

June 24, 2021

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

Class: "B" Beer, Wine & Liquor License

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

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

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

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

(d) **Qualified Voters:** David Goldman, Shawn Slotke, and Valerie Burns are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the continued use of the property as a restaurant with accessory outdoor table service.

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

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

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

(i) **Letters of Support/Opposition:** At this time the Board has received one letter of support from one community association and one letter of concern signed by three (3) neighbors residing on the even side of the 2700 and 2800 blocks of North Howard Street

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

Board's Decision:

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

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

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

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

Please select one option and fill out the requested information

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

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

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

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

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

CORPORATE/LIC/LLP/PARTNERSHIP NAME: JBGB II, LLC TRADE NAME: TBD

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

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

Part of Premises Used (Note: Floors and Areas for Storage): Entire premises Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? _____ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 140

Please note that as per Alc. Bev. Art. 9-12-1407(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

Robert Brooke Voss _____
 (Full name) (Telephone no.) E-mail (Required)
 2830 Pocock Road _____
 Monkon MD 21111 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 03/1988 _____
 Male Baltimore, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

Peter DiPrinzio _____
 (Full name) (Telephone no.) E-mail (Required)
 3328 Gilman Terrace _____
 Baltimore MD 21211 >1 year
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 05/1991 _____
 Male New York, NY
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

 (Residence) Street City State Zip Code (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

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

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

Applicant A B C

[Redacted 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

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

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

Applicant A B C

[Redacted 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

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

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

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Name	Address	Phone	Email
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. B 4-109 (a)(10). If necessary, please attach a list of the names and addresses of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

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

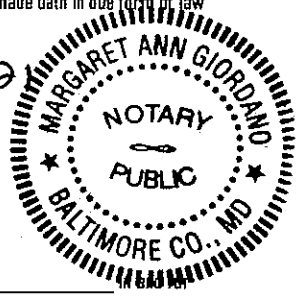
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]
Signature of Applicant A

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

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



Signature of Applicant B

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

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

Signature of Applicant C

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

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

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

Name	Address	Phone	Email
TBD	TBD	TBD	TBD

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-108 (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: Robert Brooke Voss ADDRESS: 2830 Pocock Road TITLE: Controlling Partner %OF STOCK HELD: 75%
- 2) NAME: Peter DiPrinzio ADDRESS: 3328 Gilman Terrace TITLE: Authorized Member %OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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


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

Signature of Applicant A

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____



Signature of Applicant B

I hereby certify that on the 24 day of MARCH, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Peter DiPrinzio the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: MWenzl (Notary Seal) My Commission expires 06/2021

Printed Name: Margaret Wenzl

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

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

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

Hi Kirsten –

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

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

Thanks,

Maggie Giordano

Executive Director
Baltimore City Department of Public Works
200 North Howard Street, 10th Floor
Baltimore, MD 21202
410.396.6000
mgiordano@baltimorecity.gov
(410) 396-6000



Rosenberg
Martin
Greenberg, LLP



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

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

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

[Signature]
Signature of Owner of the Property

I hereby certify that on the 29 day of MARCH, 2021, before me, the subscriber, a notary public of the State of MD, in and for Baltimore, personally appeared Peter DiPrinzio the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature] (Notary Seal) My Commission expires 06/2021
Notary Printed Name: Morgan Wenzel

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

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

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

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

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

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

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

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

 Signature of Owner of the Property

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


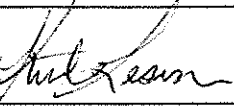
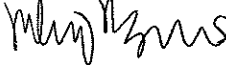
As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

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

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

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

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

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

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

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

Signature of Owner of the Property

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

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

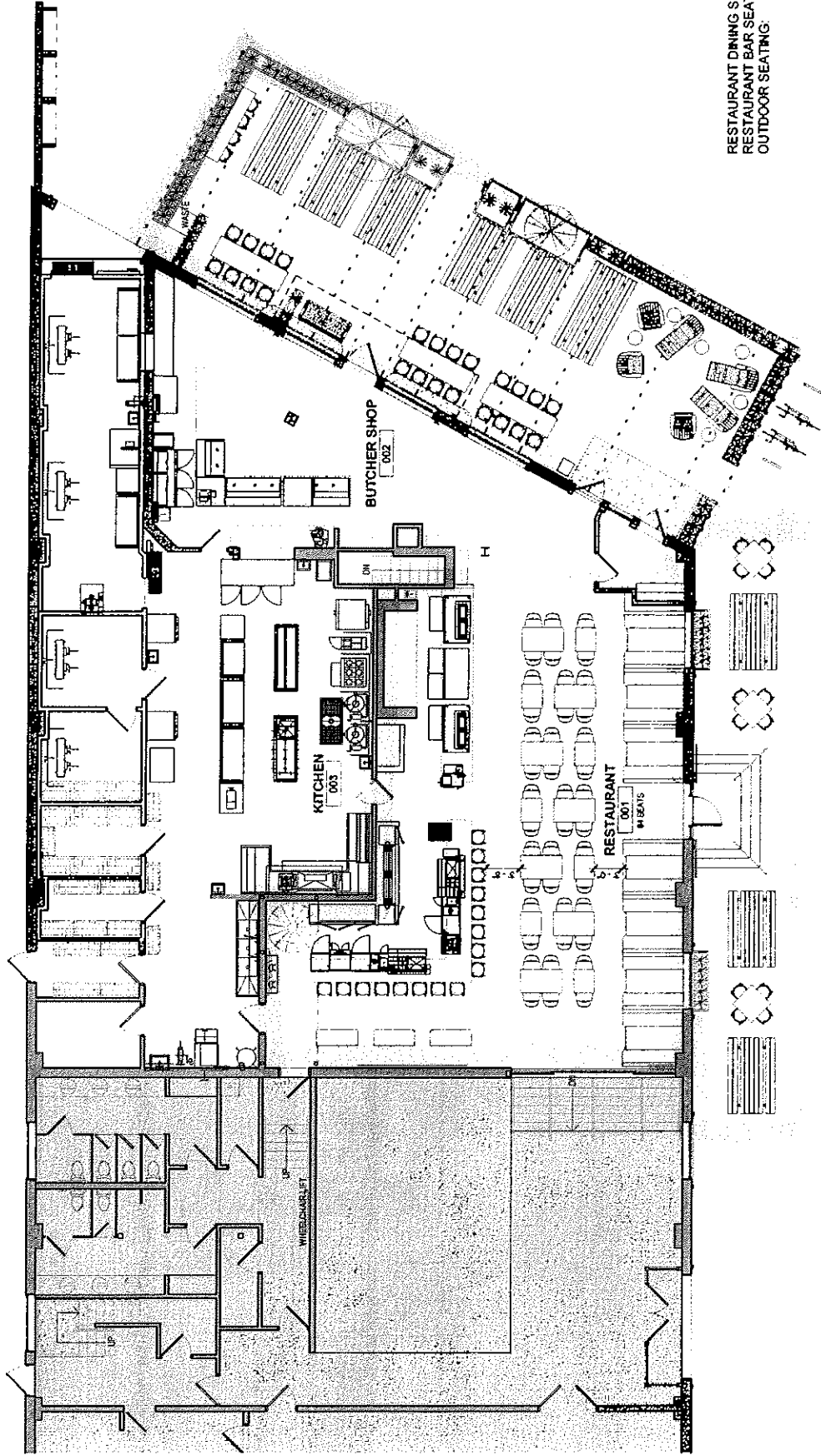
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Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Shawn N. Slotke	718 S Glover St Baltimore MD 21224	<i>Shawn Slotke</i>	05/11/1983	5+ years

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

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



RESTAURANT DINING SEATING: 84
 RESTAURANT BAR SEATING: 16
 OUTDOOR SEATING: 104

1 FLOOR PLAN - PROPOSED
 332' x 130'



FOUNDRY
 ARCHITECTS

SK-1
 SEATING LAYOUT

JBGB's MENU

Lunch

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

Dinner Service

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

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

Seasonal (example)

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

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

Seasonal Shared dish - 40-45\$

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

JBGB II, LLC: W21467196

Department ID Number:

W21467196

Business Name:

JBGB II, LLC

Principal Office: ⓘ

13501 FALLS ROAD

COCKEYSVILLE MD 21030

Resident Agent: ⓘ

WILLIAM A.R. KNOX, II, ESQUIRE

200 SOUTH MAIN STREET

BEL AIR MD 21014

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

03/09/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2600 N. Howard St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 5

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Jerez DATE: 5/27/21

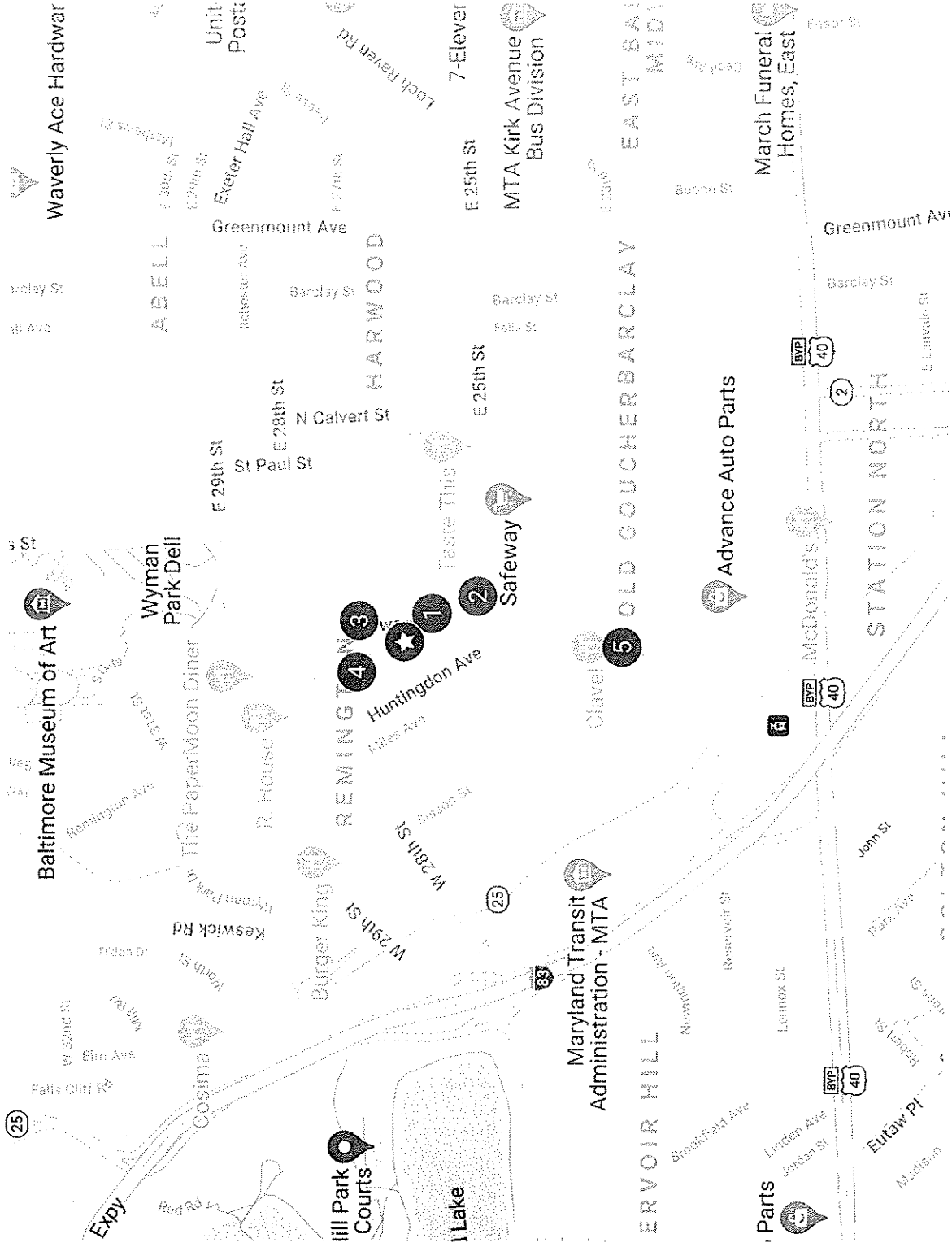
2600 N.Howard St

Licensed Establishments

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

Proposed Location

- ★ 2600 N Howard St



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):

Trade Name Pending

Corporation Name:

JBGB II, LLC

Location Address:

2600 N. Howard St.

License Type:

Class "B" Beer, Wine and Liquor

Is the establishment open and operating in a safe and sanitary manner?
(If not open, not in comments - CLOSED or NOT OPERATING)

No

Is the location within 300 feet of Church and/or School?

No

Date Posted?

5/24/2021

Estimated Date of Removal?

6/2/2021

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

Yes

Other licensed locations - Describe/Note:

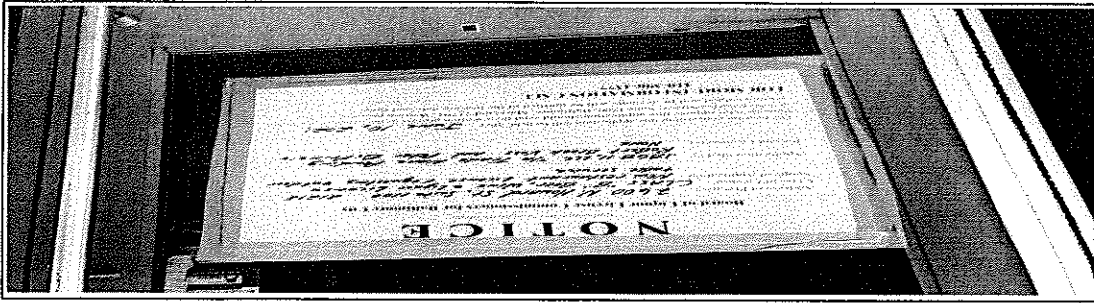
See attached map

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

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

Insert Photo of Sign and location:





Inspector Name	Date and Time	
<input type="text" value="i:0#w/baltimore\andy.perez"/>	<input type="text" value="5/24/2021"/>	<input type="text" value="10:14:23 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="text"/>		

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

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

Application filed by: JAGB II, LLC T/A Trade Name Pending
Robert Brook Voss And Peter DiPrinzio
Present Licensee(s): NONE

The hearing concerning this application will be held after June 10, 2021
Persons who oppose this application should send their written protest to the office of the Board
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be
acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Matroneant, Jr., Esq. Chairman
Anton J. Greenfield, Esq. Member
Robert E. Guse Member
Douglas K. Price Member

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

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

Address of Premises: 2600 N. Howard St.

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

Date Posted: 5/24/2021

Time Posted:

Date Rechecked: 6/2/2021

Time Rechecked:

Manager or Owner when sign posted: Closed

Summary on location of sign posted:

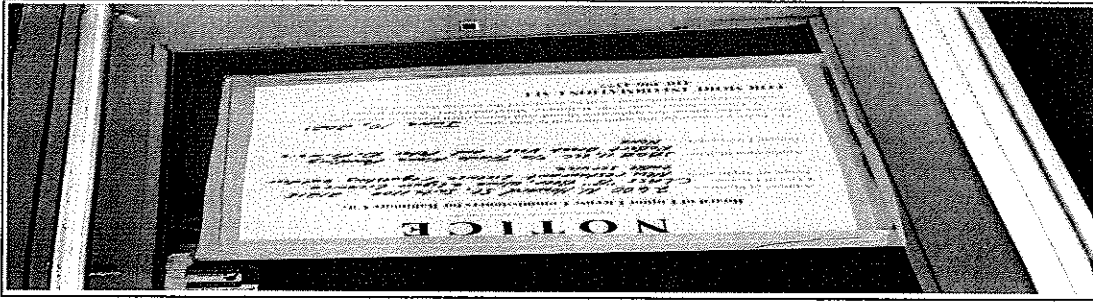
Sign posted on door facing N. Howard St.

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:





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

**Online Use & Occupancy Permit
 Application**

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

Permit No: **USE2021-50706**

Applicant:
 MATTHEW COMPTON

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

Owner/Lessee:
 Owner 2600 HOWARD STREET, LLC

Lessee JBGB LLC

Lessee JBGB LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

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

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

District:502 MINOR PRIVILEGE:

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

CONTINUE TO USE AS A RESTAURANT WITH ACCESSORY OUTDOOR TABLE SERVICE

AFFIDAVIT BY: D MATTHEW COMPTON

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

Project Name: 2600 HOWARD STREET [1000]

Owner First Name:

Role: Applicant

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

Applicant: COMPTON, MATTHEW

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:



Greater Remington Improvement Association
www.griaonline.org (410) 620-4742

March 11, 2021

Board of Liquor License Commissioners for Baltimore City (BLLC)
Attention: Ms. Staci Russell
1 N. Charles Street, Suite 1500
Baltimore, Maryland 21201

Chairman Matricciani and Members of the Board of Liquor License Commissioners for Baltimore City:

The Greater Remington Improvement Association is writing to express our support for JBGB II, LLC's application for a Class B Beer, Wine, and Liquor License, including use for outdoor seating, at the property known as 2600 N. Howard Street.

The owner of John Brown General and Butchery and representatives from Seawall Development met with the GRIA Land Use Committee on Wednesday, March 3rd, 2021 and presented their intention to pursue a Class B license as well as legislation to permit transfer of an existing Class A Beer, Wine, and Liquor License to the property. The GRIA Land Use Committee voted to support both requests unconditionally, and that vote was affirmed by the full GRIA Board on Wednesday, March 10th, 2021.

GRIA also held a memorandum of understanding with the prior tenant and property owner to maintain the fire pit as a public space. This memorandum has been updated and agreed upon by the property owner and new tenants.

We are thrilled to see this property reopen and support our community with butchery, general store needs, alcohol, and restaurant space, and encourage the Board of Liquor License Commissioners for Baltimore City to grant the applicant's request unconditionally.

Sincerely,

Phong Le
President

Corey Jennings
Vice President

Aaron Brewer
Secretary

Emma Simpson
Treasurer

Jed Weeks
Land Use Chair

Board Members at Large

Samuel Belrne
Shannon Conway
Wynnona Engle-Pratt
Josh Greenfeld
Candace Griffin
Maryanne Kondratenko
Peter Morrill
Shayna Rose
Matt Williams

JOAN L. FLOYD

8 June 2021

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

Re: 2600 N. Howard Street - New Restaurant License and Request for Outdoor Seating

Dear Chairman Matricciani and Board Members:

The way this application has been handled has put the residential area near 2600 N. Howard Street at a great disadvantage. It is likely that most people, hearing of a proposal to open another restaurant with outdoor seating at 2600 N. Howard Street, will assume it is the same type of business operation as Parts & Labor. They have not had the opportunity to learn otherwise, and the official public notice misinforms them that the hearing will be AFTER June 10th, therefore today is NOT the day they must contact the Liquor Board with their concerns. So first and foremost, we ask that you reschedule this hearing to give residents the opportunity they need and deserve to understand the application and plans. (See Exhibit A, citations of authority.)

SOME HISTORICAL CONTEXT

This proposed business operation is substantially different from Parts & Labor, which obtained its license in 2014 to have 80+ seats, indoors only, with a midnight closing time. Adequate parking was a concern, and documentation of off-street parking availability was provided. (See Exhibit B, documents from Liquor Board online library.)

A few outdoor tables were later added, close to the building.

In 2018 the City officially closed a portion of W. 26th Street to allow for expansion of Parts & Labor and consolidation of the closed portion with the 2600 N. Howard Street property. But Parts & Labor closed in 2018, and the consolidation did not take place. The closed portion of W. 26th Street remained public property, and still is. (See Exhibit C, Ord. 17-087 documents from the City Council website and current Block Plat.)

So here we are in 2021, with a proposal for a restaurant that contains outdoor seating for 104, with 100 seats inside for a total of 204: more than double the capacity of the original Parts & Labor. **This is a very large restaurant, and it is the outdoor seating that makes it so.**

THE OUTDOOR SEATING SHOULD NOT BE APPROVED

- 1. The large outdoor seating area will result in disturbance to residents of Howard Street, Lorraine Avenue and beyond from ordinary business operation.**

This property is at the edge of a residential area. Nothing like what is proposed has been experienced here before. The noise of people eating and drinking and socializing outdoors on this scale, with this many people all at once, and on a regular basis, will be a nuisance for nearby residents who are at home during the day.

- 2. The large outdoor seating area will result in disturbance to residents of Howard Street, Lorraine Avenue and beyond from nighttime business operation.**

Restaurants are allowed to be open until 2:00 am. A busy restaurant that operates outdoors after a certain hour will be disruptive to the peace and quiet and sleep of nearby residents of all ages. This is not a minor concern. Stress and sleep disruption are recognized as serious personal and public health issues. The people who will be on the receiving end of this nuisance deserve the opportunity to look into the matter and bring their concerns to the Liquor Board.

- 3. The large outdoor seating area will put unnecessary stress on nearby residents' parking availability.**

The opening of Parts & Labor, with its 80+ indoor seats, brought cars that competed directly with nearby residents for on-street parking. The off-street parking provided for Parts & Labor was not sufficient to satisfy the demand. This new restaurant appeals to the same demographic. Stress on neighbors' parking availability from a new restaurant is inevitable. But with the large outdoor seating area, this restaurant will be twice as large as Parts & Labor and the impacts on parking availability will be that much worse.

- 4. The large outdoor seating area encroaches unnecessarily on the public right-of-way along Howard Street.**

This property is unlike most others. Although the online application materials do not include dimensions and property lines, the property includes 18 feet of pavement between the Howard Street building wall and the public right-of-way. The sidewalk right-of-way along heavily travelled Howard Street is \pm 12 feet wide and contains tree pits. It is entirely unnecessary to incorporate any portion of this public right-of-way into the restaurant's private outdoor seating area. They have 18 feet of their own property in front of their building. They don't need to block off any of the public's. (See Ex. D, photographs)

TWO LIQUOR LICENSES FOR THE SAME PREMISES?

This application is for the "entire premises," yet a 700-square-foot portion of the same premises is now going through official zoning approval to be used for the sale of package goods, with a separate package goods license. The entrance to the proposed package goods operation appears to be the same as the front entrance to the restaurant. This confusing situation seems relevant to the Board's consideration of this application for the "entire premises." (See Exh. E)

I am joined in this letter by Matthew Petrus, _____ and Douglas Armstrong,
_____, who may supplement its contents with their own.

Should the hearing go forward on June 10th, I will attempt to appear and provide personal testimony.

Sincerely,



Joan L. Floyd,

June 24, 2021

Applicant(s): Jennifer Webber
HM CharmCity, LLC., T/a Trade Name Pending
2 E. Read Street 21202

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

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

(a) **Applicant(s) Information:** (1) Jennifer Webber was born in Baltimore, MD, in October of 1989. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Jennifer Webber (0%) – see attachment for additional stock holders

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

(d) **Qualified Voters:** Megan Isennock, Emily Breiter, and Robert Tate are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a full- service 116 room hotel with accessory restaurant and outdoor table service.

(f) **Corporate Standing:** HM CharmCity, LLC is a MD LLC and as of 6/10/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 5/25/2021, and checked on 6/2/2021. This meets the 10-day rule. There are 13 licensed liquor establishment(s) in the 2x2 area: "A" BWL-2; "B" BWL-9; "C" BWL-1; and "BD7" BWL-1.

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

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: New Class B-HM Liquor License CLASS TYPE: B-HM

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: 2 E. Read Street, Baltimore, MD 21202

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: HMCharmCity, LLC TRADE NAME: TBD

BUSINESS PHONE NUMBER: 443-278-4075 BUSINESS EMAIL ADDRESS: jennifer@ashnyc.com

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

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 140

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

Jennifer Webber _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
929 Saint Paul, Apartment 1 Baltimore MD 21202 3 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
10/1989 Female Baltimore, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

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

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

3. Applicant C

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

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

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

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[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.

N/A - application for new license

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
TBD	2 E. Read Street, Baltimore, MD 21202	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. 8-4-109 (e)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

See Attachment

- 1) NAME: Jennifer Webber ADDRESS: 929 Saint Paul, Apt. 1, Baltimore, MD TITLE: Authorized Member %OF STOCK HELD: 0%
- 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.

Jennifer Webber
Signature of Applicant A

I hereby certify that on the 9 day of MARCH, 2021, before me, the subscriber, a notary public of the State of NEW YORK in and for NEW YORK, personally appeared JENNIFER WEBBER 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: *Jacqueline Helleis* [Notary Seal] My Commission expires Oct 2, 2021

Printed Name: JACQUELINE HELLEIS

JACQUELINE HELLEIS
Notary Public, State of New York
No. 01HE4956974
Qualified in New York County
Commission Expires October 2, 2021

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: _____

EXHIBIT A

**Managing Member; Member; Percentage Interest;
Capital Contribution Commitment**

	<u>Percentage Interest Prior to Percentage Interest Redetermination Date</u>	<u>Percentage Interest After Percentage Interest Redetermination Date</u>	<u>Capital Contributions*</u>
<u>Managing Member:</u> HMCharmCity Investor LLC Employer Identification No.: 82-1372828	1%	95%	██████████
<u>Investor Member:</u> Twain HTC Fund XLVI, LLC Employer Identification No.: 84-4913160	99%	5%	██████████

*The Capital Contributions of the Investor Member will be payable as described on Exhibit A-1. Each installment of the Investor Member's Capital Contribution, as described on Exhibit A-1, except for the initial installment, is due on the applicable Deferred Capital Contribution Due Date pursuant to Section 3.2 and shall be paid into the Capital Contribution Account. In addition, the Investor Member's Capital Contributions are subject to adjustments and offsets as provided in this Agreement.

** Anticipated Capital Contribution; provided however, that this amount is subject to adjustments and offsets pursuant to Article III.

*** The Managing Member Capital Contribution includes the amount set forth in Schedule 1.

Name and Address of the owners of the premise/landlord: HMCharmCity, LLC

Phone Number: [REDACTED]

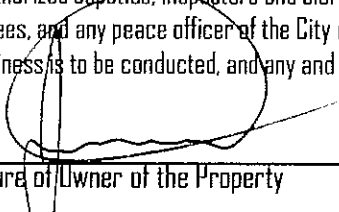
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) HMCharmCity, LLC

HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 2 E. Read Street, Baltimore, City with a Zip Code of 21202, 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 9 day of MARCH, 2021, before me, the subscriber, a notary public of the State of NEW YORK, in and for NEW YORK, personally appeared JONATHAN MINKOFF 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.



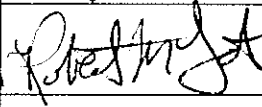
As witness, my hand and notarial seal.

Notary Signature: Jacqueline Helleis
Notary Printed Name: JACQUELINE HELLEIS

[Notary Seal] My Commission expires OCT 2, 2021
JACQUELINE HELLEIS
Notary Public, State of New York
No. 01HE4956974
Qualified in New York County
Commission Expires October 2, 2021

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Megan Issenock ISSENOCK	831 Park Avenue Baltimore MD 21201		8/85	9 years
Emily Breiter	2634 Guilford Avenue Baltimore, MD 21218		06/1991	7 years
Robert Tate	831 Park Ave Baltimore, MD 21201		12/83	9 years

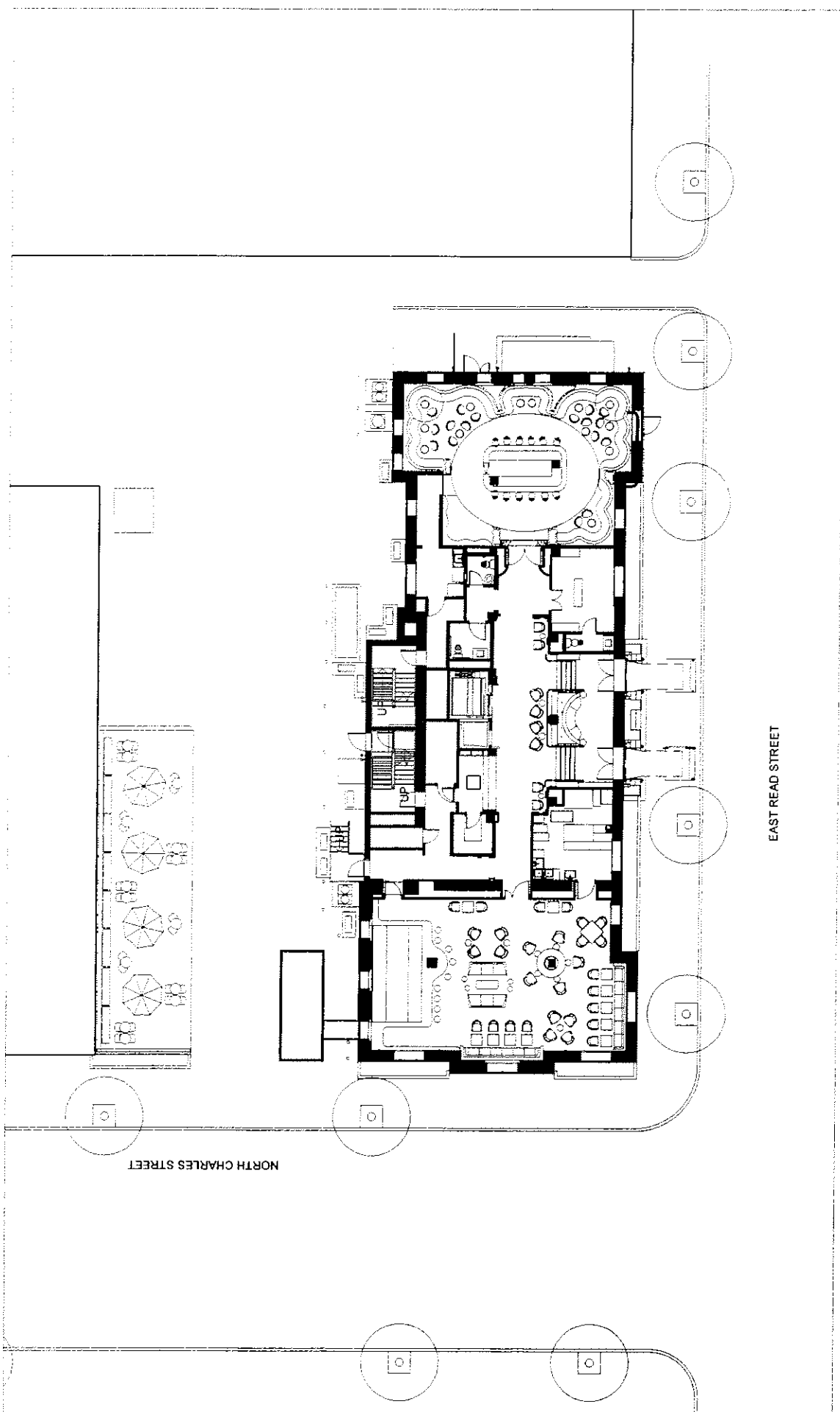
RECEIVED

APR 08 2021

Baltimore City
Liquor Board

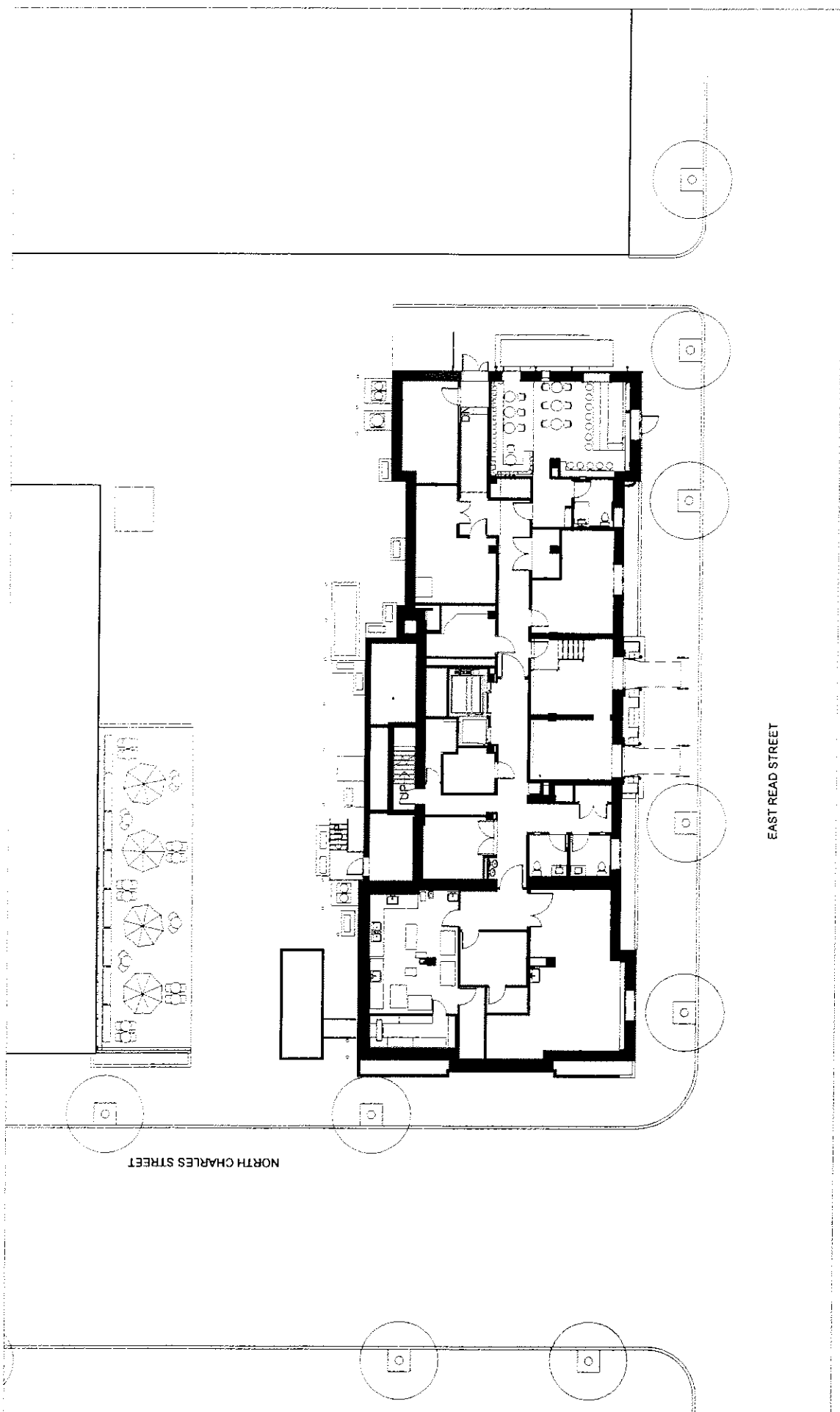
Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-396-4377 Fax: 410-396-4382

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



NORTH CHARLES STREET

EAST READ STREET



NORTH CHARLES STREET

EAST READ STREET

ASH NYC

PROJECT
THE LATROBE

LOWER LEVEL

SCALE: 1/16" = 1'-0"
DATE: 2021.03.05

ASH02



New York,
June 2, 2020

Sample Menu,
Latrobe Hotel,
Tulip Room

Le Petit Déjeuner 7a - 12p

Plâts Principaux

- Eggs Your Way (Boiled, Scrambled, Poached, Fried - w/ soldiers)
- Pancakes / Waffles (w/ fruit or chocolate)
- Saumon fumé (capers, tomato, cream cheese, bagel)
- Fresh Fruit (w/ yogurt, granola)
- Assorted pastries (croissant, pain au chocolat, etc)

Les Garnitures

- Thick cut bacon / turkey bacon
- Potato hash
- Toast (sourdough, baguette)
- Cereal (various)
- Avocado

Les Boissons

- Fresh fruit juice (orange, grapefruit)
- Smoothies (various)
- Coffee
- Tea (various)

Le Déjeuner 12p - 4p

Hors D'œuvres

- Chicken Soup
- Crab Cakes
- Steak Tartare

Les Salades

- Salad Niçoise
- Cobb Salad
- Caesar Salad

ASH

NYC



Les Sandwichs

- Burger (w/ french fries)
- Club Sandwich (w/ chips)
- Croque Monsieur / Madame (w/ chips)
- BLT (bread optional - w/ lettuce envelope)

Plâts Principaux

- Chicken Paillard
- Spaghetti Bolognese

Les Garnitures

- French Fries
- Chips
- Salad
- Fresh Bread

Les Desserts

- Milkshake (Vanilla, Chocolate, Strawberry, Specialty)
- Warm Chocolate Chip Cookies (2)
- Mousse au Chocolat
- Tarte Tartin (w/ vanilla gelato)
- Gelato (various)
- Sorbet (various)

Les Boissons

- Bottled Water (Sparkling, Still)
- Beer
- Wine
- Cocktails
- Soda
- Coffee
- Tea

New York Office

153 Lafayette St, 5th floor
New York, NY 10013
+1 212 518 3153

Los Angeles Office

1919 Vineburn Av, A11
Los Angeles, CA 90032
+1 646 970 4399

ashnyo.com

ASH

NYC



Aperitivo 4p-6p

Hors D'œuvres

- Green Olives, Chips and Warm Nuts
- Charcuterie board
- Cheese board
- Signature Ham & Cheese Finger Sandwich

Les Boissons

- Boozy Milkshakes (various)
- Spritz
- Negroni
- Bellini
- Wine
- Beer

Le Dîner 6p-11p

Hors D'œuvres

- Chicken Soup
- Crab Cakes
- Steak Tartare
- Moules Frites

Les Salades

- Salad Niçoise
- Cobb Salad
- Chicken Caesar Salad

Les Sandwichs

- Burger (w/ french fries)
- Club Sandwich (w/ chips)
- Croque Monsieur / Madame (w/ chips)

New York Office

153 Lafayette St, 5th floor
New York, NY 10013
+1 212 518 3153

Los Angeles Office

1919 Vineburn Av, A11
Los Angeles, CA 90032
+1 646 970 4399

ashnyc.com

**Plâts Principaux**

- Chicken Paillard
- Spaghetti Bolognese
- Gnocchi al Pomodoro
- Rack of Lamb
- Steak Frites
- Grilled Salmon
- Grilled Halibut

Les Garnitures

- Grilled Asparagus
- Steamed Spinach
- Steamed Broccoli
- French Fries
- Chips
- Salad
- Fresh Bread

Les Desserts

- Milkshake (Vanilla, Chocolate, Strawberry, Specialty)
- Warm Chocolate Chip Cookies (2)
- Mousse au Chocolat
- Tarte Tartin (w/ vanilla gelato)
- Gelato (various)
- Sorbet (various)

Les Boissons

- Bottled Water (Sparkling, Still)
- Beer
- Wine
- Cocktails
- Soda
- Coffee

New York Office

153 Lafayette St, 5th floor
New York, NY 10013
+1 212 618 3153

Los Angeles Office

1919 Vineburn Av, A11
Los Angeles, CA 90032
+1 646 970 4399

ASH

NYC



- Tea

Digestivo 11p-1a

Hors D'œuvres

- Green Olives, Chips and Warm Nuts
- Charcuterie board
- Cheese board
- Signature Ham & Cheese Finger Sandwich
- French Fries
- Chicken Fingers

Les Boissons

- Boozy Milkshakes (various)
- Espresso Martini
- Irish Coffee
- Cognac
- Amaro
- Wine
- Beer

New York Office

153 Lafayette St, 5th floor
New York, NY 10013
+1 212 518 3153

Los Angeles Office

1919 Vineburn Av, A11
Los Angeles, CA 90032
+1 646 970 4399

ashnyc.com

HMCHARMCITY LLC: W17974486

Department ID Number:

W17974486

Business Name:

HMCHARMCITY LLC

Principal Office: ⓘ

1390 PICCARD DRIVE
SUITE 120
ROCKVILLE MD 20850

Resident Agent: ⓘ

CSC / LAWYER INCORPORATING SERVICE COMPA
7 ST. PAUL STREET
SUITE 820
BALTIMORE CITY MD 21202

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

05/01/2017

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2 E. Read St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 13

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 2

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 9

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Chase DATE: 5/26/21

2 E. Read St

Licensed Establishments

- 🍷 TBD LBHM
- 🍷 Cafe Fili LB
- 🍷 Eddie's of Mount Vernon LA
- 🍷 Maryland Club LC
- 🍷 Nepal House LB
- 🍷 The Manor LB
- 🍷 Sangria LB
- 🍷 Akbar Restaurant LB
- 🍷 Helmand Restaurant LB
- 🍷 Spirits of Mt Vernon LBD7

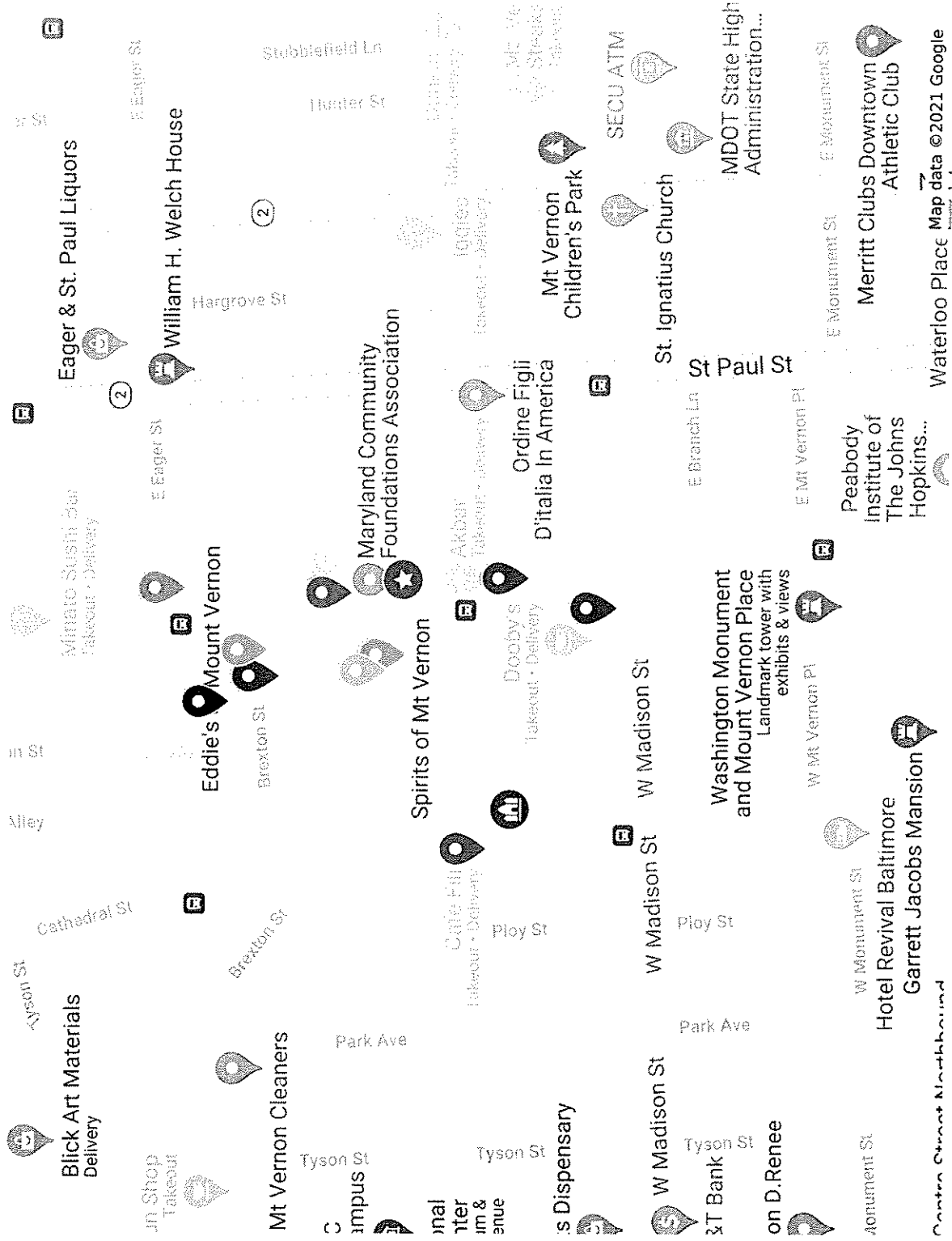
- 🍷 Kumari Restaurant & Bar LB
- 🍷 Marie Louis Bistro LB
- 🍷 Mt. Vernon Stable & Saloon LB
- 🍷 Mt. Vernon Supermarket LA

Churches

- 🏛️ Emmanuel Episcopal Church

School

- 🎓 Baltimore School For the Arts



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="TBD"/>
<i>Corporation Name:</i>	<input type="text" value="HMCharmCity, LLC"/>
<i>Location Address:</i>	<input type="text" value="2 E. Read Street."/>
<i>License Type:</i>	Hotel/Motel License ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No ▼
<i>Is the location within 300 feet of Church and/or School?</i>	Yes ▼
<i>Date Posted?</i>	<input type="text" value="5/25/2021"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="6/2/2021"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

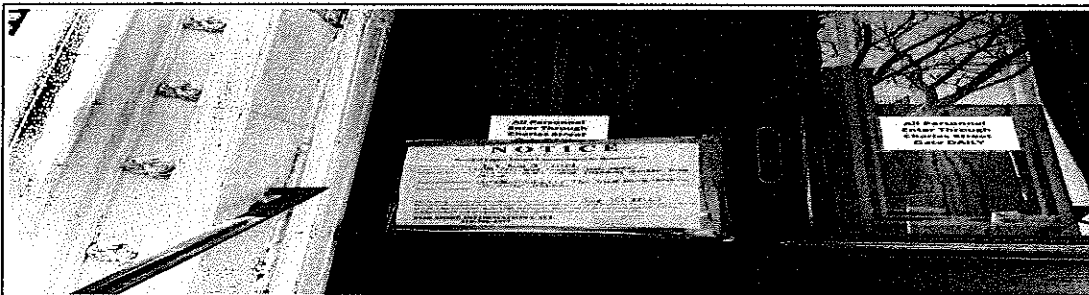
Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application for New Class "BHM" License with outdoor table services
The establishment is not operating

Insert Photo of Sign and location:



<input type="checkbox"/> Attach Additional Photos	
Inspector Name	Date and Time
<input type="text" value="i:0#w\baltimore\terri.chase"/>	<input type="text" value="5/26/2021"/> <input type="text" value="2:15:08 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
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:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

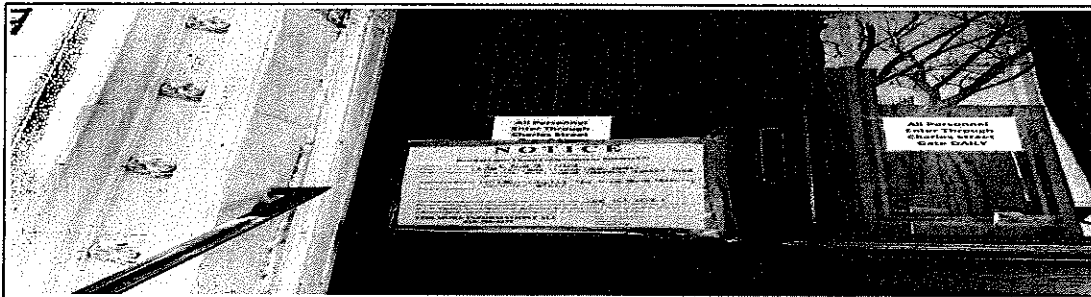
Summary on location of sign posted:

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: Z. E. Read St. 21202
Class of License: LBHM - Beer, Wine + Liquor (Hotel-Motel)
Scope of Application: New Hotel-Motel license requesting outdoor table service

Application filed by: Hmcharmcity, LLC T/A Trade Name Pending
Jennifer Webber

Present Licensee(s):

The hearing concerning this application will be held after June 10, 2021
Persons who oppose this application should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL

410-396-4377

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

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

**Online Use & Occupancy Permit
 Application**

Property Address: 2 E READ ST Block/Lot: 0512/019

Permit No: **USE2021-50458**

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

Owner/Lessee:
 Owner HMCHARMCITY, LLC
 Lessee HMCHARMCITY LLC

Total : **98.00**

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

Property Use & Occupancy Information:

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	02/01/2021		LDZI
HEALTH DEPARTMENT INSPECTION	02/01/2021		JWEL
Application Received		01/29/2021	
Zoning Sign-off	01/29/2021	01/29/2021	
One Stop Permit Office Review	02/01/2021		ELLY
MINOR PRIVILEGE	02/01/2021		MPRV

Existing Use : (Commercial) Office
 Proposed Use : (Commercial) Hotel or Motel
 Dwelling: Roomming: Efficiency:
 Existing Count: 000 000 000
 Proposed Count: 0 116 0

District:101 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.

TO USE THE PREMISES AS A FULL-SERVICE 116-ROOM HOTEL WITH ACCESSORY RESTAURANT AND OUTDOOR TABLE SERVICE.

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: 2 E. READ STREET

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: HMCHARMCITY, LLC

Applicant: GIORDANO,MARGARET

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

June 24, 2021

Applicant(s): Dogan Salis
1741 Corporation, T/a Homeslyce
2 E. Wells Street 21230

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine & Liquor restaurant license, requesting outdoor table service, off-premises catering, and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Dogan Salis was born in Turkey in July of 1982 He lives in Baltimore, MD. Mr Salis is the current licensee at 1741 Light Street T/A Homeslyce.

(b) **Ownership Breakdown:** (1) Dogan Salis (100%).

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

(d) **Qualified Voters:** Erikson Ugar, Katherine Stewart and Ozturk Ozgur are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a restaurant with outdoor seating. No hood or grill.

(f) **Corporate Standing** 1741 Corporation is a MD Corporation and as of 6/10/2021 is active and in good standing.

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

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

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: New Restaurant with Outdoor Seating CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 2 E Wells St, Baltimore MD

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

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 1741 Corp TRADE NAME: Homeslyce

BUSINESS PHONE NUMBER: 4435014000 BUSINESS EMAIL ADDRESS: doner@cazbar.pro

ATTORNEY FOR THE APPLICANT: A L Hurdle ADDRESS: 320 N Charles St PHONE: 4106855100

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: 100

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

Dogan Salls
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
336 N CHARLES ST FLR2 Baltimore MD 21201 13 yrs. _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
07/82 M Turkey
 (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

NA
 (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

na
 (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
 APR 4 2021
 Baltimore City
 Liquor Board

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

Corporation, and Licensee currently operate a restaurant at 1741 Light Street. Said restaurant will move to the above location, and the license will be turned over to the landlord/Liquor Board. Licensee will not operate two locations at one time. Homeslyce will move to 2 E Wells.

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.

request for new "B" beer, wine and liquor license

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

Applicant A B C

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


Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(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: Dogan Salis ADDRESS: 336 N CHARLES ST 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: _____

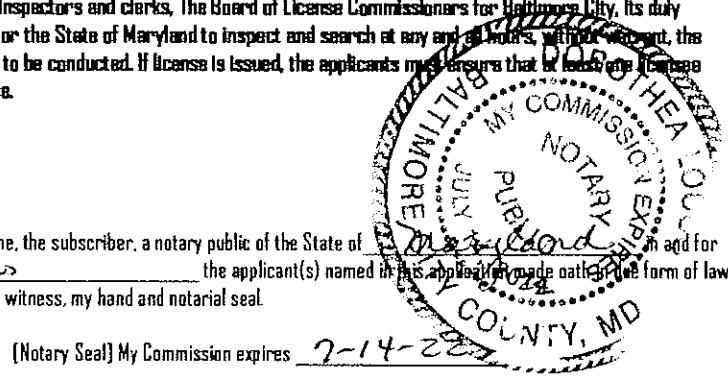
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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 regard to the premises and any and all parts thereof upon and in which said business is to be conducted. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.


Signature of Applicant A

I hereby certify that on the 4th day of May, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared Dogan Salis 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 Looco
Printed Name: Dorothea Looco



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: Cody Chamberlain Phone Number: [REDACTED]

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

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

Signature of Owner of the Property _____

I hereby certify that on the 3rd day of May, 2021, before me, the subscriber, a notary public of the State of New York, in and for _____, personally appeared Jerome Baglien 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: Michal Goodman

[Notary Seal] My Commission expires _____
MICAH GOODMAN
 Notary Public, State of New York
 Reg. No. 02G08365757
 Qualified in New York County
 Commission Expires October 18, 2021

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

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

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

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.

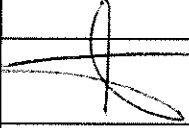

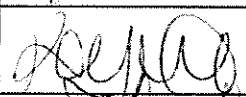


As witness, my hand and notarial seal.

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

Notary Printed Name: _____

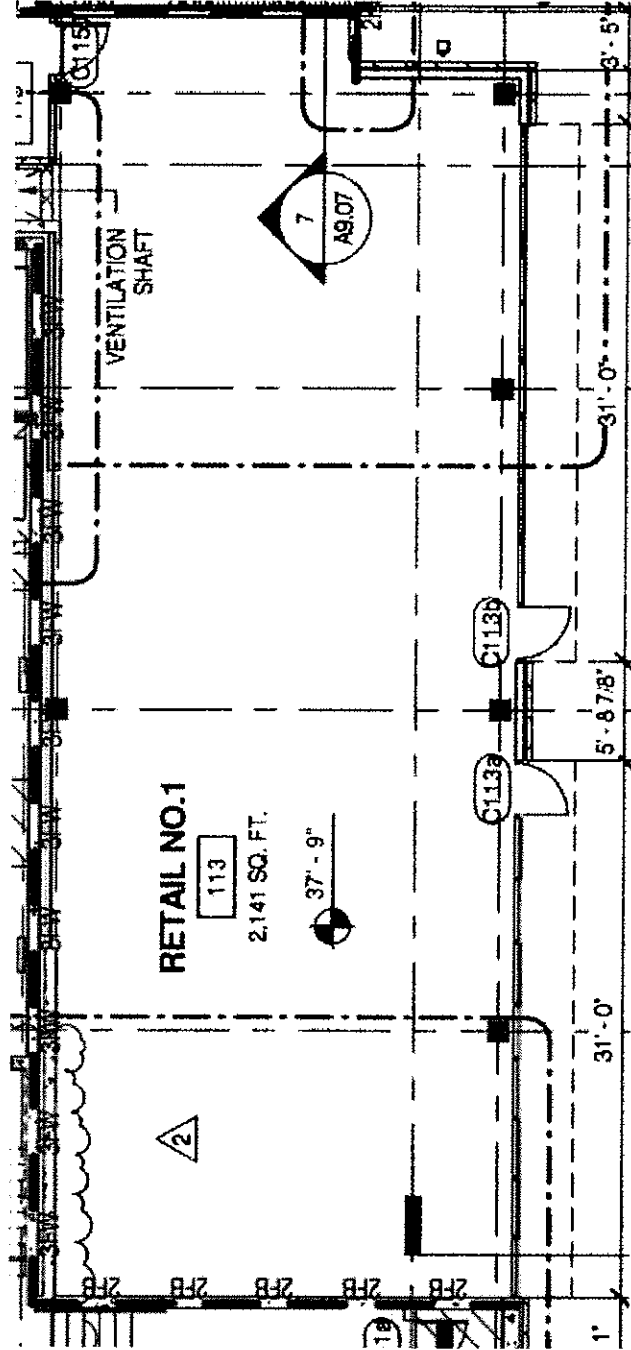
The following certificates must be signed by at least 3 persons.

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)
Nader Afkan	2419 Boston St Baltimore 21224		12/82	13 yrs
Geneva Osteen	3702 Ebone St #2401 Baltimore MD 21220		2/84	4 yrs
Katherine Stewart	6028 Skerwood Ave Baltimore MD		9/89	10 years
Dz Ozturk	2403 Foster Ave Baltimore, MD		06/75	12 years
Ugur Erickson	19 W. Ostend St. Baltimore, MD 21230		02/76	8 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.





VAN
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VAN
E

RELOCATE
ADA VAN SPACES

RETAIL
PARKING

REGULAR
VAN SPACE

NEW STORAGE
APPROX. 16'x16'

MAINTAIN
PED PATH
FOR RTL
USERS

EXISTING
PRECAST
"TEE'S"
ABOVE, TYP

VAN I-O-T

EXISTING
LIGHT

NEW BOLLARD

1741 CORP: D14421572

Department ID Number:

D14421572

Business Name:

1741 CORP

Principal Office: 

SUITE C2

8280 PATUXENT RANGE ROAD

JESSUP MD 20794

Resident Agent: 

DOGAN SALIS

316 N. CHARLES STREET

BALTIMORE MD 21201

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

12/15/2011

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 2 E Wells St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

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

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

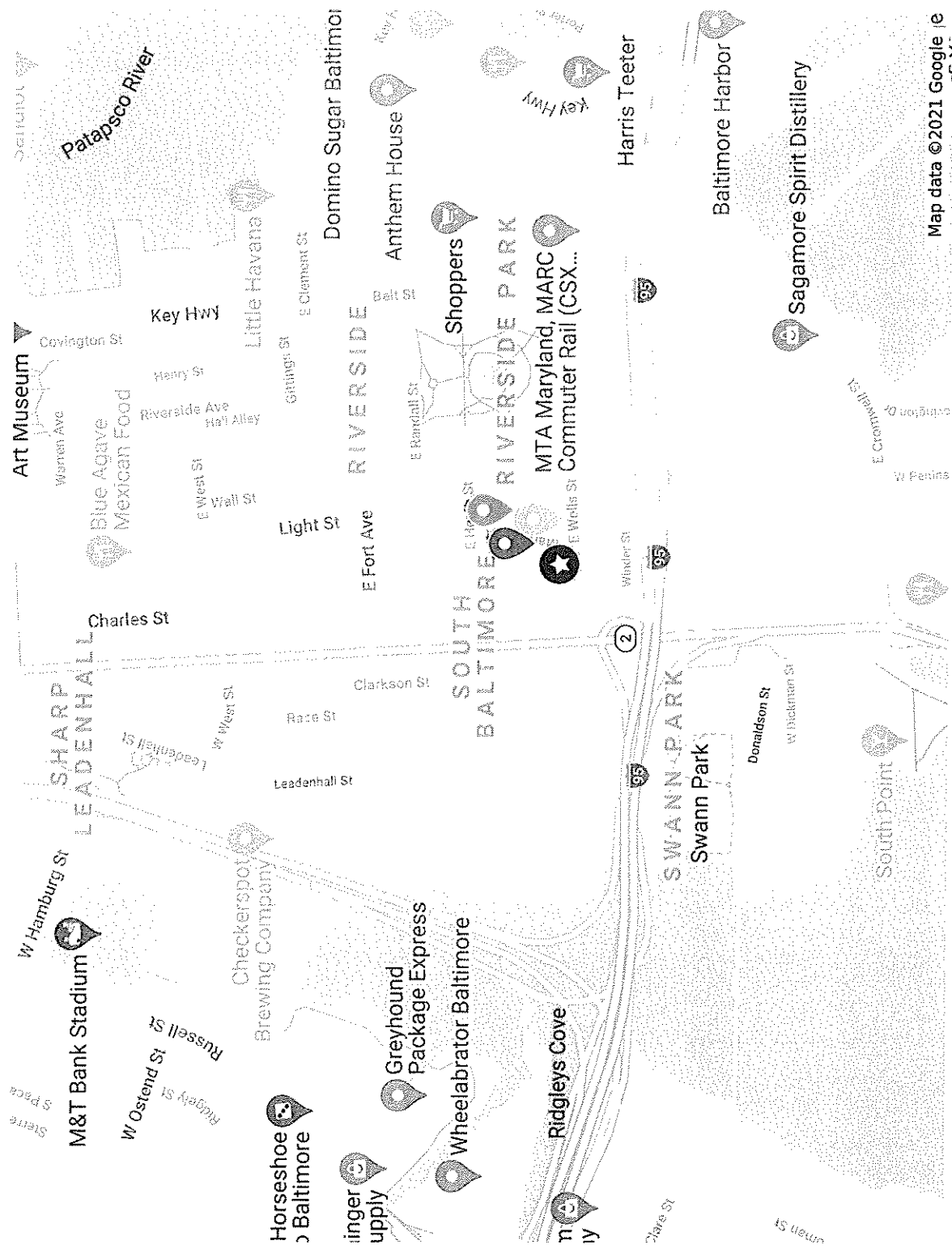
- ARENA _____
- HOTEL/MOTEL _____
- RACING _____

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

2 E Wells St

Licensed Establishments

- 📍 HomeSlyce (LB)
- 📍 Minnow (LB)
- 📍 HomeSlyce Federal Hill (BD7)
- 📍 Hersh's (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):

Homesylce

Corporation Name:

1741 Corp

Location Address:

2 E Wells St

License Type:

Class "B" Beer, Wine and Liquor

Is the establishment open and operating in a safe and sanitary manner?
(If not open, not in comments - CLOSED or NOT OPERATING)

No

Is the location within 300 feet of Church and/or School?

No

Date Posted?

5/24/2021

Estimated Date of Removal?

6/2/2021

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

Yes

Other licensed locations - Describe/Note:

See attached map

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

Establishment is applying for new restaurant license LB

Insert Photo of Sign and location:



NOTICE	
<small>Application has been filed with the</small>	
Board of Liquor License Commissioners for Baltimore City	
Address of Premises:	2 E. Wells St. 21230
Class of License:	Spec. Wine & Liquor
Scope of Application:	New Restaurant license requesting outdoor take service, off-premise catering, and delivery of alcoholic beverages
Application filed by:	121 Corp. T/A Homesylce
Present License(s):	None
Hearing concerning this application will be held after <u>June 10, 2021</u> . Persons who oppose this application should send their written protest to the Office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestors will be notified of the hearing date and time.	

Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="i:\0#w\baltimore\walter.farley-robins"/>	<input type="text" value="5/25/2021"/>	<input type="text" value="12:32:57 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="button" value="Approve"/>		<input type="button" value="Disapprove"/>

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Dogan Salis

Address of Premises:

2 E Wells St

Inspector:

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

Date Posted:

5/24/2021

Time Posted:

2:24 PM

Date Rechecked:

6/2/2021

Time Rechecked:

10:15 AM

Manager or Owner when sign posted:

Summary on location of sign posted:

Sign posted on front window

Summary on location of sign rechecked:

sign has been posted for 10 days

Insert Photo of Sign and location:



NOTICE
Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2 E. Wells St. 21230
 Class of License: B. Beer, Wine & Liquor
 Scope of Application: New Restaurant license requesting outdoor table service, off-premise carry out, and delivery of alcoholic
 Application filed by: 1741 Corp T/A Homelyce
 Present License(s): Dogan Salis
 Present License(s): N/A

A hearing concerning this application will be held after June 10, 2021.
 Persons who oppose this application should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2 E. Wells St. 21230

Class of License: B-Beer, Wine & Liquor

Scope of Application: New Restaurant license requesting outdoor table service, off-premise catering and delivery of alcoholic

Application filed by: THAI Corp T/A HomeStyle

Doggo Sails

Present Licensee(s):

N/A

The hearing concerning this application will be held after June 10, 2021. Persons who oppose this application should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

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

**Online Use & Occupancy Permit
 Application**

Property Address: 2 E WELLS ST 113 Block/Lot: 1030/082

Permit No: **USE2021-51805**

Applicant:
 ABRAHAM HURDLE

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 WELLS CRP BUILDING, LLC

Total : **98.00**

Lessee 1741 CORP NA

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

	Dwelling:	Roomming:	Efficiency:
Existing Count:	154	000	000
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	04/21/2021		LDZI
HEALTH DEPARTMENT INSPECTION	04/21/2021		JWEL
Application Received		04/21/2021	
Zoning Sign-off	04/21/2021	04/21/2021	
One Stop Permit Office Review	04/21/2021		LONG
One Stop Permit Office Review	04/21/2021		LONG

District:901

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 PORTION OF PREMISES AS A RESTAURANT WITH OUTDOOR SEATING. NO HOOD OR GRILL.

AFFIDAVIT BY: ABRAHAM L HURDLE

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: **WELLS HOMESLYCE**

Owner First Name:

Role: **Agent**

Owner Last Name Or Company Name: **WELLS CRP BUILDING, LLC**

Applicant: **HURDLE,ABRAHAM**

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip: