

June 15, 2023

Applicant(s): Goma Chhetri
RGMM, LLC T/a Trade Name Pending
231 E. Baltimore Street 21202

Class: "BD7" Beer, Wine & Liquor License

Amended application to transfer ownership and location of a Class "BD7" BWL license presently located at 121 W. Randall Street to 231 E. Baltimore Street requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Goma Chhetri was born in Nepal in September of 1972. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Goma Chhetri (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$55,000 to be paid at settlement.

(d) **Qualified Voters:** Larry Lair, Vo Minh Q, and Tran Hoa Thi are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of a portion of the premise 1st floor as a tavern (with class BD7 Beer, Wine and Liquor License).

(f) **Corporate Standing:** RGMM, LLC is a MD LLC and as of 5/31/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 3/22/2023 and checked on 3/31/2023. This meets the 10-day rule. There are 26 licensed liquor establishments in the 4x4 area: "A" BWL- 1; "B" BWL- 6; "BD7" BWL- 17; "Arena" - 1; and "Hotel/Motel" – 1.

(h) **Timeline:** Establishment ceased active alcoholic beverage operation on or about 1/1/2022. On 4/2/2022, staff received a 180-day hardship extension request that was granted by the Board on 5/19/2022. On 6/17/2022, staff received a transfer of ownership and location application, which was within 360 days of closure. Board approved transfer of ownership and location application on 10/6/2022. On 3/3/2023, staff received a amended transfer of ownership and location application. As application was filed within 180 days (on or before April 4, 2023). License is valid.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Amended Application for transfer of ownership/location new applicant CLASS TYPE: BD7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: N/A

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: N/A

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 121 W. Randall Street
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 231 E. Baltimore Street

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: RGMM LLC TRADE NAME: TBD

BUSINESS PHONE NUMBER: 667-228-8790 BUSINESS EMAIL ADDRESS: chhetrigoma@hotmail.com

ATTORNEY FOR THE APPLICANT: Stephan W Fogleman Esq. ADDRESS: 1720 Thames Street #300 21231 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.): _____ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 10 seats

Please note that as per Alc. Bev. Art. 8-12-1407(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

Goma Chhetri _____
 (Full name) (Telephone no.) E-mail (Required)
 432 Homeland Avenue Baltimore MD 21212 7 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 09/72 F Nepal
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

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

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

3. Applicant C

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

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

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

RECEIVED: BLLC
 MAR 3 2023 AM 10:56

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

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

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

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

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

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

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

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

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

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

Applicant A B C

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

Name	Address	Phone	Email
Goma Chhetri	432 Homeland Avenue 21212	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) **Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Md. Rev. Art. 24-108B (a)(10). 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: Goma Chhetri ADDRESS: 432 Homeland Avenue 21212 TITLE: Owner %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

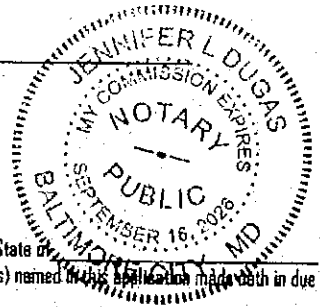
Goma Chhetri

Signature of Applicant A

I hereby certify that on the 7 day of March, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Goma Chhetri 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. Dugas
 Printed Name: Jennifer L. Dugas

[Notary Seal] My Commission expires _____



Signature of Applicant B

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

Signature: _____ [Notary Seal] My Commission expires _____

Printed Name: _____

Signature of Applicant C

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

Signature: _____ [Notary Seal] My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: Shree Kailash LLC Phone Number: [REDACTED]

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

(I, WE) RJM B KC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 231 E Baltimore St, 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.

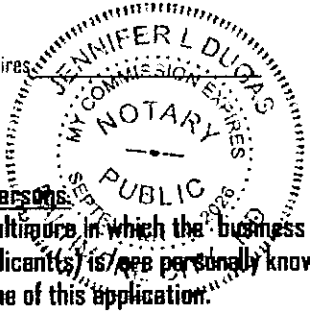
[Signature]
Signature of Owner of the Property

I hereby certify that on the 22 day of February, 2023 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared RJM B KC the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]
Notary Printed Name: Jennifer L Dugan

[Notary Seal] My Commission expires



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)
VARNIE SAMBORA	1706 EUTAW PLACE	[Signature]	04/1978	10 yrs
MILUM VO	2306 EUTAW PL	[Signature]	12/1994	5 yrs
HOK TRAN	2322 EUTAW PLACE	[Signature]	2/1970	4 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: _____ Phone Number: _____

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

(I, WE) _____ HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at _____, Baltimore, City with a Zip Code of _____, which is named in the present application made to 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.

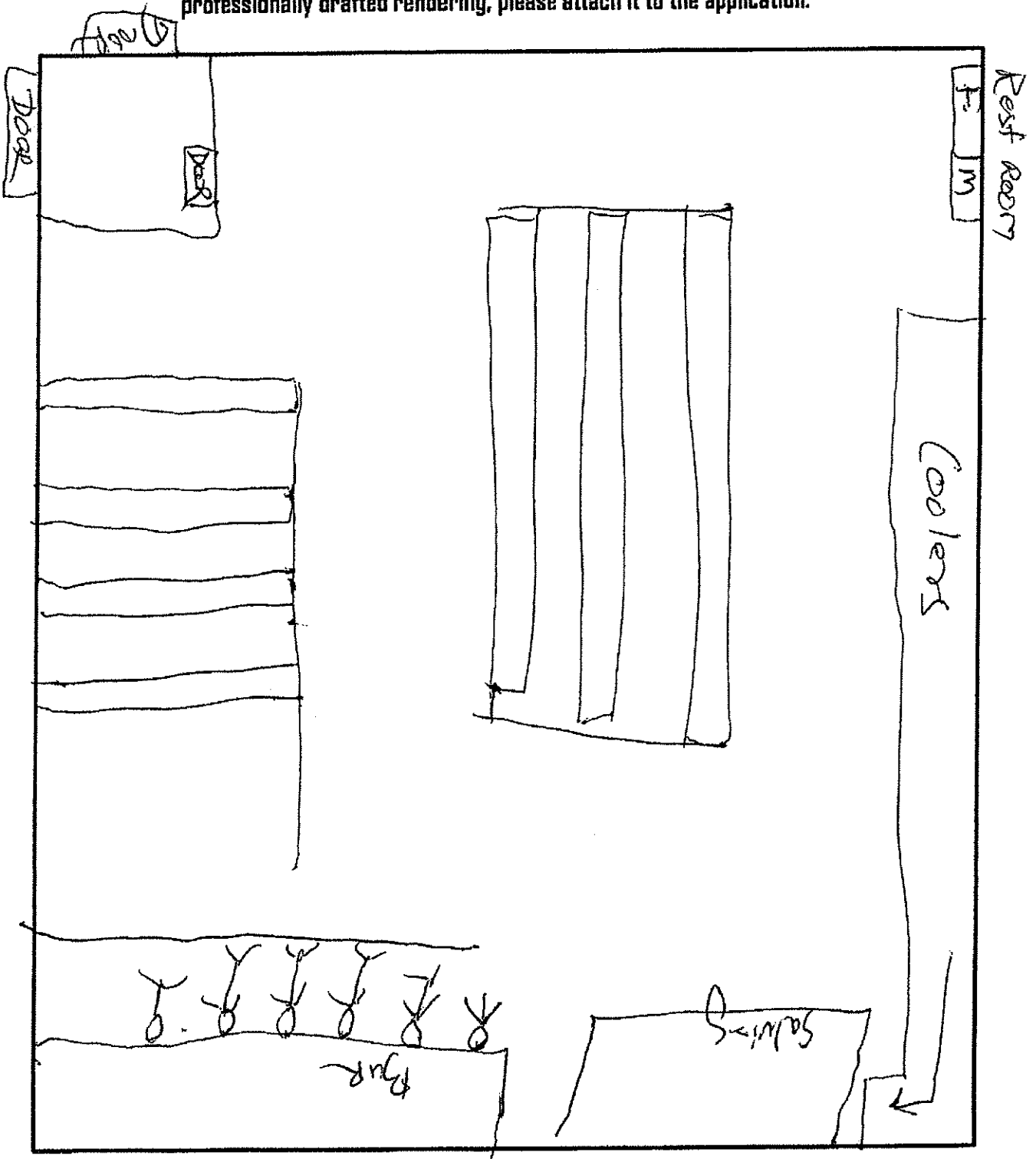
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Larry D. Lar	3218 Foxit Ave ²¹²²⁴	LARRY LAR	4/56	1 year

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.



LAW OFFICES

STEPHAN W. FOGLEMAN, ESQUIRE

STEPHAN W. FOGLEMAN, JR.

GENE M. RANSOM, III

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

March 2, 2023

Board of Liquor License Commissioners
1 N. Charles Street, 15th floor
Baltimore, MD 21201

RE: 231 E. Baltimore Street

Dear Chairman and Commissioners:

The purpose of this letter is to note that an amended application for transfer (change of applicant) was delivered to the Board today. A previous transfer application was filed and we would like to amend that application to change the applicant to Goma Chhetri, removing Pabitra Pathak and Faisal Akhund.

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

Very truly yours,



Stephan W. Fogleman

SWF/kv



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 086**

Cert Num: **0190**

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

License Date: 5/1/2023

License Year: 2023

CR Number: 10300196

Payment Date: ****

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **MECHS, INC.**

Trade Name: **SCHAEFER'S BAR & RESTAURANT**

Zone Code: 7

Phone: 410-752-5579

Block Num: 121

City: BALTIMORE

Street: RANDALL STREET WEST

State: MD

Zip: 21230

CR Number: 10300196

Portion of Business Used:

USE FIRST FLOOR OF PREMISES AS A TAVERN AND RESTAURANT WITHOUT LIVE ENTERTAINMENT

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JAMES W.	MOTSAY (PR)	200 E. 25TH STREET	BALTIMORE	MD	21218	Edit	Remove Owner

Comments

Date	Comment	Action
05/09/2023	5/4/2023 - Public Hearing Re: Amended application to transfer ownership and location of a Class "BD7" BWL license presently located at 121 W. Randall Street to 231 E. Baltimore Street requesting delivery of alcoholic beverages - POSTPONED..../jr	Delete
03/10/2023	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 121 W. Randall Street to 231 E. Baltimore Street requesting delivery of alcoholic beverages filed on behalf of RGMM, LLC T/a Trade Name Pending, Goma Chhetri on 3/3/2023 /kk (Amended)	Delete
02/15/2023	***STATE OF MD TAX HOLD, letter sent to the business address was returned for the reason "not deliverable as addressed"...****/mb	Delete
02/02/2023	***STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2023.****/mb	Delete
02/02/2023	90 Day pending Transfer was revised and resent to all listed applicant's and attorneys on 01/11/2023...k/r	Delete
02/02/2023	90 Day pending Transfer letter sent to all listed applicant's and attorneys on 11/14/2022..k/r	Delete
11/14/2022	11/14/2022 Warning pending transfer letter was sent to all applicant(s) and attorney... k/r	Delete
10/13/2022	10/6/2022 - Public Hearing Re: Application to transfer ownership and location of a Class "BD7" BWL license presently located at 121 W. Randall Street to 231 E. Baltimore Street requesting delivery of alcoholic beverages - APPROVED (3-0 vote) * MOU to be made a part of the license *.../jr	Delete
08/29/2022	8/25/2022 - Public Hearing Re: Application to transfer ownership and location of a Class "BD7" BWL license presently located at 121 W. Randall Street to 231 E. Baltimore Street requesting delivery of alcoholic beverages - REQUEST FOR CONTINUANCE - GRANTED...../jr	Delete
06/10/2022	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 121 W. Randall Street to 231 E. Baltimore Street requesting delivery of alcoholic beverages filed on behalf of RGMM, LLC T/a Classic Bar and Liquors, Pabitra Pathak and Faisal Akhund on 6/7/2022 /kk	Delete
05/19/2022	5/19/2022 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)..../jr	Delete
04/11/2022	* Licensee(s) changed during 2022 renewal period - James W. Motsay became the Per. Rep. for Craig A. Mech (death) * /kk	Delete
04/02/2022	Letter from Attorney Abe Hurdle requesting for Hardship Extension; Invoice #124628.../sb	Delete
01/31/2022	***STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
06/27/2019	Paid in Full (\$275.00) for Violation Hearing Dated 5/23/2019; Invoice #117303...../jr	Delete
06/27/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt the fines or fees assessed to this establishment and owed to the BLLC. The fines and/or fees assessed to establishment and owed to the BLLC were received and processed by the BLLC on 5/30/2019...../jr	Delete
06/27/2019	5/23/2019 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$150; \$150 + \$125 admin fee; \$275 total fine, 30 days to pay (3-0 vote)...../jr	Delete
05/06/2019	Submitted 2019 Traders' License..... /sb	Delete
08/29/2018	Alcohol Awareness expires on 08/22/22 (Craig A. Mech) John S Murray.... /sb	Delete
11/24/2008	11/19/08 \$100 (311 CONF.) PAID IN FULL #65371	Delete

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

License num: LBD7 086

Address: 121 RANDALL STREET WEST

Trade Name: SCHAEFER'S BAR & RESTAURANT

Comment:

[Add Comment](#)

RGMM, LLC: W21948005

Department ID Number:

W21948005

Business Name:

RGMM, LLC

Principal Office: ⓘ

231 E BALTIMORE ST
BALTIMORE MD 21202

Resident Agent: ⓘ

MOHAN THAPA
4401 COTTINGTON RD
NOTTINGHAM MD 21236

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:

07/02/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 231 E. Baltimore St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 26

"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 6

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 17

ARENA 1

HOTEL/MOTEL 1

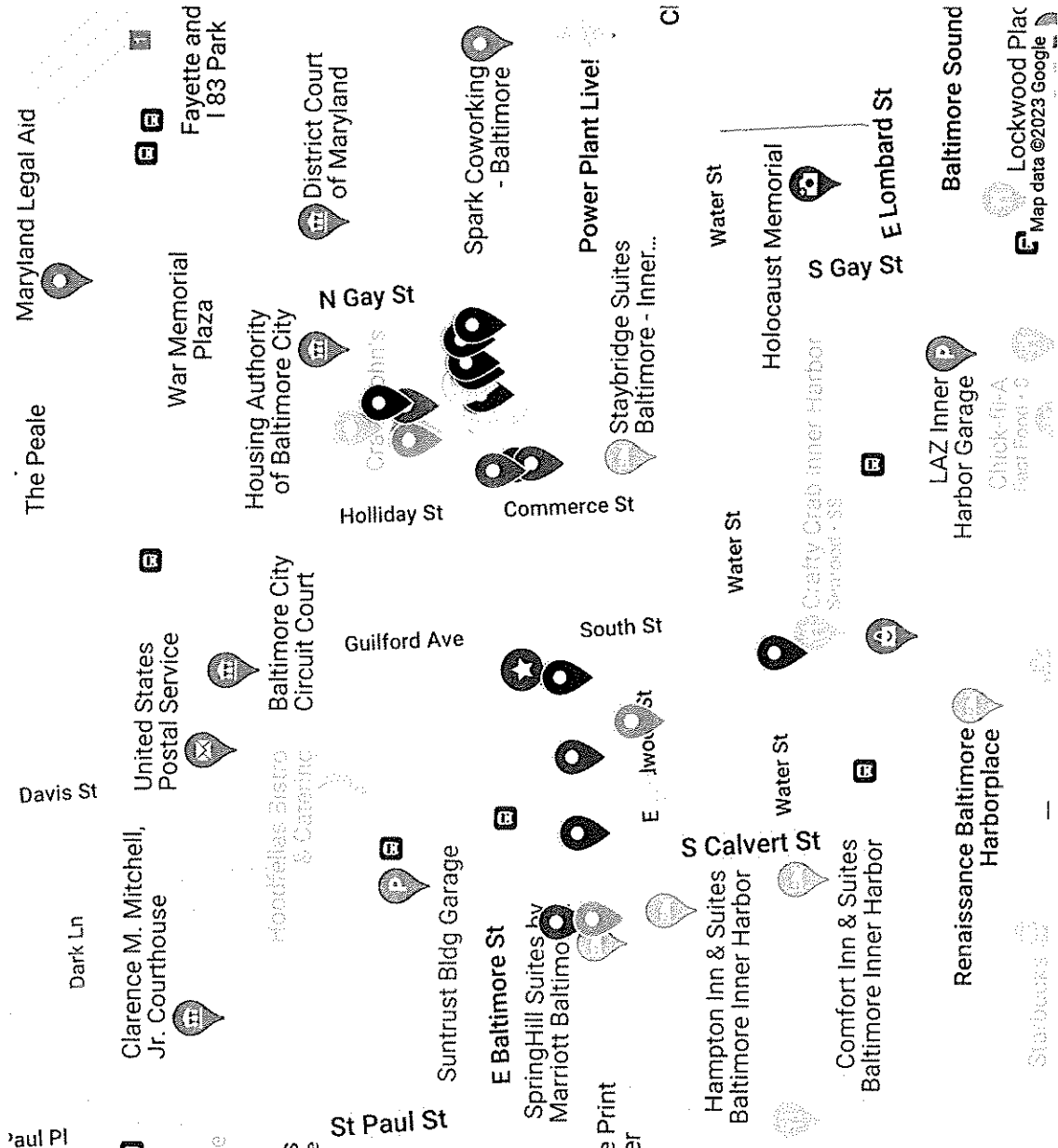
RACING _____

PREPARED BY: Chase DATE: 3/23/23

231 E. Baltimore St.

Licensed Establishments

- TBD LBD7
- Club Pussycat LBD7/AE
- Gayety Liquors LA
- Norma Jean's LBD7/AE
- Larry Flynt's Hustler Club LBD7/AE
- Power Plant Live! LBAL
- Indulge Night Club LBD7/AE
- Lust LBD7/AE
- Red Room LBD7/AE
- Downtown Lounge LBD7/AE
- 2 O' Clock Club LBD7/AE



Bottoms Up Gentlemen's Club
LBD7/AE



Chez Joey LBD7/AE

Pole Play Lounge LBD7/AE



Jewel Box LBD7/AE



Midway Bar LBD7



Club Harem LBD7/AE



Circus Bar LBD7/AE



Oxygen Lounge LB



Springhill Suites LBD7



Chesapeake Shakespeare
Company LBD7



Chez Hugo LB



Werner's LB



Hotel RL Baltimore Inner
Harbor LBHM



La Calle LB



Crafty Crab Baltimore LB

Hoodfellas Bistro 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):	TBD
Corporation Name:	RGMM LLC
Location Address:	231 E. Baltimore St.
License Type:	Class "BD7" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	3/22/2023 <input type="checkbox"/>
Estimated Date of Removal?	3/31/2023 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

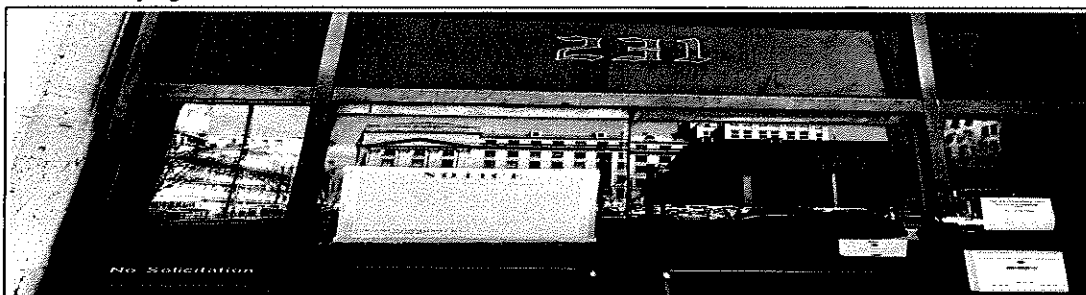
Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application for transfer of ownership and location from 121 W. Randall St to 231 W. Baltimore St
The establishment is closed and not operating.

Insert Photo of Sign and location:



 Attach Additional Photos

Inspector Name

Date and Time

Name of Licensee (if present)

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Goma Chhetri

Address of Premises: 231 E. Baltimore St.

Inspector: i:0#w|baltimore\terri.chase

Date Posted: 3/22/2023

Time Posted: 5:00 PM

Date Rechecked: 3/31/2023

Time Rechecked: 6:00 PM

Manager or Owner when sign posted: N/A

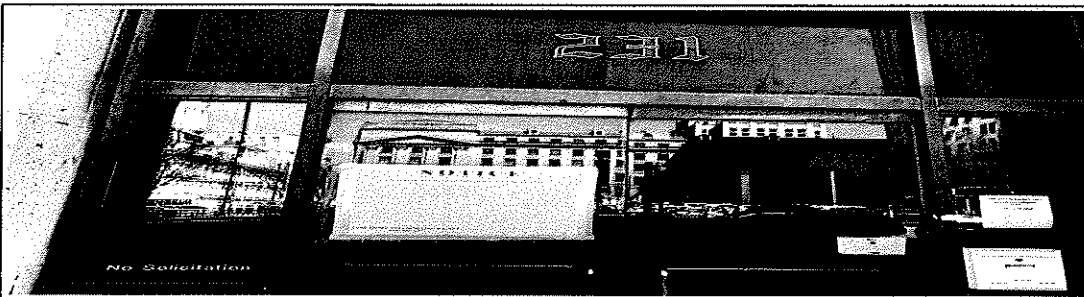
Summary on location of sign posted:

The sign is posted on the front door.

Summary on location of sign rechecked:

The sign is still posted on the front door.

Insert Photo of Sign and location:



📎 Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 231 E. Baltimore St. 21202
Class of License: BOT - Beer, Wine & Liquor
Scope of Application: Amended - Transfer of ownership and location of a class "BOT"
BMW license presently located at 121W. Randall St. to 231 E. Baltimore
St. requesting delivery of alcoholic beverages
Application filed by: RGM, LLC T/A Trade Name Pending
GOMA Chhcti
Present Licensee(s): MECHS, Inc. T/A Schaefer's Bar & Restaurant
James W. Motosy (P.R)

The hearing concerning this application will be held on or after April 6, 2023
at 10:30 AM in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21201.
Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of
the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Matricciani, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*
Edward L. Reisinger *Commissioner*
Douglas K. Paige *Commissioner*

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

**Online Use & Occupancy Permit
 Application**

Property Address: 231 E BALTIMORE ST
 Block/Lot: 0650/013

Permit No: USE2021-54132

Applicant:
 ELAINE PAPPAS

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

Owner/Lessee:
 Owner SHREE KAILASH, LLC

Total : 98.00

Lessee RGMM, LLC

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

Property Use & Occupancy Information:

Description	Created	Completed	Assigned To
Existing Use : (Commercial) Retail Goods Establishment (No Alcohol)	CBD - CENTRAL BUSINESS DIST	08/31/2021	KLAW
Proposed Use : (Commercial) Tavern	FIRE DEPARTMENT REFERRAL	08/31/2021	LDZI
	Application Received	08/31/2021	
	Zoning Sign-off	08/31/2021	08/31/2021
	One Stop Permit Office Review	08/31/2021	LONGK
	HEALTH DEPARTMENT INSPECTION	08/31/2021	JWEL

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

District:102

MINOR PRIVILEGE:

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

(USE) USE PORTION OF PREMISES 1ST FLOOR AS TAVERN (WITH CLASS LBD7 BEER, WINE AND LIQUOR LICENSE)

AFFIDAVIT BY: ELAINE PAPPAS

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

Project Name: 231 E. BALTIMORE STREET

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: SHREE KAILASH, LLC

Applicant: PAPPAS,ELAINE

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

June 15, 2023

Applicant(s): Dimitrios Zoulis
St. George of Xadies, LLC, T/a Trade Name Pending
4719 Eastern Avenue 21224

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership requesting off-premises catering and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Dimitrios Zoulis was born in Baltimore, MD in December of 1992. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Dimitrios Zoulis (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$450,000 to be paid at settlement.

(d) **Qualified Voters:** George Sfakianoudis, Flippo Glytsis, and Roros George are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premise 1st floor as a tavern and Basement for storage.

(f) **Corporate Standing:** St. George of Xadies, LLC is a MD LLC and as of 5/31/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 5/19/2023 and checked on 5/29/2023. This meets the 10-day rule. There are 10 licensed liquor establishments in the 4x4 area: "D" BW- 2; "B" BWL- 4; and "BD7" BWL- 4.

(h) **Timeline:** Establishment reported as closed on 2/1/2023 by Inspection Division. On 5/2/2023, staff received a transfer of ownership application, which was 90 days after date of closure. As application was filed within 180 days (on or before September 16, 2023). License is valid.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: 4719 existing location transfer 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: 4719 EASTERN AVE BALT. MD 21224

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 4719 EASTERN AVE BALT. MD 21224

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: St George of Xadies LLC (TRADE NAME: TBD)

BUSINESS PHONE NUMBER: 240 391 4242 BUSINESS EMAIL ADDRESS: JZOUUS@gmail.com

ATTORNEY FOR THE APPLICANT: At Hurdle Law ADDRESS: Coff Bosley Ave PHONE: 410 6855700

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

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

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

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

1. Applicant A

DIMITRIOS ZOUUS [REDACTED] [REDACTED]

(Full name)	(Telephone no.)	E-mail (Required)
<u>1432 BATTERY AVE</u>	<u>BALTIMORE MD 21224</u>	<u>6 MONTHS</u>
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
<u>12/1992</u>	<u>MALE</u>	<u>BALTIMORE</u>
(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

[REDACTED]

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

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

RECEIVED: BLLC
MAY 10 2023 PM 12:27

3. Applicant C

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

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

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

Closed 2/1/2023

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

[Redacted area]

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-108 (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: Dimitrios Zouki ADDRESS: 1932 Bellway TITLE: Managing Member %OF STOCK HELD: 100%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

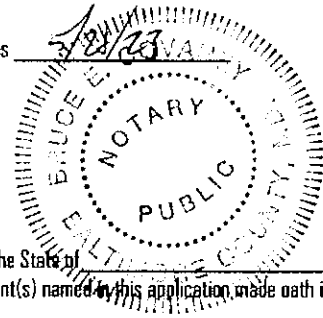
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

X *[Signature]*
Signature of Applicant A

I hereby certify that on the 1st day of May, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Dimitrios Zouki 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 7/18/23

Printed Name: Russell Coakley



Signature of Applicant B

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: 4719 Eastern Avenue, LLC Phone Number: [REDACTED]

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

(I, WE) John Zarkis/owner 4719 Eastern Avenue LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 4719 Eastern Ave, 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.

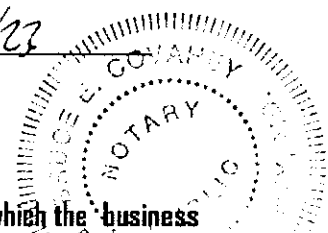
X John Zarkis
Signature of Owner of the Property

I hereby certify that on the 24 day of May, 2022, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared John Zarkis the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]
Notary Printed Name: Bruce Blawie

(Notary Seal) My Commission expires 5/25/23



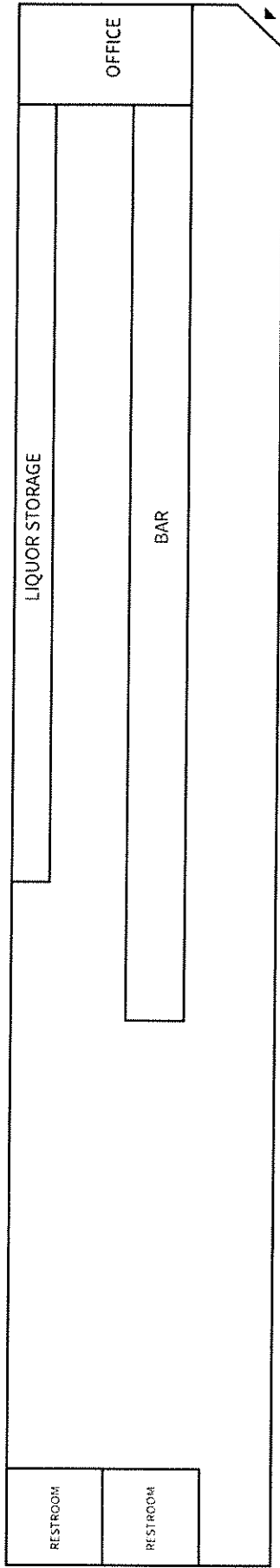
The following certificates must be signed by at least 3 persons.

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)
George Stakianoudis	617 Tolna St.	[Signature]	07/1992	15 yrs.
FILIPPOS GLYTSIS	510 SAVAGE ST.	[Signature]	06/1981	20 years
KIRIAKI ROROS	501 SAVAGE ST	[Signature]	11/1943	15 years
Aspasia Charalambopoulos	601 Savage St	[Signature]	3/1/63	38 years
Nick Alouides	308 Edcroft St.	[Signature]	4/1/89	20 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.



FLOOR PLAN
TOM'S BAR
4719 EASTERN AVE
BALTIMORE, MD 21224



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 026**

Cert Num: **0059**

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

License Date: 5/1/2023

License Year: 2023

CR Number: 06505282

Payment Date: 05-03-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **N/A**

Trade Name: **TOM'S BAR**

Zone Code: 11

Phone: 410-276-5570

Block Num: 4719

City: BALTIMORE

Street: EASTERN AVENUE

State: MD

Zip: 21224

CR Number: 06505282

Portion of Business Used:

FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MICHAEL	KARAS (PR)	5912 SHADY SPRING AVENUE	BALTIMORE	MD	21237	Edit	Remove Owner

Comments

Date	Comment	Action
05/04/2023	Application for transfer of ownership requesting off-premises catering and delivery of alcoholic beverages filed on behalf of St George of Xadies, LLC T/a Trade Name Pending, Dimitrios Zoulis on 5/2/2023 /kk (Special Ad)	Delete
04/25/2023	*****RELEASED STATE OF MD TAX HOLD***** /mb	Delete
01/27/2023	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2023.****/mb	Delete
04/03/2022	* Licensee(s) changed during 2022 renewal period - Michael Karas became the Per. Rep. for John A. Karas (death) * /kk	Delete
12/15/2020	*****RELEASED STATE OF MD TAX HOLD***** /mb	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/mb	Delete
10/29/2019	Personal Property Tax Owed to City of Baltimore was cleared on October 29, 2019..../mb.	Delete
09/26/2019	Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19..... /sb	Delete
08/07/2019	Submitted 2019 Trader's License..... /sb	Delete
06/24/2019	*****RELEASED STATE OF MD TAX HOLD on June 06, 2019***** /sb	Delete
05/11/2018	Mailed letter of recognition for underage drinking compliance check on 4/18/2018 /kk	Delete
03/23/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
03/01/2018	Alcohol Awareness expires 02/26/22 (John A. Karas).... /sb	Delete
01/30/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.****/mb	Delete
05/23/2017	alcohol Awarness course (John Karas) expires on 02/24/2018	Delete
04/29/2016	MUST SUBMIT APPLICATION FOR CIY RESIDENT	Delete
05/20/2008	01/04/07 \$425 FINE PAID IN FULL #58298	Delete
09/08/2006	09/07/06 Public Hearing re: Violation of rules 4.01(a),3.03(c) & rule 4.18. DECISION: RULE 3.03(c) DISMISSED AND RULE 4.18 GUILTY- NO FINE IMPOSED AND RULE 4.01(a) GUILTY \$300 OR 3 DAYS + \$125 ADM.FEE = \$425	Delete

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

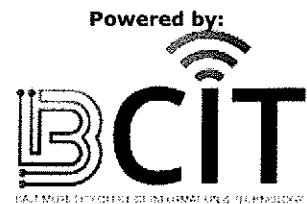
License num: LBD7 026
Trade Name: TOM'S BAR

Address: 4719 EASTERN AVENUE

Comment:

[Add Comment](#)

Hold Info



ST GEORGE OF XADIES LLC: W23912017

Department ID Number:

W23912017

Business Name:

ST GEORGE OF XADIES LLC

Principal Office: 

4719 EASTERN AVE

BALTIMORE MD 21224

Resident Agent: 

JOHN ZOULIS

514 S OLDHAM ST

BALTIMORE MD 21224

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

04/20/2023

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 4119 Eastern Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 4

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 4

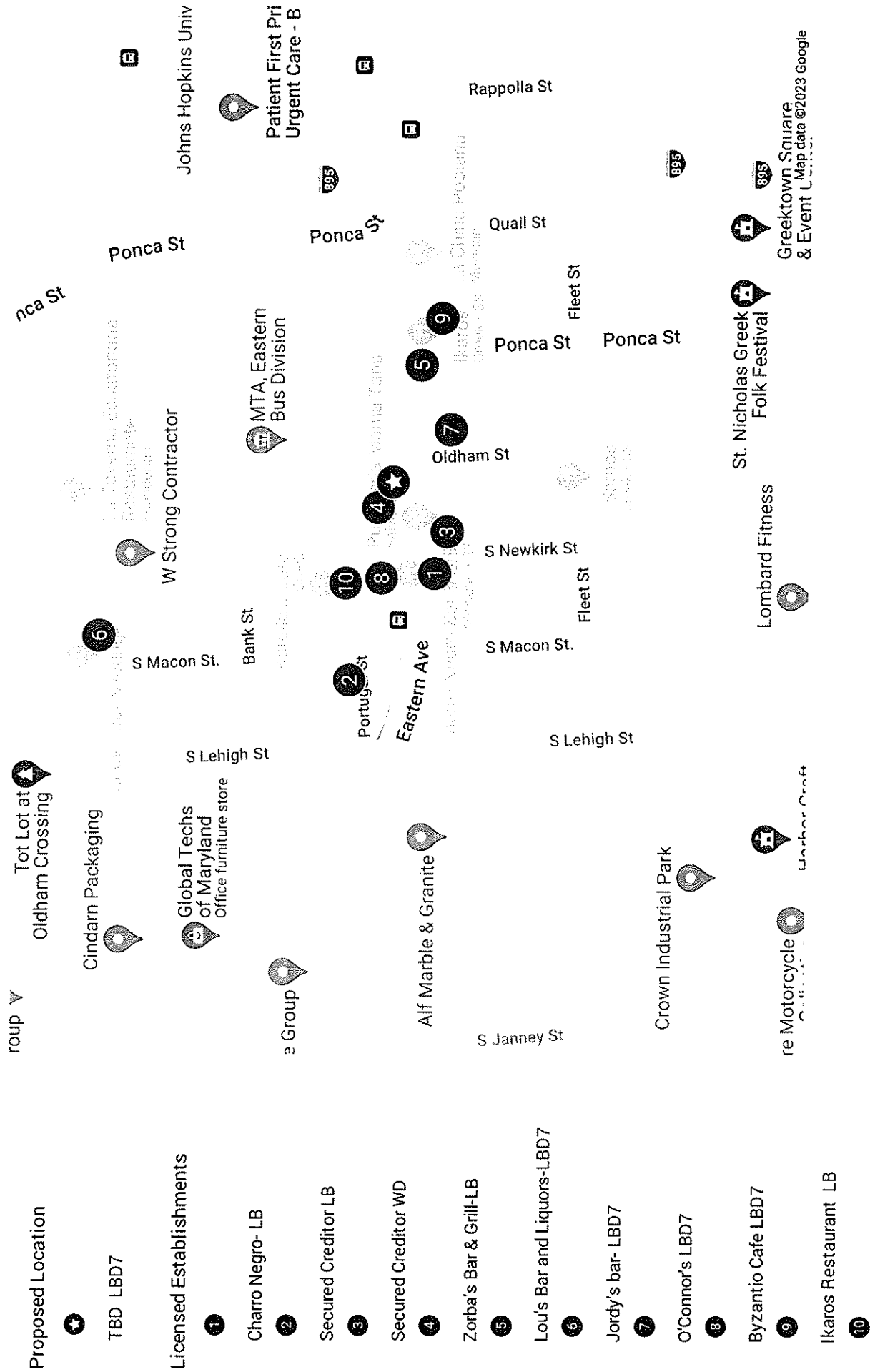
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Chase DATE: 5/30/23

4719 Eastern Ave.



Proposed Location



TBD LBD7

Licensed Establishments



Charro Negro- LB



Secured Creditor LB



Secured Creditor WD



Zorba's Bar & Grill-LB



Lou's Bar and Liquors-LBD7



Jordy's bar- LBD7



O'Connor's LBD7



Byzantio Cafe LBD7



Ikaros Restaurant 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):	TBD
Corporation Name:	St George od Xadies LLC
Location Address:	4719 Eastern Ave
License Type:	Select... ▼
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?	5/19/2023
Estimated Date of Removal?	5/29/2023
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 existing location transfer with off premise catering. The establishment is closed.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

i:\0#.w\baltimore\terri.chase

5/30/2023

3:32:25 PM

Name of Licensee (if present)

Approve

Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Dimitrios Zoulis

Address of Premises: 4719 Eastern Ave

Inspector: i:0#w|baltimore\terri.chase

Date Posted: 5/19/2023

Time Posted: 6:00 PM

Date Rechecked: 5/29/2023

Time Rechecked: 5:00 PM

Manager or Owner when sign posted: N/A

Summary on location of sign posted:

The sign is posted on the front door.

Summary on location of sign rechecked:

The sign is still posted on the front door.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 4719 Eastern Avenue 21224
Class of License: Class "B07" Beer, Wine & Liquor License
Scope of Application: Transfer of Ownership Requesting Off-Premises Catering and delivery of Alcoholic Beverages

Application filed by: St. George of Xadies, LLC The Trade Name Paul
Dimitrios Zoukis
Present Licensee(s): Tom's Bar
Michael Karas (PR)

The hearing concerning this application will be held on or after June 1, 2023 at 10:30 AM in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21201. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Matricciani, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*
Edward L. Reisinger *Commissioner*
Douglas K. Paine



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Search Results

If you suspect that work is being performed without a permit or that the work is more than the scope of work indicates, please fill out a report at [311 Online](#).

Record Count : 2

(To organize your search click on the appropriate heading.)

Permit Number	Plan Number	Description	Address	District	Issued Date	Expiration Date	Neighborhood
USE2023-52214	-	CONTINUE USE AS TAVERN ON FIRST FLOOR AND BASEMENT FOR STORAGE	4719 EASTERN AVE	202			GREEKTOWN
USE2023-52181	-	CONTINUE USE AS RESTAURANT	4719 EASTERN AVE	202			GREEKTOWN

[Permits](#) [Property Registration](#) [Code Enforcement](#) [Community Services](#) [Resident Services](#) [HCVF](#) [Family Housing](#) [Document Center](#)

[Developers](#) [Jobseekers](#) [Contractors](#) [Homebuyers](#) [Landlords](#) [Residents](#)

[Home](#) [Site Map](#)

Mayer Brandon M. Scott - Alvin Kennedy, Commissioner

June 15, 2023

Applicant(s): James Williams
James Williams, LLC T/a Trade Name Pending
2036 Eastern Avenue 21231

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) James Williams was born in Baltimore, MD in December of 1982. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) James Williams (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$80,000 to be paid at settlement.

(d) **Qualified Voters:** Gail Mack, Roderick J. Milligan, and Marquest Coleman are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise 1st floor as a tavern and Basement for storage.

(f) **Corporate Standing:** James Williams, LLC is a MD LLC and as of 6/1/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 5/19/2023 and checked on 5/29/2023. This meets the 10-day rule. There are 11 licensed liquor establishments in the 4x4 area: "A" BWL- 1; "B" BWL- 2; "D" BWL- 3; and "BD7" BWL- 5.

(h) **Timeline:** Establishment reported as closed on 11/26/2022 by Inspection Division. On 5/3/2023, staff received a transfer of ownership application, which was 158 days after date of closure. As application was filed within 180 days (on or before May 25, 2023). License is valid.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of Ownership 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: 2036 Eastern Avenue

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: James Williams, LLC TRADE NAME: Pending

BUSINESS PHONE NUMBER: 443-801-5463 BUSINESS EMAIL ADDRESS: tleycock@gmail.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): First floor, Basement for Storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? _____ 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: 78

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

James Williams _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 827 Bradhurst Road Baltimore MD 21212 40 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 12/1982 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

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

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

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

3. Applicant C

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

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

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

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. 8-4-103 (a)(ii). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

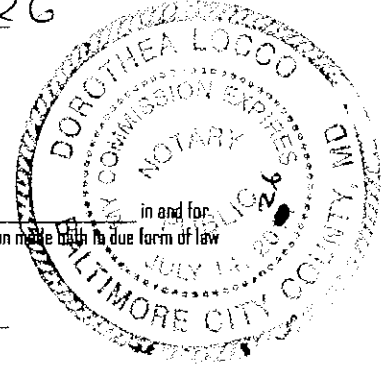
- 1) NAME: James Williams ADDRESS: 827 Bradhurst Road, Baltimore, MD 21212 TITLE: Member %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

James Williams
Signature of Applicant A
I hereby certify that on the 2nd day of May, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Balto, personally appeared James Revely the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Dorothea Locco (Notary Seal) My Commission expires 7/14/26
Printed Name: Dorothea Locco



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

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

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

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

Name and Address of the owners of the premise/landlord: SKORDO ENTERPRISES, LLC Phone Number: [REDACTED]

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

(I, WE) VASILIOS KITSAPOLIS, MEMBER HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2136 EASTERN AVE, Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 2nd day of May, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for Balto, personally appeared Vasilios Kitsapolis, Member 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: Dorothea Locco [Notary Seal] My Commission expires 07/14/26
Notary Printed Name: Dorothea Locco

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Valentine White</u>	<u>APT-1 6907 Bonnie Ridge Dr. Baltimore 21209 md</u>	<u>[Signature]</u>	<u>4/1/42</u>	<u>40 years</u>
<u>Gail Mack</u>	<u>5508 Peartoss Ave Baltimore, MD 21207</u>	<u>[Signature]</u>	<u>12/1/55</u>	<u>10 years</u>
<u>Kevin Blackwell</u>	<u>3505 Grinstead Rd Balti, Md 21215</u>	<u>[Signature]</u>	<u>4/1/86</u>	<u>20 years</u>
<u>Robert Mangan</u>	<u>4321 Greenhill Ave Balti, MD 21206</u>	<u>[Signature]</u>	<u>5/1/88</u>	<u>25 yr</u>

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

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

Revised January 2022

Name and Address of the owners of the premise/landlord: 2036 Eastern Ave. Phone Number: _____

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

(I, WE) _____ HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at _____, Baltimore, City with a Zip Code of _____, which is named in the present application made to 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.

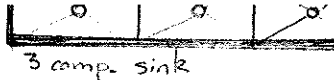
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Marquest L Coleman Jr.	5812 Waycross Rd Baltimore, MD 21206		08/1985	37 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.

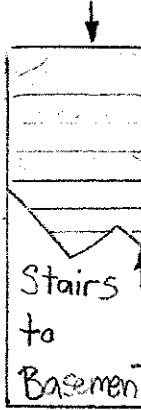
Storage



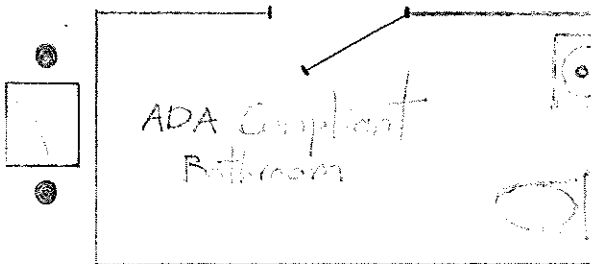
Exhaust hood

Commercial Kitchen

← Counter-top →



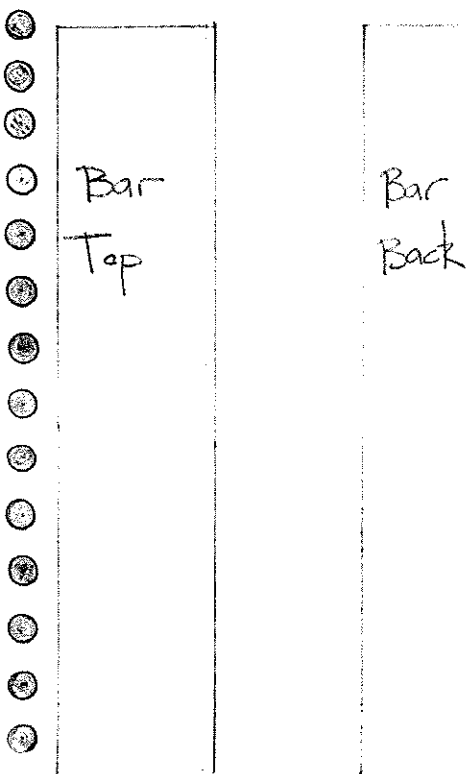
Side door to Castle Str.



Dining area (4 tables)

South Wall - 11' x 12'

Tables & Chairs



Main Door

Eastern Avenue



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 128**

Cert Num: **0659**

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

License Date: 5/1/2023

License Year: 2023

CR Number: 16677405

Payment Date: 04-28-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **PORT CITY TAVERN, INC.**

Trade Name: **PORT CITY TAVERN**

Zone Code: 13

Phone: 908-268-9471

Block Num: 2036

City: BALTIMORE

Street: EASTERN AVENUE

State: MD

Zip: 21231

CR Number: 16677405

Portion of Business Used:

CONTINUE TO USE FIRST FLOOR AS A TAVERN WITH OUT LIVE ENTERTAINMENT OR DANCING BASEMENT STORAGE

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MICHAEL	KITSOPOULOS	9650 DUNDAWAN ROAD	NOTTINGHAM	MD	21236	Edit	Remove Owner
VASILIOS M.	KITSOPOULOS	918 JACK STREET	BALTIMORE	MD	21225	Edit	Remove Owner

Comments

Date	Comment	Action
05/05/2023	Application for transfer of ownership filed on behalf of James Williams, LLC T/a Trade Name Pending, James Williams on 5/3/2023 /kk	Delete
07/22/2022	Per the request Pete Prevas letter dated July 21, 2022; Pending Transfer Application has been withdrawn and was placed in file...../sb	Delete
06/24/2022	6/23/2022 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)..../jr	Delete
05/13/2022	Application for transfer of ownership filed on behalf of Upscale City Bar and Grill, LLC T/a Upscale City Bar and Grill, William Charles Edmunds and Charles Jerrod Edmunds on 5/3/2022 /kk	Delete
05/02/2022	* Licensee(s) changed during 2022 renewal period - Vasilios M. Kitsopoulos replaced Miranda Bartling * /kk	Delete
07/30/2019	Submitted 2019 Trader's License..... /sb	Delete
02/26/2018	Sent letter to licensees on 2/20/17 regarding closed status with possible alterations. See parent file for more information /kk	Delete
01/30/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.****/mb	Delete
12/29/2016	9/1/16- Public Hearing re: Application to transfer ownership- APPROVED (3-0 vote)	Delete
11/02/2016	Alcohol Awareness Course Fells Point Alcohol expires 10/19/2020(Michael Kitsopoulos and CVazilios Kitsopoulos)	Delete
10/20/2016	Alcohol Awareness expires on 10/19/20 (Michael Kitsopoulos & Vasilios Kitsopoulos)... /sb	Delete
09/01/2016	Hearing dated 09/01/16: \$100.00 fee paid when application was submitted on 08/03/16, Invoice #103912.... /sb	Delete
05/06/2015	Alcohol Awareness expires on 3/25/2019 (Bridget E. Helmbright)	Delete
05/07/2012	4/19/2012 Public Hearing re: Protest of Renewal. Board RENEWED license.	Delete
11/07/2005	11/1/05 Application filed to transfer ownership to Bridget Helmbright, Mellina Soheili & Abolfazl Soheili, Jupiter Spirits, LLC	Delete
03/01/2004	12/12/97 Beer sold to minor CSO CC 2L-9472	Delete

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

License num: LBD7 128

Address: 2036 EASTERN AVENUE

Trade Name: PORT CITY TAVERN

Comment:

[Add Comment](#)

Hold Info

Powered by:



JAMES WILLIAMS, LLC: W23964372

Department ID Number:

W23964372

Business Name:

JAMES WILLIAMS, LLC

Principal Office: 

2036 EASTERN AVENUE

BALTIMORE MD 21231

Resident Agent: 

JAMES WILLIAMS

827 BRADHURST ROAD

BALTIMORE MD 21212

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

04/27/2023

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2036 Eastern Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 11

"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 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 3

"BD7" BEER, WINE & LIQUOR 5

ARENA _____












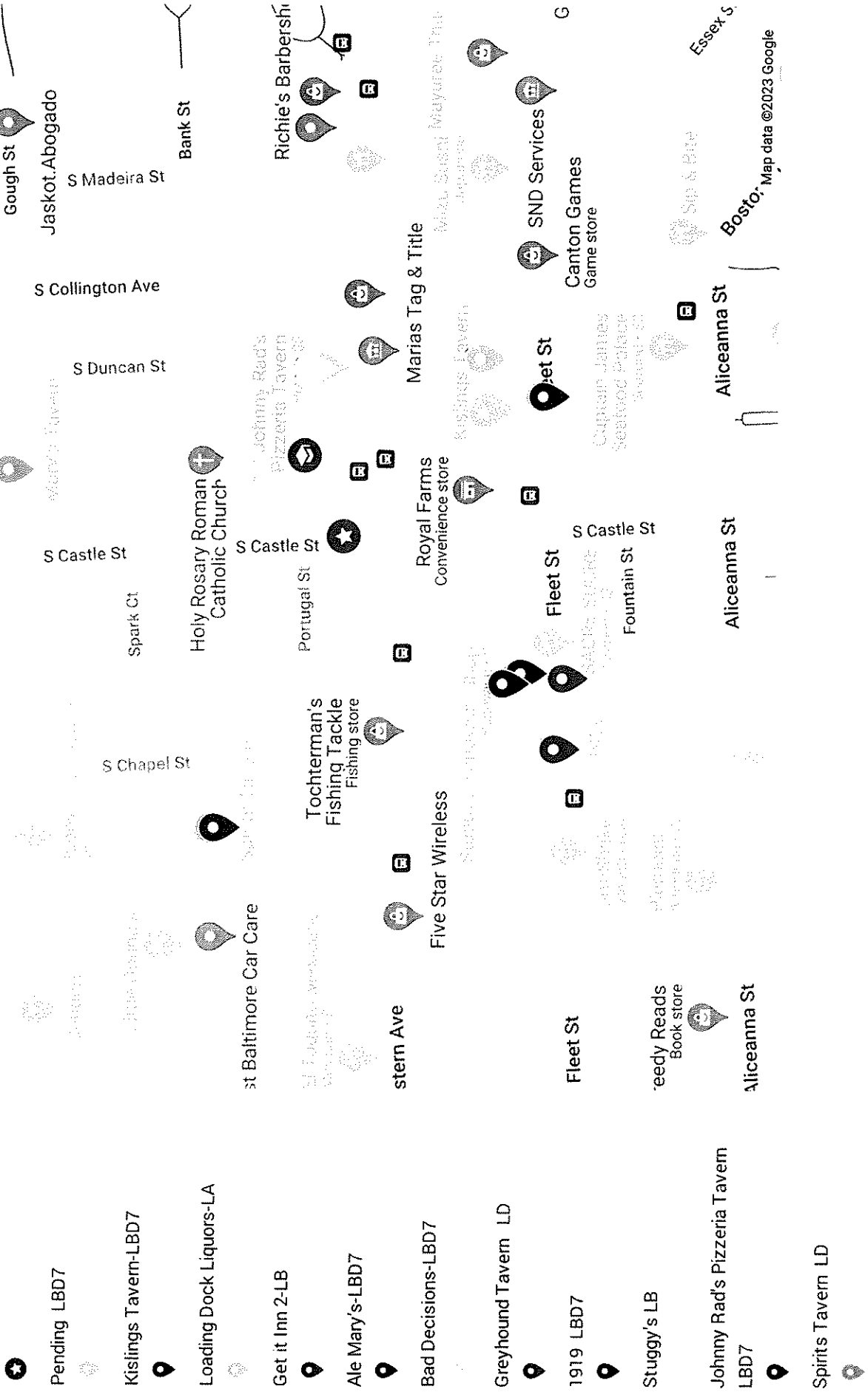
HOTEL/MOTEL _____

RACING _____

PREPARED BY: Chase DATE: 5/30/23

2036 Eastern Ave

License Establishments

-  Pending LBD7
 -  Kislings Tavern-LBD7
 -  Loading Dock Liquors-LA
 -  Get it Inn 2-LB
 -  Ale Mary's-LBD7
 -  Bad Decisions-LBD7
 -  Greyhound Tavern LD
 -  1919 LBD7
 -  Stuggy's LB
 -  Johnny Rad's Pizzeria Tavern LBD7
 -  Spirits Tavern LD
- 
- The map shows Eastern Ave running vertically through the center. To the left of Eastern Ave, streets include S Chapel St, S Castle St, Spark Ct, S Collington Ave, S Duncan St, and Bank St. To the right, streets include Fleet St, Fountain St, Aliceanna St, and Essex St. Establishments marked on the map include: Holy Rosary Roman Catholic Church, Pizzetti's Tavern, Jimmy Rod's Pizzeria, Royal Farms Convenience store, Tochterman's Fishing Tackle, Five Star Wireless, Richie's Barbershi, Marias Tag & Title, SND Services, Canton Games, Captain Jamies Seafood Palace, and Johnny Rad's Pizzeria Tavern. A copyright notice for Boston, MA, 2023 is visible in the bottom right corner.

Mary's Tavern LD

Schools And Churches



Cristo Rey Jesuit High School

Holy Rosary Church

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):	<input type="text" value="Pending"/>
Corporation Name:	<input type="text" value="James Williams, LLC"/>
Location Address:	<input type="text" value="2036 Eastern Ave"/>
License Type:	Class "BD7" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="checkbox"/>
Date Posted?	<input type="text" value="5/19/2023"/> <input type="checkbox"/>
Estimated Date of Removal?	<input type="text" value="5/29/2023"/> <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

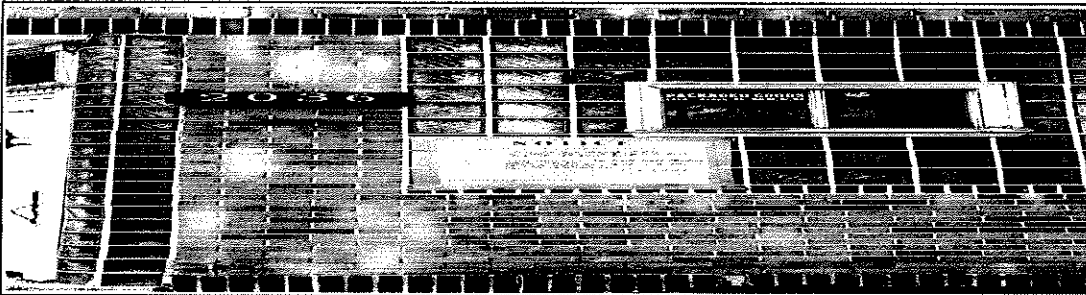
Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application for a transfer of ownership. The establishment is closed.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

i:\0#.w\baltimore\terri.chase

5/30/2023

3:37:38 PM

Name of Licensee (if present)

Approve

Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: James Williams

Address of Premises: 2036 Eastern Ave

Inspector: i:\0#.w\baltime\terri.chase

Date Posted: 5/19/2023

Time Posted: 4:30 PM

Date Rechecked: 5/29/2023

Time Rechecked: 5:00 PM

Manager or Owner when sign posted: N/A

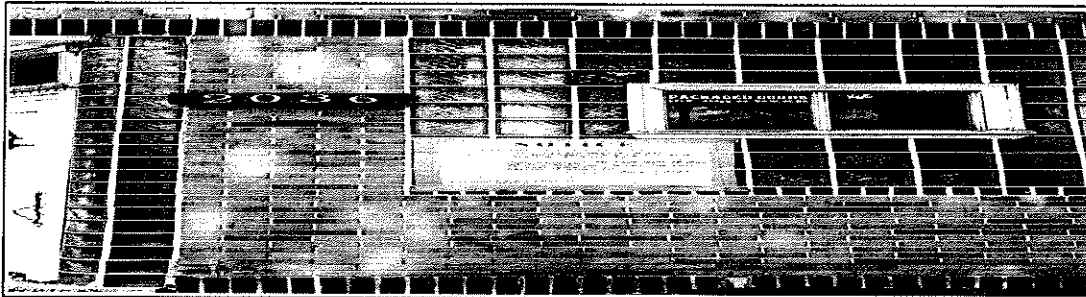
Summary on location of sign posted:

The sign is posted on the side window.

Summary on location of sign rechecked:

The sign is still posted on the side window.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2036 Eastern Avenue 21231
Class of License: Class "BD7" Beer, Wine & Liquor License
Scope of Application: Transfer of Ownership

Application filed by: James Williams, LLC T/A Trade Name Pending
James Williams
Present Licensee(s): Port City Tavern, Inc. T/A Port City Tavern
Michael Kitsopoulos
Vasilias M. Kitsopoulos

The hearing concerning this application will be held on or after June 1, 2023
at 10:30 AM in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21201.
Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of
the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Matricciani, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*
Edward L. Reisinger *Commissioner*
Douglas K. Paige *Executive Secre*



Master: USE2023-52306 **Record:** 4/27/2023 **Plans Num** -
Addr: 2036 EASTERN AVE **Status:** REC(N) **Land Use:** 1-08,...
Ward/Section: 02-09 **Issue:** **Proj Code:** CA1
Block/Lot: 1774-050 **Final:** **Sdat** Sdat
District: 201(21231-3039) **Exp:**

[GIS GMap BlockPlat MHIC MHBR DLLR](#)
[All Notices on this Property](#)

P&CE ©2009

User ID:(ReadOnly)

[Question/Suggestion](#)

Main:USE2023-52306 2036 EASTERN AVE REC [Print Activity](#) [Print Fee](#) [Refresh](#)

[Main](#) [Parcel Info](#) [People](#) [Activity](#) [Fixture](#) [Fee](#) [Print](#) [BMZA](#) [Ext/Amd/Partial](#) [Ext Test](#)
[Memo](#) [Photo/Document](#) [Online Info](#) [Message Board](#) [DGS-SWM](#) [Parcel Change](#) [All Plans](#) [All Permits](#)

[Update Description](#)

CONTINUE TO USE FIRST FLOOR AS A TAVERN AND BASEMENT FOR STORAGE (CHANGE OF OWNERSHIP)

[Condition Add Condition](#)

[Search](#)

Permit Num	USE2023-52306	Plans Year		Exist DW	001	Prop DW	0
Plans Num		Plans Number		Exist Eff	000	Prop Eff	0
Parcel	1774 050	Set Exp Date		Exist RM	000	Prop RM	0
Review Completed		Plan Rev Complete		Exist LU1	Dwelling: Rowhouse	Prop LU1	Tavern
Date Issue		Construction cost		Exist LU2		Prop LU2	
Date Expire		Estimated cost		Exist LU3		Prop LU3	
Date Finaled		Prop Area		Exist LU4		Prop LU4	
Date Target		Prop Volume		Exist Use	(Commercial) Tavern	Prop Use	(Commercial) Tavern
Applicant Name	PETER A PREVAS	Type Of Work					
Project Name	LEEC	Use_Existing			(Commercial) Tavern		
Recorded By	LEEC	Use_Propose			(Commercial) Tavern		
Date Recorded	4/27/2023 5:09:38 PM	GreenBuilding					
Status	REC	NumOfUnit					
Frozen	N	NumOfUnit Accessible					
Update By	LEEC	NumOfUnit Adaptable					
Date Update	4/27/2023 5:09:38 PM	NumOfUnit Visitable					
Project Num	USE2023-52306	Substantial Repair					
Master Number	USE2023-52306						

June 15, 2023

Applicant(s): Joanne Jenkins, Arden Smith, and Leonard Ryan Rice
Market Fresh Gourmet at Poppleton, Inc., T/a Trade Name Pending
101 N. Schroeder Street, Suite 4 21223

Class: "A" Beer & Wine License

Amended application to transfer ownership and location of a Class 'A' BW license presently located at 3000 Windsor Avenue to 101 N. Schroeder Street, Suite 4.

(a) **Applicant(s) Information:** (1) Joanne Jenkins was born in Camden, NJ in May of 1962. She lives in White Plains, MD; (2) Arden Smith was born in Annapolis, MD in April of 1969. He lives in Washington, DC; and (3) Leonard Ryan Rice was born in Maryland in June of 1969. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Joanne Jenkins (31%); (2) Arden Smith (7%); and (3) Leonard Ryan Rice (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$35,000 to be paid at settlement.

(d) **Qualified Voters:** Sharon P. McCauley, Erika Jones, and Floyd Wright are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of a portion of the premise known as Suite #4 as a retail goods establishment with alcoholic beverage sales for Pud ord 07-419.

(f) **Corporate Standing:** Market Fresh Gourmet at Poppleton, Inc. is a MD Corporation and as of 6/1/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 5/19/2023 and checked on 5/29/2023. This meets the 10-day rule. There are 6 licensed liquor establishments in the 4x4 area: "A" BWL- 1; "B" BWL- 2; "C" BWL- 1; and "BD7" BWL- 2.

(h) **Timeline:** Application to transfer ownership and location was filed by applicants on 7/8/2021. Board approved application on 9/2/2021. On 3/2/2022, staff received a 90-day transfer hardship extension request. Board granted request on 4/14/2022. On 6/7/2022, staff received an amended application to transfer ownership and location. Board approved application on 8/11/2022. On 2/6/2023, staff received a 90-day transfer hardship extension request. Board granted request on 2/23/2023. On 5/3/2023, staff received a second amended application to transfer ownership and location. 265 days passed between the board's approval of the first amended application. As second amended application was filed (within 270 days) allowable. License is valid.

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

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

Board's Decision:

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 Class A Liquor License 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: _____

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 3000 Windsor Ave., Baltimore, MD 21216
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 101 N. Schroeder Street, Suite #4, Baltimore, MD 21223

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Market Fresh Gourmet at Poppleton, Inc. TRADE NAME: N/A

BUSINESS PHONE NUMBER: 301-641-2565 BUSINESS EMAIL ADDRESS: jojenkins520@yahoo.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): Suite # 4 Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

Live Entertainment provided? Yes No What Kind (Ex. DJ Band Etc.)? N/A 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: 0

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

Joanne Jenkins _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 5333 Rockingham Place _____
 (Residence) Street _____ City _____ State _____ Zip Code _____
 05/1962 _____ Female _____ Camden, New Jersey
 (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

Arden Smith _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 743 Park Road _____
 (Residence) Street _____ City _____ State _____ Zip Code _____
 04/1969 _____ Male _____ Annapolis, Maryland
 (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

Leonard Ryan Rice _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 3830 Ednor Road _____
 (Residence) Street _____ City _____ State _____ Zip Code _____
 06/1969 _____ Male _____ Maryland
 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth) _____
 Check: Yes No Are you currently a resident of the City of Baltimore?

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

N/A - New establishment.

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

Applicant A B C

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

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

- 1) NAME: Joanne Jenkins ADDRESS: 5333 Rockingham Place, White Plains, MD TITLE: Chief Administrative Officer %OF STOCK HELD: 31%
- 2) NAME: Arden Smith ADDRESS: 743 Park Road, Washington, DC 20010 TITLE: Director of Marketing %OF STOCK HELD: 7%
- 3) NAME: Leonard Ryan Rice ADDRESS: 3830 Ednor Road, Baltimore, MD TITLE: Authorized Member %OF STOCK HELD: 0%
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

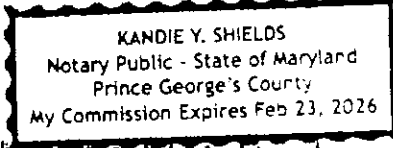
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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.

Joanne Jenkins
Signature of Applicant A

I hereby certify that on the 27 day of April, 2023 before me, the subscriber, a notary public of the State of Maryland in and for Prince Georges City personally appeared Joanne Jenkins 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.

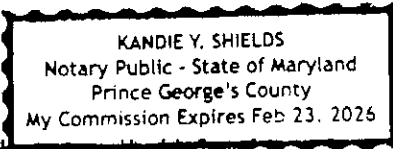
Signature: Kandice Y. Shields (Notary Seal) My Commission expires 2/23/26
Printed Name: Kandice Y. Shields



Arden Smith
Signature of Applicant B

I hereby certify that on the 27 day of April, 2023 before me, the subscriber, a notary public of the state of Maryland in and for Prince Georges City personally appeared Arden Smith the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

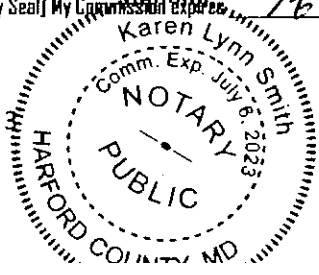
Signature: Kandice Y. Shields (Notary Seal) My Commission expires 2/23/26
Printed Name: Kandice Y. Shields



Leonard Rice
Signature of Applicant C

I hereby certify that on the 27 day of April, 2023 before me, the subscriber, a notary public of the state of Maryland in and for Harford County personally appeared Leonard Rice 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: Karen Lynn Smith (Notary Seal) My Commission expires 7-6-2023
Printed Name: Karen Smith



Name and Address of the owners of the premise/landlord: Park Square Homes I LLC Phone Number: [REDACTED]

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

(I, WE) Park Square Homes I LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 101 N. Schroeder Street, Baltimore, City with a Zip Code of 21223, 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 28 day of April, 2023, before me, the subscriber, a notary public of the State of New York, in and for Park Square Homes LLC, personally appeared Daniel Wallace Bythewood the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]
Notary Printed Name: Diana Hilbig

[Notary Seal] My Commission expires 8/25/26

DIANA G. HILBIG
Notary Public - State of New York
NO. 01HI6310596
Qualified in New York County
My Commission Expires Aug 25, 2026

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.

Name and Address of the owners of the premise/landlord: Park Square Homes I LLC Phone Number: [REDACTED]

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

(I, WE) Park Square Homes I LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 101 N. Schroeder Street, Baltimore, City with a Zip Code of 21223, 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: _____

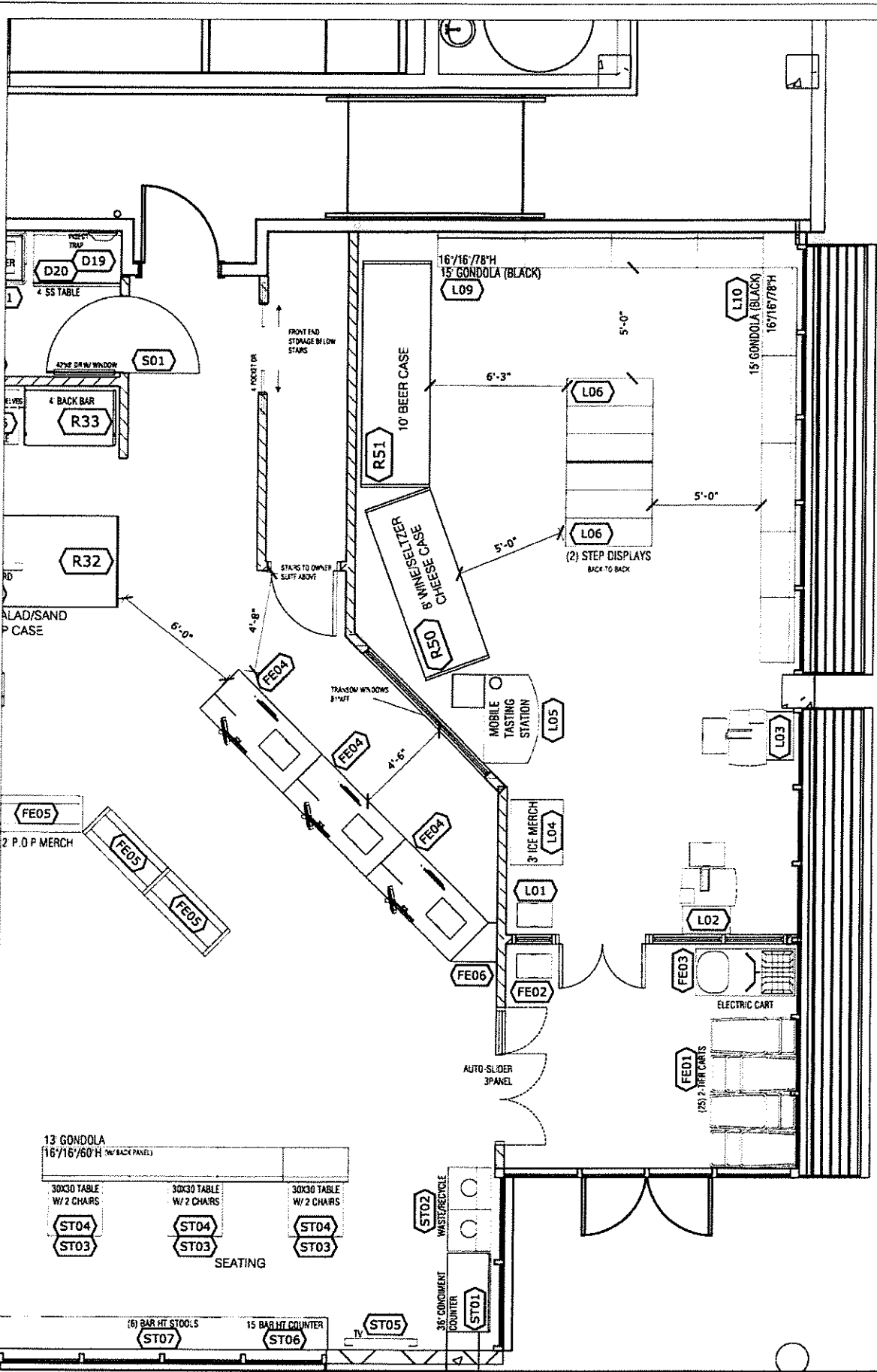
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Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Sharon P. McCauley	3832 Carver Road	<i>Sharon P. McCauley</i>	5/2/53	26 years
PRIKE JONES	3913 Kimble Road 21218	<i>Prike Jones</i>	8-71	10 years
FLOYD WRIGHT	3701 Monterey Rd	<i>Floyd Wright</i>	10/1/52	24 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.



STORE NAME
MARKET FRESH GOURMET

CITY, STATE
BALTIMORE, MD 21201

ADDRESS
101 SCHROEDER ST

STORE NUMBER
00000



SYMBOL KEY □ EQUIPMENT FOOTPRINTS TO BE RELOCATED ○ EQUIPMENT TO BE PURCHASED BY THE CLIENT ■ CUSTOMER ■ RELOCATED ■ NEW	PROJECT NUMBER: 04198	PRINT DATE: 02.09.23
	DRAWN BY: M. KELLY	SCALE: 1/4" = 1'-0"
	DESIGNER: BEER/WINE SHOP	



Rosenberg
Martin
Greenberg^{LLP}

Maggie Giordano, Paralegal
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201-3305
T: 410.649.4987 | F: 410.727-1115
mgiordano@rosenbergmartin.com

May 2, 2023

VIA COURIER

Board of Liquor License Commissioners
for Baltimore City
c/o Nicholas T.R. Blendy, Esquire
Deputy Executive Secretary
1 N. Charles Street, 15th Floor
Baltimore, Maryland 21201

Re: Market Fresh Gourmet at Poppleton, Inc.
Class A Liquor License - 101 N. Schroeder Street, Suite 4, Baltimore, MD

Dear Mr. Blendy:

This firm represents Market Fresh Gourmet at Poppleton, Inc., which obtained the Board's approval for the transfer of the ownership and location of a Class A Liquor License for use at 101 N. Schroeder Street, Suite 4, Baltimore, MD in a hearing held on August 11, 2022.

Enclosed please find an original amended application form, changing two of the licensees, along with the following supporting documents: (1) Three Financial Forms (2) Articles of Incorporation, (3) Certificate of Good Standing, (3) Three Background Check Receipts (4) Use and Occupancy Permit application receipt, and (5) a check for \$600.00 payable to "Director of Finance" for the filing fee.

Kindly date-stamp the enclosed copy of this letter and return as evidence of receipt via email to mgiordano@rosenbergmartin.com. Thank you for your cooperation in this matter, and please let us know if you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maggie Giordano'.

Maggie Giordano

/mag
Enclosures

cc: Market Fresh Gourmet at Poppleton, Inc. *(via electronic mail)*

4887-5556-7457, v. 1



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **WA 016**

Cert Num: **1005**

Fee: **\$110.00**

Status: **Renewed**

License Date: 5/1/2023

License Year: 2023

CR Number: 14546383

Payment Date: 05-03-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **YOUR CONVENIENT STORE, INC.**

Trade Name: **YOUR CONVENIENT STORE**

Zone Code: 35

Phone: 410-383-6215

Block Num: 3000

City: BALTIMORE

Street: WINDSOR AVENUE

State: MD

Zip: 21216

CR Number: 14546383

Portion of Business Used:

RES. N.C.U. BASEMENT FOR BUSINESS

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
SE HOON	JANG	2798 1/2 W. NORTH AVENUE	BALTIMORE	MD	21216	Edit	Remove Owner
CHANG SUN	PARK	909 FARMSTEAD ROAD	COCKEYSVILLE	MD	21030	Edit	Remove Owner

Sunday License

License Num:

Cert Num:

Fee:

License

Dates:

Comments

Date	Comment	Action
05/05/2023	Application for transfer of ownership and location of a Class 'A' BW license presently located at 3000 Windsor Avenue to 101 N. Schroeder Street, Suite 4 filed on behalf of Market Fresh Gourmet at Poppleton, Inc. T/a Trade Name Pending, Joanne Jenkins, Arden Smith, and Leonard Ryan Rice on 5/3/2023 /kk (Amended)	Delete
04/27/2023	* Licensee(s) changed during 2023 renewal period - Se Hoon Jang replaced Donald Petty * /kk	Delete
02/27/2023	2/23/2023 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) * Additional 90 days granted for transfer*..../jr	Delete
02/06/2023	Received transfer hardship Extension request letter from Attorney Rosenber, Martin and Greenberg; Invoice #127702..../kr	Delete
08/15/2022	8/11/2022 - Public Hearing Re: Amended application to transfer ownership and location of a Class "A" BW license presently located at 3000 Windsor Avenue to 101 N. Schroeder Street, Suite 4 - APPROVED (3-0 vote)..../jr	Delete
06/10/2022	Application for transfer of ownership and location of a Class "A" BW license presently located at 3000 Windsor Avenue to 101 N. Schroeder Street, Suite 4 filed on behalf of Market Fresh Gourmet at Poppleton, Inc. T/a Trade Name Pending, Mario Rafael Minor, Leonard Calvin Knight, Jr. and Leonard Ryan Rice on 6/7/2022 /kk (Amended)	Delete
03/22/2022	Received transfer hardship Extension request letter from Attorney Rosenber, Martin and Greenberg; Invoice #124218..../jr	Delete
02/24/2022	2/18/2022 Warning pending transfer letter was sent to all applicant(s) and attorney... k/r	Delete
02/22/2022	Mail Returned: 2022 Renewal Application..../sb	Delete
09/03/2021	9/2/2021 - Virtual Public Hearing Re: Application to transfer ownership and location of a Class "A" BW license presently located at 3000 Windsor Avenue to 101 N. Schroeder Street, Suite 4 - TO BE CONTINUED – Rescheduled for September 23, 2021/jr	Delete
07/12/2021	Application for transfer of ownership and location of a Class "A" BW license presently located at 3000 Windsor Avenue to 101 N. Schroeder Street, Suite 4 filed on behalf of Uncorked @ Poppleton, LLC T/a Trade Name Pending, Mario Rafael Minor, Leonard Calvin Knight, Jr., and Leonard Ryan Rice on 7/8/2021 /kk	Delete
09/27/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 27, 2019.*** /mb	Delete
12/18/2018	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on December 18, 2018..../mb.	Delete
11/26/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
04/21/2017	** COMPLETED ADMIN TRANSFER FOR RENEWAL PURPOSES ** /kk	Delete
09/13/2011	9/11 Transfer of ownership, A-B&W restaurant license, Chang Sun Park, Chong Yon Hwang, Your Convenient Store, Inc.	Delete

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

License num: WA 016

Address: 3000 WINDSOR AVENUE

Trade Name: YOUR CONVENIENT STORE

Comment:

[Add Comment](#)

Hold Info

MARKET FRESH GOURMET AT POPPLETON, INC.: D20081626

Department ID Number:

D20081626

Business Name:

MARKET FRESH GOURMET AT POPPLETON, INC.

Principal Office: 

9103 WOODMORE CENTER DRIVE

SUITE 255

LANHAM MD 20706

Resident Agent: 

DIVERSIFIED LAW GROUP, LLC

312 MARSHALL AVENUE

SUITE 900

LAUREL MD 20707

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

11/12/2019

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 101 N. Schroeder St. Suite 4

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 6

"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 2

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

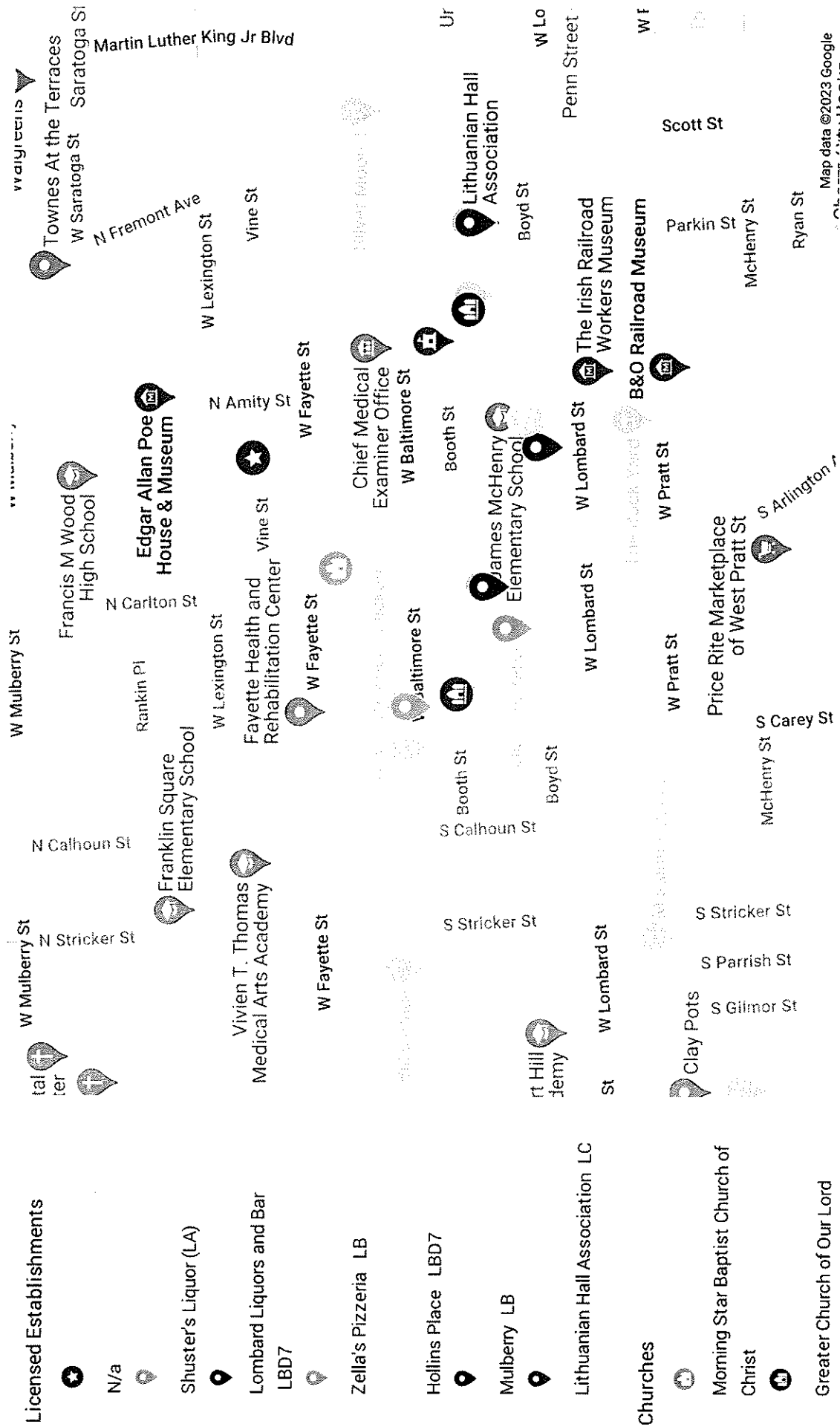
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Chase DATE: 5/30/23

101 N Schroeder St Suite 4





Bell of God

School

James McHenry Elementary
School

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):	N/A
Corporation Name:	Market Fresh Gourmet at Poppleton, Inc.
Location Address:	101 N. Schroeder St, Suite #4
License Type:	Class "A" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="checkbox"/>
Date Posted?	5/19/2023 <input type="checkbox"/>
Estimated Date of Removal?	5/29/2023 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

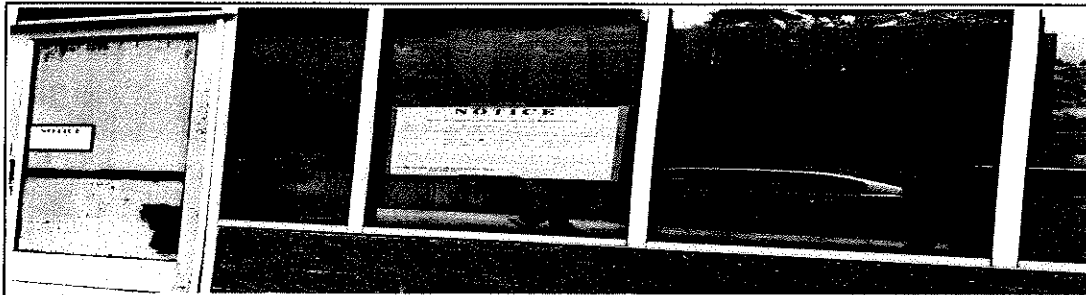
Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application for transfer of ownership and location from 3000 Windsor Ave to 101 N. Schroeder St., Suite #4. The establishment is closed and under construction.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

i:\0#.w\baltimore\terri.chase

5/23/2023

12:06:52 PM

Name of Licensee (if present)

Approve

Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Joanne Jenkins; Arden Smith; Leonard Ryan Rice

Address of Premises: 101 N. Schroeder St, Suite #4

Inspector: i:0#w/baltimore\terri.chase

Date Posted: 5/19/2023

Time Posted: 1:00 PM

Date Rechecked: 5/29/2023

Time Rechecked: 11:00 AM

Manager or Owner when sign posted: N/A

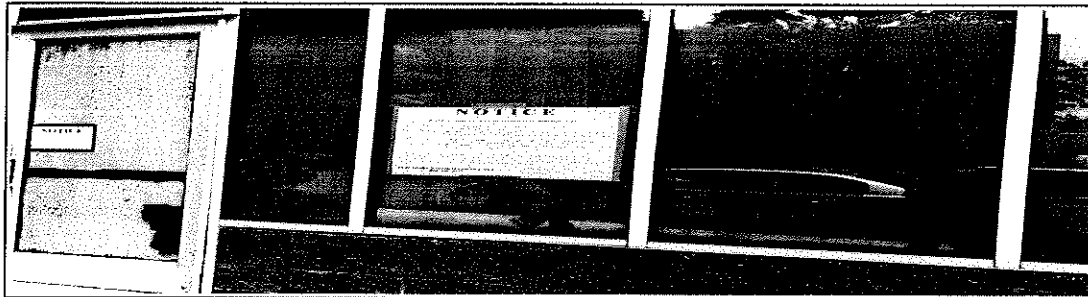
Summary on location of sign posted:

The sign is posted on the front window.

Summary on location of sign rechecked:

The sign is still posted on the front window.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 101 N. Schroeder St, Suite 4 21223
Class of License: A - Beer, Wine & Liquor
Scope of Application: Transfer of ownership and location of a Class A" BNV
license presently located at 3000 Windsor Avenue to 101 N Schroeder St., Suite 4
21223
Application filed by: Market Fresh Growers at Poppocho, Inc. T/A Trade Name Pendlog
Joanne Jokers, Arden Smith, and Leonard Ryan Rice
Present Licensee(s): Your Convenience Store, Inc T/A Your Convenience Store
Sa Hoon Jang, Chang sun Park

The hearing concerning this application will be held on or after JUNE 11 2023
at 10:30 AM in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21201.
Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of
the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

12-01-324

Hon. Albert J. Maticciani, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*
Edward L. Reisinger *Commissioner*
Douglas K. Paige *Executive Secretary*

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

**Online Use & Occupancy Permit
Application**

Property Address: 101 N SCHROEDER ST Block/Lot: 0187/053A

Permit No: **USE2022-53863**

Applicant:
MARGARET GIORDANO

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 PARK SQUARE HOMES I LLC

Lessee MARKET FRESH GOURMET AT POPPLETON, INC.

**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: 176 000 000
Proposed Count: 0 0 0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	06/02/2022		LD2I
One Stop Permit Office Review	06/02/2022		LONGK
Application Received		06/01/2022	
Zoning Sign-off	06/01/2022	06/01/2022	
R42- POPPLETON	06/02/2022		PLAN
PUD-PLANNED UNIT DEVELOPMENT	06/02/2022	06/03/2022	PLAN

District:700

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.

USE A PORTION OF THE PREMISES KNOWN AS SUITE #4 AS A RETAIL GOODS ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES PER PUD ORD 07-419

AFFIDAVIT BY: MARGARET GIORDANO

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: 101 N. SCHROEDER STREET (V2)

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: PARK SQUARE HOMES I LLC

Applicant: GIORDANO,MARGARET

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip: