

**July 11, 2024**

**Applicant(s):** Dominique Frances Savoy  
Savoy's Spot, LLC, T/a Savoy's Spot  
623-25 S. Luzerne Avenue 21224

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Dominique Frances Savoy was born in Baltimore, MD in August of 1991. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Dominique Frances Savoy (100%).

(c) **Purchase Price of Business:** The purchase price of the business is via 5-year lease agreement at \$5,000 per month.

(d) **Qualified Voters:** Donald Savoy, Catherine Savoy, and Henrietta Dill are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises 1<sup>st</sup> floor as a tavern/restaurant without live entertainment (Change of operator).

(f) **Corporate Standing:** Savoy's Spot, LLC is a MD LLC and as of 6/25/2024 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/4/2024 and checked on 6/20/2024. This meets the 10-day rule. There are 8 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-2; and "BD7" BWL-5.

(h) **Attorney of Record:** Gary Maslan

(i) **Timeline:** Per SB 1100 (2024) this license is revived and will remain viable from July 1, 2024 until "July 1, 2025 for the purposes of being renewed to the current license year by the licensee" and then transferred.

(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: TRANSFER FROM SECURED CREDITOR CLASS TYPE: \_\_\_\_\_

*Please select one option and fill out the requested information*

- A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_
- B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 623-625 S LUZERNE AVE BALTIMORE MD 21224
- 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: SAVOY'S SPOT LLC TRADE NAME: SAVOY'S SPOT  
 BUSINESS PHONE NUMBER: 443.326.2886 BUSINESS EMAIL ADDRESS: dsavoy16@yahoo.com  
 ATTORNEY FOR THE APPLICANT: CATELLI ADDRESS: PO BOX 50116 BALTIMORE MD 21211 PHONE: 410.849.9456

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: 99

*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**

DOMINIQUE FRANCES SAVOY (Full name) [REDACTED] (Telephone no.) [REDACTED] E-mail (Required) [REDACTED]  
 4401 WOODLEA AVENUE (Residence) Street BALTIMORE MD 21206 8 YEARS (period of residency in Baltimore City)  
 08/1991 (Month/Year of Birth) FEMALE BALTIMORE (Place of Birth)  
 (Sex: Male or Female)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

**2. Applicant B**

(Full name) (Telephone no.) E-mail (Required)  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

**3. Applicant C**

(Full name) (Telephone no.) E-mail (Required)  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

RECEIVED: DLLC  
 SEP 19 2023 AM 11:29

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

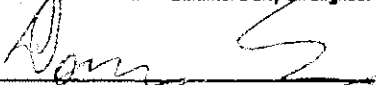
Name	Address	Phone	Email
DOMINIQUE FRANCES SAVOY	4401 WOODLEA AVE	[REDACTED]	[REDACTED]

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

- 1) NAME: DOMINIQUE FRANCES SAVOY ADDRESS: 4401 WOODLEA AVE TITLE: PRINCIPAL %OF STOCK HELD: 100
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

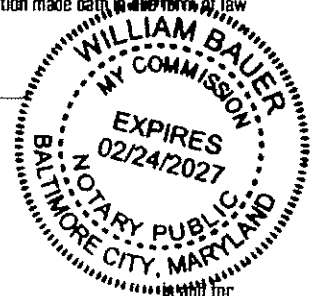
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

 x **DOMINIQUE FRANCES SAVOY**  
Signature of Applicant A

I hereby certify that on the 16 day of JUNE, 2023, before me, the subscriber, a notary public of the State of MARYLAND in and for Baltimore City, personally appeared DOMINIQUE FRANCES SAVOY 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 02/24/2027  
Printed Name: WILLIAM EDWARD BAUER



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: \_\_\_\_\_

623 S LUZERNE, LLC  
c/o BRIAN STANDER  
678 REISTERSTOWN RD

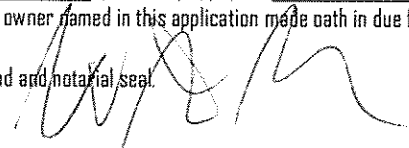
Name and Address of the owners of the premise/landlord: BALTIMORE MD 21208 Phone Number: [REDACTED]

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

(I, WE) 623 S LUZERNE, LLC c/o BRIAN STANDER HEREBY CERTIFY,  
That (I am, we are) the owner(s) of the property located at 623-625 S LUZERNE, 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.

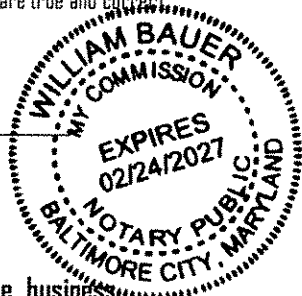
 x BRIAN STANDER  
Signature of Owner of the Property

I hereby certify that on the 11th day of JULY, 2023, before me, the subscriber, a notary public of the State of MARYLAND, in and for BALTIMORE CITY, personally appeared BRIAN STANDER 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 02/24/2027

Notary Printed Name: WILLIAM BAUER



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

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

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

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

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

Name and Address of the owners of the premise/landlord: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

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

Signature of Owner of the Property \_\_\_\_\_

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

As witness, my hand and notarial seal.

Notary Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Notary Printed Name: \_\_\_\_\_

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Donald Savoy	1719 N. Dallas St. Baltimore, MD 21213	<i>Donald Savoy</i>	12/1982	32 years
Catherine Savoy	1733 Darley Ave. Baltimore, Md, 21206	<i>Catherine Savoy</i>	11/1961	32 yrs.

Board of Liquor License Commissioners for the City of Baltimore  
1 North Charles Street, Suite 1500, Baltimore, Maryland 2120  
Phone: 410-396-4 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: \_\_\_\_\_

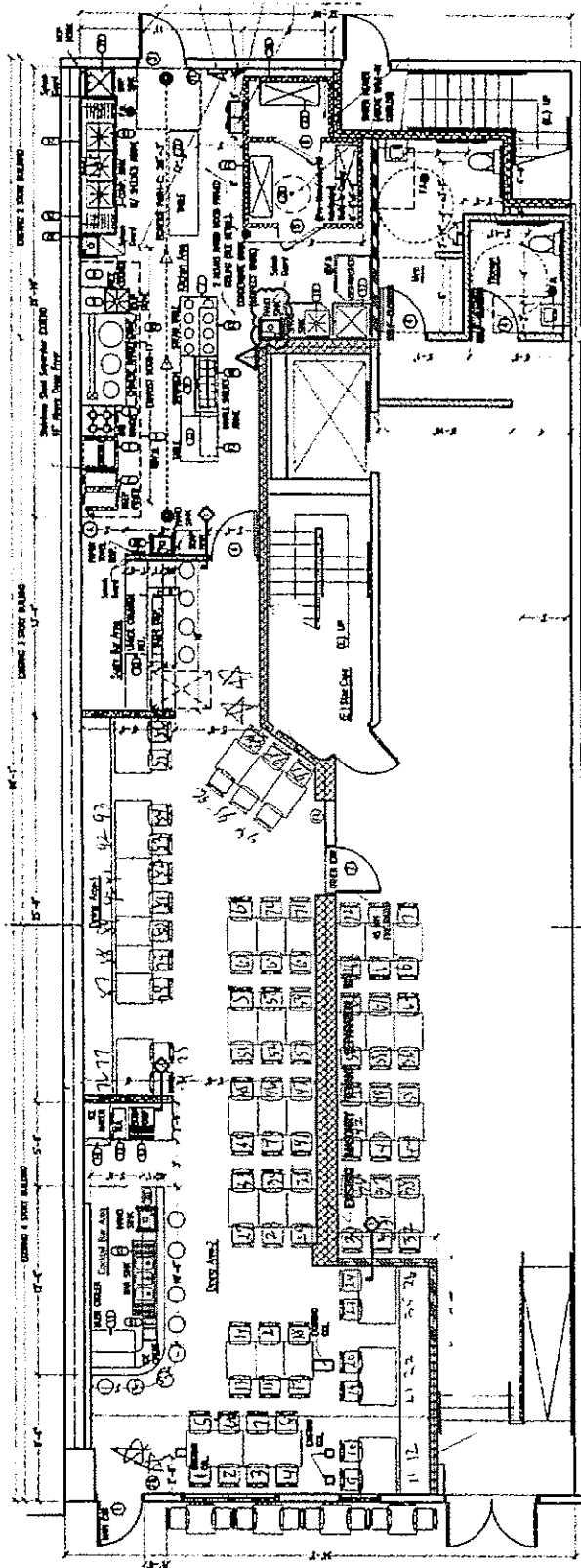
**The following certificates must be signed by at least 3 persons.**

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)
1	Donald Savy	132 S Oldham St Baltimore, MD 21224	<i>Donald Savy</i>	12/1983	30 years
2	Anthony Savy	4401 Woodlawn Balt., Md. 21206	<i>Anthony Savy</i>	11/1961	32 years
3	Henrietta Dill	1600 N. Caroline Baltimore, Md. 21213	<i>Henrietta Dill</i>	03-1958	22 years
4					
5					
6					

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

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



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





# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: **LBD7 391**

Cert Num: **1113**

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

License Date: 5/1/2024

License Year: 2024

CR Number: 16694608

Payment Date: 06-26-24

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: **SECURED CREDITOR**

Trade Name: **N/A**

Zone Code: 13

Phone: 410-627-1462

Block Num: 623-25

City: BALTIMORE

Street: LUZERNE AVENUE SOUTH

State: MD

Zip: 21224

CR Number: 16694608

Portion of Business Used:

(USE)CONTINUE TO USE 1ST FL OF PREMISE AS TAVERN/RESTURANT WITH OUT LIVE ENTERTAINMENT (CHANGE OF OPERATOR)

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
BRIAN	STRANDER	6725 EVANSTON ROAD	BALTIMORE	MD	21209	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
05/23/2024	Application for transfer of ownership filed on behalf of Savoy's Spot, LLC T/a Savoy's Spot, Dominique Frances Savoy on 9/19/2023 /kk (May 2024 Ad)	Delete
05/15/2024	Per SB 1100 (2024) this license is revived and will remain viable from July 1, 2024 until "July 1, 2025 for the purposes of of being renewed to the current license year by the licensee" and then transferred. Copy of the law placed in the file. MW	Delete
05/14/2024	Per the request K. Kerns was May, 13, 2024; Pending New Class "B: Application has been withdrawn..../sb	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
02/07/2024	Sent email to Catelli indicating that the the MD Sales & Use tax returns submitted for November 2022; January 2023; April 2023; and July 2023 couldn't be used to substantiate that the license was used to sell alcohol because a secured creditor may not, by law, be open and operating. License dead as a matter of law on or about March 21, 2023.	Delete
02/05/2024	Sent email to Catelli indicating that the the MD Sales & Use tax returns submitted for November 2022; January 2023; April 2023; and July 2023 couldn't be used to substantiate that the license was used to sell alcohol because a secured creditor may not, by law, be open and operating. License dead as a matter of law on or about March 21, 2023.	Delete
01/05/2024	1/5/24- D.E.S (N. Blendy) indicated via email to consultant (W. Bauer) that if proof cannot be shown that this license is still viable that the license will automatically be deemed dead, and application filed on 11/9/23 will be denied- see email in file dated 11/21/23	Delete
11/09/2023	Application for transfer of ownership filed on behalf of Savoy's Spot, LLC T/a Savoy's Spot, Dominique Frances Savoy on 9/19/2023 /kk	Delete
02/03/2023	****STATE OF MD TAX HOLD, letter sent to the Business address on February 3, 2023.****/mb	Delete
09/22/2022	Application for Transfer to A SECURED CREDITOR t/a NO TRADE NAME, BRIAN STANDER on SEPTEMBER 22, 2022; see Invoice #127237..../sb	Delete
09/22/2022	SUBMITTED SUBSTITUTE APPLICATION REMOVING RITA MICHAELS AND GREGORY SULIN (Corp Name is "Not In Good Standing"); Invoice #127230..../sb	Delete
09/01/2022	7/18/2022 termination for transfer pending letter was sent to all applicant(s) and lawyer(s) that filed..k/r	Delete
05/20/2022	5/19/2022 - Public Hearing Re: Request for transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*..../jr	Delete
04/13/2022	Received letter from Attorney Steve Fogleman requesting for a Transfer Hardship; Invoice #125133..../sb	Delete
03/16/2022	3/15/2022 150 day pending warning letter was sent to all applicant(s) and attorney(s)...k/r	Delete
01/06/2022	Transfer Application fee paid on 09/02/21 Inv. # 12047 was returned due to insufficient fund. I informed to the Licensee to pay on Monday with cashier check or money order amount \$600.00 and \$30.00 returned check fee....mb.	Delete
10/21/2021	10/21/2021 - Virtual Public Hearing Re: Application to transfer ownership requesting off-premises catering - APPROVED - (3-0 vote)..../jr	Delete
09/10/2021	Application for transfer of ownership requesting off-premises catering filed on behalf of One Chef Mac, LLC T/a Trade Name Pending, Ashley Hawkins on 9/7/2021 /kk	Delete
08/27/2020	Temporary Outdoor Table Service letter was returned...../sb	Delete
03/24/2020	Transfer Application was withdrawn per Attorney Craig Swartz on 03/23/20..../sb	Delete
03/10/2020	03/10//20 - Resended 2020-2021 Renewal Applications to home addresses (2)..../sb	Delete
03/10/2020	03/10/20- Return To Sender; Not Deliverable As Addressed; Unable To Forward..../sb	Delete
02/06/2020	90 day warning transfer pending letter was sent to all applicant(s) and lawyer(s) that filed..k/r	Delete
11/15/2019	11/14/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)..../jr	Delete
10/04/2019	Application for transfer of ownership filed on behalf of A and J Williams, LLC T/a Jayme's Place, Anthony Williams, Jayme Williams, and Keith Thompson on 9/16/2019 /kk	Delete
07/31/2019	Alcohol Awareness expires on 07/27/23; Jayme Sutherland, Anthony Williams and Keith Thompson from Jayme's Place (certified by John S Murray)..../sb	Delete
04/23/2019	* Licensee(s) changed during 2019 renewal period - Gregory Sulin replaced Robert Williams * /kk	Delete
03/28/2018	*****RELEASED STATE OF MD TAX HOLD***** ..... /sb	Delete
01/25/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.****/mb	Delete

03/09/2017	Received a call from Electrical Inspector, Glen Gabriel. He says everything is ok and has passed inspection.... /sb	Delete
02/14/2017	90 day warning transfer pending letter was sent to all applicants please check folder for more details....k/r	Delete
11/18/2016	11/17/16- Public Hearing re: Application to transfer ownership- APPROVED (3-0 vote)	Delete
11/14/2016	State of MD Tax Release , letter sent on 11/10/2016 CR#07792928-transfer ....k/r	Delete
04/23/2016	Given Annual License to Chief Inspector, M.Fosler for delivery to establishment.... /sb	Delete
07/07/2015	Alcohol Awareness expires 06/29/19 (Harry Thoman)	Delete
10/27/2011	10/20/2011 Public Hearing re: Violation of Rule 4.15 Gambling. GUILTY \$500	Delete
10/22/2007	10/19/07 \$300 FINE PAID IN FULL #61451	Delete
10/22/2007	10/18/07 Public Hearing re: Violation of rules 4.14,ART.2B,SEC.10-505,3.02,3.03(c),4.12 & RULE 4.18. DECISION: RULE 4.14 GUILTY \$300 NO ADM.FEE,ART.2B,SEC.10-505 DISMISSED,RULE 3.02 DISMISSED,RULE 3.03(c) DISMISSED,RULE 4.12 DISMISSED,RULE 4.18 DISMISSED.FINE \$300	Delete
05/19/2006	05/19/06 FINE \$425 PAID IN FULL #56937	Delete
05/19/2006	05/18/06 Public Hearing re: Violation of rule 4.01 (a) & rule 3.03(c) DECISION: RULE 4.01 (a) GUILTY \$500/SUSPENDED \$200 & RULE 3.03(c) DISMISSED. FINE \$300 OR 3 DAYS + \$125 ADM.FEE=\$425	Delete

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

License num: LBD7 391

Address: 623-25 LUZERNE AVENUE SOUTH

Trade Name: N/A

Comment:

[Add Comment](#)

**Hold Info**

Powered by:




# SAVOY'S SPOT LLC: W24115347

**Department ID Number:**

W24115347

**Business Name:**

SAVOY'S SPOT LLC

**Principal Office:** 

623-625 LUZERNE AVENUE

BALTIMORE MD 21224

**Resident Agent:** 

DOMINIQUE FRANCES SAVOY

4401 WOODLEA AVE

BALTIMORE MD 21206

**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:**

06/16/2023

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 623-25 Luzerne Ave

## 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 2

"C" BEER, WINE & LIQUOR \_\_\_\_\_

"D" BEER, WINE & LIQUOR \_\_\_\_\_

"BD7" BEER, WINE & LIQUOR 5

ARENA \_\_\_\_\_












HOTEL/MOTEL \_\_\_\_\_

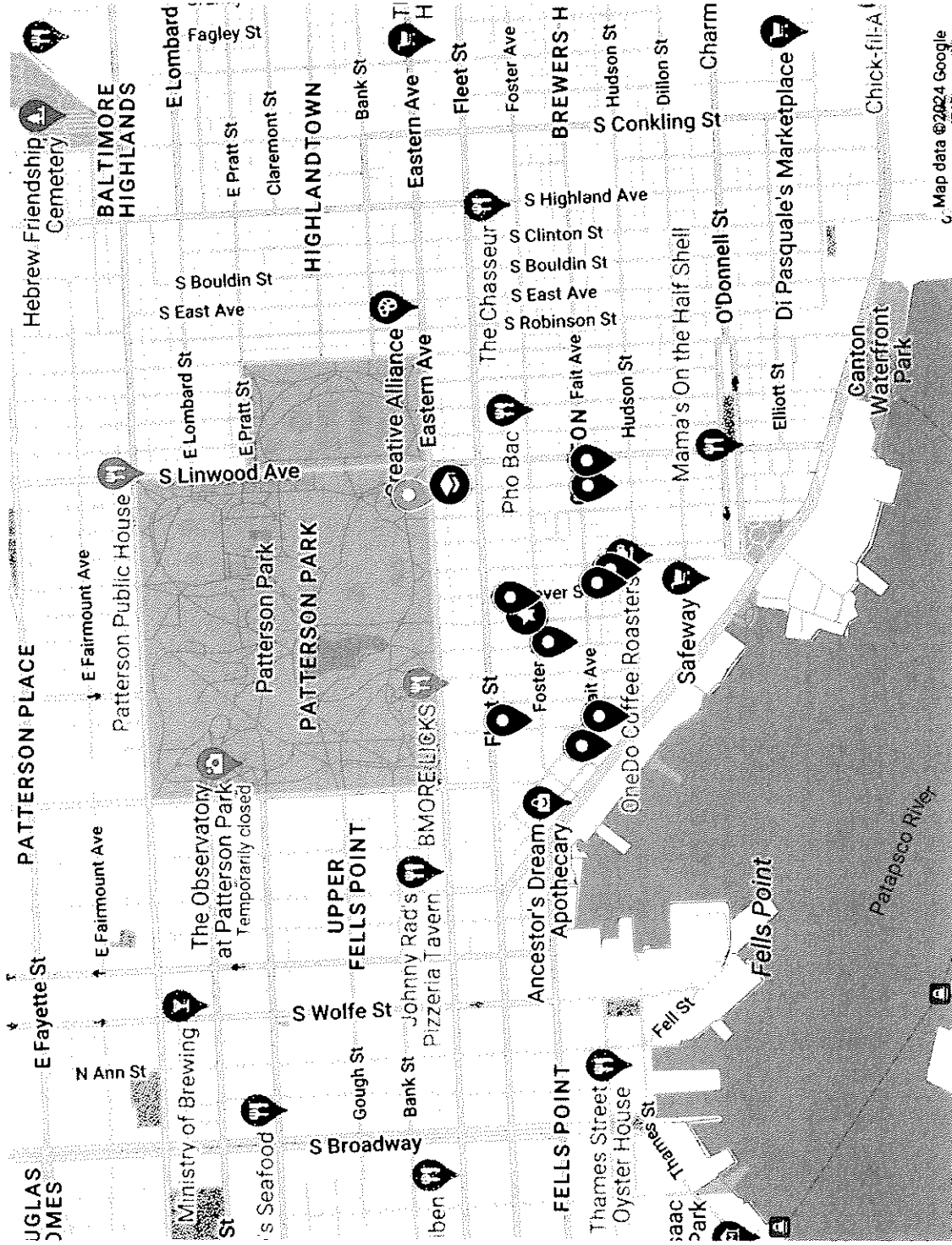
RACING \_\_\_\_\_

PREPARED BY: Washington DATE: 6/11/24

# 623-25 S. Luzerne Ave

## Licensed Establishments

-  Savoy's Spot LBD7
-  Pils Cafe LBD7
-  Smalltimore LBD7
-  Sharky's Bar & Grill LBD7
-  Hudson Street Stack House LBD7
-  Canton Market LA
-  Katana Sushi LB
-  Verde LB
-  Lee's Pint & Shell LBD7
-  Blairs On Hudson LBD7
-  Silks LBD7



School



Hampstead Hill Academy

## TRANSFERS/NEW APPLICATIONS

### Licensee Information (Trade Name)

Savoy's Spot

### Corporation Name

Savoys Spot LLC

### Location Address

623-25 S Luzerne Ave

### License Type

Class "BD7" Beer, Wine and Liquor

### Date Posted?

06/04/2024

### Estimated Date of Removal?

06/20/2024

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

yes

### 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 maps

### Comments and Follow-up Items(s)

application submitted for transfer of ownership

### Licensee Name

Dominique Frances Savoy

### Inspector Name

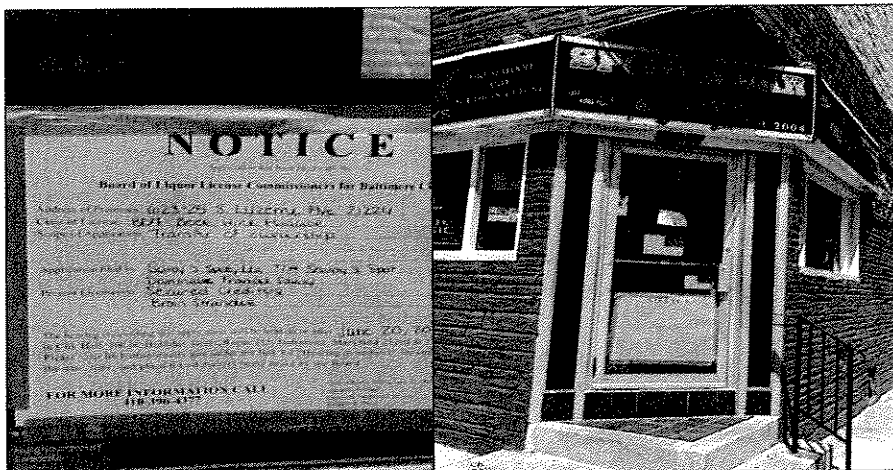
BALTIMORE\KenyattaG.Washington

### Photo(s) Taken

Choose Files No file chosen

### Submission Date

06/05/2024 12:28 PM



Save

Cancel



# Posting Sign Report

**Applicants Name**

Dominique Frances Savoy

**Premises Address**

623-25 S Luzerne Ave

**Inspector Name**

BALTIMORE\KenyaG.Washington

**Posted Date/Time**

06/04/2024

02:37 PM

**Rechecked Date/Time**

06/20/2024

02:37 PM

**Manager**

n/a

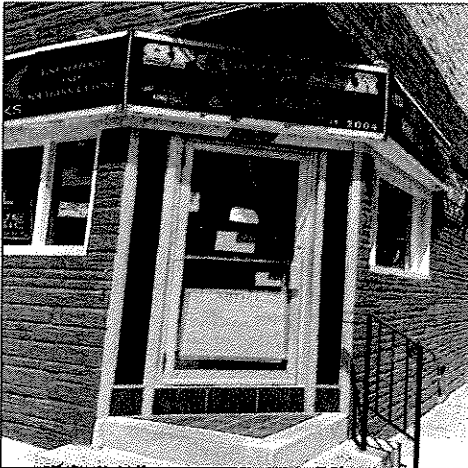
**Posted Summary**

posted on front door

**Rechecked Summary**

**Photo(s) Taken**

No file chosen



Cancel

# NOTICE

Procedures for Hearings

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 623-25 S Luzerne Ave 21224

Class of License: ~~BYE~~ Beer, Wine & Cider

Scope of Application: Transfer of ownership

Application filed by: Savoy's Sports, LLC, Tim Savoy's Spot

Dominique Francis Savoy

Present Licensee(s): Seared Grilled Co

Brian Stranahan

The hearing concerning this application will be held on or after **JUNE 20, 2024**  
in City Hall, 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:00 AM.  
Please visit <http://baltimorecity.gov> under the link for Hearings Schedules for confirmation  
of the date, time, and place for all matters being heard by the Board.

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

**Project Name:SAVOY LUZERNE**

Guest Access

CONTINUE TO USE 1ST FLOOR OF PREMISES KNOWN AS 623-625 S LUZERNE AVENUE AS TAVERN/RESTURANT WITHOUT LIVE ENTERTAINMENT (CHANGE OF OPERATOR)

				ID App	Permit Number	Project Name	Create Submit Accept	Status	Fee Due	Fee Paid	N
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Manage

Message(1)

Status

404953

USE2023-54745

SAVOY LUZERNE

9/14/2023  
9/14/2023  
9/14/2023

Submitted

\$98.00

# SENATE BILL 1100

A2

(4lr1705)

## ENROLLED BILL

— Finance/Economic Matters —

Introduced by **Senator Ferguson**

Read and Examined by Proofreaders:

\_\_\_\_\_  
Proofreader.

\_\_\_\_\_  
Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this

\_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ o'clock, \_\_\_\_\_ M.

\_\_\_\_\_  
President.

CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Baltimore City – Alcoholic Beverages – 46th Alcoholic Beverages District –**  
3 **Revisions**

4 FOR the purpose of authorizing the Board of License Commissioners for Baltimore City to  
5 issue a certain number of new alcoholic beverages licenses within a certain bounded  
6 area; providing that, in the 46th alcoholic beverages district in Baltimore City, a  
7 certain license may be issued and an existing license may be moved to a building  
8 that is within a certain distance of a place of worship or school under certain  
9 circumstances; ~~authorizing the Board of License Commissioners for Baltimore City~~  
10 to waive a certain requirement for a certain license holder that operates a restaurant  
11 to remain open after hours; extending for a certain amount of time the expiration of  
12 ~~an~~ certain alcoholic beverages ~~license~~ licenses for the purpose of ~~a~~ transfer;  
13 authorizing ~~a~~ certain license ~~conversion~~ conversions under certain circumstances;  
14 prohibiting the Board from authorizing a license for a certain recipient of a certain

---

**EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.**

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.

*Italics indicate opposite chamber / conference committee amendments.*



1 State grant under certain circumstances; and generally relating to alcoholic  
2 beverages licenses in the 46th alcoholic beverages district in Baltimore City.

3 BY repealing and reenacting, without amendments,  
4 Article – Alcoholic Beverages and Cannabis  
5 Section 12–102 and 12–1604.1  
6 Annotated Code of Maryland  
7 (2016 Volume and 2023 Supplement)

8 BY repealing and reenacting, with amendments,  
9 Article – Alcoholic Beverages and Cannabis  
10 Section 12–1604(b), 12–1605(b), and 12–2007  
11 Annotated Code of Maryland  
12 (2016 Volume and 2023 Supplement)

13 BY adding to  
14 Article – Alcoholic Beverages and Cannabis  
15 Section 12–1604(j)  
16 Annotated Code of Maryland  
17 (2016 Volume and 2023 Supplement)

18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
19 That the Laws of Maryland read as follows:

20 **Article – Alcoholic Beverages and Cannabis**

21 12–102.

22 This title applies only in Baltimore City.

23 12–1604.

24 (b) Except as provided in subsections (c), (d), [and] (i), AND (J) of this section, the  
25 Board may not issue a new license in the 46th alcoholic beverages district.

26 (J) (1) IN THE AREA BOUNDED ON THE NORTH BY INTERSTATE 95, ON  
27 THE EAST BY THE SOUTH LOCUST POINT TERMINAL, AND ON THE SOUTH AND WEST  
28 BY THE PATAPSCO RIVER, THE BOARD MAY ISSUE NOT MORE THAN:

29 (I) A TOTAL OF 10 NEW CLASS B–D–7 LICENSES; AND

30 (II) A TOTAL OF 2 NEW CLASS A–7 LICENSES.

31 (2) ANY LICENSE ISSUED UNDER THIS SUBSECTION MAY NOT BE  
32 TRANSFERRED OUTSIDE THE BOUNDED AREA AS DEFINED UNDER PARAGRAPH (1) OF  
33 THIS SUBSECTION.

**(3) THE BOARD MAY NOT AUTHORIZE THE TRANSFER OF A LICENSE INTO THE BOUNDED AREA AS DEFINED UNDER PARAGRAPH (1) OF THIS SUBSECTION.**

12-1604.1.

(a) This section applies only to a license holder of a Class D beer and light wine license for use in the 46th alcoholic beverages district.

(b) (1) A license holder who holds a valid Class D beer and light wine license may apply to the Board to convert the license to a Class D beer, wine, and liquor license if the license holder:

(i) 1. maintains average daily receipts from the sale of food that are at least 51% of its total daily receipts;

2. executes a memorandum of understanding with the relevant local neighborhood association as determined by the Board;

3. operates a location with not more than 75 seats; and

4. pays a special transfer fee of \$15,000, in addition to any fees required under § 12-1704 of this title; or

(ii) 1. holds a license that was originally issued by the Board under § 12-1604(i) of this subtitle; and

2. pays a special transfer fee of \$15,000, in addition to any fees required under § 12-1704 of this title.

(2) If a Class D beer and light wine license is converted to a Class D beer, wine, and liquor license under paragraph (1) of this subsection, the Class D beer, wine, and liquor license:

(i) may not be transferred to a new location; and

(ii) is subject to the requirements of paragraph (1) of this subsection.

(c) A holder of a license converted under this section may sell beer, wine, and liquor Monday through Sunday from 6 a.m. until 1 a.m. the following day.

(d) An application to convert a Class D beer and light wine license under subsection (b)(1) of this section is a transfer subject to the provisions of § 12-1701 of this title.

12-1605.

(b) (1) This subsection:

(i) applies only in the 46th alcoholic beverages district; and

(ii) does not apply to a licensed restaurant in:

1. ward 4, precinct 1;

2. ward 22, precinct 1;

3. a residential planned unit development for Silo Point as approved by the Mayor and City Council in Ordinance 04-697 on June 23, 2004; [or]

4. subject to paragraph (3) of this subsection, the area that is bounded as follows: from the intersection of West Ostend Street and Race Street, north on Race Street to Seldner Place, then east on Seldner Place to Clarkson Street, then north on Clarkson Street to West Cross Street, then east on West Cross Street to South Hanover Street, then north on South Hanover Street to Race Street (also known as Winter Street), then west/southwest on Race Street to West Cross Street, then west on West Cross Street to Leadenhall Street, then south on Leadenhall Street to West Ostend Street, then east on West Ostend Street back to the intersection of West Ostend Street and Race Street;

**5. SUBJECT TO PARAGRAPH (4) OF THIS SUBSECTION, THE AREA THAT IS BOUNDED AS FOLLOWS: FROM THE INTERSECTION OF EASTERN AVENUE AND SOUTH HIGHLAND AVENUE, NORTH ON SOUTH HIGHLAND AVENUE TO BANK STREET, THEN WEST ON BANK STREET TO SOUTH CLINTON STREET, THEN SOUTH ON SOUTH CLINTON STREET TO EASTERN AVENUE, THEN EAST ON EASTERN AVENUE BACK TO THE INTERSECTION OF EASTERN AVENUE AND SOUTH HIGHLAND AVENUE; OR**

**6. SUBJECT TO PARAGRAPH (5) OF THIS SUBSECTION, THE AREA THAT IS BOUNDED AS FOLLOWS: FROM THE INTERSECTION OF EASTERN AVENUE AND SOUTH NEWKIRK STREET, EAST ON EASTERN AVENUE TO OLDHAM STREET, THEN SOUTH ON OLDHAM STREET TO FLEET STREET, THEN WEST ON FLEET STREET TO SOUTH NEWKIRK STREET, THEN NORTH ON SOUTH NEWKIRK STREET BACK TO THE INTERSECTION OF SOUTH NEWKIRK STREET AND EASTERN AVENUE.**

(2) The Board may not issue or approve the transfer of a license if the licensed premises would be:

(i) within 300 feet of the nearest point of a place of worship or school;

or



1 (ii) closer to the nearest point of a place of worship or school than the  
2 licensed premises was on June 1, 2004.

3 (3) For an establishment that is within 300 feet of the nearest point of a  
4 place of worship or school, the Board may issue a license in or approve the transfer of a  
5 license into the area specified in paragraph (1)(ii)4 of this subsection only if the Board:

6 (i) has executed a memorandum of understanding with a  
7 community association in the area specified in paragraph (1)(ii)4 of this subsection  
8 regarding the nature of the establishment; and

9 (ii) enforces the memorandum of understanding against any license  
10 holder that obtains a license under paragraph (1)(ii)4 of this subsection and seeks to renew  
11 or transfer the license.

12 **(4) FOR AN ESTABLISHMENT THAT IS WITHIN 300 FEET OF THE**  
13 **NEAREST POINT OF A PLACE OF WORSHIP OR SCHOOL, THE BOARD MAY ISSUE A**  
14 **LICENSE IN OR APPROVE THE TRANSFER OF A LICENSE INTO THE AREA SPECIFIED**  
15 **IN PARAGRAPH (1)(II)5 OF THIS SUBSECTION ONLY IF THE BOARD:**

16 **(I) HAS EXECUTED A MEMORANDUM OF UNDERSTANDING WITH**  
17 **A COMMUNITY ASSOCIATION IN THE AREA SPECIFIED IN PARAGRAPH (1)(II)5 OF**  
18 **THIS SUBSECTION REGARDING THE NATURE OF THE ESTABLISHMENT; AND**

19 **(II) ENFORCES THE MEMORANDUM OF UNDERSTANDING**  
20 **AGAINST ANY LICENSE HOLDER THAT OBTAINS A LICENSE UNDER PARAGRAPH**  
21 **(1)(II)5 OF THIS SUBSECTION AND SEEKS TO RENEW OR TRANSFER THE LICENSE.**

22 **(5) FOR AN ESTABLISHMENT THAT IS WITHIN 300 FEET OF THE**  
23 **NEAREST POINT OF A PLACE OF WORSHIP OR SCHOOL, THE BOARD MAY ISSUE A**  
24 **LICENSE IN OR APPROVE THE TRANSFER OF A LICENSE INTO THE AREA SPECIFIED**  
25 **IN PARAGRAPH (1)(II)6 OF THIS SUBSECTION ONLY IF THE LICENSE HOLDER HAS**  
26 **RECEIVED A LETTER OF SUPPORT FROM A PLACE OF WORSHIP OR SCHOOL THAT IS**  
27 **WITHIN THE BOUNDED AREA.**

28 12-2007.

9 (a) Except as provided in subsection (b) of this section, a licensed premises shall  
0 end all operations, including the serving of alcoholic beverages and food and providing  
1 entertainment, at the closing hour for that class of licensed premises specified in this title.

2 (b) (1) The Board may grant an exemption for remaining open after hours to:

3 (i) a holder of a Class B restaurant license, only for serving food to  
4 patrons seated for dining;

1 (ii) a pharmacy that fills prescriptions; or

2 (iii) a holder of a Class D beer, wine, and liquor license that operates

3 a restaurant, if:

4 1. it is used only for serving food to patrons seated in a dining  
5 room that is not adjacent to a bar; and

6 2. the restaurant is located in the 46th Legislative District in  
7 the Legislative Districting Plan of 2022.

8 (2) A pharmacy that receives an exemption under paragraph (1) of this  
9 subsection may also sell products other than alcohol after normal closing hours.

10 (3) A hotel that holds a Class B license and that serves food to seated  
11 customers or for private functions or guest rooms may continue to provide food service.

12 (4) **THE BOARD MAY WAIVE THE REQUIREMENT IN PARAGRAPH**  
13 **(1)(III)1 OF THIS SUBSECTION THAT A DINING ROOM NOT BE ADJACENT TO A BAR.**

14 SECTION 2. AND BE IT FURTHER ENACTED, That:

15 (a) (1) Notwithstanding § 12-1705 of the Alcoholic Beverages and Cannabis  
16 Article, a Class B-D-7 license issued for a premises on the 2800 block of O'Donnell Street  
17 shall be considered unexpired until the end of July 1, 2024, for the purpose of completing a  
18 transfer of ownership at the same location.

19 ~~(b)~~ (2) Notwithstanding § 12-1604.1 of the Alcoholic Beverages and Cannabis  
20 Article, a holder of a Class D beer and light wine license on the 3200 block of Eastern  
21 Avenue may apply to the Board to convert to a Class D beer, wine, and liquor license if the  
22 license holder meets each requirement in § 12-1604.1 except for the requirement to  
23 maintain average daily receipts from the sale of food that are at least 51% of the total daily  
24 receipts.

25 (3) Notwithstanding § 12-2202 of the Alcoholic Beverages and Cannabis  
26 Article, a Class B-D-7 license issued for a premises in the 1600 block of Eastern Avenue  
27 shall be considered unexpired until the end of July 1, 2025, for the purpose of completing a  
28 transfer of ownership and transfer of location to a premises in the 600 block of South  
29 Caroline Street.

30 (4) (i) Notwithstanding § 12-2202 of the Alcoholic Beverages and  
31 Cannabis Article, a Class B license issued for a premises in the 3500 block of Boston Street  
32 shall be considered unexpired until the end of July 1, 2025, for the purpose of completing a  
33 transfer of ownership and a transfer of location to a premises in the 3600 block of Boston  
34 Street.

1                   (ii) If a Class B license transferred to the 3600 block of Boston Street  
2 under subparagraph (i) of this paragraph was originally issued as a Class B-D-7 license,  
3 the license holder may apply to the Board to convert the Class B license back to a Class  
4 B-D-7 license.

5                   (5) Notwithstanding § 12-2202 of the Alcoholic Beverages and Cannabis  
6 Article, a Class B-D-7 license issued for a premises in the 600 block of South Luzerne Avenue  
7 shall be considered unexpired until the end of July 1, 2025, for the purpose of being renewed  
8 to the current license year by the licensee.



9                   (b) The Board may not authorize the transfer of a license in ward 24, precinct 5 to  
10 a person or a location that has received and retained funding awarded under a legislative  
11 bond initiative.

12                   SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
13 1, 2024. Section 2 of this Act shall remain effective for a period of 1 year and 1 month and,  
14 at the end of July 31, 2025, Section 2 of this Act, with no further action required by the  
15 General Assembly, shall be abrogated and of no further force and effect.

Approved:

\_\_\_\_\_

Governor.

\_\_\_\_\_

President of the Senate.

\_\_\_\_\_

Speaker of the House of Delegates.

July 11, 2024

**Applicant(s):** Mert Ozturk  
Demari, Inc., T/a Zella's Pizzeria  
1143-45 Hollins Street 21223

**Class:** "B" Beer, Wine & Liquor License

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

(a) **Applicant(s) Information:** (1) Mert Ozturk was born in Turkey in October of 1994. He lives in Baltimore, MD. Mr. Mert Ozturk is presently the licensee with financial interest at 5716 York Road t/a Angeli's Pizzeria II since April 2022.

(b) **Ownership Breakdown:** (1) Mert Ozturk (0%); and (2) Cem Anli Ari (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$500,000.

(d) **Qualified Voters:** Elizabeth Wilson, Chai Longenecker, and Ebony Nicholson are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises 1<sup>st</sup> floor as a restaurant/carry out-not including live entertainment.

(f) **Corporate Standing:** Demari, Inc is a MD Corporation and as of 6/25/2024 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/4/2024 and checked on 6/13/2024. This meets the 10-day rule. There are 5 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-1; "C" BWL-1; and "BD7" BWL-2.

(h) **Attorney of Record:** Melvin Kodenski

(i) **Timeline:** Last Inspection by BLLC was performed 6/4/2024. At that time, the establishment was open and operating.

(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: transfer of ownership CLASS TYPE: LB

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1143-45 Hollins Street, Baltimore, Maryland 21223

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: Demari, Inc. TRADE NAME: Zella's Pizzeria

BUSINESS PHONE NUMBER: 410-685-6999 BUSINESS EMAIL ADDRESS: zellaspizza@gmail.com

ATTORNEY FOR THE APPLICANT: Melvin J. Kodenski, Esq. ADDRESS: 320 N. Charles St., 21201 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: 84

*Please note that as per Alc. Bev. Art. 5-12-1407(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

Mert Ozturk  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
259 South Highland Avenue Baltimore Maryland 21224 6 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
10/1994 Male Turkey  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

### 2. Applicant B

\_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

### 3. Applicant C

\_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

5716, LLC, +/a Noir Restaurant, 5716 York Road, 21212 & Lounge Since April 2022 - present

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

[Redacted area]

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

5716 York Road - 50%

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

[Redacted area]

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

5716 York Road -

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

[Redacted area]

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

[Redacted area]

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Ac. Bev. Art. 5-4-103 (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: Mert Ozturk ADDRESS: 259 S. Highland Ave TITLE: Pres. %OF STOCK HELD: 0 %
- 2) NAME: \_\_\_\_\_ ADDRESS: Balto, MD 21224 TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: Cem Anli Ari ADDRESS: 611A Horncrest Rd. Towson, MD 21204 TITLE: N/A %OF STOCK HELD: 100 %

stockholder

*\*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 18th day of April, 2027, before me, the subscriber, a notary public of the State of Maryland in and for Balto, Co, personally appeared Mert Ozturk 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**  
My commission expires: \_\_\_\_\_

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

Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

Name and Address of the owners of the premise/landlord: Hollins 509 LLC  
900 E. Fort Avenue, 9th Floor Phone Number: [REDACTED]  
Baltimore MD 21230

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

(I, WE) Hollins 509, LLC HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at 1143-1145 Hollins Ave., Baltimore, City with a Zip Code of 21223, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]  
 Signature of Owner of the Property

I hereby certify that on the 18th day of April, 2024, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. Co., personally appeared Seth Peichert, Authorized rep. 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: Elaine Pappas [Notary Seal] My Commission expires 04/27/27  
 Notary Printed Name: Elaine Pappas

Elaine Pappas  
 Notary Public  
 Baltimore County  
 Maryland

**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 person(s) who is/are us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application. My commission expires:

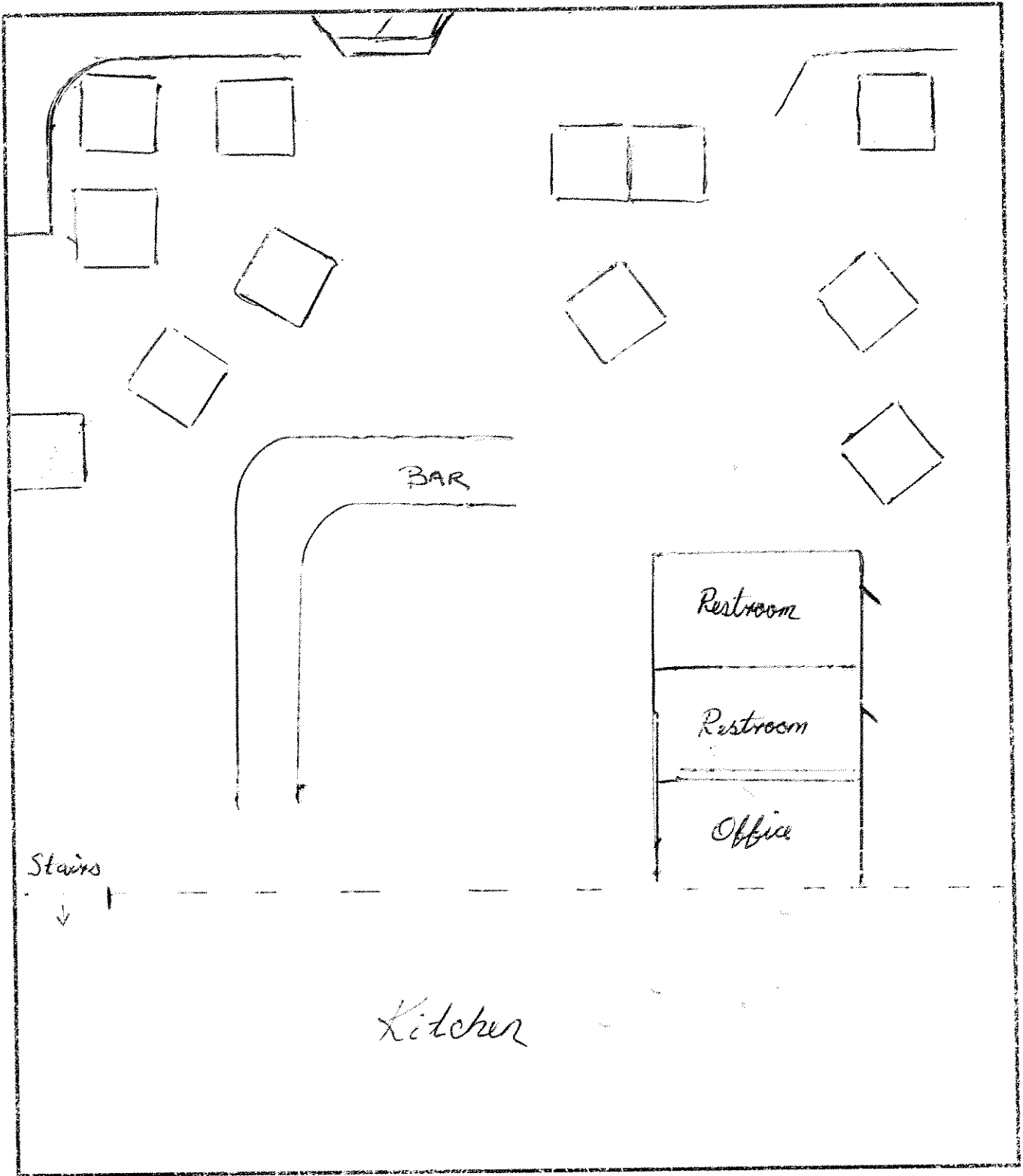
	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
①	Michael Lamason	1115 Hollins St. Baltimore, MD 21223	<u>[Signature]</u>	09/1956	18 years
②	Thomas Homs	1313 Hollins St Baltimore, MD 21223	<u>[Signature]</u>	3/1971	18 years
③	Elizabeth T. Wilson	1307 Booth St, Baltimore MD 21223	<u>[Signature]</u>	1/1978	8 years
④	Chair Langenecker	1307 Booth St Baltimore, MD 21223	<u>[Signature]</u>	8-1973	15 years
⑤	Ebony Nicholson	1131 Hollins St Baltimore MD 21201	<u>[Signature]</u>	11-1989	10 years
⑥	Dobbe Baier	48 S. Carrollton Ave.	<u>[Signature]</u>	4-1972	12 yrs

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

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



\*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.\*



Revised January 2022

1143-45 Hollins Street



# 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 217**

Cert Num: **0829**

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

License Date: 5/1/2024

License Year: 2024

CR Number: 15094694

Payment Date: 05-01-24

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: **DEMARI INC.**

Trade Name: **ZELLAS PIZZERIA**

Zone Code: 28

Phone: 410-685-6999

Block Num: 1143-45

City: BALTIMORE

Street: HOLLINS STREET

State: MD

Zip: 21223

CR Number: 15094694

Portion of Business Used:

(USE) CONTINUE TO USE FIRST FLOOR OF PREMISES AS A RESTAURANT/CARRY OUT-NOT INCLUDING LIVE ENTERTAINMENT

Restriction:

LICENSEE MAY PROVIDE DELIVERY.

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JULIE	ERNST	2912 WYMAN PARKWAY	BALTIMORE	MD	21211	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
05/14/2024	Lat inspection by BLLC was performed on 5/7/24. At that time, establishment was open and operating alcoholic beverage operations. MW	Delete
05/10/2024	Application for transfer of ownership requesting off-premises catering and delivery of alcoholic beverages filed on behalf of Demari, Inc. T/a Zella's Pizzeria, Mert Ozturk on 5/8/2024 /kk	Delete
04/29/2021	Alcohol Awareness expires on 04/18/2025 Cen Ari and Barn Multi (certified John S Murray)..../sb	Delete
09/26/2017	Alcohol Awareness expires 09/19/17 (Julie Ernst)... /sb	Delete
04/22/2016	Late Fee waiver submitted. Application stamped in on 4/20/16	Delete
07/24/2013	07/11/2013 Public Hearing re: Application to transfer ownership from secured creditor; request for live entertainment, outdoor table service and off premises catering. Board approved transfer w/ live entertainment, outdoor table service & off-premise catering	Delete
11/05/2012	10/25/2012 Public Hearing re: VIOLATION of Rule 3.12 Disturbing the community. VIOLATION of Rule 4.18 Illegal conduct: Charter not in good standing. VIOLATION of Article 2B section 10-301(j)(1) Proof of payment of personal property tax not submitted. Rule 3.12 GUILTY: 30 day suspension 1/1/13 to 1/31/13. Rule 4.18 GUILTY \$250. Article 2B section 10-301(j)(1) GUILTY:immediate suspension of license until documentation received by Liquor Board. TOTAL FINE \$250.	Delete
10/11/2011	9/29/2011 Public Hearing re: VIOLATION of Rule 4.18 Illegal behavior. VIOLATION of Article 2B section 10-301(j)(1) proof of payment of personal property tax not submitted. FAILED TO APPEAR. Board ordered license to be retrieved until proper paperwork is received.	Delete
08/13/2010	08/03/10 TRANSFER CONF.OWES \$100	Delete
07/13/2010	7/10 Transfer of ownership, B-BWL restaurant license, Jennifer E. Houston, Cem Ari, JEH Cuisines, LLC	Delete

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

License num: LB 217

Address: 1143-45 HOLLINS STREET

Trade Name: ZELLAS PIZZERIA

Comment:

[Add Comment](#)

Hold Info

Powered by:



# DEMARI, INC.: D15089014

**Department ID Number:**

D15089014

**Business Name:**

DEMARI, INC.

**Principal Office:** 

1145 HOLLINS ST  
BALTIMORE MD 21223

**Resident Agent:** 

BARAN MUTLU  
1145 HOLLINS STREET  
BALTIMORE MD 21223

**Status:**

REVIVED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/Registration:**

02/21/2013

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

PROPOSED LOCATION: 1193 - 45 Hollins St.

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 5

"A" BEER & WINE \_\_\_\_\_

"B" BEER & WINE \_\_\_\_\_

"C" BEER & WINE \_\_\_\_\_

"D" BEER & WINE \_\_\_\_\_

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR \_\_\_\_\_

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR \_\_\_\_\_

"BD7" BEER, WINE & LIQUOR 2

ARENA \_\_\_\_\_












HOTEL/MOTEL \_\_\_\_\_

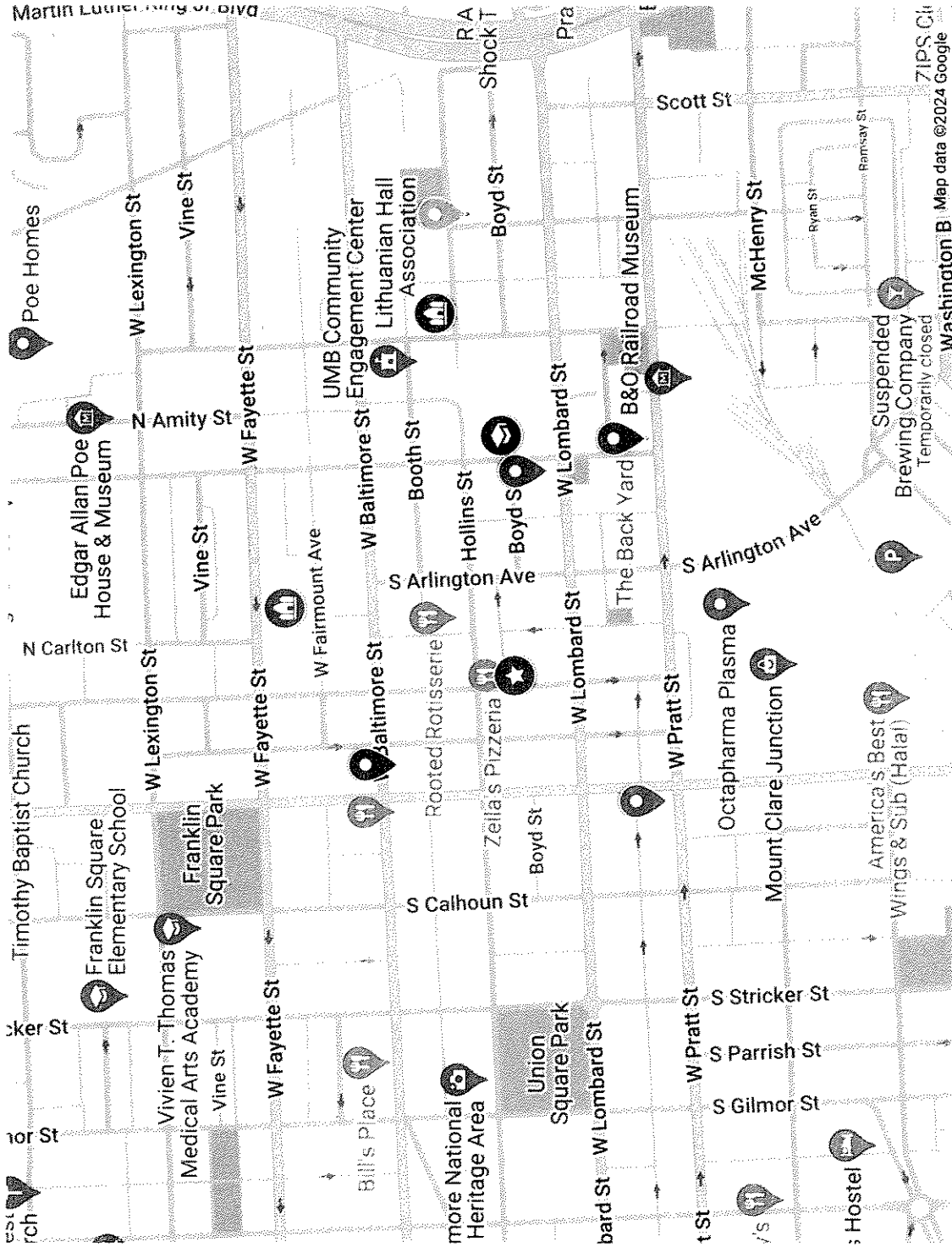
RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 6/12/24

# 1743-45 Hollins St.

## Licensed Establishments

-  Zella's Pizzeria LB
-  Lombard Liquor and Bar LBD7
-  The Back Yard LB
-  Opposite Sidewalk Saloon LBD7
-  Shuster's Liquor LA
-  Lithuanian Hall LC
-  School
-  James McHenry Elementary School
-  Church
-  Morning Star Baptist Church of Christ
- 



Carter Memorial Church Of God  
In Christ

## TRANSFERS/NEW APPLICATIONS

**Licensee Information (Trade Name)**

Zella's Pizzeria

**Corporation Name**

Demart, Inc.

**Location Address**

1143-45 Hollins St.

**License Type**

Class "B" Beer, Wine and Liquor

**Date Posted?**

06/04/2024

**Estimated Date of Removal?**

06/13/2024

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

Yes

**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)**

Yes

**Other licensed locations - Describe/Note**

Please see maps for additional locations

**Comments and Follow-up Items(s)**

Filed application for transfer of ownership with off premise catering

**Licensee Name**

Mert Ozturk

**Inspector Name**

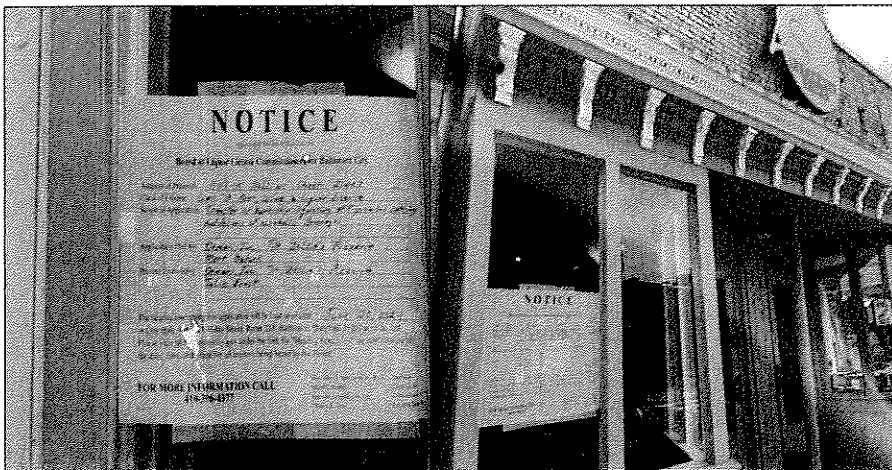
BALTIMORE\Terr Chase

**Photo(s) Taken**

No file chosen

**Submission Date**

06/08/2024 11:26 PM





# Posting Sign Report

**Applicants Name**

Mert Ozturk

**Premises Address**

1143-45 Hollins St

**Inspector Name**

BALTIMORE\Terri.Chase

**Posted Date/Time**

06/04/2024

05:05 PM

**Rechecked Date/Time**

06/13/2024

01:30 PM

**Manager**

Olgur B. Celebi

**Posted Summary**

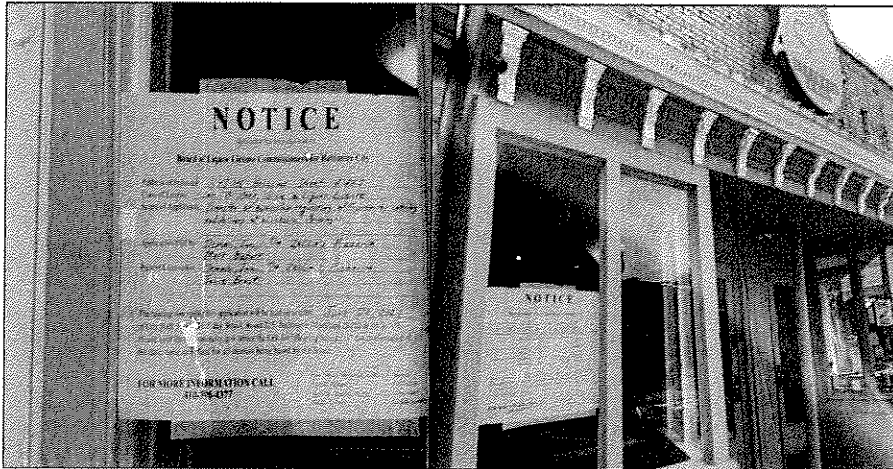
The sign is posted on the front window

**Rechecked Summary**

The sign is still posted on the front window

**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: 1143-45 Hollins Street 21223  
Class of License: Class "B" Beer, Wine & Liquor License  
Scope of Application: Transfer of ownership requesting off-premises catering and delivery of alcoholic beverages

Application filed by: Demari, Inc. The Zella's Pizzeria  
Mert Ostuck  
Present Licensee(s): Demari, Inc. The Zella's Pizzeria  
Julie Ernst

The hearing concerning this application will be held on or after June 20, 2024  
in City Hall, 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.  
Please visit [lb.baltimorecity.gov](http://lb.baltimorecity.gov) under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

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

1210-02-4

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

## BLLC Routine Inspection

<b>Address</b>	<b>Trade Name</b>	<b>Corporation Name</b>
1143-45 HOLLINS STREET 21223	ZELLAS PIZZERIA	DEMARI INC.
<b>Type of License</b>	<b>Inspection Date/Time</b>	<b>Manager/Licensee</b>
Class "B" Beer, Wine and Liquor	06/04/2024 05:00 PM	Olgur B. Celebi
<b>Open/Closed</b>	<b>Closed Date</b>	<b>Clean and Free of Debris</b>
Open	mm/dd/yyyy	Satisfactory
<b>Location of Bar</b>	<b>Shape of Bar</b>	<b>Condition of Bar Area/Floors</b>
Rear	L- Shape	Satisfactory
<b>Hot Water</b>	<b>Disinfectant Solution</b>	<b>Three Compartment/Washer</b>
Yes	Yes	Yes
<b>Bulletproof Partitioning</b>	<b>Separate Pkg. Goods Dept.</b>	<b>Separate Pkg. Goods Store</b>
N/A	N/A	N/A
<b>Bar/Tavern Open and Operating</b>	<b>Selling Household/Grocery</b>	<b>Capacity</b>
Yes	N/A	
<b>Location of Dining Area</b>	<b>Condition of Dining Area/Floors</b>	<b>Sanitation</b>
Throughout	Satisfactory	Satisfactory
<b>Menu</b>	<b>Traders License</b>	<b>Alcohol Awareness Certification Date Issued</b>
Yes	Yes	04/18/2025
<b>Employee Records</b>	<b>Alcohol Beverage Invoice Numbers</b>	<b>Invoice Date</b>
Yes	Chesapeake In# 3888896	05/28/2024

Inspector Kitchen Comments

Inspector Restroom Comments

Rear/ Satisfactory

Rear/ Satisfactory

**Exits Marked, Unobstructed**

Yes

**Fire Capacity**

▼

**Outdoor Seating Capacity**

**License is Valid**

No

**Dancers Present 18 and older**

▼

N/A

**Cleanliness of Dressing Room**

▼

N/A

▼

**Live Entertainment (Describe)**

N/A

**Outdoor Table Service**

N/A

▼

**Violations Noted**

**Violation Issued**

N/A

▼

**Instructions Given to Licensee**

Please obtain a "24" traders license by June 30, 2024 and send a copy to Agent

**Inspector's Comments**

Health permit expires 8/15/24. Posted a transfer of ownership sign.

**Photo(s) Taken**

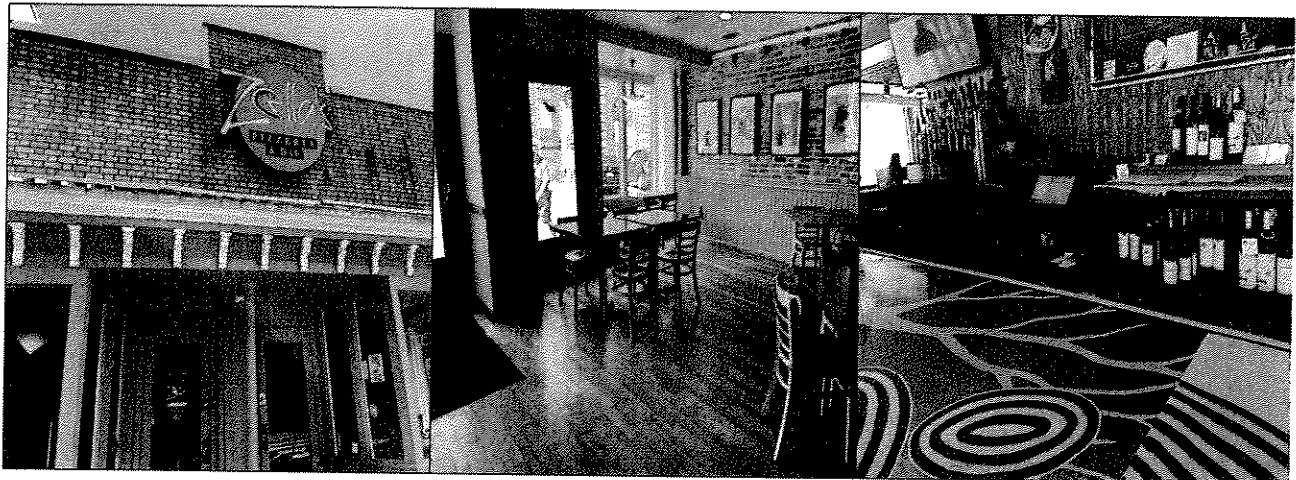
Choose Files

No file chosen

**Owner Email**

**Submitted by Inspector**

BALTIMORE\Terri.Chase



Form with multiple sections and fields, including a table with columns and rows. The text is mostly illegible due to low resolution and high contrast.

OK

Cancel



# BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



## Search Results

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

Record Count : 3

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

Permit Number	Plan Number	Description	Address	District	Issued Date	Expiration Date	Neighborhood
USE2010-03316		(USE) USE FIRST FLOOR OF PREMISES AS A RESTAURANT-NOT INCLUDING LIVE ENTERTAINMENT.	1145 HOLLINS ST	902	09/15/2010		HOLLINS MARKET
COM2021-01078	2021-701	PERMIT REQUEST FOR NEW ILLUMINATED SIGN FOR ZELLA'S PIZZA BUSINESS. SIGN TO BE INSTALLED FLUSH AGAINST BRICK FACADE OF BUILDING AS PER PLANS AS PER CODE. NOTICE TO PROCEED: AT FRONT: INSTALL NEW OPAQUE BOX SIGN WITH ILLUMINATED INDIVIDUAL LETTERS MEASURING APPROX. 75 INCHES WIDE AND 60 INCHES HIGH CENTERED ON MASONRY ABOVE STOREFRONT. ALL WORK TO BE COMPLETED AS PER INFORMATION/PLANS/SPECS IN CHAP FILES	1145 HOLLINS ST	902	05/26/2021	11/26/2021	HOLLINS MARKET
USE2013-01032		(USE) CONTINUE TO USE FIRST FLOOR OF PREMISES AS A RESTAURANT/CARRY OUT-NOT INCLUDING LIVE ENTERTAINMENT.	1145 HOLLINS ST	902	04/29/2013		HOLLINS MARKET



**July 11, 2024**

**Applicant(s):** Jose N. Portillo and Maria Rita Zavala Villacorta  
Pupuseria Mama Tana, LLC, T/a Pupuseria Mama Tana  
4707 Eastern Avenue 21224

**Class:** "D" Beer & Light Wine License

Application to transfer ownership and location of a class "D" BW license presently located at 426 S. Newkirk Street to 4707 Eastern Avenue requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Jose N. Portillo was born in El Salvador in August of 1983. He lives in Baltimore, MD; and (2) Maria Rita Zavala Villacorta was born in El Salvador in November of 1991. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Jose N. Portillo (100%); and (2) Maria Rita Zavala Villacorta (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$20,000.

(d) **Qualified Voters:** Grigorios Katidiotis, Panagiotis Zervos, and Emmanuel Karellas are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises 1<sup>st</sup> floor as a restaurant.

(f) **Corporate Standing:** Pupuseria Mama Tana, LLC is a MD LLC and as of 6/25/2024 is active and in good standing.

(g) **Posting Report:** The location was posted on 10/28/2023 and will be checked on 11/7/2023. This meets the 10-day rule. There are 11 licensed liquor establishment(s) in the 2x2 area: "B" BWL-4; and "BD7" BWL-7.

(h) **Attorney of Record:** Melvin Kodenski

(h) **Timeline:** Establishment old location of 426 Newkirk Street was issued a Class "BD7" BWL license on 7/29/2023. SB1100- 12-1605(b)(1)(ii)(6) – Allows the transfer of a license if they receive a letter of support from the church that is within 300 feet and must function as a restaurant.

(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: \_\_\_\_\_ CLASS TYPE: WD

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: \_\_\_\_\_

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 426 S. Newkirk Street, Baltimore, MD 21224

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 4707 Eastern Avenue, Baltimore, MD 21224

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Pupuseria Mama Tana LLC TRADE NAME: Pupuseria Mama Tana

BUSINESS PHONE NUMBER: 410-327-6262 BUSINESS EMAIL ADDRESS: \_\_\_\_\_

ATTORNEY FOR THE APPLICANT: Melvin J. Kodenski, Esq. ADDRESS: 320 N. Charles Street, 21201 PHONE: 410-685-5100

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

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

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

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

Jose N. Portillo \_\_\_\_\_

(Full name)	(Telephone no.)	E-mail (Required)
7910 Saint Claire Lane	Baltimore MD 21222	N/A
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
08/1983	Male	El Salvador
(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

Maria Rita Zavala Villacorta \_\_\_\_\_

(Full name)	(Telephone no.)	E-mail (Required)
6603 Bushey Street, Apt. A	Baltimore MD 21224	3 1/2 years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
11/1991	Female	El Salvador
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

### 3. Applicant C

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

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



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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

Currently, there is no liquor license at 4707 Eastern Ave. liquor license

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

[Redacted area]

is being transferred from 426 S. NewKirk St to 4707 Eastern Ave.

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-108 (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: Jose N. Portillo ADDRESS: 7910 Saint Claire Lane Dundalk, MD 21222 TITLE: Sole Member %OF STOCK HELD: 100%
- 2) NAME: Maria Rita Zavala Villacorta ADDRESS: 6603 Bushey St. APT. A Balto, MD 21224 TITLE: Sec. %OF STOCK HELD: 0%
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: will be compensated monthly
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- \*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she 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: [Signature]  
 I hereby certify that on the 21st day of Sept, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Jose N. Portillo 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 B: [Signature]  
 I hereby certify that on the 21st day of Sept, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Maria Rita Zavala Villacorta 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: \_\_\_\_\_

George Sevdalis

Name and Address of the owners of the premise/landlord: 1222 48th St. Phone Number: [REDACTED]

Balto, MD 21222

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

(I, WE) George Sevdalis HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 4707 Eastern Ave, 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 21st day of Sept. 2023, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared George Sevdalis landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Elaine Pappas (Notary Seal) My Commission expires 04/27/27

Notary Printed Name: Elaine Pappas

Elaine Pappas Notary Public Baltimore County Maryland My commission expires:

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

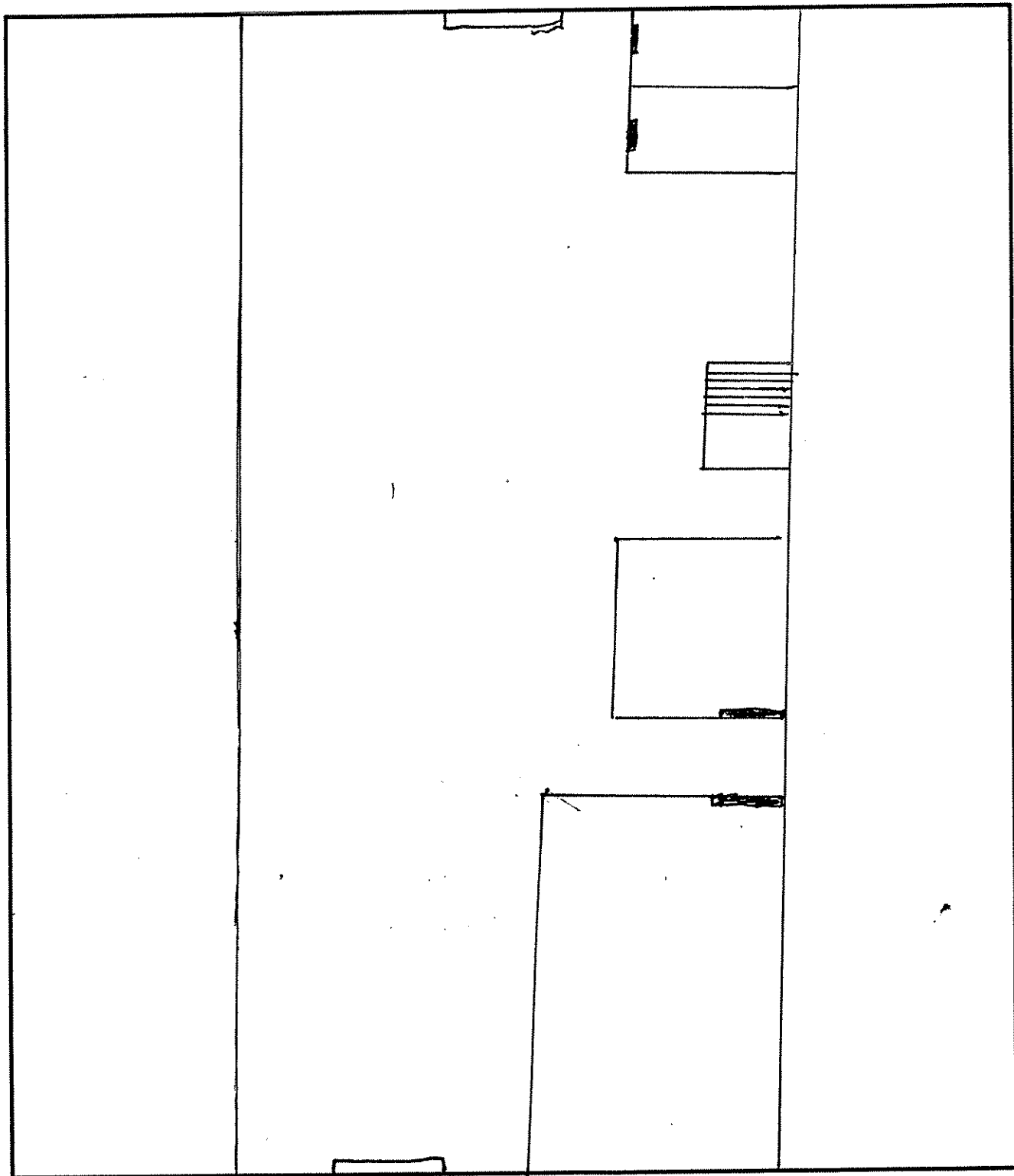
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1 GREGORY KATIDIOTIS	6609 O'DONNELL ST	[Signature]	5-57	30 YEARS
2 PANAGIOTIS ZERVOS	230 OLDAHAM STR. BALTO/MD 21224	[Signature]	08/55	10 YEARS
3 PAVLOS VAIS	4704 EASTERN AV BALTIMORE MD 21224	[Signature]	1/52	15 YEARS
4 EMANUEL KAREAS	427 S NEWKIRK STR BALTIMORE MD 21224	[Signature]	8-57	50 YEARS
5 IRINE NIOTIS	508 QUAIL ST. BALTIMORE MD 21224	[Signature]	11/95	5 YEARS
6 EMMANUEL-HALKIAS	117 S HAVON STR BALTO MD 21224	[Signature]	7/54	10 YEARS

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

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

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





# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: **WD 015**

Cert Num: **0236**

Fee: **\$165.00**

Status: **Renewed**

License Date: 5/1/2024

License Year: 2024

CR Number: 14897722

Payment Date: 04-24-24

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: **KARELAS CAFE, LLC**

Trade Name: **KARELAS CAFE**

Zone Code: 12

Phone: 410-563-2073

Block Num: 426

City: BALTIMORE

Street: NEWKIRK STREET SOUTH

State: MD

Zip: 21224

CR Number: 14897722

Portion of Business Used:

CONTINUE TO USE AS A CAFE/RESTAURANT WITH THE SALE OF BEER & WINE AND ACCESSORY OUTDOOR TABLE SERVICE AS APPROVED BY BMZA 2012-190

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
EUGENIA	KARELAS	427 S. NEWKIRK STREET	Baltimore	MD	21224	Edit	Remove Owner

## Comments

Date	Comment	Action
11/17/2023	11/16/2023 - Public Hearing Re: Application to transfer ownership and location of a Class "D" BW license presently located at 426 S. Newkirk Street to 4707 Eastern Avenue requesting delivery of alcoholic beverages - POSTPONED until next docket - *Must appear with letter from church due to feet to feet to church*..../jr	Delete
10/06/2023	Application for transfer of ownership and location of a class "D" BW license presently located at 426 S. Newkirk Street to 4707 Eastern Avenue requesting delivery of alcoholic beverages filed on behalf of Pupuseria Mama Tana, LLC T/a Pupuseria Mama Tana, Jose N. Portillo and Maria Rita Zavala Villacorta on 10/2/2023 /kk	Delete
07/28/2023	On July 28, 2023, a Class "BD7" BWL License was transferred to this premises. Per § 12-1710 of the ABC Art.: A person may transfer a license to a holder of another license that already exists for use on the same location if: (1) no provision of this article prohibits the license from being transferred to the location; (2) the Board: (i) determines that the existing license is inoperative; and (ii) 1. revokes the existing license within 180 days after the effective date of the transfer; or 2. approves the transfer of the existing license to a new holder and location. As the Board has approved the transfer of the Class BD7 licenses at a public hearing, by issuing the transfer this day, it has determined that this Class D Beer and Light Wine License is inoperative, and the license will be deemed revoked, per ABC Art. § 12-1710(2)(ii) 1. of the ABC Art., on or about January 24, 2024, which is 180 days from today's date, unless a transfer of location application is filed on or before that date, per ABC Art. § 12-1710(2)(ii)2 and BLLC Rule 2.05(d)..../ntrb	Delete
05/22/2023	5/18/2023 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*..../jr	Delete
01/02/2019	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on January 2, 2019..../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
06/13/2012	5/31/12 Public Hearing re: Transfer of ownership and location with outdoor table service to 426 S Newkirk St. APPROVED.	Delete
05/14/2012	5/12 Transfer of ownership & location from 3928 Eastern Avenue to 426 S. Newkirk Avenue, request for outdoor table service, D-B&W, Eugenia Karelak, Karelak Cafe, LLC	Delete
11/09/2005	11/03/05 Public Hearing Conf. re: applicaion to transfer ownership & location to 3928 Eastern Avenue. DECISION: APPROVED	Delete
10/24/2005	10/4/05 Application filed to transfer ownership & location of license to Araceli G. Soriano & Kathryn McNeil, La Serenita II, Inc. to the new location 3928 Eastern Avenue; application includes request for outdoor table service	Delete

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

License num: WD 015

Address: 426 NEWKIRK STREET SOUTH

Trade Name: KARELAS CAFE

Comment:

[Add Comment](#)

Hold Info

Powered by:



BALTIMORE CITY OFFICE OF INFORMATION & TECHNOLOGY

## PUPUSERIA MAMA TANA LLC: W16295669

**Department ID Number:**

W16295669

**Business Name:**

PUPUSERIA MAMA TANA LLC

**Principal Office:** 

4707 EASTERN AVE.  
BALTIMORE MD 21224

**Resident Agent:** 

JOSE N PORTILLO  
1303 ANGLESEA ST., APT.2B  
BALTIMORE MD 21224

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

01/22/2015

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 4707 EASTERN AVE

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 11

"A" BEER & WINE 0  
"B" BEER & WINE 0  
"C" BEER & WINE 0  
"D" BEER & WINE 0

"A" BEER, WINE & LIQUOR 0  
"A-2" BEER, WINE & LIQUOR 0  
"B" BEER, WINE & LIQUOR 4  
"C" BEER, WINE & LIQUOR 0  
"D" BEER, WINE & LIQUOR 0  
"BD7" BEER, WINE & LIQUOR 7

ARENA 0  
HOTEL/MOTEL 0  
RACING 0

PREPARED BY: R. BROWN DATE: 10/31/23



# 4707 Eastern Ave

## Proposed Location



Pupuseria Mama Tana- WD

## Licensed Establishments



Charro Negro- LB



Plaka Tavern LBD7



Tom's Bar-LBD7



Zorba's Bar & Grill-LB



Lou's Bar-LBD7



Jordy's bar- LBD7



O'Connor's LBD7



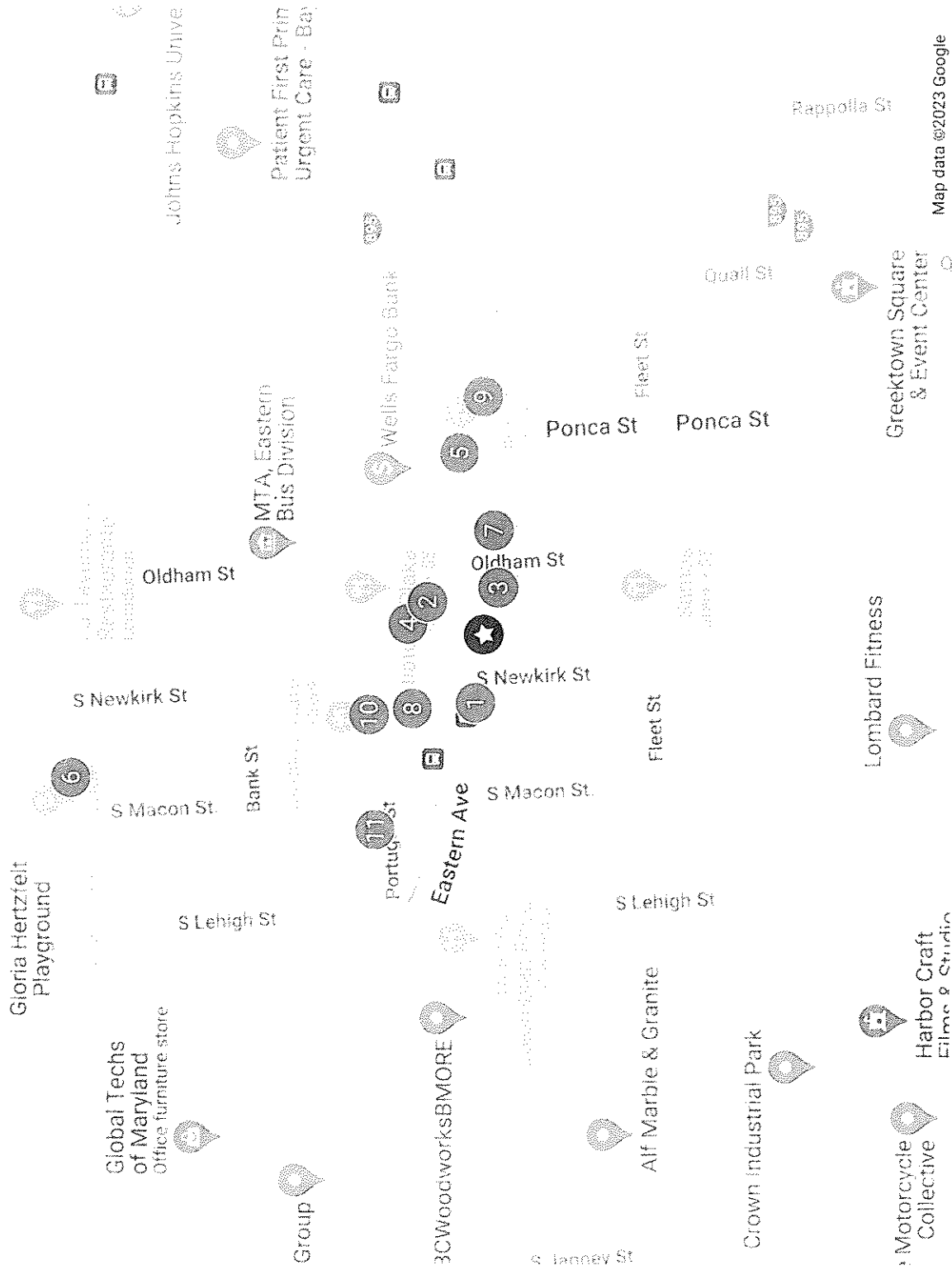
Byzantio Cafe LBD7



Ikaros Restaurant - LB



Karellas Cafe LBD7





## TRANSFERS/NEW APPLICATIONS

**Licensee Information (Trade Name)**

Pupuseria Mama Tana

**Corporation Name**

Pupuseria Mama Tana LLC

**Location Address**

4707 Eastern Ave

**License Type**

Class "D" Beer and Wine

**Date Posted?**

10/29/2023

**Estimated Date of Removal?**

11/07/2023

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

Yes

**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)**

Yes

**Other licensed locations - Describe/Note**

Please see maps for additional locations.

**Comments and Follow-up Items(s)**

Filed application to transfer from 426 S. Newkirk Street to 4707 Eastern Avenue with delivery of alcohol.

**Licensee Name**

Jose N Portillo, Maria Rita Zavala Villacorta

**Inspector Name**

BALTIMORE\regina brown

**Photo(s) Taken**

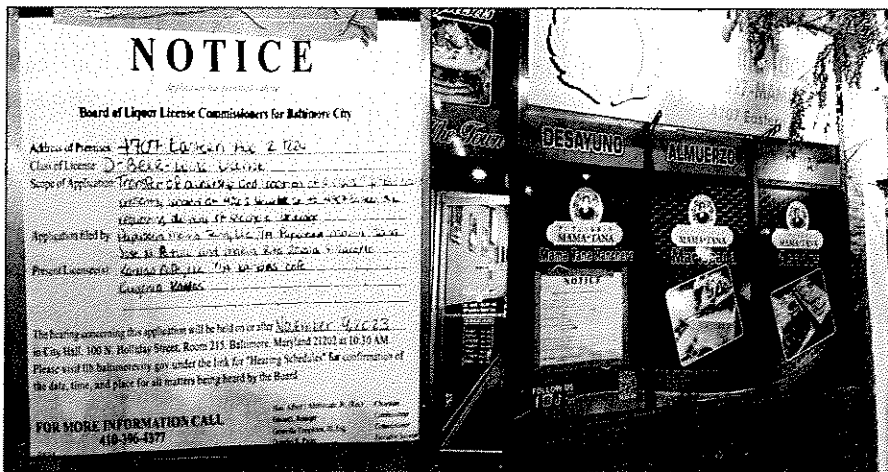
Choose Files

No file chosen

**Submission Date**

10/31/2023

03:00 PM



Done

Cancel

# Posting Sign Report

**Applicants Name**

Jose N Portillo, Maria Riva Zavala Villaci

**Premises Address**

4707 Eastern Avenue

**Inspector Name**

BALTIMORE/regina brown

**Posted Date/Time**

10/28/2023

09:20 PM

**Rechecked Date/Time**

11/07/2023

03:00 PM

**Manager**

N/A

**Posted Summary**

Sign posted on front window.

**Rechecked Summary**

Sign is still posted on front window.

**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: 4707 Easteen Ave 2 1224  
Class of License: D-Beer-Wine License  
Scope of Application: Transfer of ownership and location of a class "D" Blw licens  
presently located at 426 S. Newk St. to 4707 Easteen Ave.  
requesting delivery of alcoholic beverage  
Application filed by: Papasria Mama Tena, LLC Tia Papuseria mama Tena  
Jose M. Portillo and Maeria Rita Zavala Villacorta  
Present Licensee(s): Karlas Cafe, LLC Tia Karelas cafe  
Eugenia Karelas

The hearing concerning this application will be held on or after November 9, 2023  
in City Hall, 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.  
Please visit [lb.baltimorecity.gov](http://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. Resinger *Commissioner*  
Granville Templeton, III, Esq. *Commissioner*  
Darius K. Price *Executive Secretary*

FOR MORE INFORMATION CALL  
410-396-4377

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

No: USE2015-00264

# Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
26	03	6553	004	2/24/15	202

PROPERTY ADDRESS: 4707 EASTERN AVE

OWNER: GEORGE SEVDALIS ADDR: 4707 EASTERN AVE BALTIMOR

LESSEE: JOSE N PORTILLO PUPUSERIA MAMA ADDR: 1303 ANGLESEA ST APT 2B BALTI

LAND USE CODES 5810 0000 0000 0000

USE PORTION OF PREMISES 1ST FLOOR AS A RESTAURANT

1001-000000-2600-159600-400500 PER. INSP.	1001-000000-2600-159600-400480 MSC.	1001-000000-2600-159600-400490 CH. USE	1001-000000-2600-159600-400490 NEW BLDG.	1001-000000-2600-159600-400490 D ADDITIONS	45.00
1001-000000-2600-159600-400510 ALTERATION	1001-000000-2600-159600-400490 REPAIRS	1001-000000-2600-159600-400490 MISC CONST.	1001-000000-2600-159600-400500 ELECT.	1001-000000-2600-159600-400510 HYDRONIC/STEAM HEAT	
1001-000000-2600-159600-400510 DISTRIB/P.	1001-000000-2600-159600-400510 AIR COND.	1001-000000-2600-159600-400510 DISP. TABLS	1001-000000-2600-159600-400510 FIRE	1001-000000-2600-159600-400510 FUEL-BURNING EQUIPMENT	
1001-000000-2600-159600-400520 ELEVATOR	1001-000000-2600-159600-400520 PLUMBING	1001-000000-2600-159600-400520 S & E CONTROL	1001-000000-2600-159600-400520 CHAP	1001-000000-2600-159600-400520 TAX	3.00
1001-000000-2600-159600-400540 RAZING	1001-000000-2600-159600-400540 FILING FEE	1001-000000-2600-159600-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-159600-400540 PENALTY	TOTAL FEES	98.00
					50.00

THE  
UNTI  
AND

CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED  
ALL OF THE FEES APPEARING HEREON HAVE BEEN PAID  
HEREOF APPEARS IN THIS SPACE.



*Michael Braverman*  
MICHAEL BRAVERMAN  
BUILDING OFFICIAL

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

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

# HOUSE BILL 1052

A2

(4lr1706)

**ENROLLED BILL**  
— Economic Matters/Finance —

Introduced by **Delegates Clippinger, Edelson, and R. Lewis**

Read and Examined by Proofreaders:

\_\_\_\_\_  
Proofreader.

\_\_\_\_\_  
Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this

\_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ o'clock, \_\_\_\_\_ M.

\_\_\_\_\_  
Speaker.

## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Baltimore City – Alcoholic Beverages – 46th Alcoholic Beverages District –**  
3 **Revisions**

4 FOR the purpose of authorizing the Board of License Commissioners for Baltimore City to  
5 issue a certain number of new alcoholic beverages licenses within a certain bounded  
6 area; providing that, in the 46th alcoholic beverages district in Baltimore City, a  
7 certain license may be issued and an existing license may be moved to a building  
8 that is within a certain distance of a place of worship or school under certain  
9 circumstances; authorizing the Board of ~~License Commissioners for Baltimore City~~  
10 to waive a certain requirement for a certain license holder that operates a restaurant  
11 to remain open after hours; extending for a certain amount of time the expiration of  
12 ~~a~~ certain alcoholic beverages ~~license~~ licenses for the purpose of ~~a~~ transfer;  
13 authorizing ~~a~~ certain license ~~conversion~~ conversions under certain circumstances;  
14 prohibiting the Board from authorizing a license for a certain recipient of a certain

---

### EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.

*Italics indicate opposite chamber / conference committee amendments.*



1 State grant under certain circumstances; and generally relating to alcoholic  
2 beverages licenses in the 46th alcoholic beverages district in Baltimore City.

3 BY repealing and reenacting, without amendments,  
4 Article – Alcoholic Beverages and Cannabis  
5 Section 12–102 and 12–1604.1  
6 Annotated Code of Maryland  
7 (2016 Volume and 2023 Supplement)

8 BY repealing and reenacting, with amendments,  
9 Article – Alcoholic Beverages and Cannabis  
10 Section 12–1604(b), 12–1605(b), and 12–2007  
11 Annotated Code of Maryland  
12 (2016 Volume and 2023 Supplement)

13 BY adding to  
14 Article – Alcoholic Beverages and Cannabis  
15 Section 12–1604(j)  
16 Annotated Code of Maryland  
17 (2016 Volume and 2023 Supplement)

18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
19 That the Laws of Maryland read as follows:

20 **Article – Alcoholic Beverages and Cannabis**

21 12–102.

22 This title applies only in Baltimore City.

23 12–1604.

24 (b) Except as provided in subsections (c), (d), [and] (i), AND (J) of this section, the  
25 Board may not issue a new license in the 46th alcoholic beverages district.

26 (J) (1) IN THE AREA BOUNDED ON THE NORTH BY INTERSTATE 95, ON  
27 THE EAST BY THE SOUTH LOCUST POINT TERMINAL, AND ON THE SOUTH AND WEST  
28 BY THE PATAPSCO RIVER, THE BOARD MAY ISSUE NOT MORE THAN:

29 (I) A TOTAL OF 10 NEW CLASS B–D–7 LICENSES; AND

30 (II) A TOTAL OF 2 NEW CLASS A–7 LICENSES.

31 (2) ANY LICENSE ISSUED UNDER THIS SUBSECTION MAY NOT BE  
32 TRANSFERRED OUTSIDE THE BOUNDED AREA AS DEFINED UNDER PARAGRAPH (1) OF  
33 THIS SUBSECTION.



1                   **(3) THE BOARD MAY NOT AUTHORIZE THE TRANSFER OF A LICENSE**  
2 **INTO THE BOUNDED AREA AS DEFINED UNDER PARAGRAPH (1) OF THIS SUBSECTION.**

3 12-1604.1.

4           (a) This section applies only to a license holder of a Class D beer and light wine  
5 license for use in the 46th alcoholic beverages district.

6           (b) (1) A license holder who holds a valid Class D beer and light wine license  
7 may apply to the Board to convert the license to a Class D beer, wine, and liquor license if  
8 the license holder:

9                           (i) 1. maintains average daily receipts from the sale of food that  
10 are at least 51% of its total daily receipts;

11   2. executes a memorandum of understanding with the  
12 relevant local neighborhood association as determined by the Board;

13   3. operates a location with not more than 75 seats; and

14   4. pays a special transfer fee of \$15,000, in addition to any  
15 fees required under § 12-1704 of this title; or

16                           (ii) 1. holds a license that was originally issued by the Board  
17 under § 12-1604(i) of this subtitle; and

18   2. pays a special transfer fee of \$15,000, in addition to any  
19 fees required under § 12-1704 of this title.

20           (2) If a Class D beer and light wine license is converted to a Class D beer,  
21 wine, and liquor license under paragraph (1) of this subsection, the Class D beer, wine, and  
22 liquor license:

23                           (i) may not be transferred to a new location; and

24                           (ii) is subject to the requirements of paragraph (1) of this subsection.

25           (c) A holder of a license converted under this section may sell beer, wine, and  
26 liquor Monday through Sunday from 6 a.m. until 1 a.m. the following day.

27           (d) An application to convert a Class D beer and light wine license under  
28 subsection (b)(1) of this section is a transfer subject to the provisions of § 12-1701 of this  
29 title.

30 12-1605.

1 (b) (1) This subsection:

2 (i) applies only in the 46th alcoholic beverages district; and

3 (ii) does not apply to a licensed restaurant in:

4 1. ward 4, precinct 1;

5 2. ward 22, precinct 1;

6 3. a residential planned unit development for Silo Point as  
7 approved by the Mayor and City Council in Ordinance 04-697 on June 23, 2004; [or]

8 4. subject to paragraph (3) of this subsection, the area that is  
9 bounded as follows: from the intersection of West Ostend Street and Race Street, north on  
10 Race Street to Seldner Place, then east on Seldner Place to Clarkson Street, then north on  
11 Clarkson Street to West Cross Street, then east on West Cross Street to South Hanover  
12 Street, then north on South Hanover Street to Race Street (also known as Winter Street),  
13 then west/southwest on Race Street to West Cross Street, then west on West Cross Street  
14 to Leadenhall Street, then south on Leadenhall Street to West Ostend Street, then east on  
15 West Ostend Street back to the intersection of West Ostend Street and Race Street;

16 5. **SUBJECT TO PARAGRAPH (4) OF THIS SUBSECTION,**  
17 **THE AREA THAT IS BOUNDED AS FOLLOWS: FROM THE INTERSECTION OF EASTERN**  
18 **AVENUE AND SOUTH HIGHLAND AVENUE, NORTH ON SOUTH HIGHLAND AVENUE**  
19 **TO BANK STREET, THEN WEST ON BANK STREET TO SOUTH CLINTON STREET, THEN**  
20 **SOUTH ON SOUTH CLINTON STREET TO EASTERN AVENUE, THEN EAST ON EASTERN**  
21 **AVENUE BACK TO THE INTERSECTION OF EASTERN AVENUE AND SOUTH HIGHLAND**  
22 **AVENUE; OR**

23 6. **SUBJECT TO PARAGRAPH (5) OF THIS SUBSECTION,**  
24 **THE AREA THAT IS BOUNDED AS FOLLOWS: FROM THE INTERSECTION OF EASTERN**  
25 **AVENUE AND SOUTH NEWKIRK STREET, EAST ON EASTERN AVENUE TO OLDHAM**  
26 **STREET, THEN SOUTH ON OLDHAM STREET TO FLEET STREET, THEN WEST ON**  
27 **FLEET STREET TO SOUTH NEWKIRK STREET, THEN NORTH ON SOUTH NEWKIRK**  
28 **STREET BACK TO THE INTERSECTION OF SOUTH NEWKIRK STREET AND EASTERN**  
29 **AVENUE.**

30 (2) The Board may not issue or approve the transfer of a license if the  
31 licensed premises would be:

32 (i) within 300 feet of the nearest point of a place of worship or school;

33 or

1 (ii) closer to the nearest point of a place of worship or school than the  
2 licensed premises was on June 1, 2004.

3 (3) For an establishment that is within 300 feet of the nearest point of a  
4 place of worship or school, the Board may issue a license in or approve the transfer of a  
5 license into the area specified in paragraph (1)(ii)4 of this subsection only if the Board:

6 (i) has executed a memorandum of understanding with a  
7 community association in the area specified in paragraph (1)(ii)4 of this subsection  
8 regarding the nature of the establishment; and

9 (ii) enforces the memorandum of understanding against any license  
10 holder that obtains a license under paragraph (1)(ii)4 of this subsection and seeks to renew  
11 or transfer the license.

12 (4) FOR AN ESTABLISHMENT THAT IS WITHIN 300 FEET OF THE  
13 NEAREST POINT OF A PLACE OF WORSHIP OR SCHOOL, THE BOARD MAY ISSUE A  
14 LICENSE IN OR APPROVE THE TRANSFER OF A LICENSE INTO THE AREA SPECIFIED  
15 IN PARAGRAPH (1)(II)5 OF THIS SUBSECTION ONLY IF THE BOARD:

16 (I) HAS EXECUTED A MEMORANDUM OF UNDERSTANDING WITH  
17 A COMMUNITY ASSOCIATION IN THE AREA SPECIFIED IN PARAGRAPH (1)(II)5 OF  
18 THIS SUBSECTION REGARDING THE NATURE OF THE ESTABLISHMENT; AND

19 (II) ENFORCES THE MEMORANDUM OF UNDERSTANDING  
20 AGAINST ANY LICENSE HOLDER THAT OBTAINS A LICENSE UNDER PARAGRAPH  
21 (1)(II)5 OF THIS SUBSECTION AND SEEKS TO RENEW OR TRANSFER THE LICENSE.

22 (5) FOR AN ESTABLISHMENT THAT IS WITHIN 300 FEET OF THE  
23 NEAREST POINT OF A PLACE OF WORSHIP OR SCHOOL, THE BOARD MAY ISSUE A  
24 LICENSE IN OR APPROVE THE TRANSFER OF A LICENSE INTO THE AREA SPECIFIED  
25 IN PARAGRAPH (1)(II)6 OF THIS SUBSECTION ONLY IF THE LICENSE HOLDER HAS  
26 RECEIVED A LETTER OF SUPPORT FROM A PLACE OF WORSHIP OR SCHOOL THAT IS  
27 WITHIN THE BOUNDED AREA.

28 12-2007.

29 (a) Except as provided in subsection (b) of this section, a licensed premises shall  
30 end all operations, including the serving of alcoholic beverages and food and providing  
31 entertainment, at the closing hour for that class of licensed premises specified in this title.

32 (b) (1) The Board may grant an exemption for remaining open after hours to:

33 (i) a holder of a Class B restaurant license, only for serving food to  
34 patrons seated for dining;

1 (ii) a pharmacy that fills prescriptions; or

2 (iii) a holder of a Class D beer, wine, and liquor license that operates  
3 a restaurant, if:

4 1. it is used only for serving food to patrons seated in a dining  
5 room that is not adjacent to a bar; and

6 2. the restaurant is located in the 46th Legislative District in  
7 the Legislative Districting Plan of 2022.

8 (2) A pharmacy that receives an exemption under paragraph (1) of this  
9 subsection may also sell products other than alcohol after normal closing hours.

10 (3) A hotel that holds a Class B license and that serves food to seated  
11 customers or for private functions or guest rooms may continue to provide food service.

12 (4) **THE BOARD MAY WAIVE THE REQUIREMENT IN PARAGRAPH**  
13 **(1)(III)1 OF THIS SUBSECTION THAT A DINING ROOM NOT BE ADJACENT TO A BAR.**

14 SECTION 2. AND BE IT FURTHER ENACTED, That:

15 (a) (1) Notwithstanding § 12-1705 of the Alcoholic Beverages and Cannabis  
16 Article, a Class B-D-7 license issued for a premises on the 2800 block of O'Donnell Street  
17 shall be considered unexpired until the end of July 1, 2024, for the purpose of completing a  
18 transfer of ownership at the same location.

19 ~~(b)~~ (2) Notwithstanding § 12-1604.1 of the Alcoholic Beverages and Cannabis  
20 Article, a holder of a Class D beer and light wine license on the 3200 block of Eastern  
21 Avenue may apply to the Board to convert to a Class D beer, wine, and liquor license if the  
22 license holder meets each requirement in § 12-1604.1 except for the requirement to  
23 maintain average daily receipts from the sale of food that are at least 51% of the total daily  
24 receipts.

25 (3) Notwithstanding § 12-2202 of the Alcoholic Beverages and Cannabis  
26 Article, a Class B-D-7 license issued for a premises in the 1600 block of Eastern Avenue  
27 shall be considered unexpired until the end of July 1, 2025, for the purpose of completing a  
28 transfer of ownership and transfer of location to a premises in the 600 block of South  
29 Caroline Street.

30 (4) (i) Notwithstanding § 12-2202 of the Alcoholic Beverages and  
31 Cannabis Article, a Class B license issued for a premises in the 3500 block of Boston Street  
32 shall be considered unexpired until the end of July 1, 2025, for the purpose of completing a  
33 transfer of ownership and a transfer of location to a premises in the 3600 block of Boston  
34 Street.

1                   (ii) If a Class B license transferred to the 3600 block of Boston Street  
2 under subparagraph (i) of this paragraph was originally issued as a Class B-D-7 license,  
3 the license holder may apply to the Board to convert the Class B license back to a Class  
4 B-D-7 license.

5                   (5) Notwithstanding § 12-2202 of the Alcoholic Beverages and Cannabis  
6 Article, a Class B-D-7 license issued for a premises in the 600 block of South Luzerne Avenue  
7 shall be considered unexpired until the end of July 1, 2025, for the purpose of being renewed  
8 to the current license year by the licensee.

9                   (b) The Board may not authorize the transfer of a license in ward 24, precinct 5 to  
10 a person or a location that has received and retained funding awarded under a legislative  
11 bond initiative.

12                   SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
13 1, 2024. Section 2 of this Act shall remain effective for a period of 1 year and 1 month and,  
14 at the end of July 31, 2025, Section 2 of this Act, with no further action required by the  
15 General Assembly, shall be abrogated and of no further force and effect.

Approved:

\_\_\_\_\_  
Governor.

\_\_\_\_\_  
Speaker of the House of Delegates.

\_\_\_\_\_  
President of the Senate.

January 12, 2024

Board of Liquor License Commissioners  
For Baltimore City  
1 North Charles Street, Suite 1500  
Baltimore, Maryland 21201

Re: support of St. Nicholas Greek Orthodox Church for the  
transfer of ownership and location of Class WD beer and wine license  
from: Karelas Café, LLC and Eugenia Karelas  
426 South Newkirk Street

To: George Sevdalis or his designee  
4704 Eastern Avenue

To Whom It May Concern:

St. Nicholas Greek Orthodox Church is familiar with the proposed transfer of the Class WD Beer and wine license from 426 South Newkirk Street, previously held by Karelas Café and Eugenia Karelas to 4707 Eastern Avenue, where there is an existing restaurant.

St. Nicholas Greek Orthodox Church is in support of this transfer of ownership and location and any type of legislation that would be helpful would be greatly appreciated.

Very truly yours,

July 11, 2024

**Applicant(s):** Kimberly Bosley  
Canton Wine Girl, LLC, T/a Chesapeake Wine Company  
2400 Boston Street, Suite 112 21224

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

Application to transfer ownership with continuation of live entertainment and outdoor table service, requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Kimberly Bosley was born in Towson, MD in March of 1972. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Kimberly Bosley (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$300,000.

(d) **Qualified Voters:** Torbin Green, Amanda Bourgeois, and Nicole Baker are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of a portion of premise as a tavern/restaurant – including live entertainment with accessory sales of package goods.

(f) **Corporate Standing:** Canton Wine Girl, LLC is a MD LLC and as of 6/25/2024 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/4/2024 and checked on 6/11/2024. This meets the 10-day rule. There are 5 licensed liquor establishment(s) in the 2x2 area: "A" BWL-4; and "B" BWL-4.

(h) **Attorney of Record:** Melvin Kodenski

(i) **Timeline:** Last inspection by BLLC was performed 6/4/2024. At that time, the establishment was open and operating.

(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: transfer of ownership CLASS TYPE: BD7

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 2400 Boston Street, Suite 112, Baltimore, Maryland 21224

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: Canton Wine Girl, LLC TRADE NAME: Chesapeake Wine Company

BUSINESS PHONE NUMBER: 410-522-4556 BUSINESS EMAIL ADDRESS: \_\_\_\_\_

ATTORNEY FOR THE APPLICANT: Melvin J. Kodenski, Esq. ADDRESS: 320 N. Charles St., Ste. 400, 21201 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.)? small bands and 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: 110

*Please note that as per Alc. Bev. Art. § 12-407(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**

Kimberly Bosley \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)

513 South Rose Street \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

03/1972 \_\_\_\_\_  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

Check:  Yes  No Are you currently a resident of the City of Baltimore?  
Towson, Maryland  
 Female

**2. Applicant B**

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

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

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

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

**3. Applicant C**

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

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

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

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



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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

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

Applicant A  B  C

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

Name	Address	Phone	Email
Kimberly Bosley	513 S Rose St Baltimore	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-103 (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: Kimberly Bosley ADDRESS: 513 S. Rose St. 21224 TITLE: Sole Member %OF STOCK HELD: 100 %
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

[Signature]  
Signature of Applicant A

I hereby certify that on the 16th day of April, 2024, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Kimberly Bosley 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**  
**My commission expires:**

Signature of Applicant B  
I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a notary public of the State of Maryland 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: \_\_\_\_\_

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

(I, WE) AMERICAN CAN COMPANY PROPERTY OWNER, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2400 Boston Street, Suite 112, 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

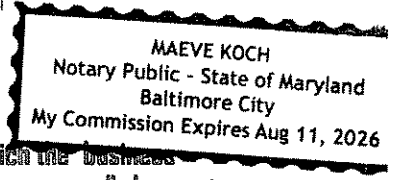
I hereby certify that on the 18<sup>th</sup> day of April, 2024, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared P. David Bramble the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]

[Notary Seal] My Commission expires 8/11/26

Notary Printed Name: Maeve Koch



**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.

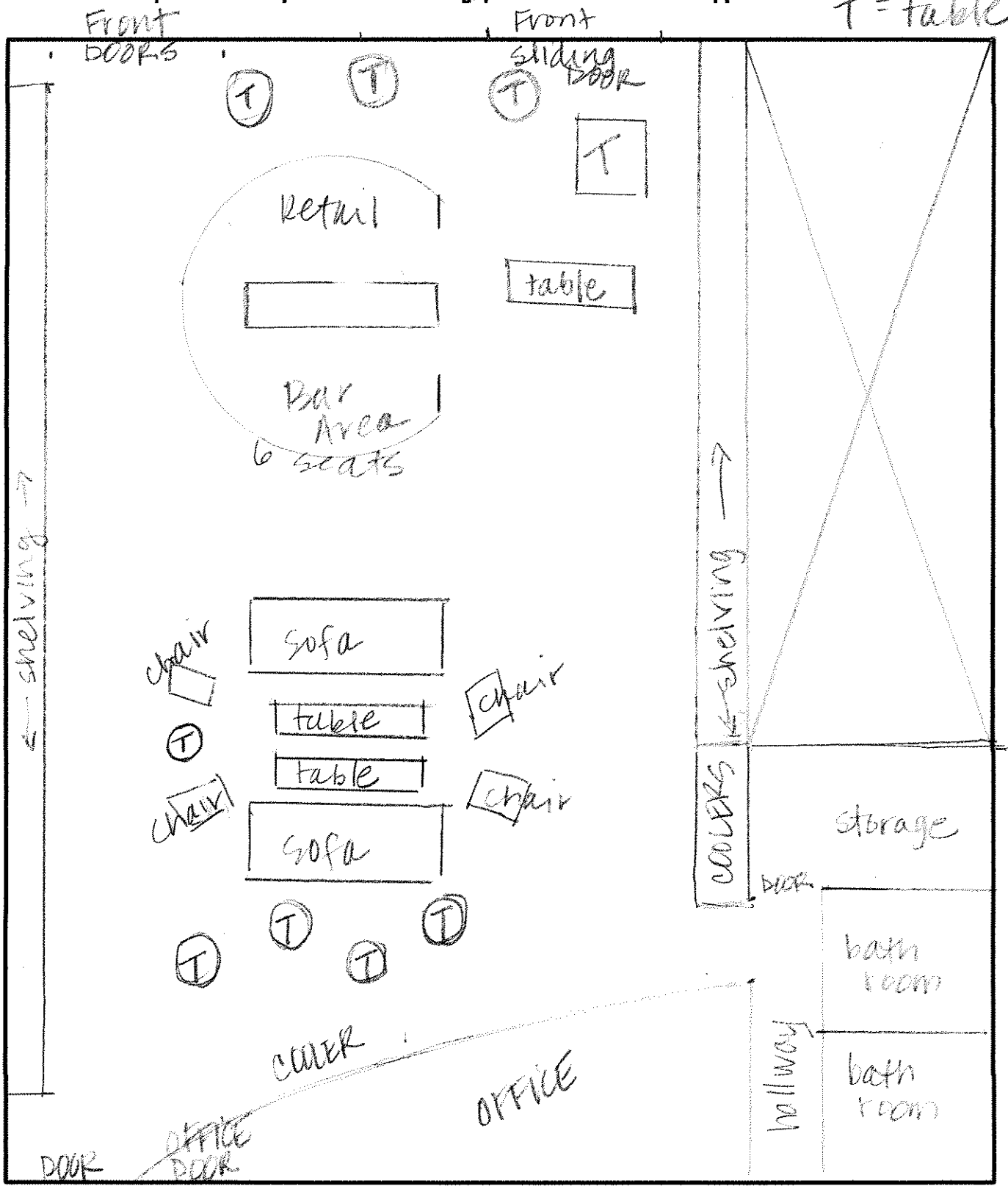
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Torbin Green	1002 S. Potomac St Baltimore, MD 21224	<u>[Signature]</u>	02/75	20 years
Amanda Bourgeois	1024 S. Curley St Baltimore MD 21224	<u>[Signature]</u>	01/78	10 years
Nicole Baker	1500 Thomas St #208 21231	<u>[Signature]</u>	11/72	12yrs
Gregg Kosandi	1200 Anchorage View Baltimore, MD 21224	<u>[Signature]</u>	12/76	20 years
Zoa Barnes	2327 Boston St #9 Balto MD 21224	<u>[Signature]</u>	12/53	10 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.

**\*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.\***

T = table



T = table



# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: **LBD7 248**

Cert Num: **0646**

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

License Date: 5/1/2024

License Year: 2024

CR Number: 16235177

Payment Date: 04-30-24

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: **NAUTICAL WINEGIRLS, LLC**

Trade Name: **CHESAPEAKE WINE COMAPNY**

Zone Code: 13

Phone: 410-522-4556

Block Num: 2400

City: BALTIMORE

Street: BOSTON STREET SUITE 112

State: MD

Zip: 21224

CR Number: 16235177

Portion of Business Used:

USE PORTION OF PREMISES, SUITE#112 AS A TAVERN/RESTAURANT- INCULDING LIVE ENTERTAINMENT WITH ACCESSORY OUTDOOR TABLE SERVICE AND SALES OF PACKAGE GOODS

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
KIMBERLY	BANGS	2639 BOSTON STREET UNIT 7	Baltimore	MD	21224	<a href="#">Edit</a>	<a href="#">Remove Owner</a>
PHYLLIS	WERT	2639 BOSTON STREET UNIT 7	Baltimore	MD	21224	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
05/15/2024	Last inspection by BLLC was performed on 12/19/23. At that time, the establishment was open and operating. MW	Delete
05/10/2024	Application for transfer of ownership with continuation of live entertainment and outdoor table service, requesting delivery of alcoholic beverages filed on behalf of Canton Wine Girl, LLC T/a Chesapeake Wine Company, Kimberly Bosley on 5/3/2024 /kk	Delete
12/12/2018	Personal Property Tax Owed to City of Baltimore was cleared on December 12, 2018..../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/19/18../mb	Delete
02/07/2018	****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
01/30/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.****/mb	Delete
11/25/2016	PAID \$625.00 for Violation Hearing dated October 27, 2016; Invoice #104492... /sb	Delete
10/28/2016	10/27/2016- public hearing re: Violation of rule 4.01 (a) sales to minor-Guilty- \$500 fine + \$125 adminn fee- total fine \$625	Delete
02/12/2016	MRS. BAILEY- HEDGEPEETH SIGNED OFF FOR BULK SALES PERMIT ON BEHAVE OF MR. PAGIE	Delete
02/04/2016	Alcohol Awareness expires 01/15/2020 (PHYLLIS WERT)MARYLAND'S EDUCATION FOUNDATION	Delete
02/04/2016	Alcohol Awareness expires 01/15/2020 (KIM BANGS)MARYLAND'S EDUCATION FOUNDATION	Delete
01/08/2016	12/10/15 Public Hearing re: Application to transfer ownership. APPROVED (3-0 vote)	Delete
12/10/2015	Hearing Dated 12/10/15; PAID Fee \$100.00, check #794838; Invoice #10013.... /sb	Delete
11/24/2015	TAX HOLD RELEASED ON 10/19/2015 (CR#09013065)	Delete
08/25/2011	8/18/11 Public Hearing re: Review of pending transfer. GRANTED 45 day extension from 8/18/11.	Delete
07/16/2009	07/09 Request to add live entertainment & outdoor table service. BD7-BWL, Mitchell & Jonathan Pressman, Pressman Brothers, LLC	Delete

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

License num: LBD7 248

Address: 2400 BOSTON STREET SUITE 112

Trade Name: CHESAPEAKE WINE COMAPNY

Comment:

[Add Comment](#)

**Hold Info**

# CANTON WINE GIRL, LLC: W24951063

**Department ID Number:**

W24951063

**Business Name:**

CANTON WINE GIRL, LLC

**Principal Office:** 

513 ROSE STREET SOUTH  
BALTIMORE MD 21224

**Resident Agent:** 

KIMBERLY BOSLEY  
513 ROSE STREET SOUTH  
BALTIMORE MD 21224

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

04/01/2024

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION 2400 Boston Street

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 5

"A" BEER & WINE 1  
"B" BEER & WINE 1  
"C" BEER & WINE 1  
"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR 1  
"A-2" BEER, WINE & LIQUOR 1  
"B" BEER, WINE & LIQUOR 4  
"C" BEER, WINE & LIQUOR 1  
"D" BEER, WINE & LIQUOR 1  
"BD7" BEER, WINE & LIQUOR 1

ARENA 1  
HOTEL/MOTEL 1  
RACING 1

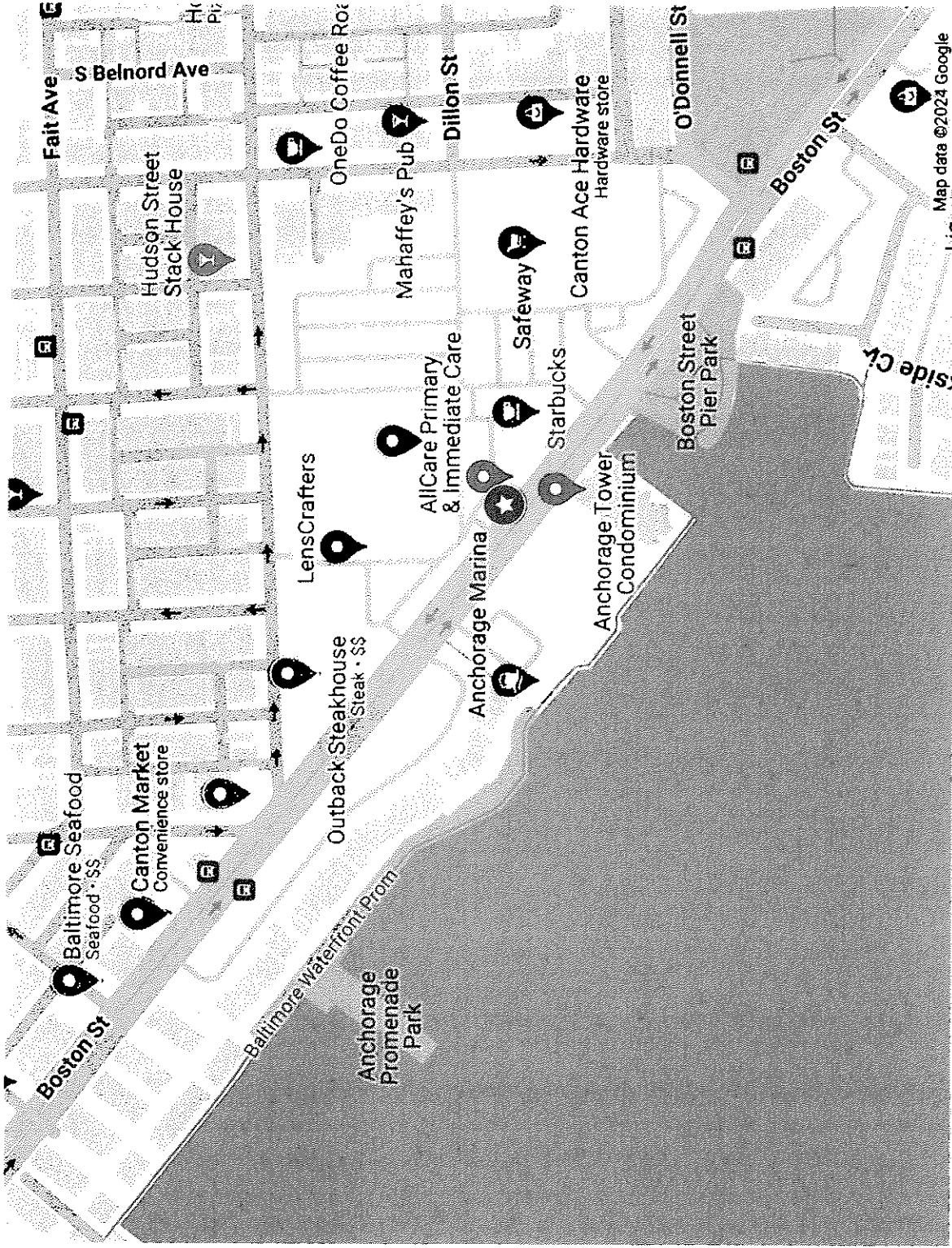
PREPARED BY: R. Brown DATE: 6/12/24



# 2400 Boston Street Suite 112

## Licensed Establishments

- Chesapeake Wine Company-BD7
- Outback Steakhouse-LB
- Baltimore Katana Sushi, Japanese Cuisine & Ramen Noodles Soup-LB
- Canton Market-LA
- RegionAle American Sandwiches-LB
- Baltimore Seafood-LB



## TRANSFERS/NEW APPLICATIONS

<b>Licensee Information (Trade Name)</b>	<b>Corporation Name</b>	<b>Location Address</b>
CHESAPEAKE WINE COMAPNY	Canton Wine Girl, LLC	2400 Boston Street Suite 112
<b>License Type</b>	<b>Date Posted?</b>	<b>Estimated Date of Removal?</b>
Class 'BD7' Beer, Wine and Liquor	06/04/2024	06/14/2024
<b>Is the location within 300 feet of Church and/or School?</b>	<b>Are there any other licensed establishments within a two block radius?</b>	<b>Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)</b>
No	Yes	Yes

**Other licensed locations - Describe/Note**

Please see attached Map

**Comments and Follow-up Items(s)**

Applicant filed application for Transfer of Ownership with Live Entertainment (small bands and DJ), Outdoor table service and delivery of alcohol.

**Licensee Name**

Kimberly Bosley

**Inspector Name**

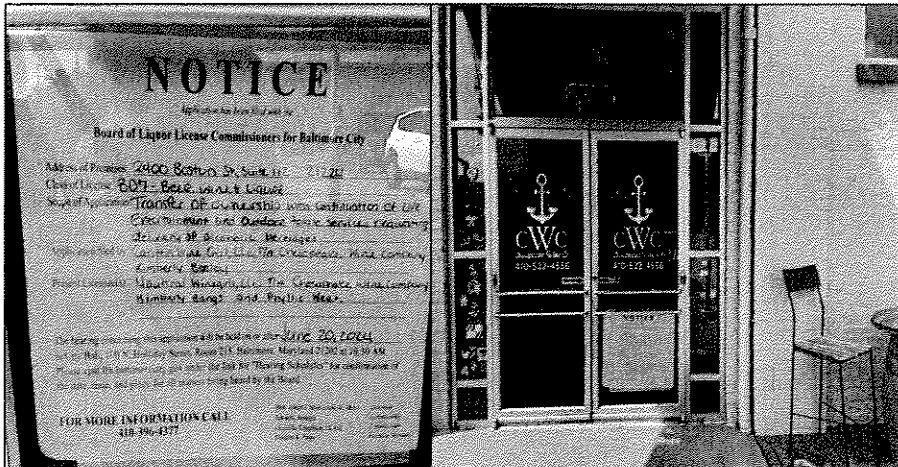
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**Photo(s) Taken**

Choose Files No file chosen

**Submission Date**

06/14/2024 10:00 AM



Save

Cancel

# Posting Sign Report

**Applicants Name**

Kimberly Bosley

**Premises Address**

2400 Boston Street, Suite 112

**Inspector Name**

BALTIMORE\regina.brown

**Posted Date/Time**

06/04/2024

03:25 PM

**Rechecked Date/Time**

06/11/2024

10:15 AM

**Manager**

N/A

**Posted Summary**

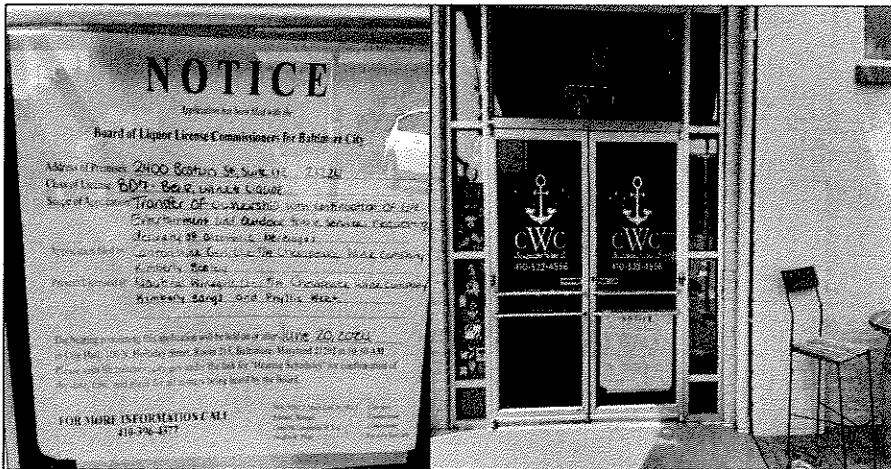
Sign posted on front door.

**Rechecked Summary**

Sign still posted on front door.

**Photo(s) Taken**

No file chosen



Save

Cancel



# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2400 Boston St, Suite 112 21224  
Class of License: BO17 - Beer, Wine & Liquor  
Scope of Application: Transfer of ownership with continuation of live entertainment and outdoor to-be service, requesting delivery of alcoholic beverages  
Application filed by: Canton Wine Girl, LLC T/A Chesapeake Wine Company Kimberly Basley  
Present Licensee(s): Nautical Winegirls, LLC T/A Chesapeake Wine Company Kimberly Bangs and Phyllis Weert.

The hearing concerning this application will be held on or after JUNE 20, 2024 in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM. Please visit [lb.baltimorecity.gov](http://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**

## BLLC Routine Inspection

<b>Address</b>	<b>Trade Name</b>	<b>Corporation Name</b>
2400 BOSTON STREET SUITE 112 212 ▾	CHESAPEAKE WINE COMAPNY	NAUTICAL WINEGIRLS, LLC
<b>Type of License</b>	<b>Inspection Date/Time</b>	<b>Manager/Licensee</b>
Class "BD7" Beer, Wine and Liquor ▾	06/04/2024 03:30 PM	Phyllis Wert
<b>Open/Closed</b>	<b>Closed Date</b>	<b>Clean and Free of Debris</b>
Open	mm/dd/yyyy ▾	Satisfactory ▾
<b>Location of Bar</b>	<b>Shape of Bar</b>	<b>Condition of Bar Area/Floors</b>
Center	Circle ▾	Satisfactory ▾
<b>Hot Water</b>	<b>Disinfectant Solution</b>	<b>Three Compartment/Washer</b>
Yes	Yes ▾	Yes ▾
<b>Bulletproof Partitioning</b>	<b>Separate Pkg. Goods Dept.</b>	<b>Separate Pkg. Goods Store</b>
N/A	N/A ▾	N/A ▾
<b>Bar/Tavern Open and Operating</b>	<b>Selling Household/Grocery</b>	<b>Capacity</b>
Yes	N/A ▾	▾
<b>Location of Dining Area</b>	<b>Condition of Dining Area/Floors</b>	<b>Sanitation</b>
	N/A	N/A ▾
<b>Menu</b>	<b>Traders License</b>	<b>Alcohol Awareness Certification Date Issued</b>
N/A	Yes ▾	02/27/2020 ▾
<b>Employee Records</b>	<b>Alcohol Beverage Invoice Numbers</b>	<b>Invoice Date</b>
Yes	Constantine Wines Acct#08190. Inv#01' ▾	02/29/2024
<b>Inspector Kitchen Comments</b>	<b>Inspector Restroom Comments</b>	

Center satisfactory condition.

Rear satisfactory condition.

**Exits Marked, Unobstructed**

Yes

**Fire Capacity**

▼

**Outdoor Seating Capacity**

**License is Valid**

N/A

**Dancers Present 18 and older**

▼

N/A

**Cleanliness of Dressing Room**

▼

N/A

▼

**Live Entertainment (Describe)**

Yes

**Outdoor Table Service**

Yes

▼

**Violations Noted**

**Violation Issued**

No

▼

**Instructions Given to Licensee**

**Inspector's Comments**

Health permit expires 1/22/25. Routine inspection conducted with satisfactory results. Posted for transfer of Ownership.

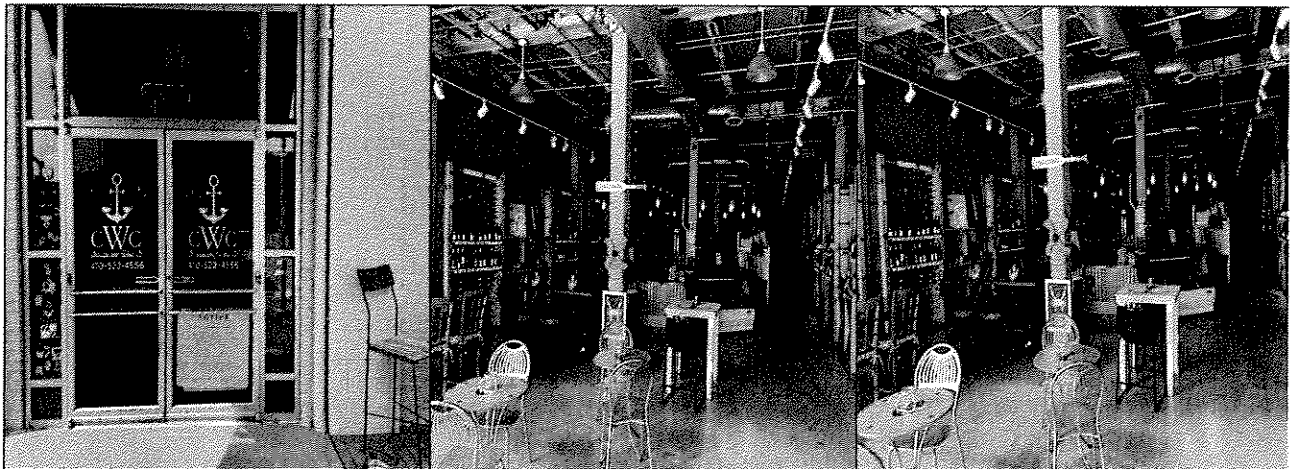
**Photo(s) Taken**

**Owner Email**

**Submitted by Inspector**

No file chosen

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Form with multiple sections and fields, including a table with columns and rows. The text is mostly illegible due to low resolution and high contrast.

Save

Cancel



# BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > My Permit Application List  
Account: ██████████

## My Permit Application List [Logout](#)

**New! On-Line Inspection Scheduler:** Now, you may schedule inspections on-line; use the Inspection Scheduler feature below

Add Application [License Management](#) [Inspection Scheduler](#)

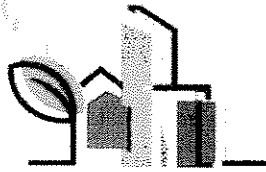
Most Current (Past 3 months)  All Active  Archived  Deleted

Show 10 entries

Search: \_\_\_\_\_

				ID App	Permit Number	Project Name	Create Submit Accept	Status	Fee Due	Fee Paid	Notes	
<a href="#">Manage</a>	<a href="#">Contact us</a>			446506	USE2024-52046	2400 BOSTON STREET	4/23/2024 4/23/2024	Submitted				<a href="#">Archive</a>





# BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



## Your Permit Application Description:

**CHANGE OF OPERATOR — CONTINUE TO USE PORTION OF PREMISES KNOWN AS 240 AS A TAVERN/RESTAURANT - INCLUDING LIVE ENTERTAINMENT WITH ACCESSORY C SALES OF PACKAGE GOODS**  
Submit Cancel

Home > Permits > Update Permit Information

Account: [REDACTED]

## Important Notes:

Thank you for using Baltimore City ePermits system. After submission, you will receive an email notification when your permit is ready for payment, or a message from staff requesting more information, w

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

**Project Name: 2400 Boston Street**

<b>1 Step 1</b> Permit Information	<b>2 Step 2</b> Property Use	<b>3 Step 3</b> Upload Documents
---------------------------------------	---------------------------------	-------------------------------------

### Upload Document



Optional: If your application requires supporting documents (e.g., plans or drawings, docketed deed, a CHAP Authorization to Proceed, or other attachments), please upload them here.  
[Edit Drawing\(1\)](#)  
Your application is ready to be submitted.  
Please press submit button.

[Previous](#) [Next](#) [Submit](#)

