

July 10, 2025

Licensee(s): Arshia Mirmiran
CSM Ventures, LLC, T/a Cross Street Market
1065 S. Charles Street 21230

Class: Public Market License – Beer, Wine & Liquor License

Violation of Rule 4.07(1) – Open Containers and Illegal Possession and Consumption of Alcoholic Beverages

"A licensee or an agent or employee of the licensee may not permit a person to leave the licensed premises with an alcoholic beverage, unless it is wine in a bottle that has been properly recorked or recapped" on March 7, 2025 (Re: Allowing a patron to leave Watershed with an open beer bottle.)

March 7, 2025, SYNOPSIS

On March 7, 2025, at approximately 11:20 pm, BLLC Agent Tudhope, Agent Perez and inspector Jordan responded to a 311-Complaint received for 1065 Cross street in which complainant stated that the establishment known as Watershed Bar was disturbing the peace with loud music. Upon arrival, Agent Perez and Inspector Jordan proceeded upstairs through the entrance located on Cross Street while Agent Tudhope walked to the front of the establishment to determine if the music was at an elevated volume. She proceeded back to the staircase located at Cross Street and waited downstairs for Agent Perez and Inspector Jordan to conclude their investigation. While waiting, Agent Tudhope observed a group of patrons exiting down the staircase. She saw a male wearing grey pants and a blue or black shirt holding a full open glass bottle of Corona beer while drinking from it.

Agent Perez came down the staircase and immediately asked her if she had observed a male wearing grey pants holding a beer exit as he had witnessed the individual walk past him near the exit upstairs. The BLLC team made contact with the manager and informed him that they were responding to a 311-Complaint for loud noise and found it to be slightly elevated. However, due to the general area being loud, they asked him to turn down the base to help abate the matter and he immediately did so. They also informed him that they would be receiving a violation for the individual that they observed leaving with the open container. The agents and inspector left the establishment without further incident.

Board's Information:

(a) **Service on Licensee(s):** Summons issued to the licensee(s) on 5/2/2025.

(b) **Service of Summonses:** Summons issued by Inspector Jordan, Agent Perez, and Agent Tudhope on 5/2/2025.

(c) **Violation History of Current Corporation:** Licensee(s) accepted monetary penalty in lieu of hearing on 6/13/2025 in reference to:

- Violation of Rule 4.07(1) – Open Containers and Illegal Possession and Consumption of Alcoholic Beverages
- \$500 total fine paid

(d) **License Transfer Date:** The license transferred to the above named corporation on 6/27/2019.

Board's Decision:

State of Maryland

Board of Liquor License Commissioners

for Baltimore City
200 St. Paul Place, Suite 2300
Baltimore, Maryland, 21202
Phone: (410) 396-4377

NOTICE: PENALTY IN LIEU OF HEARING

**Sent via personal service to licensed establishment and 1st class mail to individual licensee(s)*

Arshia Mirmiran
CSM Ventures, LLC.
T/a Cross Street Market
1065 South Charles Street
Baltimore, MD 21230

May 2, 2025

Dear Licensee:

You are hereby notified that you are being charged with violation(s) of the Rules and Regulations of the Board of Liquor License Commissioners for Baltimore City and/or of the Maryland Alcoholic Beverages & Cannabis Article. This offer and compromise letter is being sent to you as a way of resolving this matter without the need to attend a show cause hearing. Under this offer, you may admit your guilt, waive your right to a show cause hearing, and pay the following fine within 30 days:

Location of Incident: CSM Ventures, LLC., T/a Cross Street Market, 1065 South Charles Street, Baltimore, MD 21230 ("the establishment")

- **\$500** **Violation of Rule 4.07(1) – Open Containers and Illegal Possession and Consumption of Alcoholic Beverages** "A licensee or an agent or employee of the licensee may not permit a person to leave the licensed premises with an alcoholic beverage, unless it is wine in a bottle that has been properly recorked or recapped" **on March 7, 2025** (Re: Allowing a patron to leave Watershed with an open beer bottle.)

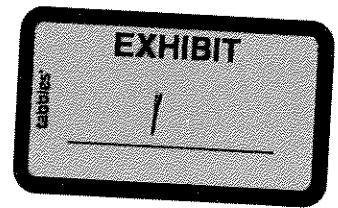
INSPECTION SUMMARY: On March 7, 2025, at approximately 11:20 pm, BLLC Agent Tudhope, Agent Perez and inspector Jordan responded to a 311-Complaint received for 1065 Cross street in which complainant stated that the establishment known as Watershed Bar was disturbing the peace with loud music. Upon arrival, Agent Perez and Inspector Jordan proceeded upstairs through the entrance located on Cross Street while Agent Tudhope walked to the front of the establishment to determine if the music was at an elevated volume. She proceeded back to the staircase located at Cross Street and waited downstairs for Agent Perez and Inspector Jordan to conclude their investigation. While waiting, Agent Tudhope observed a group of patrons exiting down the staircase. She saw a male wearing grey pants and a blue or black shirt holding a full open glass bottle of Corona beer while drinking from it.

Agent Perez came down the staircase and immediately asked her if she had observed a male wearing grey pants holding a beer exit as he had witnessed the individual walk past him near the exit upstairs. The BLLC team made contact with the manager and informed him that they were responding to a 311-Complaint for loud noise and found it to be slightly elevated. However, due to the general area being loud, they asked him to turn down the base to help abate the matter and he immediately did so. They also informed him that they would be receiving a violation for the individual that they observed leaving with the open container. The agents and inspector left the establishment without further incident.

If you choose to accept this offer, write your initials on the line next to #1 on the attached form. Next, sign the form and deliver it to the BLLC office with a check for \$500 made payable to: Director of Finance. Your response and payment **MUST** be received by **June 2, 2025**. If you choose to have a show cause hearing, write your initials on the line next to #2 on the attached form and return the document to the BLLC office by the deadline. If we do not hear from you by **June 2, 2025**, we will issue a cease-and-desist order, and you will not be permitted to sell alcohol until the BLLC receives the signed letter indicating acceptance or rejection of the offer and the fine that is due, if applicable. If you have any questions concerning the specific rules or code cited, please refer to Rules and Regulations for the Board of Liquor License Commissioners for Baltimore City or the Alcoholic Beverages & Cannabis Article of the Annotated Code of Maryland. If you have any questions or concerns regarding this matter please contact Deputy Executive Secretary, Michelle Wirzberger, Esq. at 410-396-4377.

Albert Matricciani, Jr., Chairman

BOARD OF LIQUOR LICENSE
COMMISSIONERS FOR BALTIMORE CITY



Violation Report

Location Address

1065 CHARLES STREET SOUTH 21231 ▾

Licensee Information (Trade Name)

CROSS STREET MARKET

Corporation Name

CSM VENTURES, LLC

Type of License

Class "B" Beer, Wine and Liquor ▾

Licensee Name**Bouncer/Security Name(If Applicable)****Bouncer Date of Birth**

mm/dd/yyyy

Violation Issued Date

03/07/2025

11:20 PM

Inspector

BALTIMORE\Cindy-Leigh.Tudhope

Submission Date

03/17/2025

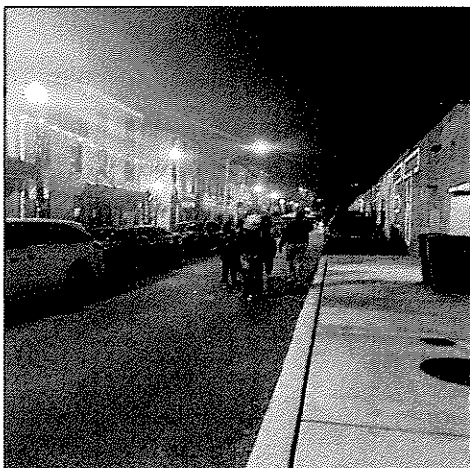
Photo(s) Taken

Choose Files

No file chosen

Violation Reporting Facts

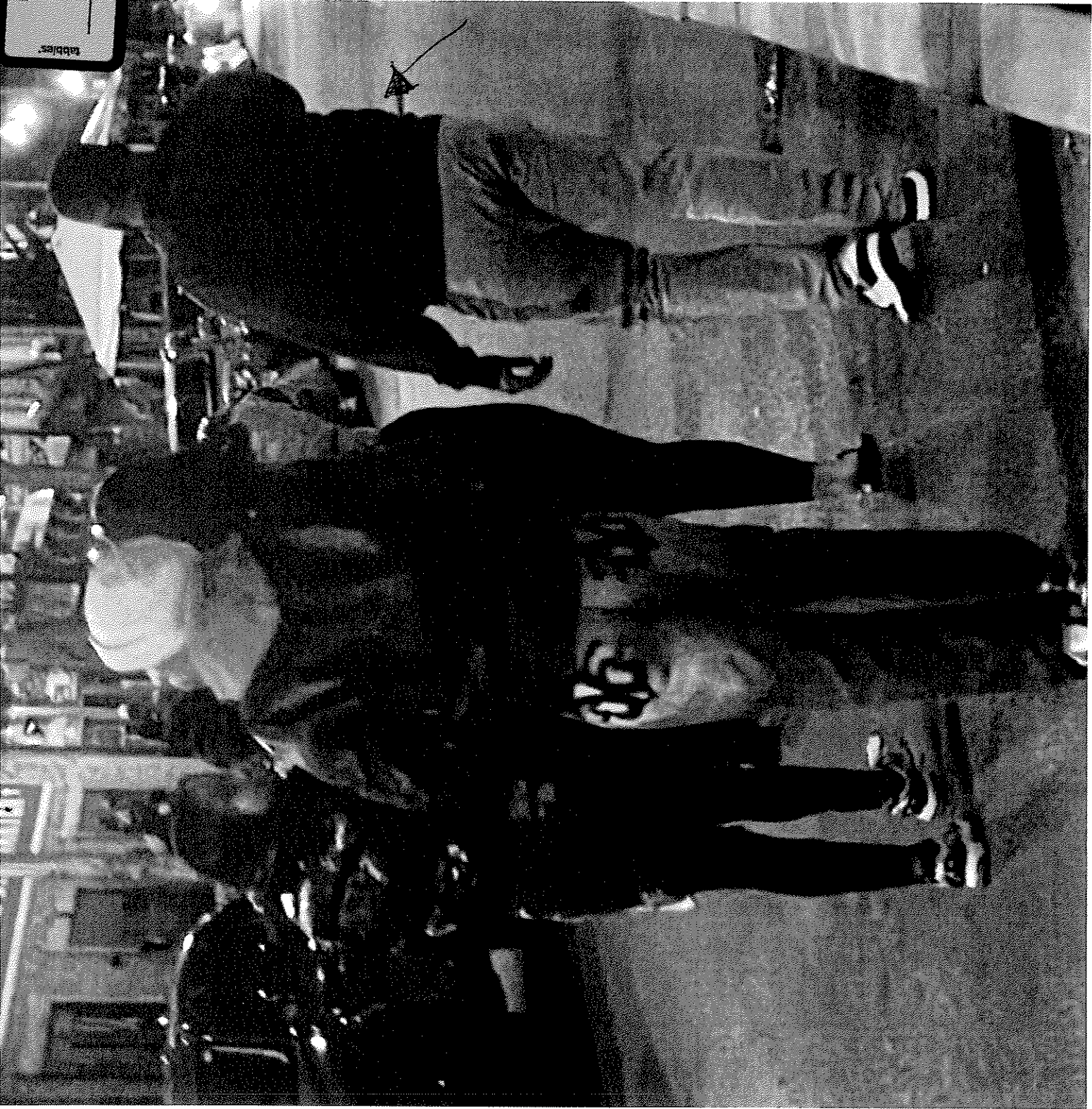
On 3/7/2025 at approximately 11:20 PM, Agent Tudhope, Agent Perez and inspector Jordan responded to a 311-complaint received for 1065 Cross street at the establishment known as Watershed bar for Disturbing the peace/noise/loud music/front door open. Upon arrival Agent Perez and Inspector Jordan proceeded upstairs on the entrance located on cross street while i walked to the front of the establishment to observe if the music was at an elevated volume. I proceeded back to the staircase located at Cross street and waited downstairs for Agent Perez and Jordan to conclude their investigation. While waiting I observed a group of patrons exiting down the staircase, I observed a male wearing grey pants and blue or black shirt holding a full open glass bottle of Corona beer while drinking from it. Agent Perez came down the staircase and immediately asked me if I observed a male wearing grey pants holding a beer exit as he had witnessed the individual walk past him near the exit upstairs. We made contact with the manager, and I informed him that we were responding to a 311 for noise and I found it to be slightly elevated but due to the general area being loud we asked him to turn down the base to help abate the matter and he immediately did so. I Informed him he would be receiving a violation for the individual that we observed leaving with the open container and Agents and inspector left the establishment without further incident.



Save

Cancel

EXHIBIT
2
Tabbies



LOCATION OF INCIDENT: CSM Ventures, LLC., T/a Cross Street Market, 1065 South Charles Street, Baltimore, MD 21230 ("the establishment")

- **\$500** **Violation of Rule 4.07(1) – Open Containers and Illegal Possession and Consumption of Alcoholic Beverages** "A licensee or an agent or employee of the licensee may not permit a person to leave the licensed premises with an alcoholic beverage, unless it is wine in a bottle that has been properly recorked or recapped" **on March 7, 2025** (Re: Allowing a patron to leave Watershed with an open beer bottle.)

TO THE BOARD OF LICENSE COMMISSIONERS:

I am the sole licensee or am a co-licensee authorized to act on behalf of all of the defendant licensees. I understand the charges listed above and described in the letter, dated May 2, 2025. As such, I choose the following course of action:

INDICATE YOUR SELECTION OF THE FINE OR HEARING OPTION BY PLACING YOUR INITIALS NEXT TO #1 OR #2

1. X I admit the violations as charged, and voluntarily waive my/our right to a show cause hearing. I enclosed a check in the amount of FIVE HUNDRED dollars (\$500) in full payment of the fine. I understand that these charges will become part of my/our public file with the Board of Liquor License Commissioners and may be considered at any future hearings before the Board.
2. I request an administrative show cause hearing before the Board.

THIS FORM MUST BE SIGNED BY ONE OF THE LICENSEES

Arsh Mirmiran /e-SIGNED/
Signature of Licensee

June 13, 2025
Date

Arsh Mirmiran
Printed Name of Licensee

PLEASE MAKE CHECK PAYABLE TO: Director of Finance

SIGNED FORM AND CHECK MUST BE RETURNED BY **June 2, 2025**, TO:

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

FOR STAFF ONLY

Admin staff member: KR

Offer accepted:

Date received:

Invoice #: #130780

Announced at hearing: 7/10/2025

Received by inspections:

Offer rejected:

Date of show cause hearing:

Cease & desist order posted:



Liquor Board System

Version 1.0

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

License Detail

[Close the License](#)[Print License](#)[Print Renewal Letter](#)[<< Go Back](#)

License Info

License Num: **LB 289**

Cert Num: **0994**

Fee: **\$6,000.00** Status: **Renewed**

License Date: 5/1/2025

License Year: 2025

CR Number: 17659035

Payment Date: 04-29-25

2024 - 2025 TPP Paid ☐

2025 Trader's License ☐

[Update Info](#)[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **CSM VENTURES, LLC**

Trade Name: **CROSS STREET MARKET**

Zone Code: 0

Phone: 410-427-6711

Block Num: 1065

City: BALTIMORE

Street: CHARLES STREET SOUTH

State: MD

Zip: 21230

CR Number: 17659035

Portion of Business Used:

(USE) USE EXISTING RENOVATED MARKET AS CORE AND SHELL.MARKET WILL REMAIN IN ALTERED CONDITION UNTIL SEPARATE TENANT FITOUT PERMITS WILL BE REQUIRED AND OBTAINED BY EACH SEPARATE TENANT.

Restriction:

LICENSEE REQUIRED TO FOLLOW ALL RESTRICTIONS AND REQUIREMENTS LISTED IN Alc.Bev.Art. 12-1002.1 AND BLLC RULE AND REGULATION 4.21- PUBLIC MARKET LICENSE- CROSS STREET MARKET- OPERATIONS AND VENDOR CONDUCT: Included under this Public Market License are the following Vendors: (1) Taco Love Grill at

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

License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
ARSHIA	MIRMIRAN	27 BLYTHEWOOD ROAD	BALTIMORE	MD	21210	410-908-1478	AMIRMIRAN@CAVESVALLEYPARTNERS.COM	Edit	Remove Owner

Comments

Date	Comment	Action
06/13/2025	MPILH Admission and payment submitted on 06/13/2025. Paid \$500 invoice#139780..k/r	Delete
06/11/2025	Mail Returned: Certified 5/2/2025 Monetary Penalty Summons for A. Mirmiran on 6/10/2025 /kk	Delete
04/28/2025	Renewed for 2025 - License Number Public Market License 001 /kk	Delete
04/08/2025	Violation pending. MPIH to be mailed April 22 and due May 23. MW	Delete
04/08/2025	FOOD FORM WAS SUBMITTED WITH 2025-2026 RENEWAL APPLICATION..../jr	Delete
10/17/2024	Received 2024 Personal Property clearance with no taxable assessment per State Department of Assessments and taxation..../jr	Delete
07/03/2024	REQUESTING FOR OUTDOOR EXTENSION ON THURSDAY, JULY 04, 2024; PERMIT #SE-24-286. Invoice #134978..../sb	Delete
04/30/2024	Renewed for 2024 - License Number Public Market License 002 * Vendors Green Grass Tall Trees, LLC, NJ Foods, LLC, and Vellegias, LLC have been removed during 2024 license renewal * /kk	Delete
04/03/2024	FOOD FORM WAS SUBMITTED WITH 2024-2025 RENEWAL APPLICATION..... /kr	Delete
03/07/2024	Mail Returned: 2024 Renewal Application..../sb	Delete
03/02/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
05/01/2023	Replacement check for \$20 duplication bounced check paid; Invoice #130099; \$30 Bounced check fee paid, Invoice #130106..../jr	Delete
02/10/2023	Duplication fee of \$20.00 paid on inv. #127590 dd 12/22/2022 was returned for the reason "unable to locate the account". I left message to the business phone stating that the fee must be paid in two separate money order or cashier check amount \$30.00 bad check and duplication fee \$20.00..../mb	Delete
12/22/2022	Adding Vellegias, LLC t/a Vellegias to the license; Invoice#127590..k/r	Delete
08/26/2022	Added 5th Stall NJ Foods, LLC/ Blowfish Poke & Grill during 2021 Renewal; invoice # 126867..k/r	Delete
02/08/2022	2/8/2022 request received via letter to removed 2 market stall vendors (Cans, LLC - EFFECTIVE IMMEDIATELY & Cross Street Cocktails, LLC -EFFECTIVE MARCH 1, 2022. New license will be sent out via inspector. S.R	Delete
05/26/2021	Added 8th Stall Federal Hill Venture, LLC/Watershed during 2021 Renewal..../jr	Delete
09/14/2020	Issued outdoor license extension starting August 13,2020 until the governor has lifted his executive order; DOT permit #ROW2020-SE1025886-....k/r	Delete
06/30/2020	Temporary Outdoor Table Service letter was returned...../sb	Delete
04/28/2020	04/17/20 - COVID-19 Letter was Returned..../sb	Delete
04/06/2020	Received 2020-2021 Renewal Application without check \$50. Contacted atty Wolman and was advised that he will send in check. Holding application awaiting receipt of \$50 application fee..../jr	Delete
03/09/2020	****RELEASED STATE TAX HOLD for the business "Cans Cross LLC" CR. # 17631258**** .../mb	Delete
02/03/2020	***STATE OF MD TAX HOLD, letter sent to business address on February 2, 2020.***/mb	Delete
10/21/2019	Cross street Cocktails, LLC/Old Line Cocktail and Wine Bar; Invoice#118167/SB	Delete
10/16/2019	Added 6th stall #153 Green Grass Tall Trees, LLC/Sobeachy Haitian Cuisine; Invoice #118139..../sb	Delete
09/27/2019	Added 5th stall #122 Dry Valley, LLC/Nikolaos Karvounis; Invoice #118019...../jr	Delete
09/16/2019	09/13/19 - Added stall Pizza di Joey, LLC/Pizza Di Joey; Invoice #117924..../sb	Delete
09/10/2019	Requesting for an extension for Thursday, September 12, 2019. Permit #ROW2019-SE1023791; Invoice #117895.... /sb	Delete
08/16/2019	Added stall Taco Love Grill at Cross Street, Inc./ Jimena Portillo; Invoice# 117766...k/r	Delete
07/15/2019	Alcohol Awareness expires on 07/08/23 @ Pizza Di Joey - Joey K. Salek-Nejad, Alissa Lakeina-Salek-Nejad, Marcel Jennings and Courtney Wall (certified by P.A.A.M.)..... /sb	Delete
07/11/2019	6/27/2019 - Public Hearing Re: Application for a New Class "B-PML" Beer, Wine & Liquor Public Market License, requesting outdoor table service and off-premise catering; Board to rehear matter concerning an issue identified during issuance process - APPROVED (3-0 vote) Approval stands from original approval on 7/26/2018 hearing - no initial representation...../jr	Delete
07/08/2019	Added Stall 145 - Cans Cross, LLC to License; Invoice #117513...../jr	Delete
07/08/2019	7/30/2019 Alcohol Awareness expires on 05/29/23 Candice Coolahan and Andrea Weaver (certified P.A.A.M.)...../sb	Delete
07/08/2019	6/27/2019 New class "B-PML"- Beer ,Wine & Liquor public market license , requesting outdoor table service and off-premise catering...k.r	Delete

License num: LB 289

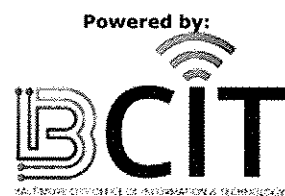
Address: 1065 CHARLES STREET SOUTH

Trade Name: CROSS STREET MARKET

Comment:

Add Comment

Hold Info




CSM VENTURES, LLC: W16731556

Department ID Number: W16731556

Business Name: CSM VENTURES, LLC

Principal Office:  SUITE 1210
1 OLYMPIC PLACE
TOWSON MD 21204

Resident Agent:  MARK P. KEENER, ESQ.
GALLAGHER EVELIUS &
JONES, LLP
STE.400
218 N. CHARLES ST.
BALTIMORE MD 21201

Status: ACTIVE

Good Standing: THIS BUSINESS IS IN GOOD
STANDING

Business Type: DOMESTIC LLC

Business Code: 20 ENTITIES OTHER THAN
CORPORATIONS

Date of Formation/ Registration: 08/28/2015

State of Formation: MD

Stock Status: N/A

Close Status: N/A

July 10, 2025

Licensee(s): Lukas S. Silverman
Bark Social Baltimore, LLC, T/a Bark Social
3822 Boston Street 21224

Class: "D-7" Beer, Wine & Liquor License

Request for a hardship extension.

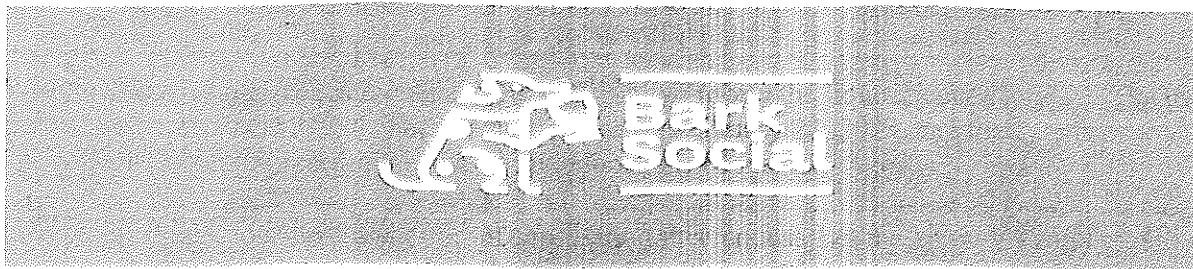
Board's Information:

(a) **Ownership Breakdown:** (1) Lukas Silverman (26.24%); (2) Jeffrey Kurtzman (26.24%); and (3) see file for full breakdown.

(b) **Corporate Standing:** Bark Social Baltimore, LLC is a MD LLC and as of 6/17/2025 is active and NOT in Good Standing.

(c) **Timeline of request:** Hardship extension received by BLLC staff on 5/30/25 for the WD license located at the address above. Request was received 90 days after establishment ceased alcoholic beverage sales on 2/28/25. License is viable as hardship request received within 180 days as required by § 12-2202(a)(3).

Board's Decision:



May 29, 2025

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

RE: BARK SOCIAL – BALTIMORE
THE COLLECTIVE AT CANTON
BALTIMORE, MARYLAND

Dear Ms. Kerns:

With this letter, I am requesting a hardship extension to renew the liquor license for 3822 Boston Street, Baltimore, MD 21224. The business closed on February 28, 2025, and the extension will allow Bark Social to preserve the license and reopen for business.

I truly appreciate your time and effort in considering this request. Let me know if I can be of any additional assistance by contacting my landlord, Mark Sapperstein, at (410) 653-4600 or via email to mark@sapperstein.com

Sincerely,
Bark Social Baltimore, LLC

Lucas Silverman
Chief Executive Officer

RECEIVED: BLIC
MAY 30 2025 AM 10:38



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

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License Info

License Num: **WD 031**

Cert Num: **0838**

Fee: **\$825.00**

Status: **Renewed**

License Date: 5/1/2024

License Year: 2024

CR Number: 19274638

Payment Date: 05-09-24

2023 - 2024 TPP Paid ☐

2024 Trader's License ☐

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **BARK SOCIAL BALTIMORE, LLC**

Trade Name: **BARK SOCIAL**

Zone Code: 0

Phone: 484-554-3987

Block Num: 3822

City: BALTIMORE

Street: BOSTON STREET

State: MD

Zip: 21224

CR Number: 19274638

Portion of Business Used:

USE AS A TAVERN (INCLUDING FOOD AND ALCOHOL) WITH OUTDOOR TABLES/DOG PARK.

Restriction:

MOU DATED JANUARY 31, 2022 BETWEEN LICENSEE AND BREWER'S HILL NEIGHBORS, INC. IS PLACED ON LICENSE.

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
LUKAS S.	SILVERMAN	710 GLOVER STREET SOUTH	BALTIMORE	MD	21224			Edit	Remove Owner

Comments

Date	Comment	Action
06/25/2025	Hardship extension received by BLLC staff on 5/30/25 for the WD license located at the address above. Request was received 90 days after establishment ceased alcoholic beverage sales on 2/28/25. License is viable as hardship request received within 180 days as required by § 12-2202(a)(3). MW	Delete
05/30/2025	Client submitted a request of hardship; see invoice#139671...k/r	Delete
11/26/2024	According to news articles and website Bark Social has closed effective Thursday, November 21, 2024.../jr	Delete
04/18/2024	Renewed for 2024 - License Number LD-7 002 /kk	Delete
10/04/2023	Processed License from D-BW to an D-7 002 on October4, 2023. Invoice #131304 = \$200.00 Transfer Fee and Invoice #131303 = \$15,000.00...../kr	Delete
09/28/2023	9/21/2023 - Public Hearing Re: Request to convert the current 7-day Class "D" Beer & Light Wine License to a 7-day "D-7" Beer, Wine & Liquor License with continuation of outdoor table service, requesting delivery of alcoholic beverages - APPROVED (3-0 vote).../jr	Delete
08/04/2023	Application to convert the current 6-day Class "D" BW license to a 7-day Class "D-7" BWL license with continuation of outdoor table service, requesting delivery of alcoholic beverages filed on behalf of Bark Social Baltimore, LLC T/a Bark Social, Lukas Silverman on 8/1/2023 /kk	Delete
05/18/2023	PAID IN FULL bounce check fee for invoice#129523 2023-2024 license fee check invoice#130491...k/r	Delete
05/17/2023	2023-2024 License Fee \$165.00 check paid on 04/24/2023 Inv. # 129523 was returned with the reason "Closed Account". I left voice mail to the License to pay with two separate cashier check/money order amount \$30 for bad check and \$165 for License fee.../mb	Delete
05/02/2022	Issued new class "D" BW license to Bark Social Baltimore, LLC per new senate bill 426; Invoice #125909...../jr	Delete

Print History (Print Card)

License num: WD 031

Address: 3822 BOSTON STREET

Trade Name: BARK SOCIAL

Comment:



Add Comment

Hold Info

Powered by:



BARK SOCIAL BALTIMORE, LLC: W21310016

Department ID Number:	W21310016
Business Name:	BARK SOCIAL BALTIMORE, LLC
Principal Office: 	2000 WASHINGTON BOULEVARD SUITE G BALTIMORE MD 21230
Resident Agent: 	THE CORPORATION TRUST INCORPORATED 2405 YORK ROAD SUITE 201 LUTHERVILLE TIMONIUM MD 21093-2264
Status:	ACTIVE
Good Standing:	THIS BUSINESS IS NOT IN GOOD STANDING
Reason(s) Entity is NOT in Good Standing:	Annual Report Due For 2025
Business Type:	DOMESTIC LLC
Business Code:	20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration:	01/15/2021
State of Formation:	MD
Stock Status:	N/A
Close Status:	N/A

July 10, 2025

Applicant(s): Binyam Yared Kebrab and Habtom Misna Weldemichael
Hbret, LLC, T/a Midtown Liquors
17 W. Biddle Street 21201

Class: "A" Beer, Wine & Liquor License

Request for a transfer hardship extension

Board's Information:

(a) **Ownership Breakdown:** (1) Binyam Yared Kebrab (100%); and (2) Habtom Misna Weldemichael (0%).

(b) **Corporate Standing:** Hbret, LLC is an MD LLC and as of 6/25/2025 is active and NOT in good standing.

(c) **Timeline of request:** On 11/21/24 the Board approved the application to transfer ownership of this license. A transfer hardship extension request was submitted by attorney Mel Kodenski to BLLC Staff on 5/13/25 which was 172 days after the transfer was approved. Per § 12-1705(b)(1), the transfer application is viable.

Board's Decision:

LAW OFFICES
MELVIN J. KODENSKI, ESQUIRE
320 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

TELEPHONE (410-685-5100)
FACSIMILE (410-685-5825)
melvinjkodenski@hotmail.com

May 7, 2025

Baltimore City Liquor Board
200 St. Paul Place Suite 2300
Baltimore, Maryland 21202
Attn: Staci Russell

Re: 17 W. Biddle Street
HBRET, LLC
Midtown Liquors

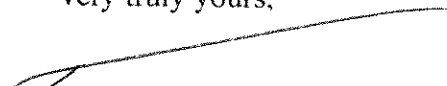
Dear Ms. Russell:

We are hereby requesting a 90-day extension to transfer this license. Apparently, there have been numerous tax issues for the prior owner and this matter will not be able to be completed by May 21, 2025.

I would appreciate your putting this in for a request for hardship extension. I am enclosing a check for \$100 to cover the filling fee.

Thank you for your kind cooperation.

Very truly yours,



Melvin J. Kodenski

MJK:dl
Enclosure
5508

RECEIVED: BLLC
MAY 13 2025 PM 4:17



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

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License Info

License Num: **LA 166**

Cert Num: **1092**

Fee: **\$2,060.00** Status: **Renewed**

License Date: 5/1/2025

License Year: 2025

CR Number: 12420713

Payment Date: ****

2024 - 2025 TPP Paid ☐

2025 Trader's License ☐

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **A & D, LLC**

Trade Name: **MIDTOWN LIQUOR STORE**

Zone Code: 21

Phone: 410-332-0777

Block Num: 17

City: BALTIMORE

Street: BIDDLE STREET WEST

State: MD

Zip: 21201

CR Number: 12420713

Portion of Business Used:

FIRST FLOOR FRONT FOR BUSINESS, REAR FOR STORAGE

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
ALEXANDER	WOLDE	19 HARMONY MILL COURT	BALTIMORE	MD	21228	410-365-1231	ALEXMYAL@GMAIL.COM	Edit	Remove Owner

Sunday License

License Num:

Cert Num:

Fee:

License

Dates:

Comments

Date	Comment	Action
06/18/2025	On 11/21/24 the Board approved the application to transfer ownership of this license. A transfer hardship extension request was submitted by attorney Mel Kodneski to BLLC Staff on 5/13/25 which was 172 days after the transfer was approved. Per § 12-1705(b)(1), the transfer application is viable. MW	Delete
06/12/2025	Per my previous note- License has now been renewed for 2025: Transfer Hardship extension received from Attorney Melvin Kodneski office on May 13, 2025; Invoice #139761..../jr	Delete
05/29/2025	Received Transfer Hardship letter request from Atty Melvin Kodneski office on May 13, 2025. Advised Elaine that per Ms. Russell we cannot process the request until we receive a 2025 renewal application along with all fee's of application, late and annual license to bring license in good standing. Advised Elaine we will add the letter to file...../jr	Delete
03/12/2025	Mail Returned: 2025 Renewal Application..../sb	Delete
02/25/2025	90 Day pending Transfer letter sent to all listed applicant's and attorneys on 02/20/2025...k/r	Delete
02/18/2025	***STATE OF MD TAX HOLD Letter returned /SRM	Delete
01/27/2025	****STATE OF MD TAX HOLD, letter sent to Business address on January 27,2025-S.R	Delete
11/22/2024	11/21/24 - Public Hearing Re: Application to transfer ownership requesting delivery of alcoholic beverages - APPROVED (3-0 vote) ** MOU to be made a part of the license**..../jr	Delete
09/09/2024	SB 1008 (2024) which went into effect on 7/1/2024, indicates that "a Class A license issued for a premises on the odd side of the unit block of West Biddle Street shall be considered unexpired until the end of July 1, 2025 for the purpose of being renewed to the current license year." License is viable. MW	Delete
09/06/2024	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of Hbret, LLC T/a Midtown Liquors, Binyam Yared Kebrab and Habtom Misna Weldemichael on 7/2/2024 /kk	Delete
08/20/2024	During the 2023 Maryland Legislative Session, SB 1008 allowed the license to be considered unexpired. Per DKP, the licensee may file one \$50 application fee and checks providing the full total of the license fees for 2022, 2023, and 2024, totaling \$3,776.00 in order to bring the license up to date. Please see invoices #135147 & 135148. /kk	Delete
04/05/2022	04/05/2022, licensee inquired as to whether license was still valid. At 3/12/2020 Board hearing, Board granted 12-2202(b) hardship of an additional 180 days (not to exceed 360). Governor's Executive Order tolled all timelines from 3/12/2020 until 6/30/2021. On letter requesting hardship, licensee stated date of closure as 11/16/2019 due to fire. 117 days passed between date of closure and start of tolling period, leaving 243 days remaining on extension. The 243rd day after the timelines resumed (Day 360) was March 1, 2022. Absent evidence that the establishment was open and operating between 7/1/2021 and 3/1/2022, this license expired at midnight between 3/1/2022 and 3/2/2022...../ntrb	Delete
02/22/2022	Mail Returned: 2022 Renewal Application..../sb	Delete
11/19/2021	Received & Processed 2020 Renewal Application; Invoice #123493..../sb	Delete
08/28/2020	08/28/2020 - Send the \$50.00 2020 Renewal Application fee check back to Licensee to home address because we have not received the renewal application..../sb	Delete
04/20/2020	04/17/20 - COVID-19 Letter was Returned..../sb	Delete
03/13/2020	3/12/2020 - Public Hearing Re: Request for hardship extension - GRANTED (3-0 vote)...../jr	Delete
02/20/2020	***STATE OF MD TAX HOLD, letter re-sent to Licensees Home Address on February 20, 2020***/mb	Delete
02/20/2020	02/17//20 - Return To Sender; not deliverable as addressed; Unable To Forward...../mb	Delete
02/19/2020	02/19/20-Resend 2020-2021 Renewal Application to home address (1).... /sb	Delete
02/19/2020	02/19/20 - Return To Sender; Vacant; Unable To Forward...../sb	Delete
02/06/2020	request for hardship was submitted. Please check invoice # 118662 ...k/r	Delete

01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb	Delete
10/30/2019	Personal Property Tax Owed to City of Baltimore was cleared on October 29, 2019..../mb.	Delete
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
07/09/2019	Submitted 2019 Trader's License..... /sb	Delete
06/24/2019	*****RELEASED STATE OF MD TAX HOLD on June 18, 2019***** /sb	Delete
04/17/2019	Alcohol Awareness expires on 04/13/23, certified by John S Murray (Alexander Wolde).... /sb	Delete
04/10/2019	Licensee (Alex) will be attending Alcohol Awareness training on Saturday, April 13, 2019. ... /sb	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee on January 25, 2019.***/sb	Delete
07/20/2018	SUNDAY EXTENSION FOR JULY 22,2017 PLEASE CHECK INVOICE #113070...K/R	Delete
06/28/2018	****PAID IN FULL PLEASE CHECK INVOICE# 112915,112914,11293**** - Public Hearing RE: Violation of Rule 4.01 (a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01 (a),Fined \$1,000 + \$125 admin fee, \$1,125 total fine, 30 days to pay (3-0 Vote).....KR	Delete
06/12/2018	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on May 24, 2018; Fine Fee to be paid \$1,125.00.... /mb.	Delete
05/25/2018	5/24/2018 - Public Hearing RE: Violation of Rule 4.01 (a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01 (a),Fined \$1,000 + \$125 admin fee, \$1,125 total fine, 30 days to pay (3-0 Vote)...../jr	Delete
04/26/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
03/07/2018	Received a copy of receipt and letter that showed Personal Property Tax Owed to City of Baltimore was cleared on 03/06/18...mb	Delete
01/25/2018	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee on January 23, 2018.*** /mb	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
10/02/2017	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE,letter sent to Licensee on October 2, 2017.*** /mb	Delete
07/20/2017	SUNDAY EXTENSION FOR JULY 23,2017 PLEASE CHECK INVOICE #108344...K/R	Delete
04/25/2017	****RELEASED STATE OF MD TAX HOLD**** /sb	Delete
04/04/2017	03/31/17 - Application was postmarked before deadline date.... /sb	Delete
01/17/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
09/13/2016	PAID \$375.00 for Violation Hearing Fee on August 25, 2016; Invoice #104088..... /sb	Delete
09/07/2016	Given a Reminder Invoice to Chief Inspector M. Fosler that fees are due by September 25, 2016 from violation hearing dated on August 25, 2016 in the amount of \$375.00.... /sb	Delete
09/02/2016	8/25/2016- Public Hearing re: Violation of Rule 4.01 (a) Sales to Minors -Admission of Guilt Violation of Rule 4.01 (a) -GUILTY (3-0 vote)\$250 fine + \$125 admin fee = \$375 (30 days to pay) 1 day Suspension *Suspension to start 8/26/2016	Delete
04/20/2016	RELEASED STATE TAX HOLD..... /sb	Delete
04/10/2016	*****LLC not in good standing, must provide certificate of good standing before 2016 license is released.	Delete
01/29/2016	*****State of MD Tax Hold, letter sent... /sb	Delete
05/06/2015	4/9/15 Protest of renewal 3-0 vote- Renewed	Delete
04/29/2015	Paid \$125.00 admin fee for 01/29/15 Hearing..... /sb	Delete
04/27/2015	RELEASED STATE OF MD TAX HOLD..... /sb	Delete
03/31/2015	3/31/15 Licensee still owes the admin fee for the 1/29/15 hearing. Fine for that date has been paid in full.	Delete
03/31/2015	03/31/15 Licensee paid \$1000 fine for hearing on 1/29/15. Money order 1 of 2 (Invoice # 96759) Money order 2 of 2 (invoice # 96760)	Delete
03/27/2015	Protest of renewal filed for 2015-2016 license year	Delete
03/13/2015	MERCHANT OWES LIQUOR BOARD \$1125.00 FOR HEARING ON 01/29/15 AND ALSO HOLD FOR STATE OF MD TAX.	Delete
02/09/2015	1/8/2015 Alcohol Awareness Certified John S Murray expires 1/8/2019	Delete
02/02/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
07/03/2012	6/28/2012 Public Hearing re: Violation of Rule 4.18 Illegal conduct. Failed to appear. Board ordered license to be seized.	Delete

09/30/2011	9/15/2011 Public Hearing re: Violation of Rule 4.18 Illegal conduct. Failed to Appear.	Delete
10/14/2010	10/14/10 \$125 ADM.FEE PAID IN LIEU OF 10/13/10 HEARING #75090	Delete
12/16/2009	12/15/09 \$125 ADM.FEE PAID IN LIEU OF 12/17/09 HEARING #70552	Delete
11/19/2008	02/26/08 \$800 FINE PAID IN FULL #62062	Delete
01/22/2008	01/17/08 Public Hearing re: Violation of rule 4.01(a)12/3/07,Viol.OF Art.2B,Sec.10-505 and rule 4.18.DECISION: DECISION:RULE 4.01(a)GUILTY \$500-ART.2B,SEC.10-505 GUILTY \$150-RULE 4.18 GUILTY \$25.FINE \$675 + \$125 ADM.FEE WAIVED = \$800	Delete

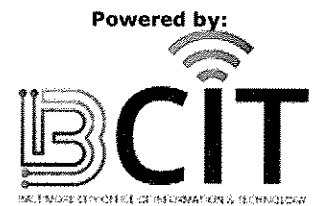
Print History (Print Card)

License num: LA 166 Address: 17 BIDDLE STREET WEST
Trade Name: MIDTOWN LIQUOR STORE

Comment:

Add Comment

Hold Info



HBRET, LLC: W24279085

Department ID Number:	W24279085
Business Name:	HBRET, LLC
Principal Office: 	5418 - 5420 HARFORD ROAD BALTIMORE MD 21214
Resident Agent: 	BINYAM YARED KEBRAB 8 STONERIDGE COURT BALTIMORE MD 21239
Status:	ACTIVE
Good Standing:	THIS BUSINESS IS NOT IN GOOD STANDING
Reason(s) Entity is NOT in Good Standing:	Annual Report Due For 2025
Business Type:	DOMESTIC LLC
Business Code:	20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration:	08/18/2023
State of Formation:	MD
Stock Status:	N/A
Close Status:	N/A

July 10, 2025

Applicant(s): Hanqi Wang and Eric Gregory Repas
Bao Di Restaurant Group, LLC T/a Bao Di
3215 Eastern Avenue 21224

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine and Liquor restaurant license.

(a) **Applicant(s) Information:** (1) Hanqi Wang was born in China in July of 1994. She lives in Baltimore, MD; and (2) Eric Gregory Repas was born in Maryland in February of 1994. He lives in Baltimore City, MD.

(b) **Ownership Breakdown:** (1) Hanqi Wang (60%); and (2) Eric Gregory Repas (40%).

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

(d) **Qualified Voters:** Aliza Zenilman, Daniel Stone, and Julie Sutula are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the first floor of premises as a restaurant.

(f) **Corporate Standing:** Bao Di Restaurant Group, LLC is a MD LLC and as of 6/25/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/13/2025 and checked on 6/24/2025. This meets the 10-day rule. There are 13 licensed liquor establishment(s) in the 2x2 area: "B" BW-1; "A" BWL-1; "B" BWL-2; "D" BWL-2; and "BD7" BWL-7.

(h) **Attorney of Record:** Abraham Hurdle

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

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

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

Board's Decision

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

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

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

EXPLANATION OF REQUEST: New B BWL 7day CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 3215 Eastern Ave

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: Bao Di Restaurant Group LLC TRADE NAME: Bao Di

BUSINESS PHONE NUMBER: 443 752 8513 BUSINESS EMAIL ADDRESS: ericrepas@gmail.com

ATTORNEY FOR THE APPLICANT: A L Hurdle ADDRESS: 614 Bodley Ave PHONE: 410 685 5100

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: _____

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

Hangi Wang 270-498-4702 Wanghang10727@gmail.com

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

1713 Byrd st Baltimore MD 21230 7 years

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

07/1994 Female China

(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

Eric Gregory Repas 443-752-8513 ericrepas@gmail.com

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

1713 Byrd st Baltimore MD 21230 7 years

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

02/1994 Male Maryland

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

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

3. Applicant C

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

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

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

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

RECEIVED: BLLC
MAR 18 2025 AM 9:02

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

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

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

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

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

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

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

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

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

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

Applicant A ☐ B ☐ C ☐

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

Name	Address	Phone	Email
Eric Repas	1713 Byrd St Baltimore MD	443-752-8513	ericrepas@gmail.com

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-103 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

1) NAME: Eric Repas ADDRESS: 1713 Byrd St TITLE: - %OF STOCK HELD: 40% } See
2) NAME: Hangji Wangours ADDRESS: 1713 Byrd St TITLE: - %OF STOCK HELD: 60% } enal
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.

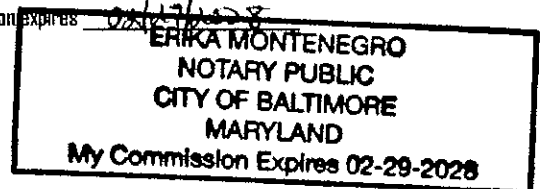
[Signature]
Signature of Applicant A

I hereby certify that on the 14th day of March, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Hangji Wangours 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 02/27/2028

Printed Name: Erika Montenegro



[Signature]
Signature of Applicant B

I hereby certify that on the 17th day of March, 2025, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Eric Gregory Repas the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elaine Pappas

(Notary Seal) My Commission expires 04/27/27

Printed Name: Elaine Pappas

Elaine Pappas
Notary Public
Baltimore County
Maryland

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: _____

Joe Catrambone

Name and Address of the owners of the premise/landlord: 621 S Dan St, Baltimore MD 21224 Phone Number: 717-857-1828

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

(I, WE) Joe Catrambone HEREBY CERTIFY,
That (I am, we are) the owner(s) of the property located at 325 Eastern Ave, Baltimore MD 21224, Baltimore, City with a Zip Code of 21224, 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 6th day of March, 2025 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore Co., personally appeared Joe Catrambone 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: Samantha Marie Reaty (Notary Seal) My Commission expires 9/30/2028

Notary Printed Name: Samantha Marie Reaty

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)
Aliza Zenilman	1238 Cooksie St Baltimore MD 21230	<u>[Signature]</u>	10/1987	1 year
Daniel Stone	1238 Cooksie St Baltimore MD 21230	<u>[Signature]</u>	06/1988	1 year
Julie Sutula	1605 S. Charles St. Baltimore, MD 21230	<u>[Signature]</u>	05/1988	2 years
Ben Sussman-Hyde	1605 S. Charles St Baltimore, MD 21230	<u>[Signature]</u>	02/1988	2 years

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
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.



3215 Eastern Ave Baltimore, MD 21224

COMMERCIAL RESTAURANT BUILD-OUT & FIT-OUT

Client: Bao Di Restaurant Group, LLC

General Contractor: PE Property Management Group LLC DBA:PE Home Remodeling

Project Manager: Julio Cervantes

Baseline Price: \$810,000

1) Project Administration-\$50,000

This line item includes general company overhead, design-build meetings, licensing and insurance, coordination of all sub-contractors, all coordination with health administration, building inspectors, zoning and legal consultants, city inspectors and neighborhood communication as required to provide a Use & Occupancy Certificate (U&O) for a newly established restaurant with expected seating between 75-99 seats.

2) Planning & Permitting-\$19,000

Contractor to work with NW2 Engineering as well as local consultants and client to design and provide a Baltimore City Building Permit for a 1st floor approximately 2,000 square foot commercial restaurant space. This price includes structural, mechanical, and architectural drawings, as well as 3D-graphic design for the front facade and interior.

3) Utilities-\$30,000

Contractor to coordinate with Baltimore Gas & Electric (BGE) to provide service upgrade including 3-phase power to the first-floor commercial space. Contractor to work with BGE to provide sufficient gas supply to first floor commercial space. Contractor to upgrade water service to 2" in order to provide sufficient water pressure to commercial space

4) Site Maintenance-\$8,000

Contractor to provide OSHA regulated fencing and safety measures throughout entirety of project. Contractor to provide exterior fencing, porta-potty, and maintain a safe, clean, & secure job-site throughout the entirety of the project.

5) Hauling & Trash Removal-\$5,000

This includes hauling and dumping fees for all trash accumulated throughout the entirety of the project.

6) Clean-Out-\$7,000

Existing 1st story salon to be completely cleaned out of all existing equipment, fixtures, furniture, belongings, including floor and drywall or plaster.

7) Demolition & Hauling-\$36,000

Demolish all walls, staircases, existing interior balcony, framing, plaster, rotted wood and joists, subfloor and ceilings on first floor. Property will be left in "Shell Status" with all floor & ceiling joists removed, brick exposed on both sides of building including center party wall and left broom clean. This price includes the demolition of interior rear brick wall on first floor as well as the roof and rear wall of the existing addition in the rear. Demolish 2-layers of rear patio and cinderblock storage garage in the rear.

8) Shoring-\$6,000

Throughout all stages of demolition and framing, the proper shoring will be put in place as advised by the engineer to assure a safe & efficient build process. Contractor is responsible for any shifting of joists and damage to existing property or neighboring properties

9) Excavation-\$8,000

Remove all pavers in rear yard, excavate 4' below grade in rear beyond location of existing rear CMU wall. Excavate approximately 29'x26' square foot space to allow for a finished 3' crawlspace. Excavate 10x14 Section of interior raised slab to allow for installation of ADA approved first floor bathroom.

10) Footing & Foundation-\$22,000

Install 4 new post footings on east side of front commercial space, install strip footings along both sides of party wall and west side wall of basement commercial space. Install Footings and CMU Foundation wall according to plans to allow for 29X26 Rear addition. Install center Post footings as according to plans to allow for Posts and Beams to provide open floor plan on first floor commercial space. Properly support and underpin neighboring properties after excavation occurs. Build retaining wall and underpin interior of first floor raised slab as needed to provide a first floor ADA bathroom in requested location

11) Slab-\$23,000

Install new 29 X26 concrete slab including Drain tile system, and sub-pump to allow for proper drainage from Restaurant Equipment. Install Vapor Barrier, 3" gravel, 4" concrete as according to plans.

12) Masonry-\$6,500

Remove existing plaster from party wall, as well as East side wall. Acid wash, Brush clean, and seal brick to leave exposed brick look throughout interior of restaurant

13) Structural Masonry-\$25,000

Existing entrance between original buildings is only 80" tall by 5' wide. Contractor to install 24' Steel I beam at 16' tall to allow for large opening between original two buildings. Contractor to demolish and haul all brick below beam. Contractor to install Steel I-beams in remaining rear brick wall to allow see-through opening and glass windows between both sides

14) Framing-\$38,000

Replace all joists on first floor of commercial space to level the existing floor height between the property at 3213 and 3215. Install new framing as needed on partition walls as well as Post and Beam system to allow for exposed brick and open look feel on first floor commercial space. Install new 3/4 subfloor throughout. Install (2) 2x6 cripple walls below first floor joists in rear addition to support additional weight of kitchen equipment. Install 2x12 Joists in basement to support additional weight of bar/restaurant. Framing for 2 ADA Bathrooms, Kitchen as required, and all other framing as needed to meet design specs

15) Front Facade-\$32,000

Contractor to demolish existing cinderblock below steel beams. Contractor to install new storefront door entrance. Contractor to supply & install garage functional glass garage door and build out concrete patio with railing system to allow for outdoor seating.

Contractor to repair and paint stucco as according to plans. Contractor to supply & install exterior lighting, and signage as according to plans and design. Contractor to supply & install aluminum wrapped cornice with 90 degree turn for decor as according to plans. Contractor to supply & install 4 new black casement windows on second floor

16) Doors & Windows-\$3,800

Contractor to provide 1 commercial grade door in the rear of 1st floor commercial space. Contractor to frame and install transom window in rear of first floor commercial space

16) HVAC-\$55,000

Contractor to supply and install sufficient gas furnace and A/C in first floor commercial space to support occupants of up to 99 people. Contractor to supply & install rounded "industrial style" duct work in all exposed spaces. Contractor to install separate electric mini-split system with up to 2 heads in rear kitchen space to properly condition kitchen as well as meeting Baltimore City Building Code

Price includes Labor & Materials

17) Plumbing-\$65,000

Contractor to provide plumbing as required to meet Baltimore City building & Health code for commercial kitchen install based off of client provided kitchen equipment. Contractor to provide plumbing for bar and restaurant space as required by Baltimore City Building and Health code. Contractor to provide ejector pit if necessary. Contractor to provide all fixtures to rough-in and trim out 2 commercial baths, kitchen, and bar.

18) Electric-\$62,000

Contractor to properly supply and install all material and fixtures to connect kitchen equipment, bar equipment, and sufficiently light first floor commercial space. Contractor to include outlets, lighting, and fixtures according to design. All work to be completed within existing power availability. Supply and

install all required equipment to support 3-Phase or single-phase 200 Amp system within commercial space.

19) Insulation-\$27,000

Contractor to supply closed cell insulation in second floor joist bays, as well as R-21 Batt insulation in order to combat sound, and smell issues created from first floor tenant. Contractor to properly insulate front, rear, and side walls as according to Baltimore City Building code.

20) Drywall-\$19,000

Contractor to supply, install, and finish 2 layers of 5/8 fire rated drywall on ceiling and rear wall. Contractor to supply, install, and finish 1/2 inch drywall in kitchen, bathrooms, and all requested common areas as according to plans

21) Paint-\$17,000

Contractor to supply and paint all exposed drywall and stain all reclaimed wood according to design. Ceiling to be painted black and all other walls to be painted as according to plans

22) Bathrooms-\$30,000

Contractor to supply and install all material and doors included for 2 bathrooms, one of which will be ADA approved. Contractor to supply and install floor to ceiling commercial grade tile in both bathrooms along with all required fixtures

23) Floors-\$12,000

Contractor to provide flooring in first floor commercial space as according to design. Contractor to install baseboard and shoe-molding as according to design.

24) Stairs-\$2,500

Contractor to provide stair and railing system as required and requested to move from first floor elevation to the raised elevation of kitchen.

25) Decor-\$20,000

Contractor to provide shelving, tile, fixtures, and all other requests of client to provide proper decor and aesthetics for first floor commercial space.

26) Kitchen Equipment-\$85,000

Contractor to supply and install all requested kitchen equipment as according to plans. All equipment will be installed as according to Baltimore City Health Code

27) Commercial Grade Hood-\$20,000

Contractor to perform all required framing in order to provide a chase to allow a run for commercial grade hood from first floor kitchen through the roof on the third floor. Contractor to properly insulate fire-rate, frame and drywall around hood in above apartments. Contractor to run hood through the roof, and properly re-flash and repair roof as needed after penetrations and installation has been completed

28) Kitchen Build-Out-\$15,000

Contractor to provide Commercial Kitchen Grade EPOXY flooring throughout kitchen space with drains and cleaning stations as required by Baltimore City Health Code. Contractor to provide FRP wipeable surface on all walls and base throughout kitchen. Contractor to provide 2 hour fire-rated ACT wipeable drop ceiling and panels in kitchen ceiling. Contractor to frame and include open kitchen concept. Contractor to provide proper ventilation as needed for kitchen safety.

29) Bar Build Out-\$27,000

Contractor to supply and install 2x6 framed bar system. Contractor to install proper drainage and epoxy flooring in space behind bar. Contractor to include reclaimed wood and outlets throughout bar. Contractor to include Bar-top as according to design. Contractor to provide shelving made of reclaimed and re-finished 2x10 Joists. Bar will be built to meet all requirements of Baltimore City Building and Health Code

30) Punch-Out & Inspections-\$10,000

Contractor to complete final punch-out, successfully pass and complete all required Baltimore City Health, and Building inspections. Contractor to provide client with a Use and Occupancy certification to client.

30) Tenant Fit-Out-\$40,000

To be supplied by tenant including Bar-Tops, Tables, Menus, Bar Glasses, plates/silverwear, Bar-Stools, licensing fees, Bar & Kitchen Mats etc..

INCLUSIONS:

- 5 Year Builders warranty on all plumbing, mechanical, electrical components
- Supply and install of Commercial grade kitchen, baths, and bar including successful completion of all Baltimore City Health and Building inspections
- Proper HVAC/PLUMBING/ELECTRIC to support up to 99 occupants
- Supply and install of all requested kitchen equipment
- Additional supply and install of grease trap, slop sink, and any additional requests/requirements of Baltimore City Health Code
- Coordination and recommendation for lawyers and consultants as needed to guide tenant in the proper direction to obtain a Baltimore City Liquor License
- All Documentation as needed to support the expenses contributed to build-out in order to show substantial \$500,000 dollar contribution between tenant/landlord.
- Commercial Bathroom Tile up to \$5 dollars square foot as approved by landlord
- Commercial Flooring up to \$7 dollars a square foot as approved by landlord

- Kitchen Flooring to be Epoxy wipeable finish
- Kitchen walls to be wipeable FRP
- Kitchen ceiling to be wipeable FRP and ACT drop ceiling
- Separate controls for conditioned space for kitchen and commercial space
- Bar lighting, outlets in bar, bar shelving system made of reclaimed wood, Steel beam install with exposed brick and see through center in middle of wrap around bar
- Facade work including storefront, garage door, patio and rail system, repair and paint stucco, installation of lighting and signage as agreed on by landlord/tenant and approved by City.
- Installation of reclaimed wood walls as requested by design
- Bathrooms to include floor to ceiling tile
- Bar, Kitchen, Floors to include proper wipeable surfaces and drainage systems
- All ADA requirements outside of mechanical lifts
- Includes excavation of rear slab and underpinning of side wall as needed to allow for ADA first floor bathroom without cutting into existing first floor space
- Proper sound & smell insulation
- Hood Installation as required for requested equipment

EXCLUSIONS:

- Any Bar or Kitchen Equipment including glassware, menus, silverware, bar tables, dining tables, stools, chairs, and decor beyond what is attached or remains in the building
- Bar & Kitchen Mats
- Any ADA required LIFTS

ALLOWANCES FOR OWNER SELECTED PRODUCTS

Flooring-\$6 dollars square foot
 Tile-\$5 dollars square foot



MENU



APPITIZER | 开胃餐

Egg Rolls 春卷	\$6.99
<i>Cabbage, Pork, Carrots, fried in egg wonton wrapper</i>	
Cheese Wontons (6)	\$7.99
<i>Sweet Creme Cheese Wontons fried in egg wonton wrappers</i>	
Teriyaki Skewers(4)	\$10.99
<i>A flavorful skewer (beef (+\$4 or Chicken)</i>	
Chicken Wings	\$12.99
<i>Sauce: Coca Cola, Bao Di Sauce, Teriyaki, Buffalo</i>	
<i>Dry Rub: Spicy</i>	
Scallion Pancakes	\$11.99
Dumplings	\$11.99

SOUP & SALADS | 汤和萨拉

Egg Drop Soup	\$6.99
Hot & Sour Soup	\$11.99
Crab & Fish Soup	\$11.99
Cucumber Salad	\$7.99
Wood Ear Salad	\$7.99

CHEF'S SPECIAL | 大厨特色

3 Cup Chicken	\$7.99
Bao Di Eggplant	\$7.99
Lion Head Meatballs	\$7.99
Beef Udon	\$7.99
Ginger Scallion Lobster	\$7.99
Sauteed Clam	\$7.99
Tang Su Seabass	\$7.99
Tomato & Eggs	\$7.99

RICE & NOODLES

Fried Rice	16.99
<i>Chicken, Beef (+\$2), Pork, Crab (mp), Shrimp (+\$3), Vegetable, or Tofu or Bao Di (+\$3)</i>	
Chow Fen	16.99
<i>Chicken, Beef (+\$2), Pork, Crab (mp), Shrimp (+\$3), Vegetable, or Tofu or Bao Di (+\$3)</i>	
Lo Mein	16.99
<i>Chicken, Beef (+\$2), Pork, Crab (mp), Shrimp (+\$3), Vegetable, or Tofu or Bao Di (+\$3)</i>	
Mi Fen	16.99
<i>Chicken, Beef (+\$2), Pork, Crab (mp), Shrimp (+\$3), Vegetable, or Tofu or Bao Di (+\$3)</i>	
Zha Jiang Mian	16.99

MEATS | 肉

Orange	16.99
<i>Chicken, Beef (+\$2)</i>	
General Tso	16.99
<i>Chicken or Tofu</i>	
Mongolian	16.99
<i>Chicken, or Beef (+\$2)</i>	
Broccoli	16.99
<i>Chicken, or Beef (+\$2)</i>	
Sweet & Sour	16.99
<i>Chicken, Shrimp (+\$3)</i>	
TangSu Tenderloin	16.99
Kungpao Chicken	16.99
Spicy Chicken	16.99
Grilled Teriyaki Chicken	16.99
Double Cooked Pork	16.99
Green Pepper Steak	16.99

SEAFOOD | 海鲜

Walnut Shrimp	23.99
Sauteed Shrimp	21.99
Spicy Bao Di Shrimp	21.99
Steamed Seabass	mp
Teriyaki Salmon	mp
Seafood Delight	mp

CLAYPOTS | 砂锅

Braised Pork Belly	21.99
Napa Cabbage with Tofu	21.99
Tomato Beef Stew	21.99
Sauerkraut	21.99

VEGETERIAN | 素菜

Ma Po Tofu	13.99
Yu Xiang Eggplant	13.99
Di San Xian	13.99
Stir fry Tofu (Spicy)	13.99
Shredded Potatoes	13.99
Green Beans	13.99

SIDES | 附加菜

Crunchy Noodles	3.99
Man Tou	3.99
Soup	3.99
Cabbage Spicy	3.99
Shrimp Chips	3.99
Rice	3.99



DRINKS



COCKTAILS

Strawberry Lychee Margarita	\$12.99
Lychee Martini	\$10.99
Water Long Island	\$12.99
Baltimore Zoo	\$11.99
Espresso Martini	\$11.99
Matcha Spritz	\$11.99
Mandarin Creme Margarita	\$11.99
Earl Gray Old Fashion	\$11.99

BEER

Domestic Beers	4.99
Tsing Dao	5.99
Happy Buddha Beer	21.99

DESSERTS

Tang Yang in Espresso	5.99
Cloud Cake	5.99
Ice Cream	5.99
Sugar Donuts	5.99

MOCKTAILS

Cucumber Mango Spritz	5.99
Lavender Lemon drop	5.99

WINE

Red	16.99
White	
Rose	
Prosecco	

SOFT DRINKS

Coke Drinks	5.99
Iced Tea	

BAO DI RESTAURANT GROUP LLC: W25021098

Department ID Number:	W25021098
Business Name:	BAO DI RESTAURANT GROUP LLC
Principal Office: ⓘ	1624 E CLEMENT ST BALTIMORE MD 21230
Resident Agent: ⓘ	ERIC REPAS 1624 E CLEMENT ST BALTIMORE MD 21230
Status:	ACTIVE
Good Standing:	THIS BUSINESS IS IN GOOD STANDING
Business Type:	DOMESTIC LLC
Business Code:	20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration:	04/24/2024
State of Formation:	MD
Stock Status:	N/A
Close Status:	N/A

PROPOSED LOCATION 3215 Eastern Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 13

"A" BEER & WINE

"B" BEER & WINE 1

"C" BEER & WINE

"D" BEER & WINE

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR

"D" BEER, WINE & LIQUOR 2

"BD7" BEER, WINE & LIQUOR 7

ARENA

HOTEL/MOTEL

RACING

PREPARED BY: Agent Perez DATE: 6/24/25

[illegible]

Proposed Location

3215 Eastern Ave

Licensed Establishments

Mustang Inn-LBD7

Matthew's Pizzeria-LD

Eastern Discount Liquors LA

Snake Hill-LBD7

Creative Alliance-LB

JP's Bar-LBD7

Annabel Lee Tavem-LBD7

The P1a & Booster-LBD7

The Chasseur-LBD7

Franchesca's Empanadas Cafe

WB



Indoviet Restaurant LB



Marski Bar LBD7



Tutti Gusti LD

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Bao Di

Corporation Name

Bao Di Restaurant Group LLC

Location Address

3215 Eastern Ave

License Type

Class B Beer, Wine and Liquor

Date Posted?

06/14/2025

Estimated Date of Removal?

06/18/2025

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

No

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

Yes

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

No

Other licensed locations - Describe/Note

See attached map

Comments and Follow-up Items(s)

Application filed for a new Class B (BWL) liquor license

Licensee Name

N/A

Inspector Name

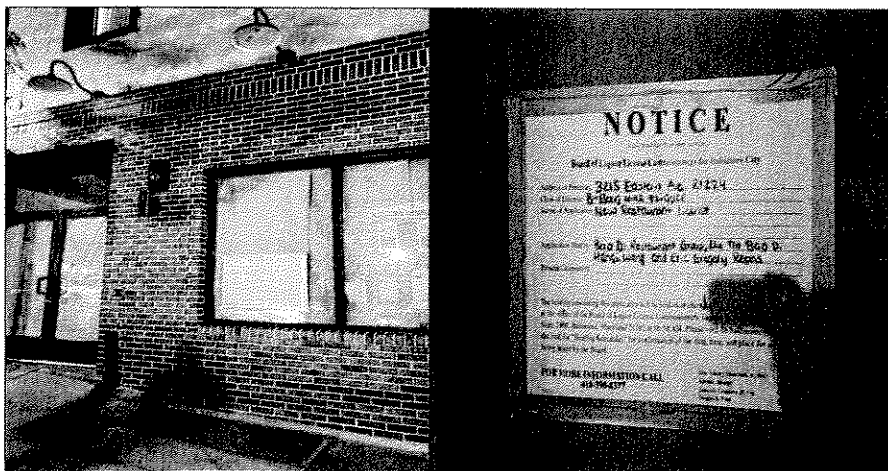
BALTIMORE Vandy Perez

Photo(s) Taken

Choose Files No file chosen

Submission Date

06/17/2025 04:08 PM



Cancel

Posting Sign Report

Applicants Name

Hong Wang, Eric Gregory Repas

Premises Address

1215 Eastern Ave

Inspector Name

BALTIMORE/Andy Perez

Posted Date/Time

06/13/2025

11:30 PM

Rechecked Date/Time

06/24/2025

10:30 AM

Manager

N/A

Posted Summary

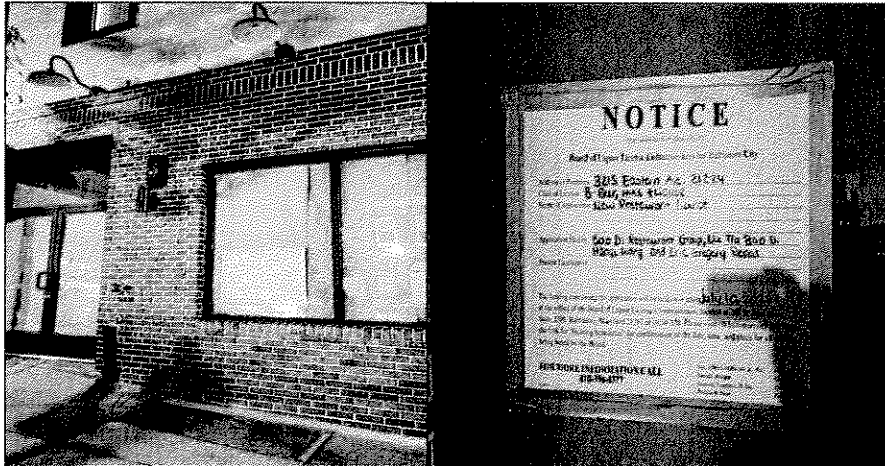
Sign posted on front window

Rechecked Summary

Sign remained as posted for the required 10 days period.

Photo(s) Taken

No file chosen



Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3215 Eastern Ave. 21224

Class of License: B-Beer, Wine + Liquor

Scope of Application: New Restaurant License

Application filed by: Bao Di Restaurant Group, LLC Tia Bao Di
Hanqi Wang and Eric Gregory Repas

Present Licensee(s):

The hearing concerning this application will be held on or after July 10
at the office of the Board of Liquor License Commissioners, located at
Suite 2300, Baltimore, Maryland 21202 at 10:30 AM. Please visit lb.baltimorecity.gov
the link for "Hearing Schedules" for confirmation of the date, time, and place for all
being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert E. Motenian Jr. (Ret.)
Edward L. Reinger
Oranville Templeton, III, Esq.
Douglas K. Paige

Record BUSE-25-000618:
Use and Occupancy Permit
Record Status: Pending
Expiration Date: 03/04/2026

[Add to cart](#)
[Add to collection](#)

[Record Info](#)[Payments](#)

Work Location

3215 EASTERN AVE, 21224-4011

Record Details

Applicant:

ABRAHAM L HURDLE
Law Offices of Abraham L. Hurdle
Primary Phone: 410-685-5100
alh@alhurdlelaw.com
Mailing
514 Bosley Ave
Towson, MD, 21204
United States

Project Description:

Bao Di
Restaurant 3215 Eastern Ave

Owner:

3215 EASTERN AVE LLC

More Details

Related Contacts

Tenant Information

Organ 28000
Bao Di Restaurant Group, LLC
Primary Phone: 443-752-8513
E-mail: propertieslcm@gmail.com
Mailing
3215 Eastern Avenue
Baltimore, MD, 21224
United States

Authorized Agent Information

Abraham L. Hurdle
A.L. Hurdle Law
Primary Phone: 410-685-5100
E-mail: alh@alhurdlelaw.com
Mailing
514 Bosley Ave
Towson, MD, 21204
United States

Property Owner Information

3215 Eastern Ave
3215 Eastern Ave LLC
Primary Phone: 410-685-5100
E-mail: alh@alhurdlelaw.com
Mailing
514 Bosley Ave
Towson, MD, 21204
United States

July 10, 2025

Applicant(s): Dana Smith, Sr
Blancos, LLC, T/a Trade Name Pending
413 N. Charles Street 21201

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine and Liquor restaurant license, requesting live entertainment, outdoor table service, and off-premises catering.

(a) **Applicant(s) Information:** (1) Dana Smith, Sr. was born in Baltimore, MD in April of 1972. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Dana Smith, Sr (50%); and (2) Vincent Evans (50%).

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

(d) **Qualified Voters:** Vincent Price-Evans, Robin Evans, and Rhonda D. Waller are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises first floor and Basement as restaurant adding live entertainment, outdoor and catering.

(f) **Corporate Standing:** Blancos, LLC is a MD LLC and as of 6/25/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/13/2025 and checked on 6/23/2025. This meets the 10-day rule. There are 11 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-7; "C" BWL-1; "BD7" BWL-1; and "Hotel/Motel"-1.

(h) **Consultant of Record:** Abraham Hurdle

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

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

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

Board's Decision

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

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

RECEIVED: BLLC
MAY 5 2025 AM 9:00

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

EXPLANATION OF REQUEST: New B CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 413 N. CHARLES ST 21201

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: BLANCOS LLC TRADE NAME: TBD

BUSINESS PHONE NUMBER: 4435629657 BUSINESS EMAIL ADDRESS: em.dvsm-llc@outlook.com

ATTORNEY FOR THE APPLICANT: ABRAHAM HYKLE ADDRESS: 601 BOSLEY AVE PHONE: 410-685-5100

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

Live Entertainment provided? ☒ Yes ☐ No What Kind (i.e. DJ Band, etc)? BAND / DJ Off Premise Catering of Food and Alcohol? ☒ Yes ☐ No

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

Please note that as per Alc. Bev. Art. 8-12-1407(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 DANA SMITH SR. 443-416-7310 dvsm-llc@outlook.com

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

3445 GREEN MOUNT BALTO MD 21218 40 yrs

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

4-72 MALE Baltimore, MD

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

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

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

Applicant A ☐ B ☐ C ☐

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

Name	Address	Phone	Email
DANA SMITH	3945 Greenmount	410-416-7310	dusm-11c@aol.com

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnership 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: DANA SMITH ADDRESS: 3945 Greenmount TITLE: PRINCIPAL % OF STOCK HELD: 50
 2) NAME: VINCENT EVANS ADDRESS: 3207 Nagnolia Ave TITLE: VICE PRES % OF STOCK HELD: 50
 3) NAME: ADDRESS: TITLE: % OF STOCK HELD:
 4) NAME: ADDRESS: TITLE: % OF STOCK HELD:

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

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

X 
 Signature of Applicant A

I hereby certify that on the 22 day of March 2025 before me, the subscriber, a notary public of the State of Maryland in and for personally appeared DANA SMITH SR. 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: CHANTA MONIQUE BOOKER

CHANTA MONIQUE BOOKER
 Notary Public
 Baltimore County, Maryland
 My Commission Expires 09/10/2025

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: Jason Jiau Phone Number: 410 829 9589
1244 Harbor Glen Ct, Arnold, MD 21012

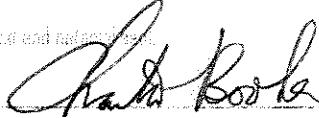
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND
(I, WE) Jason Jiau HEREBY CERTIFY,
that (I am, we are) the owner(s) of the property located at 413 W Charles St, Baltimore, City with a Zip
Code of 21201, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City
under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his
duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and
employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which
the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.


Signature of Owner of the Property

(I hereby certify that on the 28 day of March, 2025 before me, the subscriber, a notary public of the State of Maryland, in and
for Balto. personally appeared JASON JIAU the
landlord/property owner named in this application made both in due form of law that the matter and facts contained in said application are true and correct.

Witnesses: my hand and notary seal.

Notary Signature:



(Notary Seal) My Commission Expires

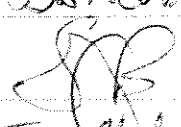

Notary Printed Name:

CHANTA BOOKER

CHANTA MONIQUE BOOKER
Notary Public
Baltimore County, Maryland
My Commission Expires 09/10/2025

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.

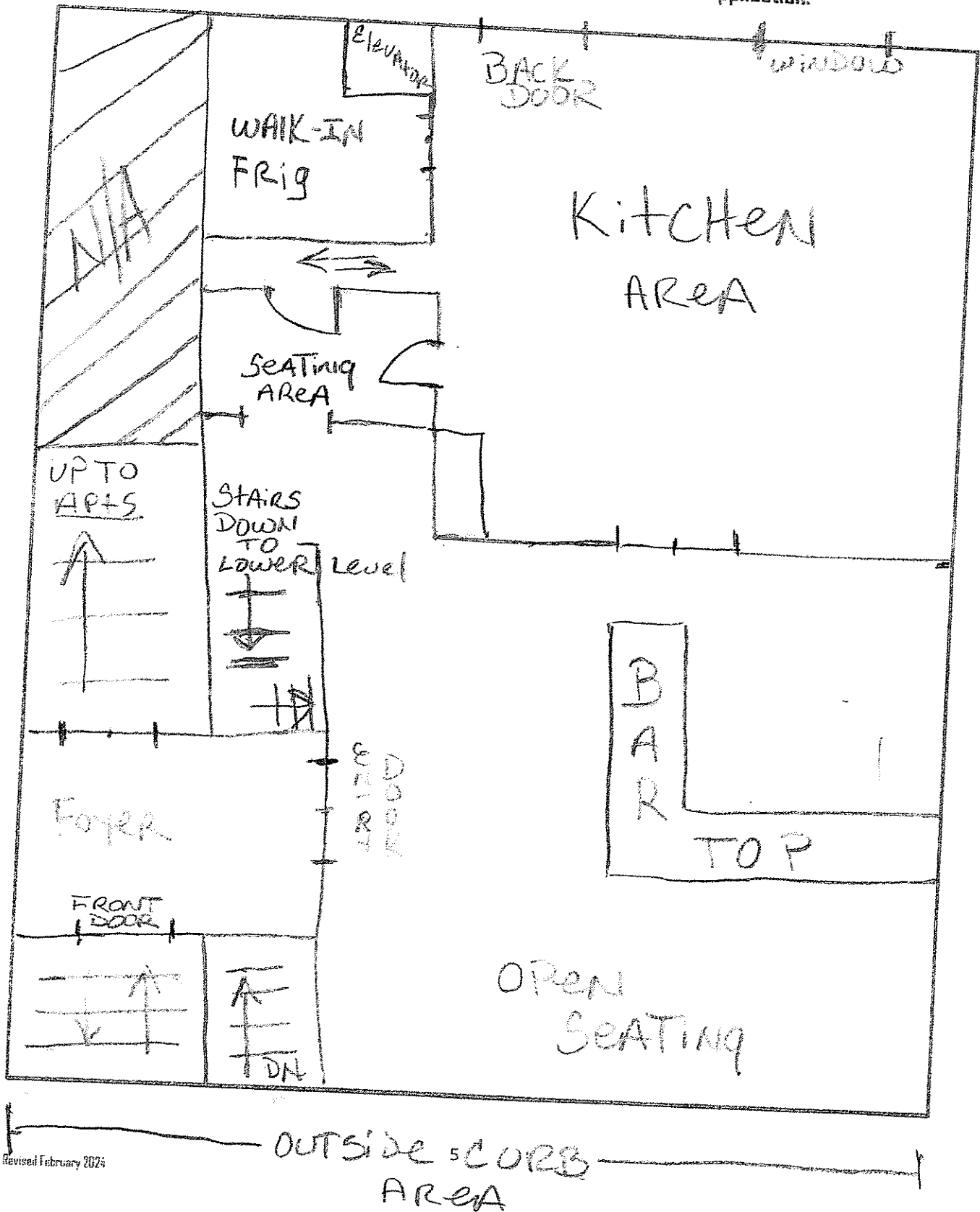
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
VINCENT EVANS	3207 Magnolia Ave 21227	Vincent Evans	3/62	30 years
ROBIN EVANS	3207 Magnolia Ave 21207	Robin Evans	4/60	30 years
SHERI BOOKER	5402 BELLEVUE ST 21206		3/82	10 years
TAMYRA CHEESEBORO	3834 Dolfred Ave 21215	Tammyra Cheesboro	3/	30 years
RHONDA WALLER	5618 Larnellton Ave 21214		6/70	15 years

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-350-4377 Fax: 410-396-4982

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

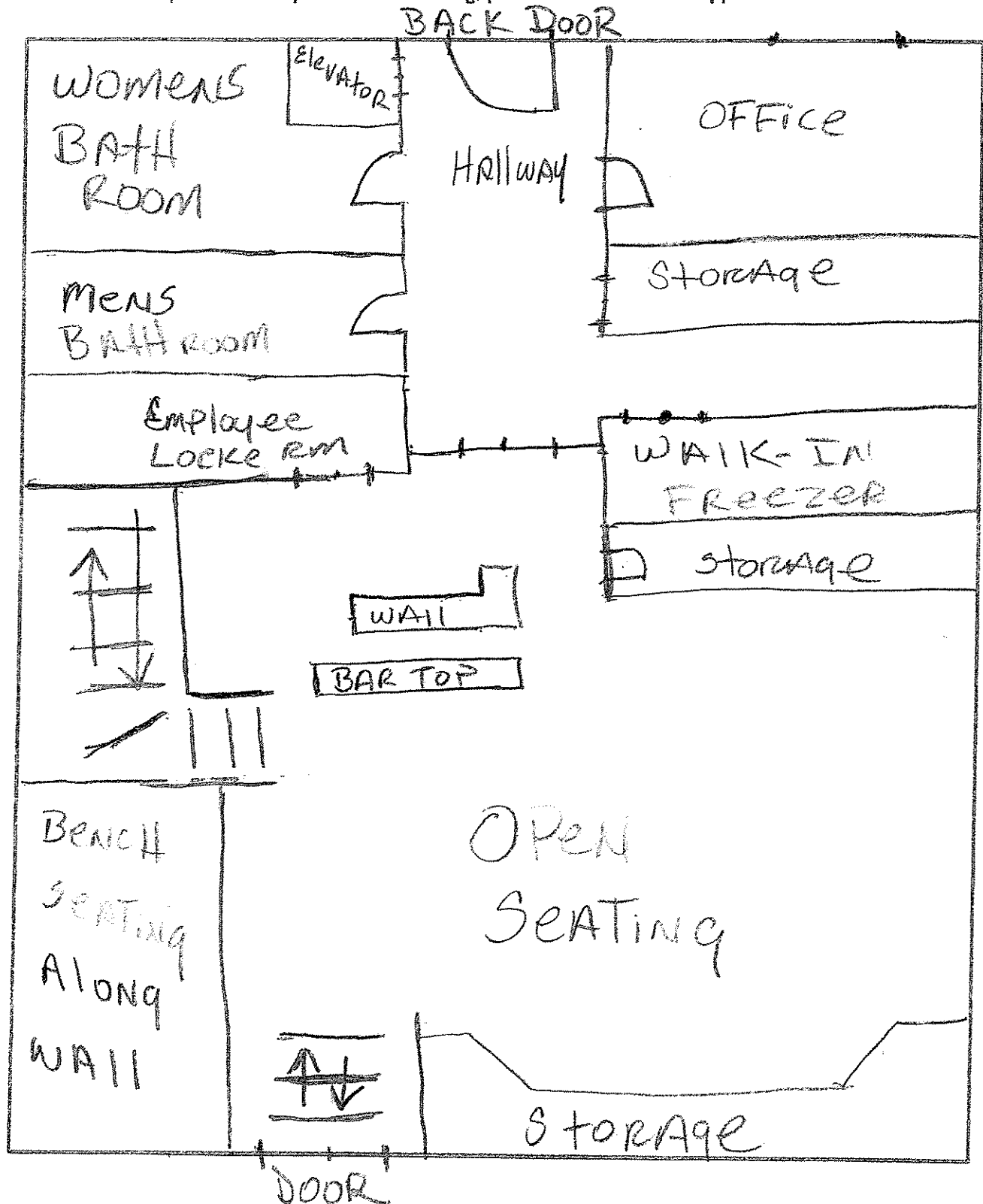
1st Floor

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



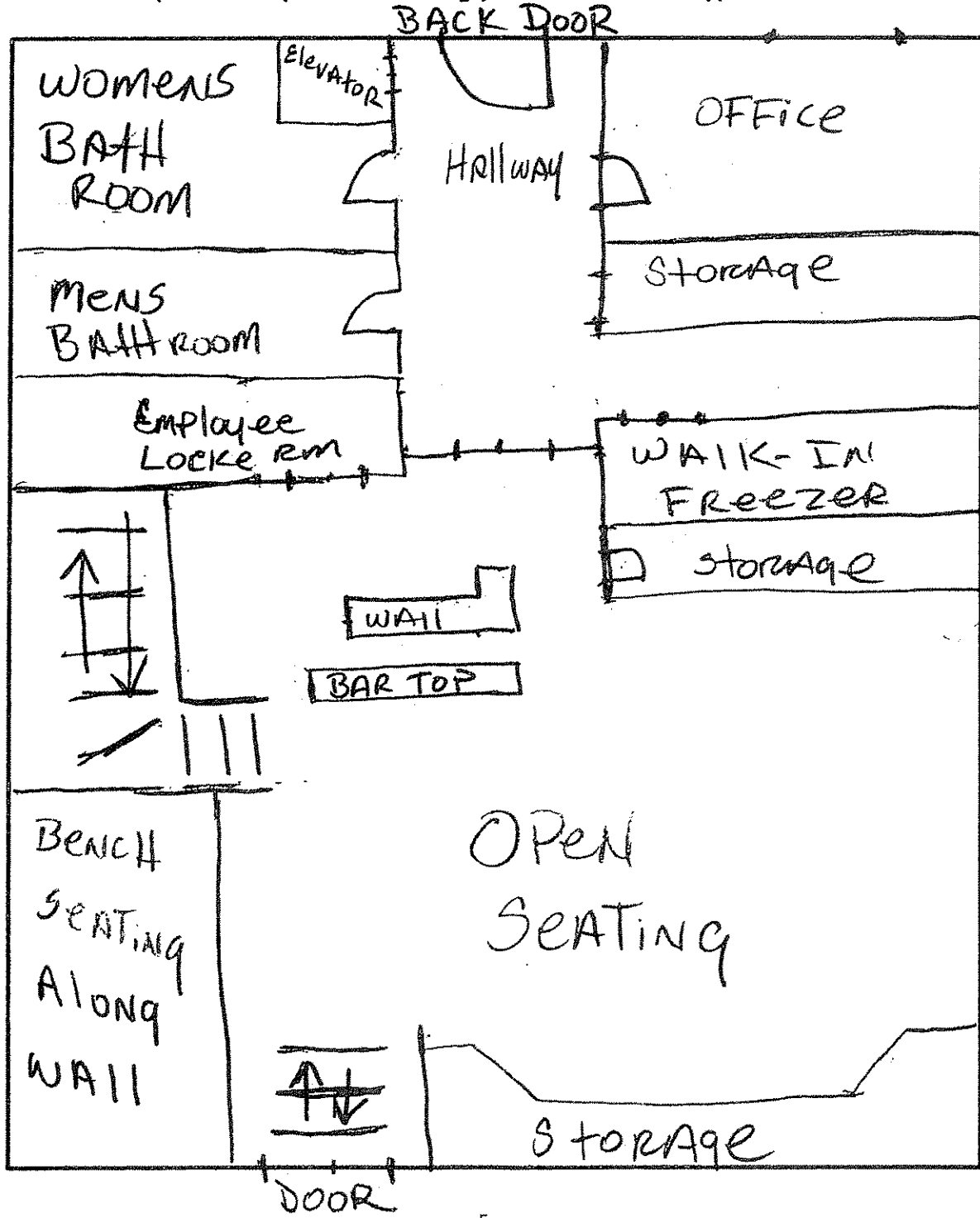
413 N. CHARLES ST LOWER LEVEL

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



413 N. CHARLES ST LOWER LEVEL

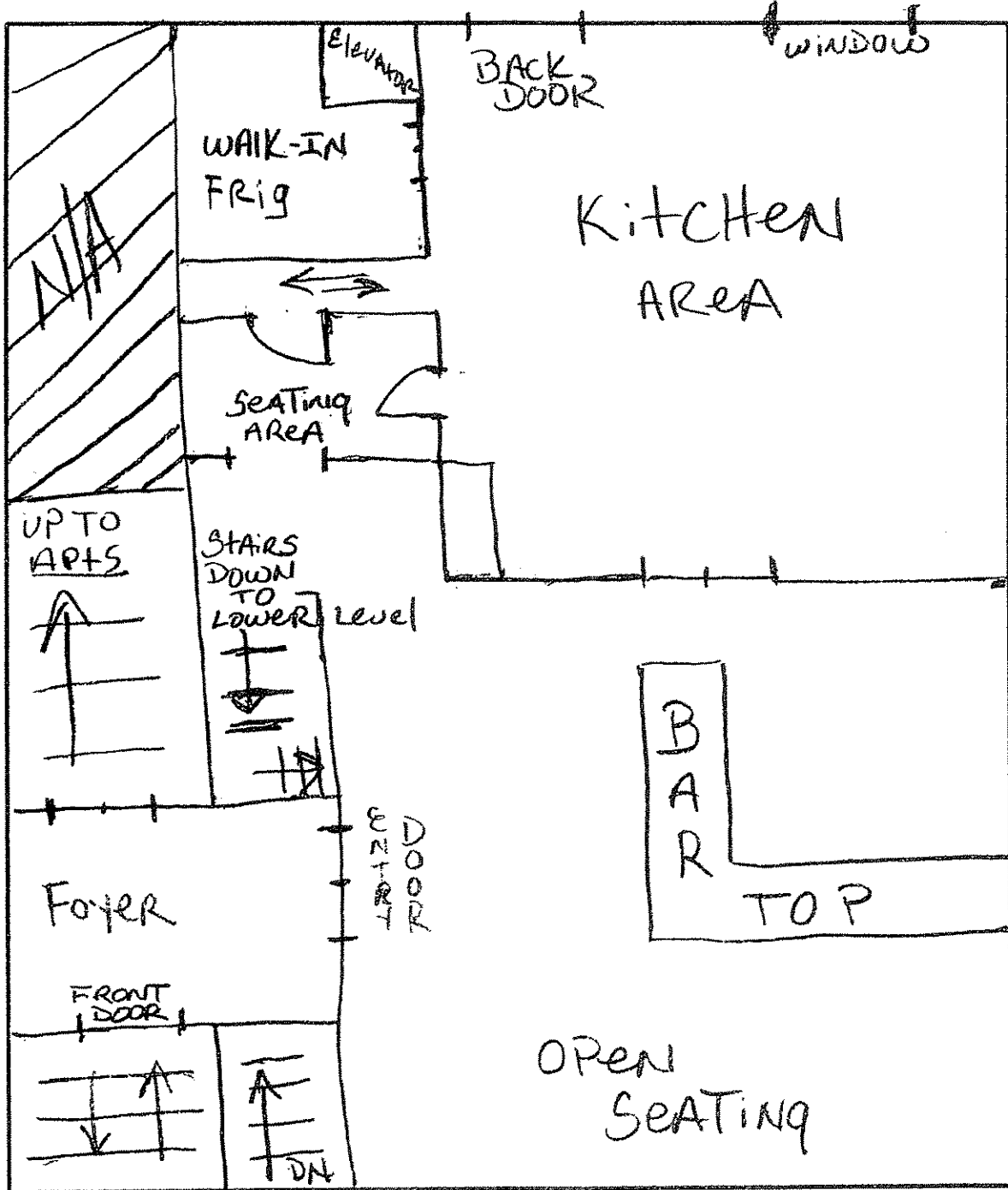
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1st Floor

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

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OUTSIDE CORB AREA

Revised February 2024

VALUATION OF
FURNITURE, FIXTURES, EQUIPMENT,
HVAC, ALL INTERIOR IMPROVEMENTS
INCLUDING
WALLS, CEILINGS, ELECTRICAL,
PLUMBING, FLOORING, ETC

LOCATION:
BLANCO'S
413 N CHARLES STREET
BALTIMORE, MD 21201

PREPARED BY:
JONATHAN MELNICK AUCTIONEERS, INC
912 E. 25TH STREET
BALTIMORE, MD 21218



JONATHAN
Melnick AUCTIONEERS

March 27, 2025

Mr. Abraham Hurdle
Law Offices of Abraham Hurdle
614 Bosley Avenue
Towson, MD 21204

RE: Valuation of Furniture, Fixtures, Equipment, HVAC, All Interior Improvements Including Walls, Ceilings, Electrical, Plumbing, Flooring, etc.

Located At: *Blanco's*-413 N Charles Street, Baltimore, MD 21201

Dear Mr. Hurdle:

Pursuant to your request, I visited the above-mentioned site on Tuesday, March 25, 2025 for the purpose of establishing a value for all interior improvements and have noted the following.

The facility is configured to seat 75+ persons.

This beautifully designed eatery is fully built out and ideally located directly across from the oldest Basilica in America. With two convenient entrances, the restaurant seamlessly blends historic charm with modern functionality. Much of the original construction has been preserved, featuring exposed brick walls, hand-laid wood finishes, and intricate hand-cast ironwork, including grates and railings. Entering from the second level, guests are welcomed into the main dining area, which includes a stylish lounge. Toward the back, a private dining space is available for events. The ambiance is enhanced by original brick sidewalls, a combination of hardwood and ceramic flooring, and a mix of pendulum and recessed lighting. Comfortable seating throughout ensures a warm and inviting experience. A striking 30-foot mahogany bar serves as a centerpiece, adding to the refined yet welcoming character of this exceptional dining establishment.

The spacious, fully equipped chef's kitchen features durable ceramic flooring, providing ample room for high-quality food preparation. A grand staircase with decorative ironwork leads to the lower level, where additional dining and lounge areas surround a second bar. Recessed lighting throughout this space enhances its sophisticated atmosphere.

The restaurant also boasts a sub-basement with full headroom and generous storage capacity.

The breakdown of the improvements by category including Walls, Ceilings, Flooring, Electrical, Plumbing, HVAC is as follows:

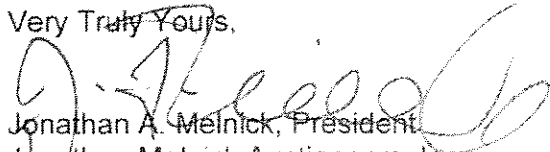
Front Entry Bar, Lounge and Dining Area-816 sq. ft.	
@ \$240.00 per sq. ft.	\$195,840.00
35' Mahogany Bar	\$ 35,000.00
Private Dining Area-312 sq. ft. @ \$240.00 per sq. ft.	\$ 74,880.00
Kitchen Area-864 sq. ft. @ \$225.00 per sq. ft.	\$194,400.00
Lower Level Dining-1,125 sq. ft. @ \$240.00 per sq. ft.	\$270,000.00
Sub Basement and Crawlspace Area- 1,500 sq. ft.	
@ \$70.00 per sq. ft.	\$105,000.00
Furniture, Fixtures and Equipment (tables, chairs, restaurant equipment, exhaust system, Walk-in Box)	+ \$165,000.00
	<u>\$ 1,040,120.00</u>

Value for all improvements including Furniture, Fixtures & Equipment is

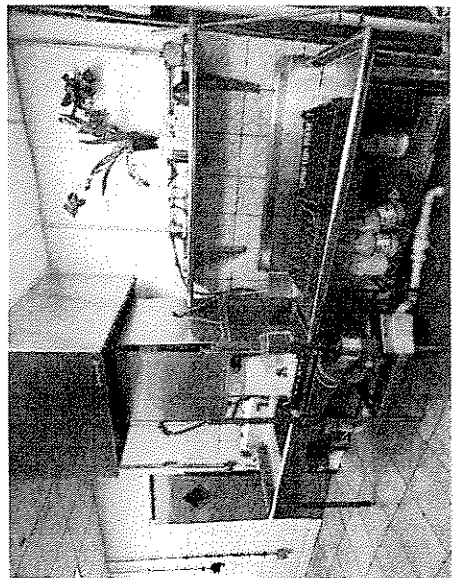
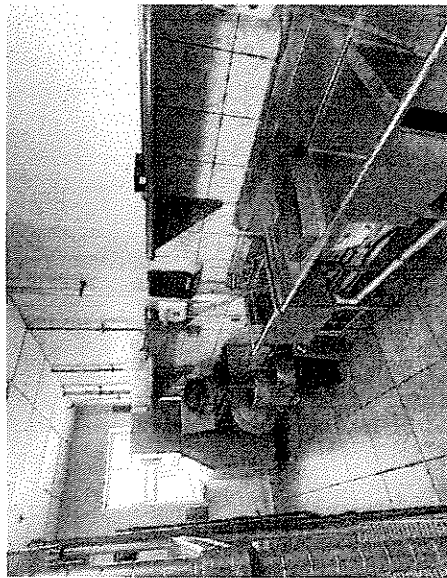
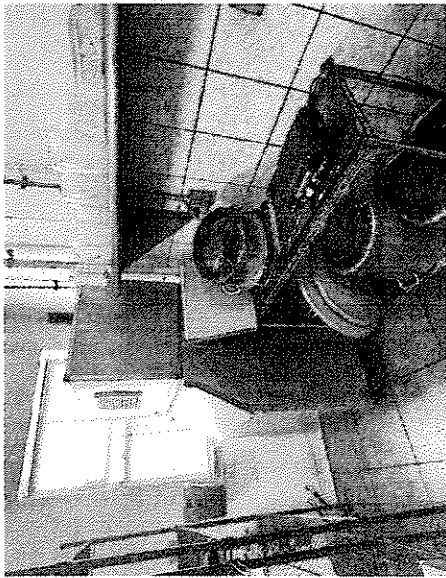
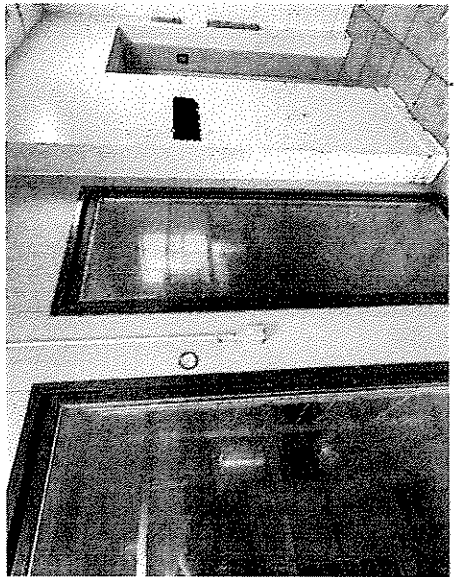
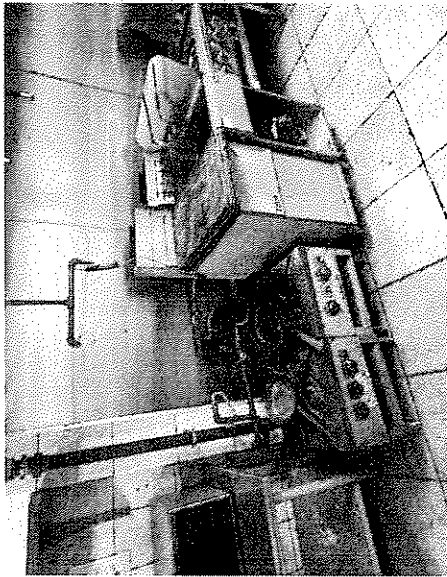
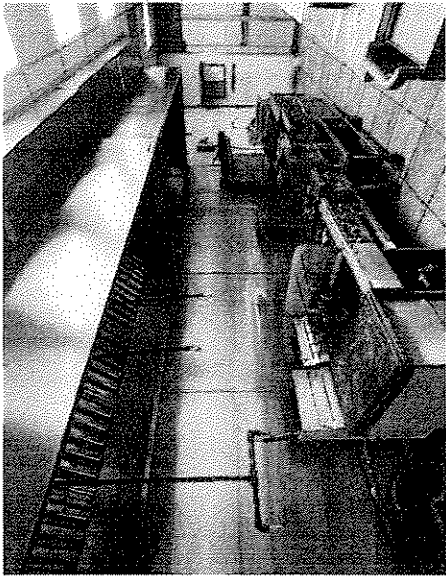
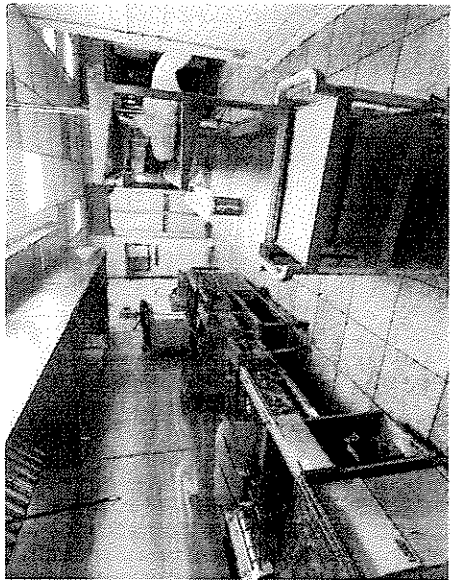
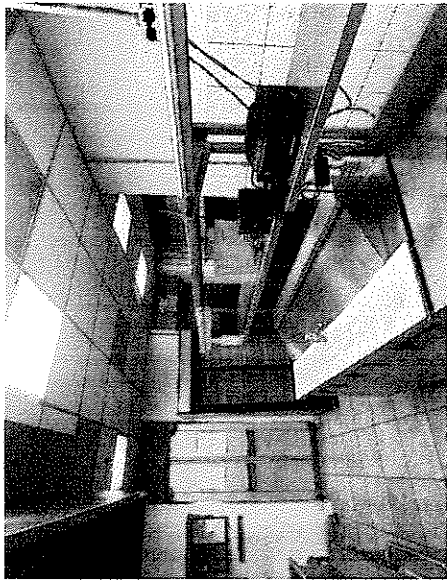
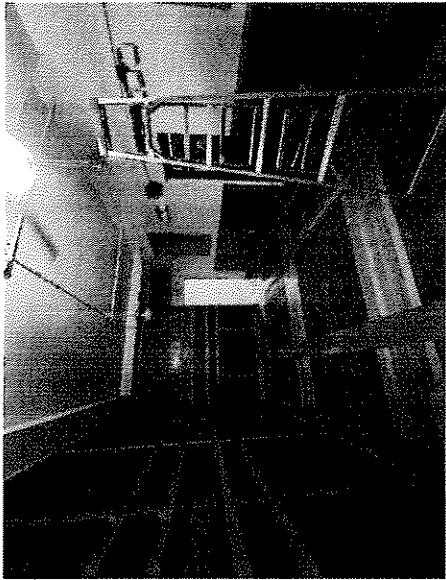
Total: \$ 1,040,120.00

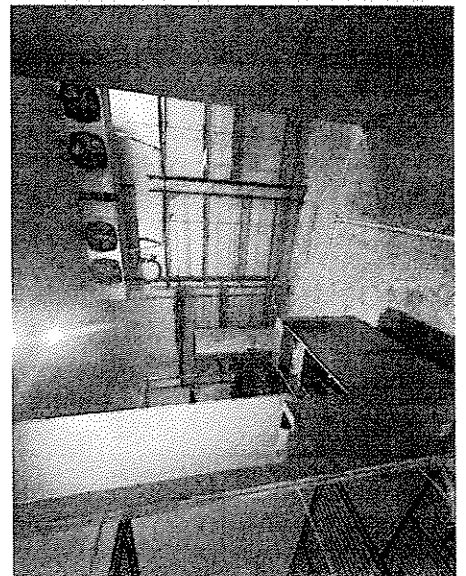
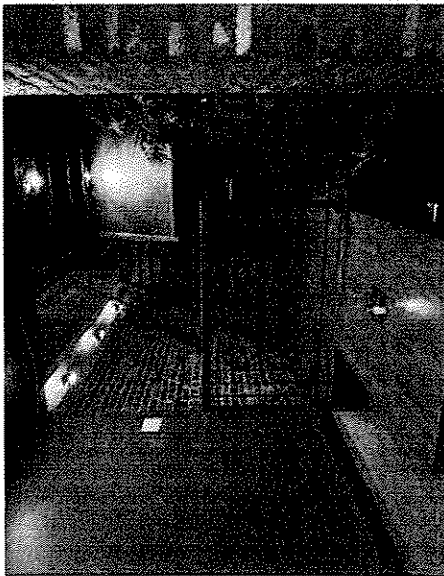
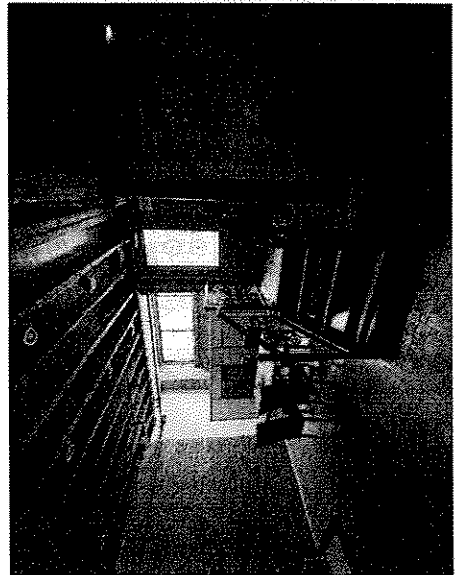
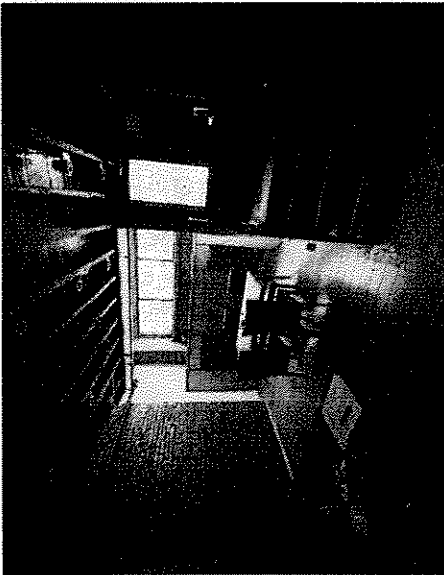
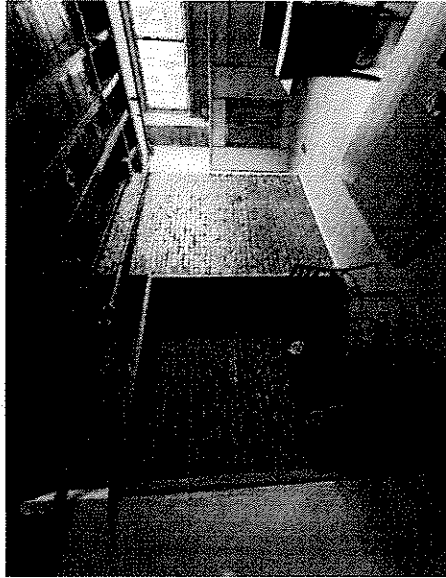
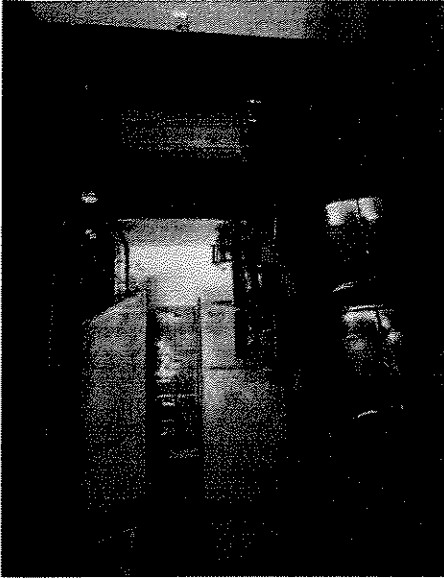
If you have any questions, please contact me at (410) 366-5555

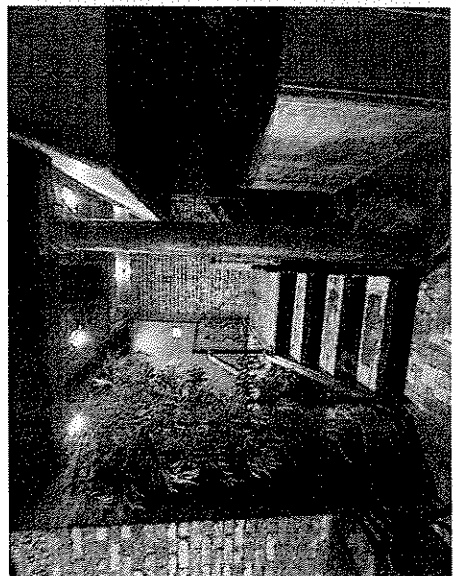
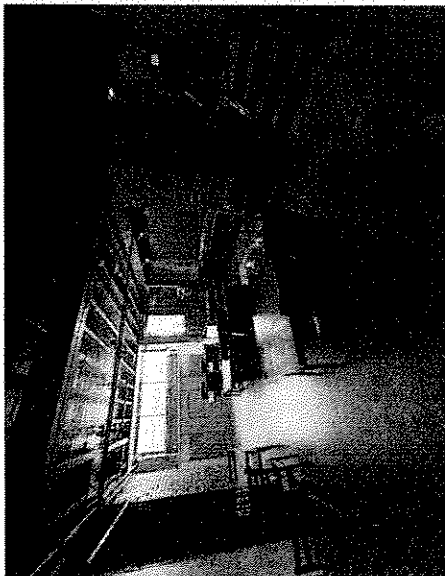
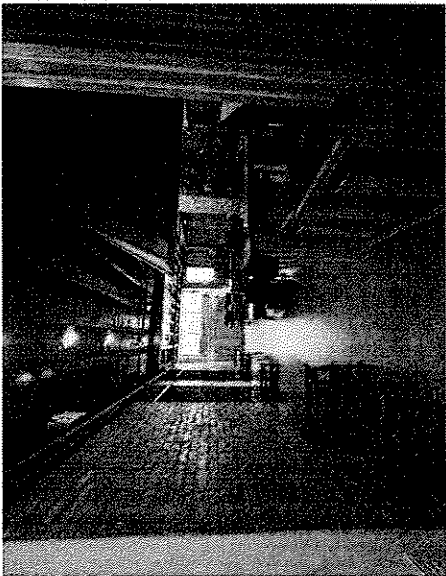
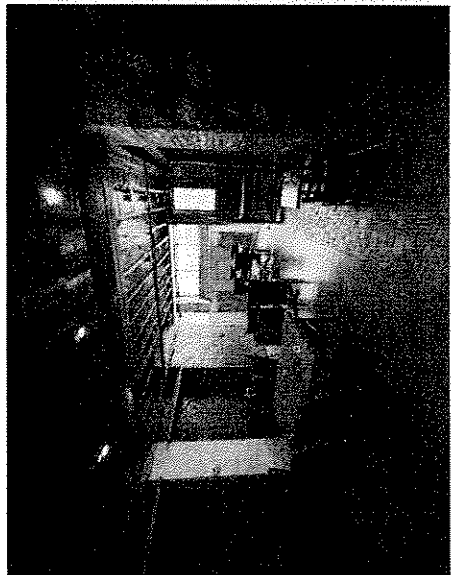
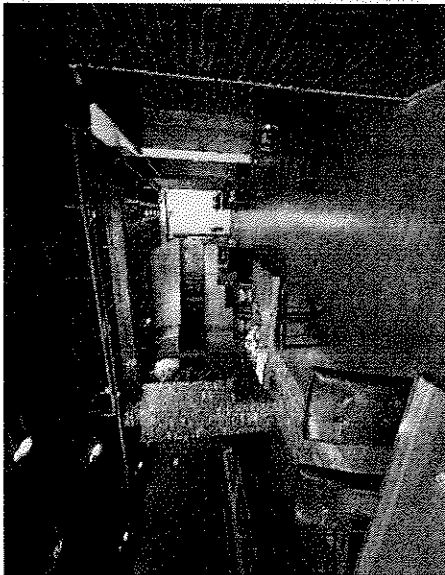
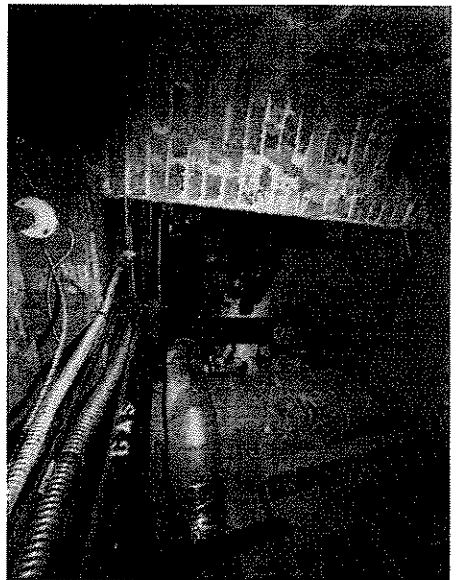
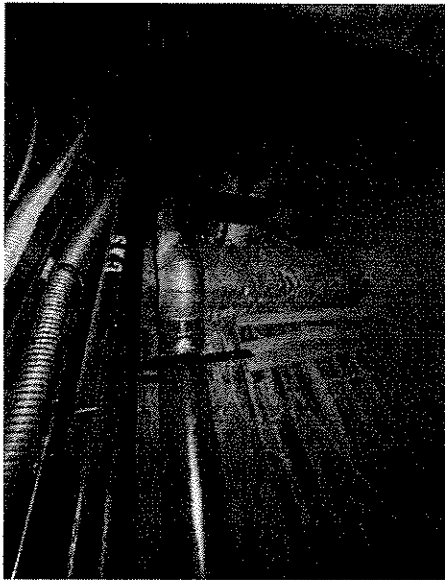
Very Truly Yours,

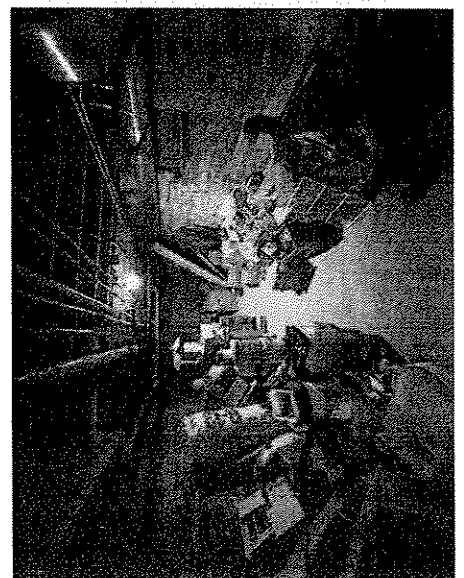
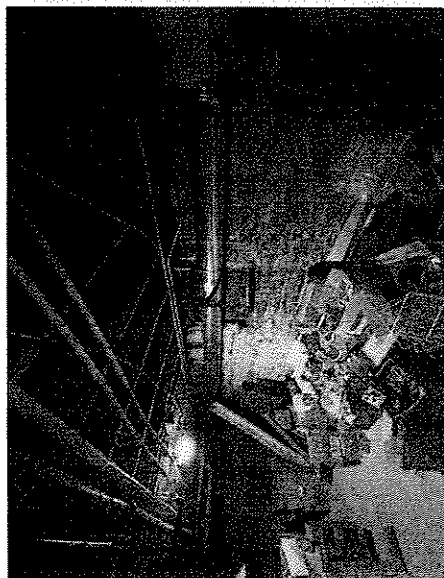
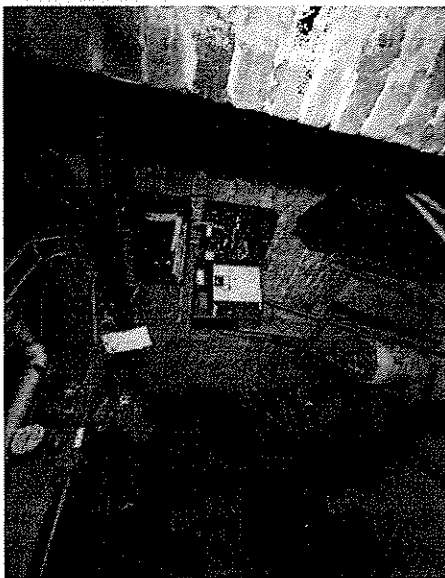
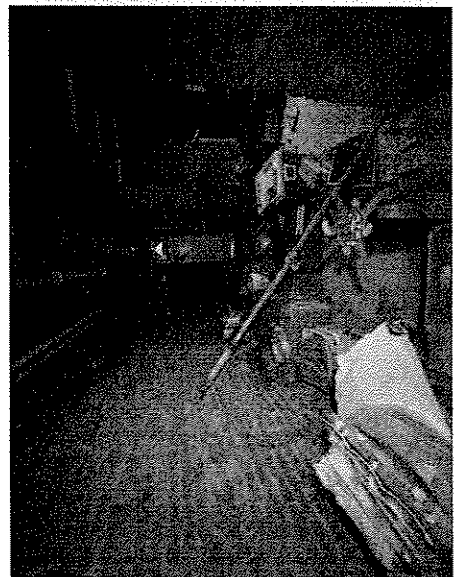
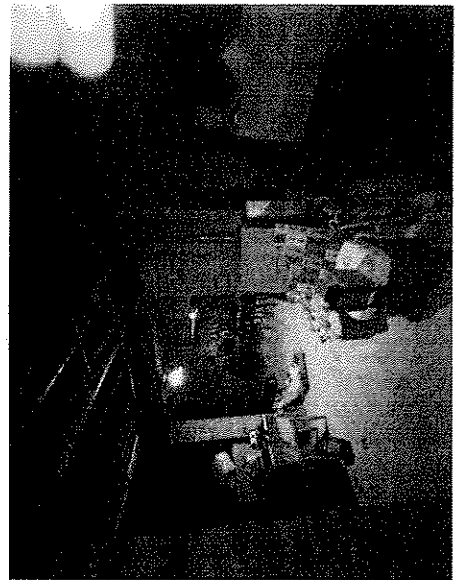
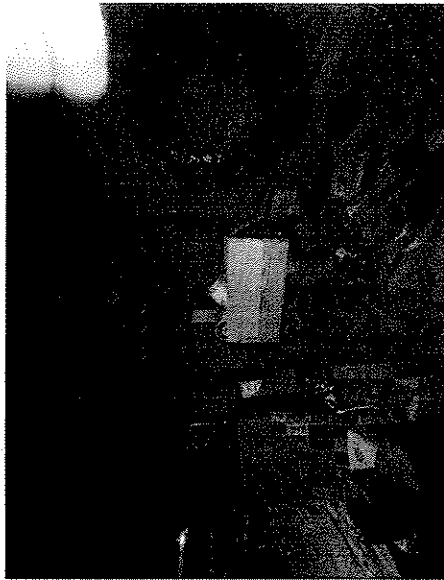


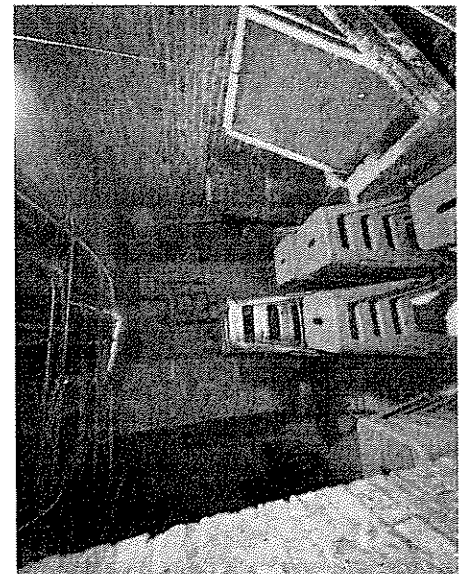
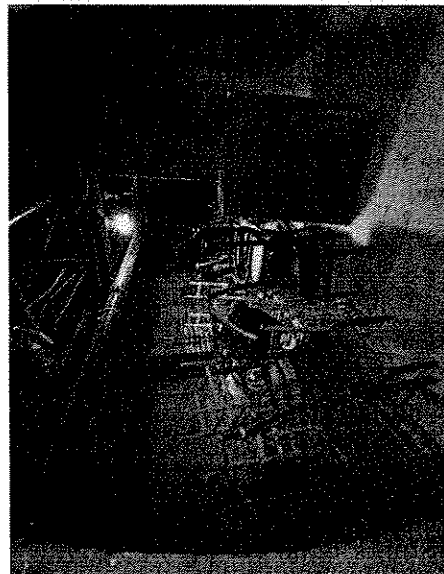
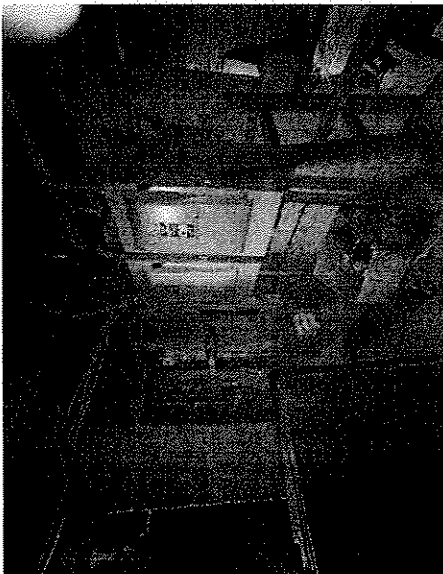
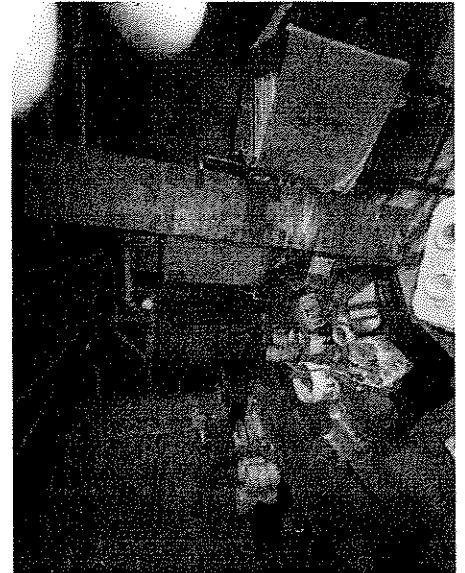
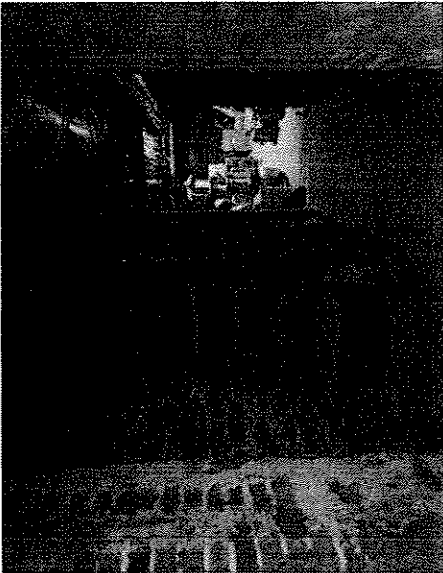
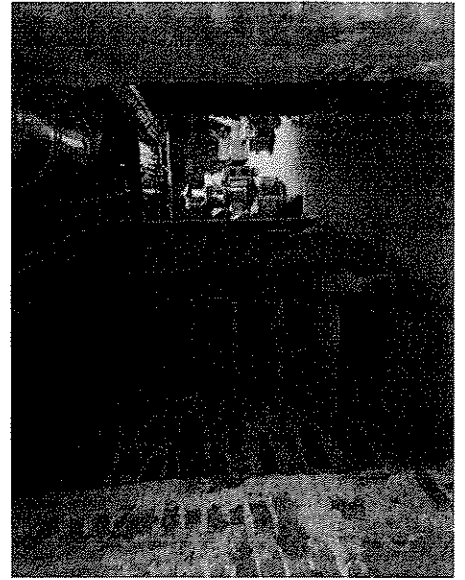
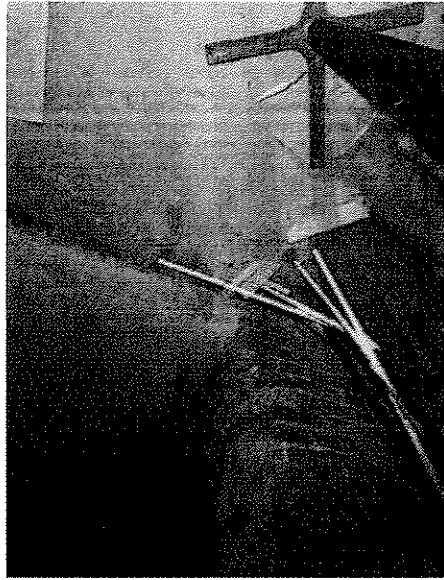
Jonathan A. Melnick, President
Jonathan Melnick Auctioneers, Inc
JAM/myp

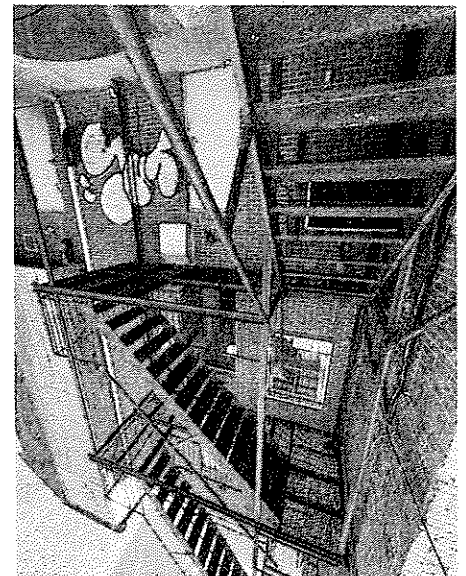
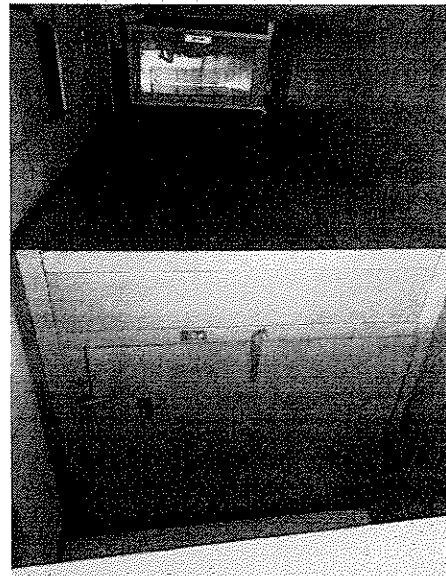
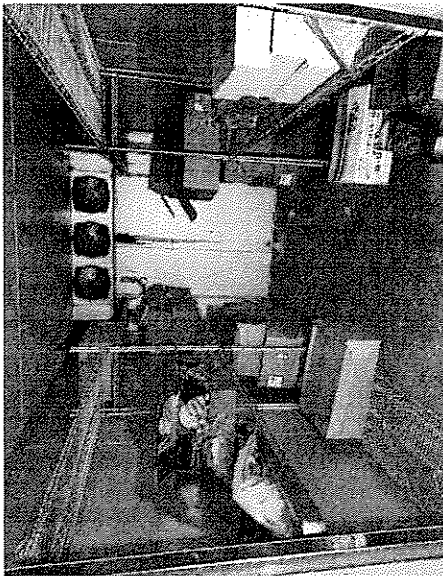
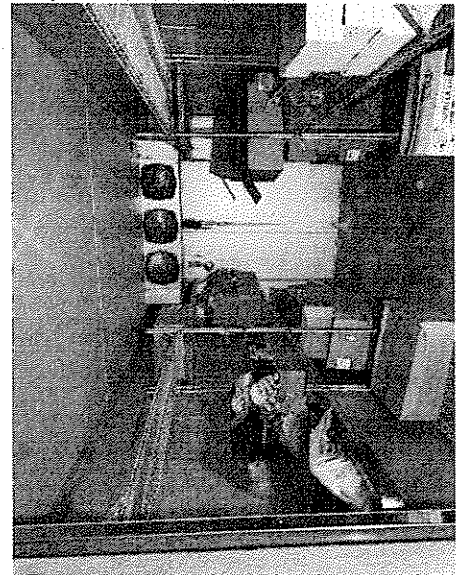
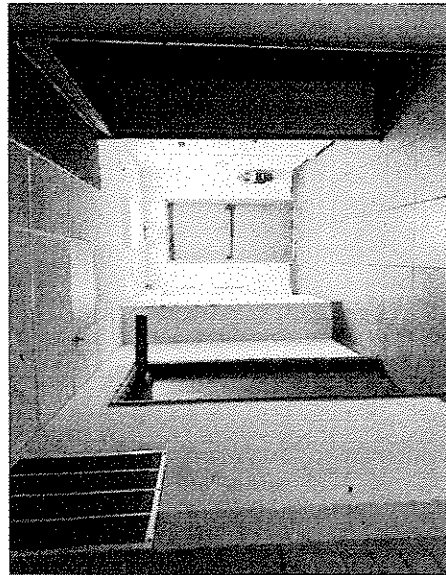
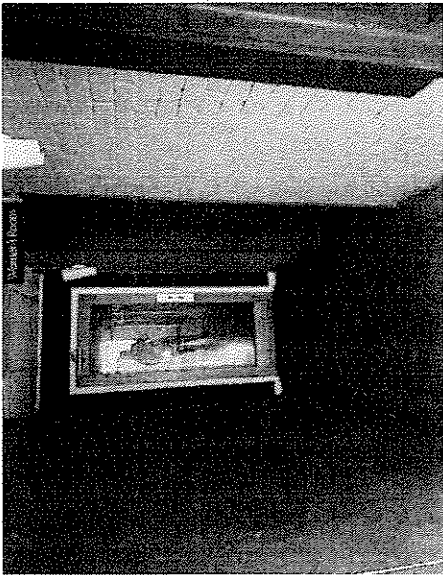
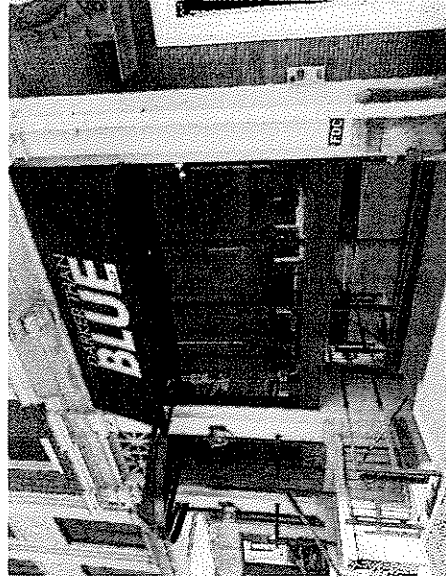


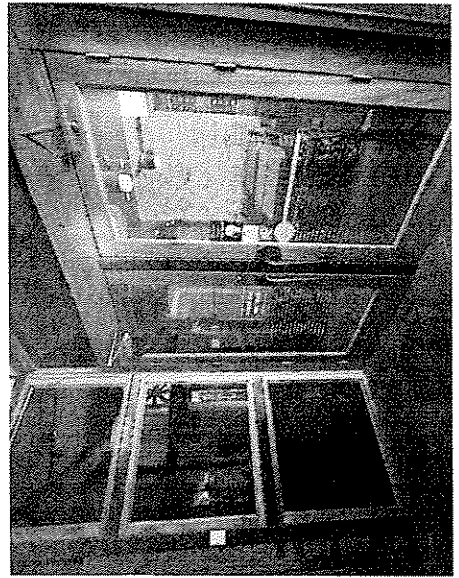
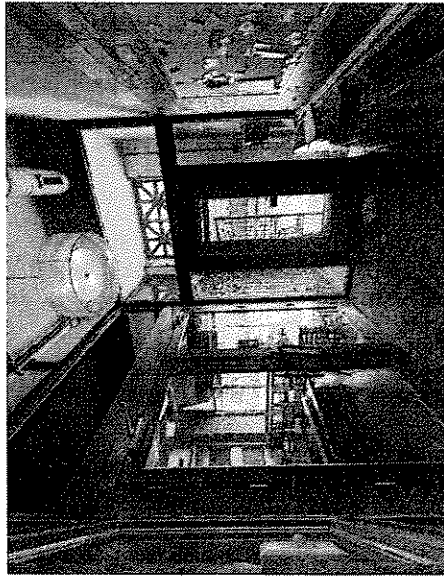
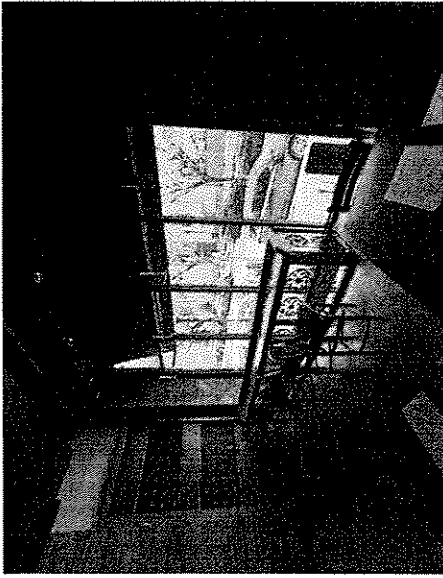
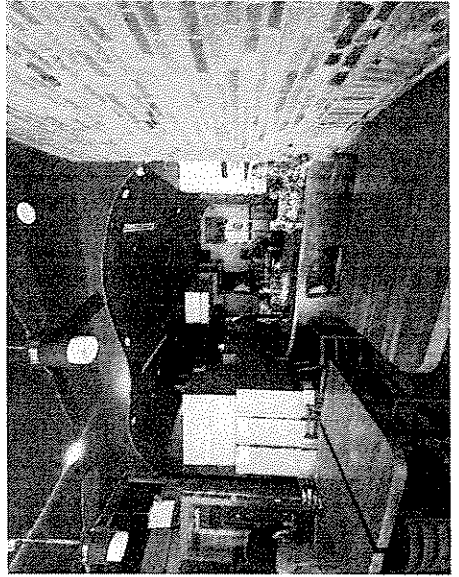
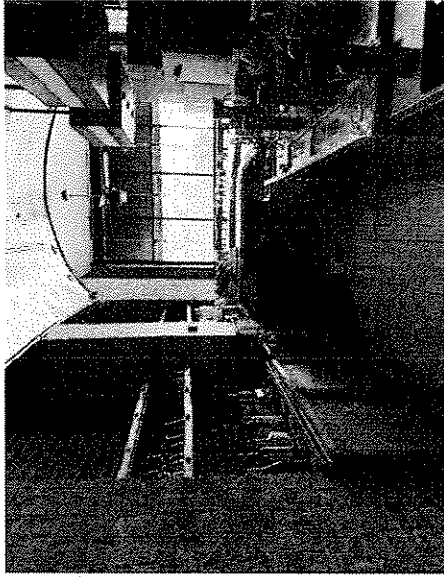
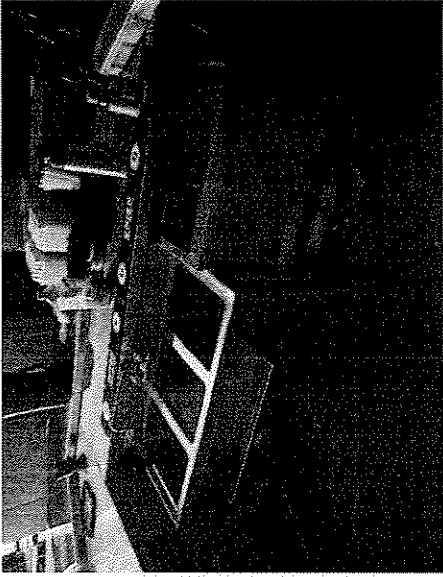
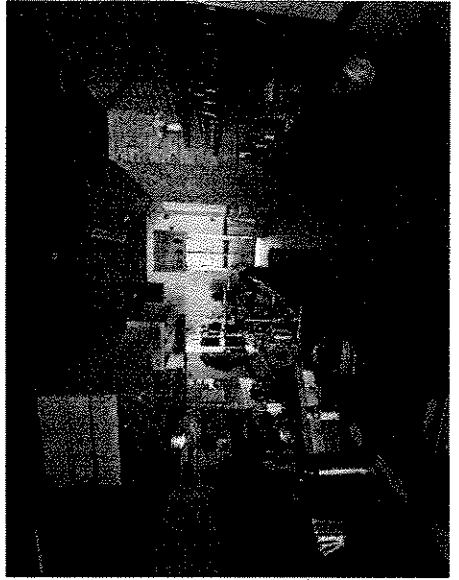
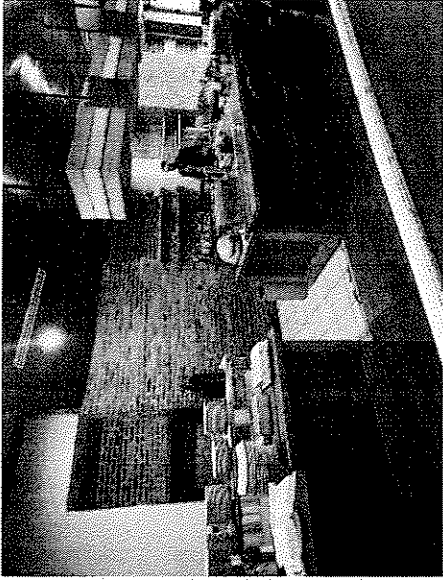


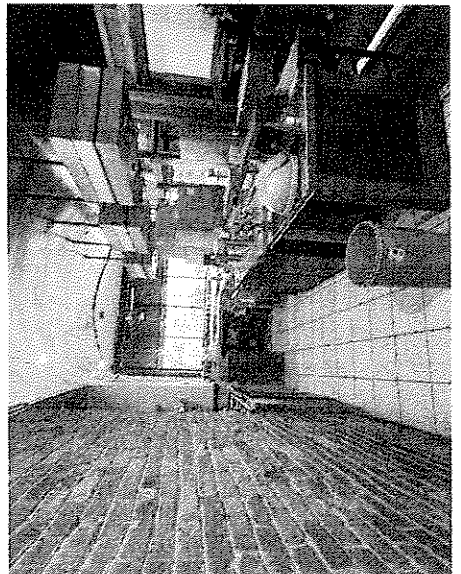
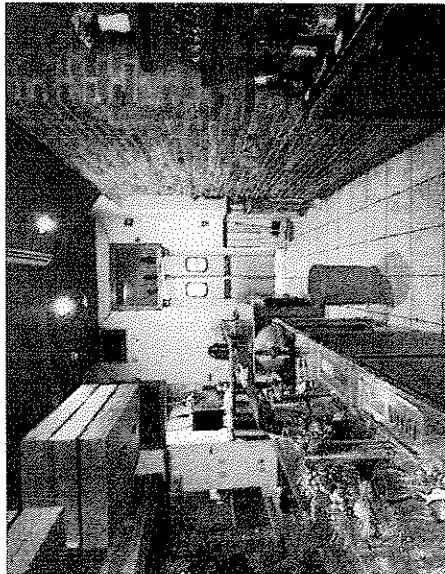
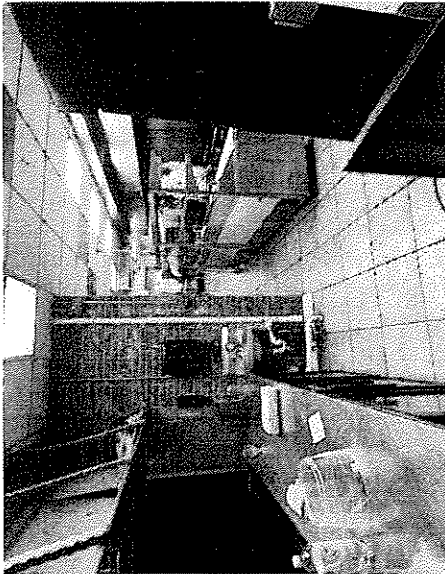
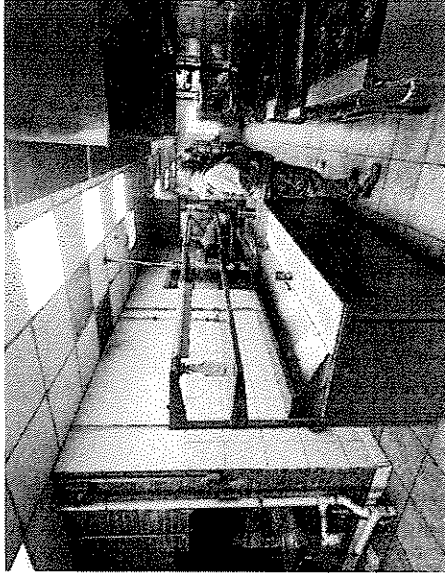
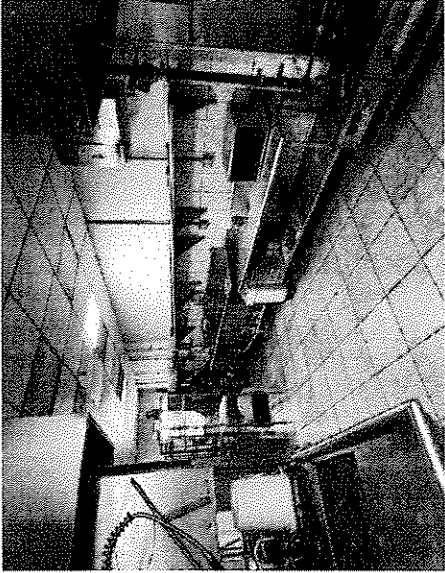












QUALIFICATIONS OF APPRAISER

JONATHAN A. MELNICK

Professional Membership:

Certified Auctioneers Institute · C.A.I. Member
Member of Greater Baltimore Board of Realtors
Licensed Real Estate Broker: Maryland
Licensed Real Estate Appraiser: Maryland

Real Estate Courses and Examinations Completed:

Certified Auctioneers Institute:
Three Year Program · Given at University of Indiana
Courses Covering: Real Estate Appraisal, Personal Property
Appraisal, Uniform Commercial Code, Finance, Law, Etc.

University of Baltimore and University of Baltimore Law School:
Bachelor of Arts Degree - 1969

Catonsville Community College:
Residential Appraisal Courses

American Society of Appraisers:
Yearly Educational Seminars on Real Estate and Personal Property
Appraising, Machinery and Equipment Appraising

Fifty (50) Years Experience Doing Real Estate and Personal Property
Appraisals including Residential, Commercial, Industrial Real Estate,
Manufacturer's and Business Inventories, Fixtures, Office Furnishings,
Related Equipment and Vehicles.

Practical Experience:

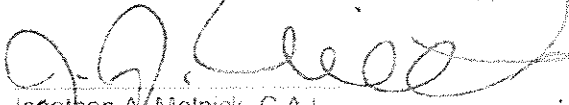
Appraiser/Associate of Melnick/Newell Since 1907

Over 2500 business asset valuations have been conducted by the appraiser,
including retail concerns, service establishments, construction contractors,
medical and professional offices, food processing facilities, various
manufacturing plants, users and distributors.

CONTINGENT AND LIMITING CONDITIONS

CONTINGENT AND LIMITING CONDITIONS: The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumed no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.
3. The Appraiser assumes that there are no hidden or unapparent conditions of the property that would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for investigation which might be required to determine such factors.
4. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, the Appraiser assumes no responsibility for the accuracy of such information.
5. Disclosure of the contents of the appraisal report is governed by the Uniform Standards of Professional Appraisal Practice.
6. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report without previous written consent of the Appraiser, nor shall it be conveyed by anyone to ~~the public through advertising, public relations, news, sales, or other media~~ without the written consent and approval of the Appraiser.

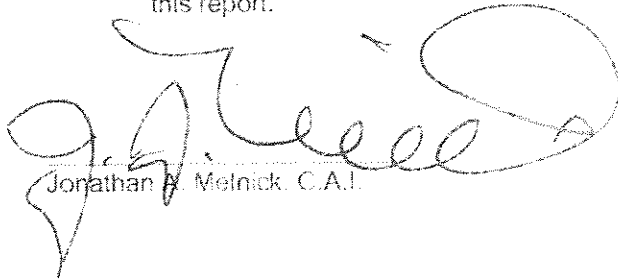

Jonathan A. Melnick, C.A.I.
Appraiser

CERTIFICATION OF APPRAISER

Jonathan A. Melnick

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- This report has not been prepared in conformity with the Uniform Standards of Professional Appraisal Practice
- I have made a personal inspection of the property that is the subject of this report.



Jonathan A. Melnick, C.A.I.


Representative Clients:

U.S. Small Business Administration, Department of Housing & Community Development, Internal Revenue Service, U.S. Postal Service, U.S. Customs Service, Department of Commerce (Economic Development Administration), State of Maryland, Mayor and City Council of Baltimore, Major Maryland Banks, Law Firms, Real Estate Investors, Corporations. Trust Departments, Personal Representatives, Bankruptcy Courts, Circuit Courts and Orphan Courts.

Appraisal Assignments Include:

Bankruptcy Court Appraisals, Probate Court Appraisals, Court Testimony on Commercial, Industrial and Residential Real Estate and Personal Property, Single Family Homes, Small Commercial Stores, Office Buildings, Apartments, Raw Land, Industrial Inventories, Residential Estates, Industrial Equipment and Machinery, Restaurant Fixtures and Equipment, Retail Store Inventories, Construction Equipment, Manufacturing Equipment, Chemical Equipment, Etc.

BLANCOS L.L.C.: W25853011

Department ID Number:	W25853011
Business Name:	BLANCOS L.L.C.
Principal Office: 	413 N CHARLES ST BALTIMORE MD 21201
Resident Agent: 	DANA SMITH 3945 GREENMOUNT AVE BALTIMORE MD 21218
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:	02/27/2025
State of Formation:	MD
Stock Status:	N/A
Close Status:	N/A

PROPOSED LOCATION: 413 CHARLES STREET NORTH 21201

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 11

"A" BEER & WINE

"B" BEER & WINE

"C" BEER & WINE

"D" BEER & WINE

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR

"B" BEER, WINE & LIQUOR 7

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR

"BD7" BEER, WINE & LIQUOR 1

ARENA

HOTEL/MOTEL 1

RACING

PREPARED BY: R. Jordan DATE: 06/23/2025

413 CHARLES STREET NORTH 21201



Proposed Location

- 413 N Charles St LB

Licensed Establishment

- 1 Urban Cellars LA
- 2 Restaurante Tio Pepe LB
- 3 The Buttonwood LB
- 4 HomeSlyce LB
- 5 Unity Bar LB
- 6 Cazbar LB
- 7 Mick O'Shea's LB
- 8 Sotto Sopra LB
- 9 Hamilton Club LC
- 10 Good Food LBD7
- 11 Hotel Indigo LBHM

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)	Corporation Name	Location Address
TBD	BLANCOS LLC	413 CHARLES STREET NORTH 21201
License Type	Date Posted?	Estimated Date of Removal?
Class "B" Beer, Wine and Liquor	06/13/2025	06/23/2025
Is the location within 300 feet of Church and/or School?	Are there any other licensed establishments within a two block radius?	Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)
No	Yes	No
Other licensed locations - Describe/Note	Comments and Follow-up Items(s)	
Refer to the attached map for other licensed locations.	Explanation of Request: "New B" Location is closed	
Licensee Name	Inspector Name	
New License	BALTIMORE\Rosalba Jordan	
Photo(s) Taken	Submission Date	
<div>Choose Files</div> No file chosen	06/23/2025 07:27 PM	

NOTICE

Board of Liquor License Commissioners for Baltimore City

Address of Premises **413 N. Charles St. 21201**
Class of License **B-Beer, Wine & Liquor**
Scope of Application **New Restaurant license requesting live Entertainment, outdoor table service, and off-premise taking**
Application filed by **Blanco, LLC T/A Trade Name Pending**
Present Licensee(s) **Dana Smith, Se**

The hearing concerning this application will be held on **July 10, 2025** at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place, Suite 2300, Baltimore, Maryland 21202 at 10:30 A.M. Please note that Baltimore City is under the risk for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377



Print

Cancel

Posting Sign Report

Applicants Name

Dana Smith Sr

Premises Address

413 CHARLES STREET NORTH 21201

Inspector Name

BALTIMORE\Rosalba Jordan

Posted Date/Time

06/13/2025

07:00 PM

Rechecked Date/Time

06/23/2025

07:00 PM

Manager

CLOSED

Posted Summary

Notice was posted on the front of building.

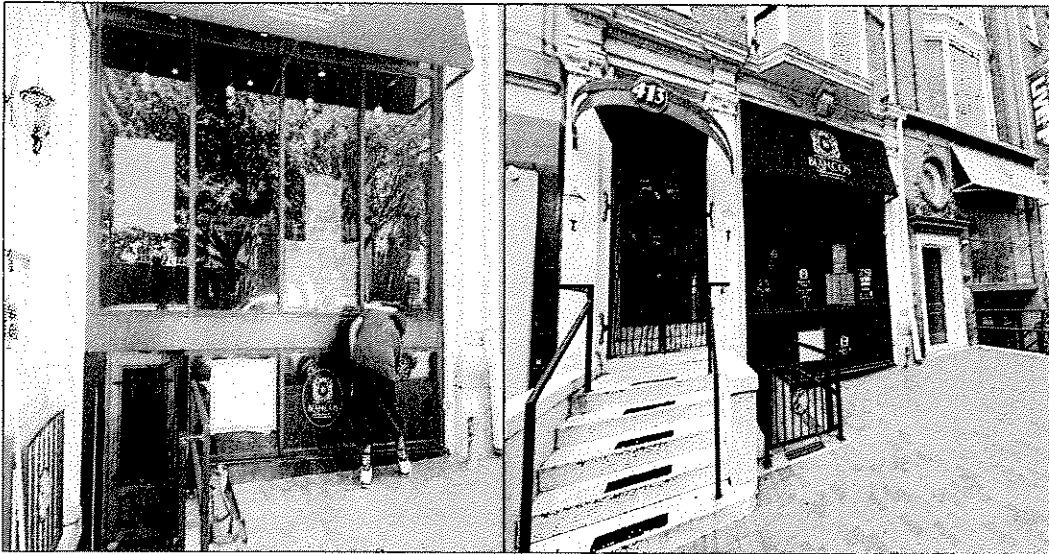
Rechecked Summary

Notice remained as posted on the front of building.

Photo(s) Taken

Choose Files

No file chosen



Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 413 N. Charles St. 21201
Class of License: B-Beer, Wine & Liquor
Scope of Application: New Restaurant license requesting live Entertainment, outdoor table service, and off-premises catering
Application filed by: Blanco's, LLC 714 Trade Name Pending
Dana Smith, Sr.
Present Licensee(s): _____

The hearing concerning this application will be held on or after July 10, 2025 at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place, Suite 2300, Baltimore, Maryland 21202 at 10:30 AM. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

Hon. Albert J. Matricciani, Jr., (Ret.)	Chairman
Edward L. Reisinger	Commissioner
Granville Templeton, III, Esq.	Commissioner
Douglas K. Paige	Executive Secretary

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



03/30/2025

BUSE-25-
301177

Use and
Occupancy Permit

Blancos LLC

03/30/2025

Additional Info Required

Continue use as
restaurant on 1st
floor and basement,
adding live
entertainment,
outdoor seating and
catering.



Select Language

Powered by Google Translate

Logged in as:ABRAHAM L HURDLE Collections (0) Cart (0) Account Management Logout

Search...

Home Permits and Inspections Licensed Contractors

Create an Application Search Applications Schedule an Inspection

Record BUSE-25-001177:
Use and Occupancy Permit
Record Status: Additional Info Required
Expiration Date: 03/30/2025

Add to cart
Add to collection

Record Info Payments

Work Location

413 N CHARLES ST 21201-4405 *

Record Details

Applicant:

Dana Smith
Blancos LLC
Primary Phone:443-416-7310
unluoker@equatable.org
Mailing
3945 Greenmount Avenue
Baltimore, MD, 31218
United States

Project Description:

Blancos LLC
Continue use as restaurant on 1st floor and basement, adding live entertainment, outdoor seating and catering.

Owner:

413 NORTH CHARLES STREET, LLC *

More Details

July 10, 2025

Applicant(s): Stephen James Jones and Timothy Ma
Progress Hospitality North, LLC T/a Mo's Place
3290 N. Charles Street 21218

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine and Liquor restaurant license, requesting off-premises catering.

(a) **Applicant(s) Information:** (1) Stephen James Jones was born in Pittsburgh, PA in June of 1986. He lives in Baltimore, MD; and (2) Timothy Ma was born in Jonesboro, AR in February of 1978. He lives in Vienna, VA. Mr. Ma has financial interest at: 1) 21st SE Washington, DC 20003 t/a Any Day Now; and 2) 205 Prospect Street, Washington, DC 20007 t/a Hilltop Taproom.

(b) **Ownership Breakdown:** (1) Stephen James Jones (0%); (2) Timothy Ma (65%); see attached for full stock breakdown.

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

(d) **Qualified Voters:** Britni Bolden, Eric Dodson, and Sabrina Johnson Turner are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of a portion of the premises, as a restaurant with off-premises catering.

(f) **Corporate Standing:** Progress Hospitality North, LLC is a MD LLC and as of 6/25/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/13/2025 and checked on 6/23/2025. This meets the 10-day rule. There are 8 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-6; and "Hotel/Motel"-1.

(h) **Attorney of Record:** Caroline Hecker

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

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

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

Board's Decision

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

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

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

EXPLANATION OF REQUEST: Application for a new 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: 3290 North Charles Street, Baltimore MD 21218

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: Progress Hospitality North, LLC TRADE NAME: Mo's Place

BUSINESS PHONE NUMBER: 703-966-2620 BUSINESS EMAIL ADDRESS: tim@luckydanger.co

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles Street, 21st Fl., Baltimore, MD 21201 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.)? N/A Off Premise Catering of Food and Alcohol? ☒ Yes ☐ No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? ☒ Yes ☐ No Estimated Seating Capacity: 94

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

Stephen James Jones 610-639-1771 apaturebookings@gmail.com

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

237 S. Wolfe Street Baltimore MD 21231 07/28/23-present

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

06/1986 Male Pittsburgh, PA

(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

Timothy Ma 703-966-2620 tim@luckydanger.co

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

351 Courthouse Road SW Vienna VA 22180 N/A

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

02/1978 Male Jonesboro, AR

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

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

3. Applicant C

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

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

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

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

RECEIVED: BLIC
MAY 6 2025 PM 3:20

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☒ C ☐

Applicant B has a financial interest in two liquor licenses issued in Washington, DC, as follows:

Novel Hospitality LLC dba Any Day Now

Hilltop Taproom LLC dba Hilltop Taproom

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 ☐

Applicant B has a financial interest in two liquor licenses issued in Washington, DC, as follows:

Novel Hospitality LLC dba Any Day Now

Hilltop Taproom LLC dba Hilltop Taproom

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

N/A - New business.

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

Applicant A ☐ B ☐ C ☐

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

Name	Address	Phone	Email
TBD	TBD	TBD	TBD

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-103 (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: Stephen James Jones ADDRESS: 237 S. Wolfe Street, Baltimore, MD 21231 TITLE: Authorized Member %OF STOCK HELD: 0%
 2) NAME: Timothy Ma ADDRESS: 351 Courthouse Road SW, Vienna, VA 22180 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 2nd day of May, 2025, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Tim Ma 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: Gladys J Esquivel [Notary Seal] My Commission expires 4/28/27

Printed Name: Gladys J Esquivel



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

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

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


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.*

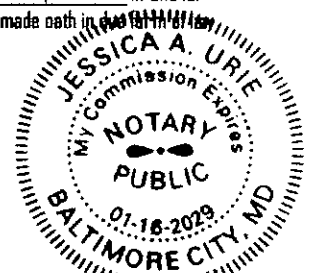
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform 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.


Signature of Applicant A

I hereby certify that on the 24th day of April, 2025, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Stephen Jones 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 1-16-29

Printed Name: Jessica A. Urie



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: The Johns Hopkins University, 3910 Keswick Rd., N-3100, Baltimore, MD 21211 Phone Number: 410-516-8063

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

(I, WE) Robert Hollister, on behalf of The Johns Hopkins University HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3290 North Charles 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.

X Robert Hollister
Signature of Owner of the Property

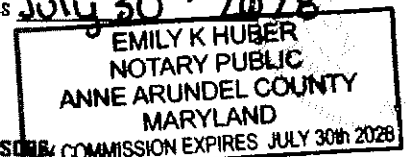
I hereby certify that on the 23rd day of April, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for JHU, personally appeared Robert Hollister the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Emily K Huber

(Notary Seal) My Commission expires July 30th 2028

Notary Printed Name: Emily K Huber



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)
Britni Bolden	634 Archer Street Baltimore, MD 21230			2012-present
Eric Dodson	3914 Loch Raven Boulevard Baltimore, MD 21218			2005-present
Sabrina Johnson Turner	3611 Howard Park Avenue Baltimore, MD 21207			2023-present

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)
Britni Bolden	634 Archer Street Baltimore, MD 21230		05/86	2012-present
Eric Dodson	3914 Loch Raven Boulevard Baltimore, MD 21218			2005-present
Sabrina Johnson Turner	3611 Howard Park Avenue Baltimore, MD 21207			2023-present

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)
Britni Bolden	634 Archer Street Baltimore, MD 21230			2012-present
Eric Dodson	3914 Loch Raven Boulevard Baltimore, MD 21218	<i>Eric Dodson</i>	01/66	2005-present
Sabrina Johnson Turner	3611 Howard Park Avenue Baltimore, MD 21207			2023-present

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.

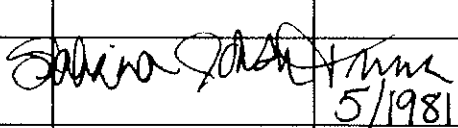
As witness, my hand and notarial seal.

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

Notary Printed Name: _____

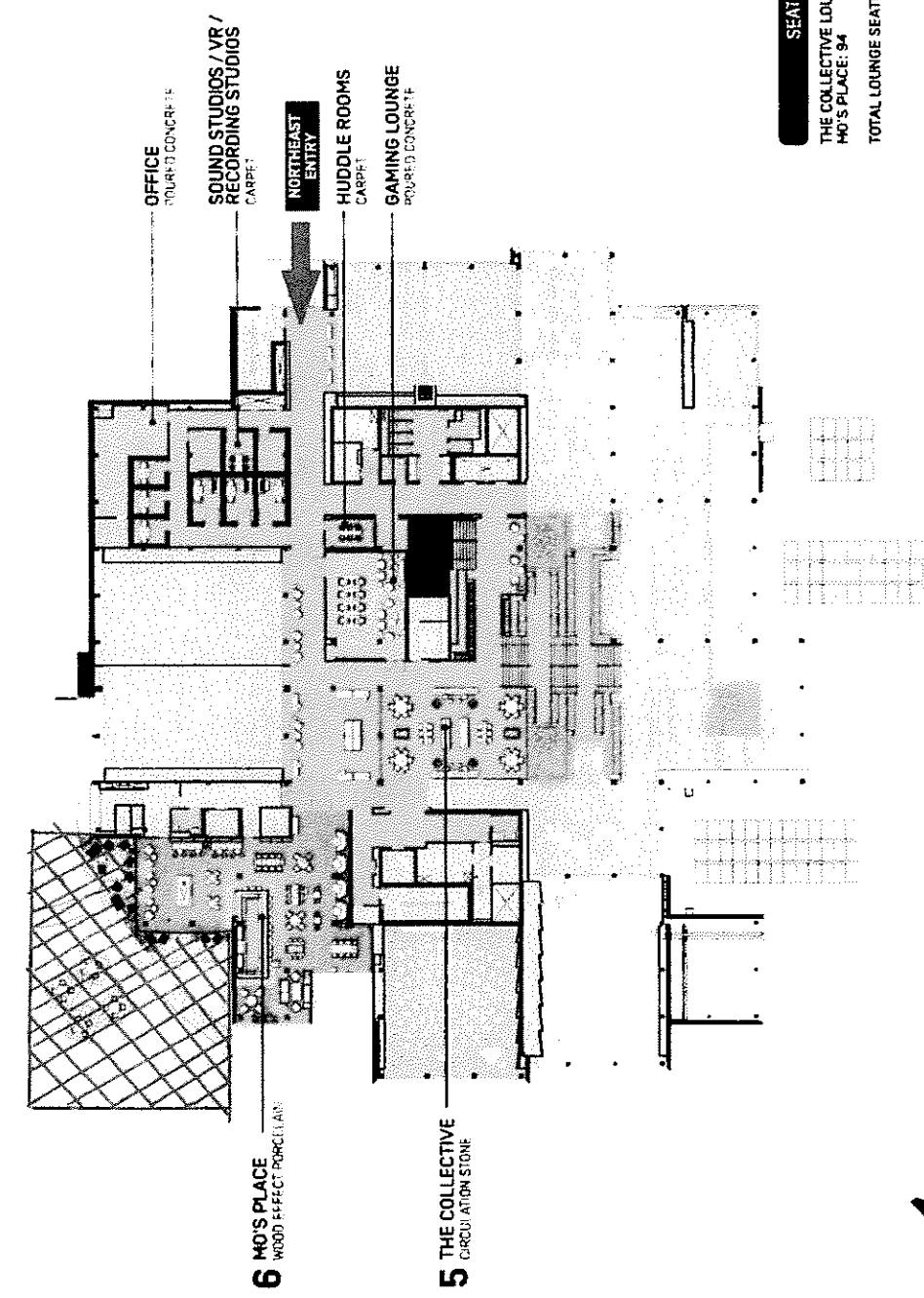
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Sabrina Johnson Turner	3611 Howard Park Avenue Baltimore, MD 21207		5/1981	2023-present

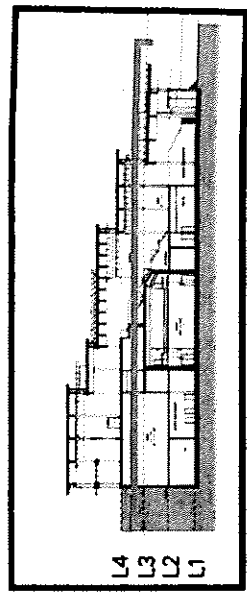
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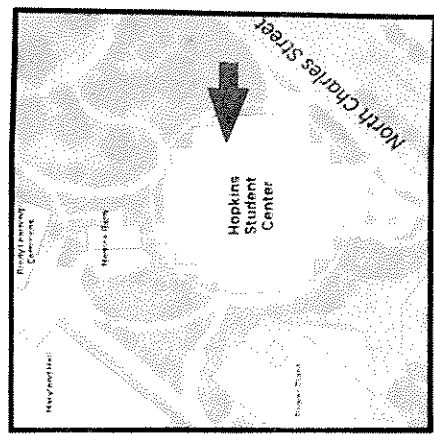


STONE	WOOD FLOOR	CONCRETE	PORCELAIN TILES
BOH AREAS	CARPET	WOOD FLOOR	

FINISH LEGEND



KEY SECTION



KEY PLAN

SEAT COUNTS

THE COLLECTIVE LOUNGE: 60
MO'S PLACE: 94
TOTAL LOUNGE SEATING: 80

FLOOR PLANS | LEVEL 3



Kerns, Kimberly (LLB)

From: Brooke Garman <bgarman@rosenbergmartin.com>
Sent: Tuesday, June 24, 2025 10:53 AM
To: Kerns, Kimberly (LLB)
Cc: Hecker, Caroline; Brooke Hutchins
Subject: 3290 North Charles Street - Progress Hospitality North, LLC - Mo's Place
Attachments: Amended Floor Plan_Mos Place_No Outside Dining.pdf; Progress Hospitality North, LLC - New Class B Application_Filed 1.pdf

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

Good Morning Kimberly,

I left a voicemail this morning about the attached application however I think an email will break it down more effectively. After reviewing the zoning for the outside dining, we would like to remove outdoor table service from the license application, and I have attached an updated floor plan with the outdoor dining crossed off.

Please feel free to reach out to me with any questions.

Thank you,

Brooke Garman

Paralegal

Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
(410) 727-6600
(410) 727-1115 Fax



Rosenberg
Martin
Greenberg^{LLP}



HOPKINS STUDENT CENTER

HOMewood CAMPUS, BALTIMORE, MARYLAND, USA

MO'S PLACE



SHEPLEY
BULFINCH

rockwellgroup

Knipark Heide
Architecture Group

WSP

Thornton
Tomasetti

WRA

CLARK

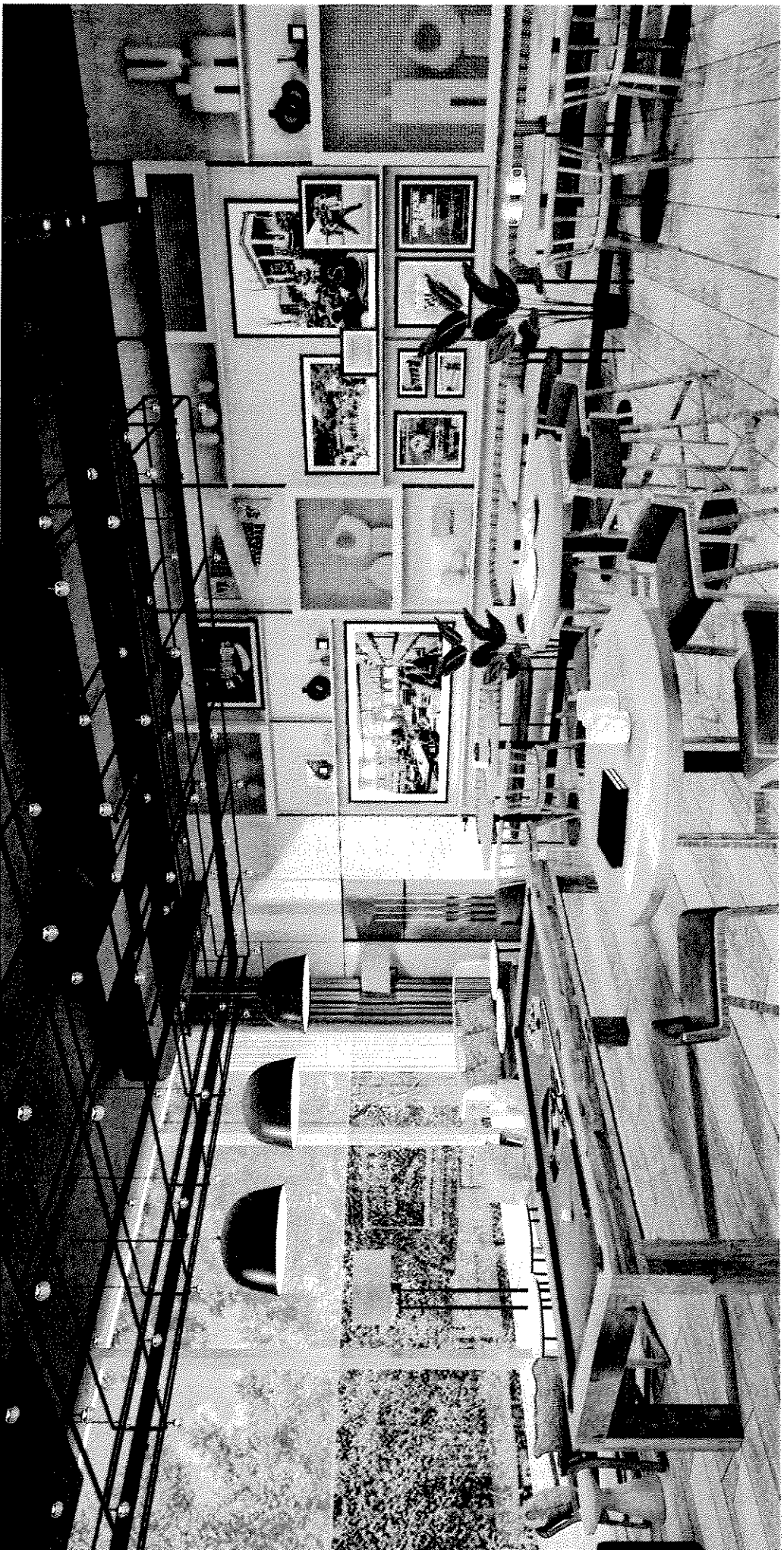
MGAC

CHARCOLLURE
DESIGN INC



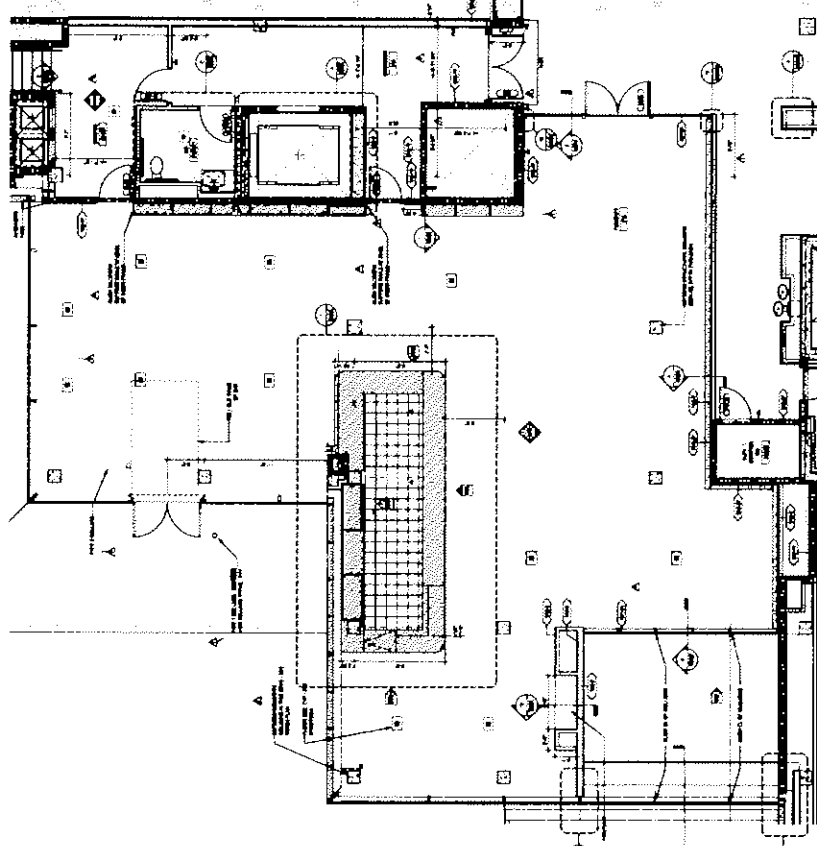
JOHNS HOPKINS
UNIVERSITY



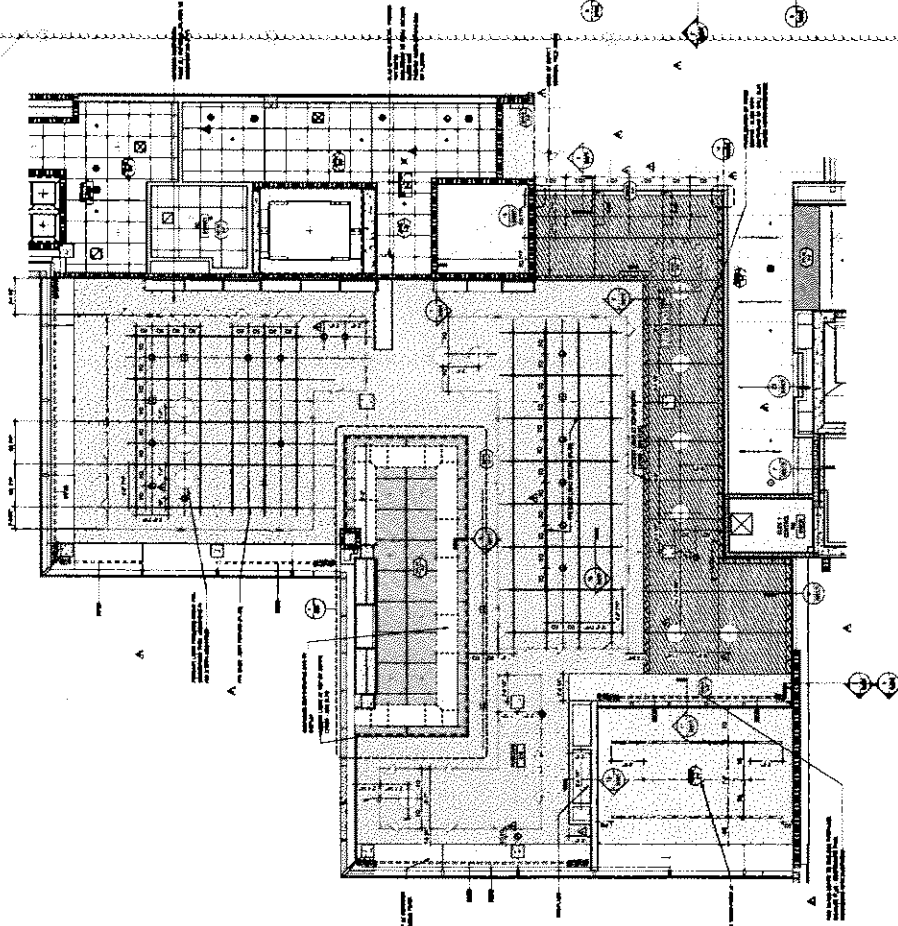




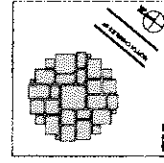




1 LEVEL 3 - ENLARGED PLAN - PUB & COFFEE HOUSE



2 ENLARGED ROP - PUB & COFFEE HOUSE



JOHNS HOPKINS
STUDENT CENTER

LEVEL 3 - PUB
COFFEE HOUSE

A766

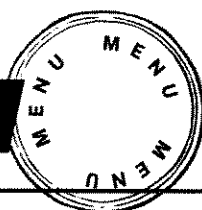
EXHIBIT 10 - COMPLETED 8/11

PRELIMINARY CAPITAL INVESTMENT BREAKDOWN

Mo's Place Interior Fit out and Restaurant Equipment Cost

Flooring:	\$60,000
Cabinets and Millwork	\$100,000
Furniture	\$85,000
Restaurant Equipment	\$485,000
Plumbing and Light Fixtures	\$35,000
Acoustical Treatments	\$35,000
<u>Misc. Costs</u>	<u>\$50,000</u>
Subtotal	\$850,000

menu



SAMPLE PUB MENU

appetizers

CRAB AND CORN DIP \$ x.xx
MD lump crab with bechamel, local corn, and lemon

CHARCOAL CHICKEN NACHOS \$ x.xx
Charcoal roasted chicken, shredded with tortilla chips, crema, pickled jalapenos

RED PEPPER HUMMUS CRUDITE \$ x.xx
Housemade red pepper and piquillo pepper with farm fresh vegetables

BLACK TRUFFLED BURRATA \$ x.xx
Macerated cherry tomatoes, fresh basil, lemongrass olive oil, green goddess

FRIED OKRA \$ x.xx
Cornmeal breaded okra served with chili lime dipping sauce

HAND CUT FRENCH FRIES \$ x.xx
Hand cut yukon potato french fries served with ketchup, special sauce, and furikake dust

SHITAKE MUSHROOM GYOZA \$ x.xx
Shitake Mushroom, Cabbage, Scallions, served with a sweet soy dipping sauce

CRISPY FRIED CHICKEN WINGS \$ x.xx
Gluten free all natural chicken wings served with your choice of sauce:
Frank's Hot Sauce Buffalo
Lemon Pepper
Aji Amarillo

main plates

CHESAPEAKE ROCKFISH \$ x.xx
Pan seared rockfish filet with seasonal vegetables and broken lemon beurre blanc

MARINATED HANGER STEAK \$ x.xx
Soy marinated hanger steak with fingerling potatoes and herb chimichurri

LEMONGRASS GRILLED CHICKEN \$ x.xx
Lemongrass marinated and grilled chicken breast with aromatic rice noodles and nuoc cham sauce

PORK SCHNITZEL \$ x.xx
Paprika panko breaded pork chop served with lemon wedges and caper sauce

PORTABELLA AND CHAYOTE TACOS \$ x.xx
Vegetable tacos with pico de gallo, purple cabbage slaw, shredded pepper jack

handhelds

CLASSIC SMASHBURGER \$ x.xx
house ground beef, cheddar cheese, chopped pickles, shrettuce, special sauce

FANCY SMASHBURGER \$ x.xx
house ground beef, gouda cheese, shrettuce, pickled red onion, Natty Boh mayo

BALTIMORE HOT CHICKEN \$ x.xx
panko breaded chicken breast, cayenne old bay hot glaze, bread and butter pickles, texas toast

MARYLAND CRAB CAKE SANDWICH \$ x.xx
mustard style crab cake, pickled slaw, old bay aioli, brioche bun

VEGAN BEYOND BURGER \$ x.xx
Beyond Meat, yellow beet aioli, chopped vegetables, Daiya "Cheese"

SLAB BLT SANDWICH \$ x.xx
Thick sliced hickory bacon with shrettuce and heirloom tomatoes on Texas toast

salad/soup/bowls

GREEKTOWN CHOPPED SALAD \$ x.xx
Iceberg lettuce, heirloom tomatoes, kalamata olives, red pepper, cucumber, cherry tomatoes with greek vinaigrette

CLASSIC CAESAR SALAD \$ x.xx
Chilled romaine lettuce, shaved parmesan reggiano, roasted garlic, house made croutons

SOUTHWEST SALAD \$ x.xx
Ancho chile marinated chicken, adzuki beans, corn, fresh pico de gallo, chili lime vin

MULTI GRAIN BOWL \$ x.xx
Quinoa, sprouted barley, romaine lettuce, marinated chickpeas, cherry tomatoes, nicoise olives, lemongrass balsamic

MEDITERRANEAN BOWL \$ x.xx
Chopped romaine, arugula, hummus, tzatziki, chickpeas, fresh cucumber, tomato, kalamata olives, herbed vinaigrette

CHILLED CARROT GINGER SOUP \$ x.xx
Chilled carrot and ginger puree garnished with house made creme fraiche and carrot threads

SHE CRAB CHOWDER \$ x.xx
MD lump crab with carrot, celery, onion, sherry wine and cream

PROGRESS HOSPITALITY NORTH LLC: Z26021519

Department ID Number:	Z26021519
Business Name:	PROGRESS HOSPITALITY NORTH LLC
Principal Office: ⓘ	3290 NORTH CHARLES STREET BALTIMORE MD 21218
Resident Agent: ⓘ	NORTHWEST REGISTERED AGENT SERVICE, INC. 5000 THAYER CENTER SUITE C OAKLAND MD 21550
Status:	ACTIVE
Good Standing:	THIS BUSINESS IS IN GOOD STANDING
Business Type:	FOREIGN LLC
Business Code:	20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration:	05/05/2025
State of Formation:	DE
Stock Status:	N/A
Close Status:	N/A

PROPOSED LOCATION 3290 CHARLES STREET NORTH 21218

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

"A" BEER & WINE

"B" BEER & WINE

"C" BEER & WINE

"D" BEER & WINE

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR

"B" BEER, WINE & LIQUOR 6

"C" BEER, WINE & LIQUOR

"D" BEER, WINE & LIQUOR

"BD7" BEER, WINE & LIQUOR

ARENA

HOTEL/MOTEL 1

RACING

PREPARED BY R. Jordan DATE 06/23/2025

3290 CHARLES STREET NORTH 21218

Proposed Location

- Mo's Place LB

Licensed Establishments

- Eddie's Liquors LA
- Tamber's LB
- BOZ'S Burger LB
- Bird in Hand LB
- Charles Village Pub LB
- Gertrude's LB
- HomeSlyce LB
- The Study LBHM



TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Mo's Place

Corporation Name

Progress Hospitality North, LLC

Location Address

3290 CHARLES STREET NORTH 21218

License Type

Class "A" Beer, Wine and Liquor

Date Posted?

06/13/2025

Estimated Date of Removal?

06/23/2025

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

No

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

Yes

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

No

Other licensed locations - Describe/Note

Refer to the attached map for other licensed locations.

Comments and Follow-up Items(s)

Explanation of Request: "Application for a new Class B liquor license" Location is under construction.

Licensee Name

New License

Inspector Name

BALTIMORE\Rosalba Jordan

Photo(s) Taken

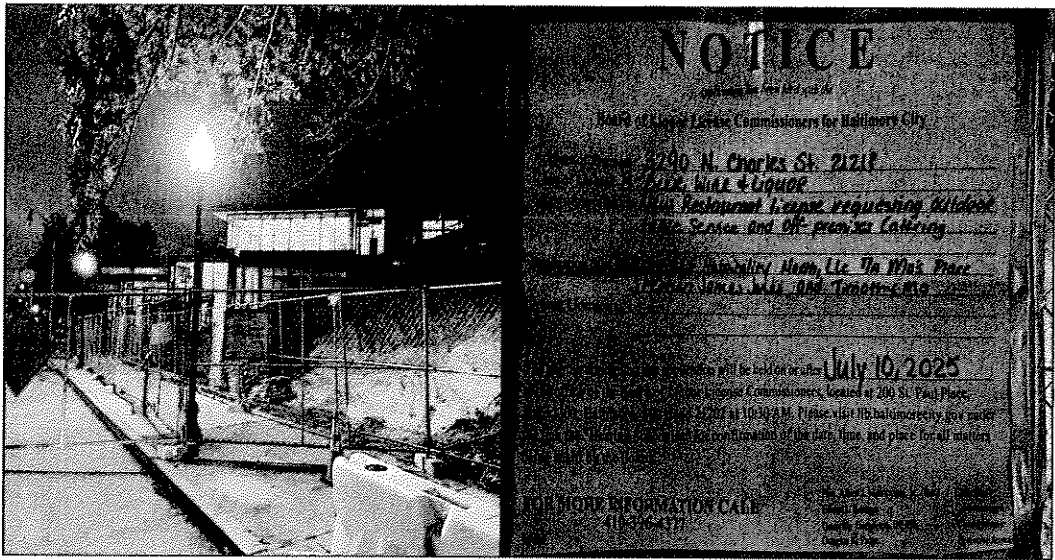
Choose Files

No file chosen

Submission Date

06/23/2025

07:16 PM



Cancel

Cancel

Posting Sign Report

Applicants Name

Stephen James Jones

Premises Address

3290 CHARLES STREET NORTH 21218

Inspector Name

BALTIMORE/Rosalba Jordan

Posted Date/Time

06/13/2025

09:30 PM

Rechecked Date/Time

06/23/2025

09:30 PM

Manager

CLOSED

Posted Summary

Notice was posted on the fencing of erecting building.

Rechecked Summary

Notice remained as posted on the fencing of erecting building.

Photo(s) Taken

Choose Files

No file chosen



Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

8290 N. Charles St. 21218

Beer, Wine & Liquor

*New Restaurant license requesting outdoor
patio service and off-premises catering*

*Hospitality Moeth, LLC 71a Mo's Place
Stemora James Jones and Timothy Mc*

(b)(6)(b)(7)(D)

Application for this application will be held on or after **July 10, 2025**
at the Board of Liquor License Commissioners, located at 200 St. Paul Place,
Baltimore, Maryland 21202 at 10:30 AM. Please visit lb.baltimorecity.gov under
"Public Hearing" for further information for confirmation of the date, time, and place for all matters

City of Baltimore

FOR MORE INFORMATION CALL

410-396-4377

Hon. Albert J. Martellank, Jr., (Rep.)

Edward L. Raines

Granville Templeton, III, Esq.

Douglas K. Paige

Chairman

Commissioner

Commissioner

Executive Secretary