

July 11, 2024

**Applicant(s):** Kim W. Thompson  
ERS, Inc., T/a Steam Punk Alley  
870 Park Avenue 21201

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

Application to transfer ownership with continuation of live entertainment.

(a) **Applicant(s) Information:** (1) Kim W. Thompson was born in Annapolis, MD in November of 1957. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Kim W. Thompson (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$50,000.

(d) **Qualified Voters:** Gary Mingleton, Jermaine Towns, and Quentin Seaboch are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises 1<sup>st</sup> floor of 227 W. Chase and 870 Park Avenue as a restaurant/tavern with live entertainment. 2<sup>nd</sup> floor for storage. (New operator).

(f) **Corporate Standing:** ERS, 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 3 licensed liquor establishment(s) in the 2x2 area: "B" BWL-3.

(h) **Attorney of Record:** Stephen Fogelman

(i) **Timeline:** Last Inspection by BLLC was performed 7/24/2024. 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

RECEIVED: B.L.L.C.  
APR 17 2024 09:07

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

EXPLANATION OF REQUEST: Intra-company stock transfer of ownership CLASS TYPE: BD7

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

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 870 Park Avenue 21201

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: N/A  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: N/A

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

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CORPORATE/LLC/LIP/PARTNERSHIP NAME: ERS Inc. TRADE NAME: Steam Punk Alley

BUSINESS PHONE NUMBER: 410-539-4850 BUSINESS EMAIL ADDRESS: kimwarrenthompson@gmail.com

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

Part of Premises Used (Note: Floors and Areas for Storage): 1st fl business, 2nd fl storage Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex DJ, Band, Etc.): DJ, Karaoke, Acoustic bands 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: 125

*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

Kim W Thompson [REDACTED] [REDACTED]  
 (Full name) (Telephone no.) E-mail (Required)  
 6115 East Cliff Drive Baltimore MD 21208 34 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 11/57 M Annapolis MD  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

3. Applicant C

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

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

current license

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

Applicant A  B  C

[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
Kim W Thompson	6115 East Cliff Road Baltimore MD 21208	[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. 8-4-109 (a)(ii). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Kim W Thompson ADDRESS: 6115 East Cliff Road 21208 TITLE: Owner %OF STOCK HELD: 100
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

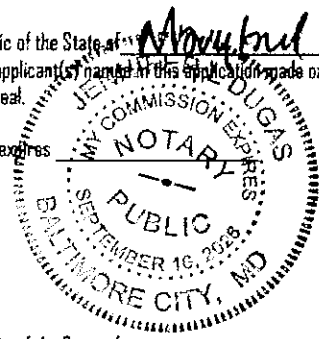
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]  
Signature of Applicant A

I hereby certify that on the 26 day of March, 2024, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Kim W Thompson the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires \_\_\_\_\_  
Printed Name: Jennifer L Dugas



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: Ronald Singer Phone Number: [REDACTED]

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

(I, WE) Ronald Singer HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 870 Park Ave, Baltimore, City with a Zip Code of 21201, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

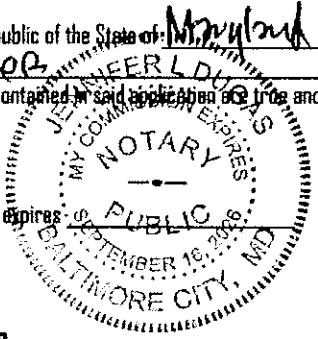
[Signature]  
Signature of Owner of the Property

I hereby certify that on the 26 day of March, 2024 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Ronald Singer the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]  
Notary Printed Name: Jennifer L. Dugas

(Notary Seal) My Commission Expires: SEPTEMBER 16, 2025



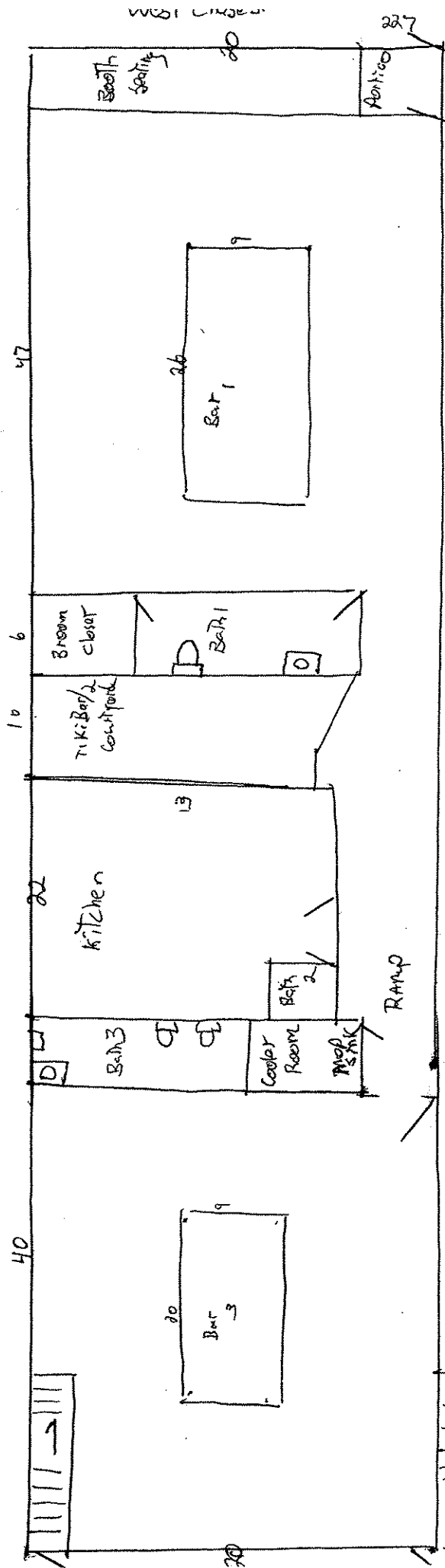
**The following certificates must be signed by at least 3 persons.**

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
SAROSCHAW SARZYNSKI	6002 BURESS AVE BALTIMORE, MD 21214	[Signature]	01/1970	4
GARY MINGLETON	1103 W LANVALE ST BALTO MD 21219	[Signature]	5/1959	12 MONTHS
Jermine Touss	3161 Woodring Ave Baltimore, MD 21234	[Signature]	3/1973	16 years
Quentin Seaback	628 Jasper Street Baltimore, MD 21202	[Signature]	9/1977	10 yrs
Eric Durant	2365 Park Terr Balt. MD 21205	[Signature]	9/1976	25 yrs.

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.



227h  
CHAS

Storage/office  
Second Floor

870 PARK AVE



# 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 156**

Cert Num: **0435**

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

License Date: 5/1/2024

License Year: 2024

CR Number: 14309805

Payment Date: 04-26-24

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: **ERS, INC.**

Trade Name: **STEAM PUNK ALLEY**

Zone Code: 20

Phone: 410-539-4850

Block Num: 870

City: BALTIMORE

Street: PARK AVENUE

State: MD

Zip: 21201

CR Number: 14309805

Portion of Business Used:

(USE) CONTINUE TO USE 1ST FLOOR 227 W. CHASE STREET & 870 PARK AVENUE AS RESTAURANT/TAVERN WITH LIVE ENTERTAINMENT. 2ND FLOOR STORAGE. (CHANGE OF OWNERSHIP)

Restriction:

THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS TO BE SOLD OVER THE BAR.

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
RONALD	SINGER	11100 COASTAL HIGHWAY #801	OCEAN CITY	MD	21842	<a href="#">Edit</a>	<a href="#">Remove Owner</a>
KIM W.	THOMPSON	6115 EASTCLIFF DRIVE	BALTIMORE	MD	21209	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
05/15/2024	Last inspection by BLLC was 7/27/24. At that time, the establishment was open and operating. MW	Delete
05/10/2024	Application for transfer of ownership with continuation of live entertainment filed on behalf of ERS, Inc. T/a Steam Punk Alley, Kim W. Thompson on 4/27/2024 /kk	Delete
04/25/2024	****RELEASE STATE OF MD TAX HOLD...SRM	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
01/17/2024	12/4/2023 Transfer Pending Termination letter sent to all listed applicant's and attorneys on 11/20/2023...k/r	Delete
09/08/2023	9/7/2023 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer..../jr	Delete
08/22/2023	Received Transfer Hardship Extension request letter from attorney Stephan Fogleman; Invoice # 130986.../kr	Delete
05/24/2023	90 DAY TRANSFER PENDING WARNING LETTERS WERE SENT TO APPLICANT'S AND ATTONERY'S..K/R	Delete
04/28/2023	***** RELEASED STATE TAX HOLD ***** /mb	Delete
02/27/2023	2/23/2023 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 vote)...../jr	Delete
01/27/2023	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2023.****/mb	Delete
01/11/2023	Application for transfer of ownership with continuation of live entertainment filed on behalf of ERS, Inc. T/a Steam Punk Alley, Kim W. Thompson on 1/3/2023 /kk	Delete
12/06/2022	11/21/2022 - Time expired on Pending Transfer, so this file is DEAD...../sb	Delete
12/05/2022	11/3/2022 Termination letter for pending transfer application was sent to all applicant(s) and attorney... k/r	Delete
09/26/2022	9/22/2022 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer *.../jr	Delete
08/11/2022	Received letter from Attorney Steve Folgelman requesting for a Transfer Hardship; Invoice # 126977.../sb	Delete
06/21/2022	6/15/2022 Warning pending transfer letter was sent to all applicant(s) and attorney... k/r	Delete
02/28/2022	2/24/2022 - Virtual Public Hearing Re: Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 vote)..../jr	Delete
01/07/2022	Application for transfer of ownership with continuation of live entertainment filed on behalf of Leon's 1957, Inc. T/a Leon's of Baltimore, Ronald M. Singer and Kim W. Thompson on 12/7/2021 /kk	Delete
09/27/2019	Mailed letter of recognition for underage drinking compliance check on 9/24/2019 /kk	Delete
06/28/2019	5/30/2019 - Public Hearing Re: Violation of Alcoholic Beverage Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$400; \$400 + \$125 admin fee; \$525 total fine, 30 days to pay (3-0 vote)...../jr	Delete
04/22/2019	****RELEASED STATE OF MD TAX HOLD**** /sb	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee's Business Address on January 25, 2019.***/mb	Delete
04/02/2018	Rec'd call from Housing Inspector Glenn Gable stating that the electrical is ok'd for this location...../jr	Delete
03/15/2018	****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
01/26/2018	1/25/2018 - Public Hearing RE: Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 Vote)...../jr	Delete
11/09/2017	Application for transfer of ownership with continuation of liv entertainment filed on behalf of ERS, Inc. T/a Steam Punk Alley, Ronald Singer and Kim Thompson on 11/7/17 /kk	Delete
04/21/2017	** COMPLETED ADMIN TRANSFER FOR RENEWAL PURPOSES ** /kk	Delete
04/06/2017	Alcohol Awareness expires 03/28/21 (Ronald M. Singer and Joseph Diffenbaugh).... /mb	Delete
03/08/2017	03/02/17 - Public Hearing RE: Violation of Rule 4.16 Illegal Conduct. DECISION: GUILTY FINED \$500.00 + \$1250.00 ADM.FEE = \$625.00	Delete
02/06/2017	2/2/17- Violation of Rule 4.16 Illegal Conduct & Violation of Rule 4.16 Illegal Conduct -Motion to postpone - GRANTED	Delete



03/16/2011	License transferred 2/28/11 but transfer voided; transfer authorization withdrawn.	Delete
03/03/2009	03/03/09 \$100 CONF.FEE PAID IN FULL #65832	Delete
03/03/2009	02/26/09 Hearing Conf.re: Application to transfer ownership and to add second floor for business and live entertainment. DECISION: APPLICATION APPROVED.	Delete

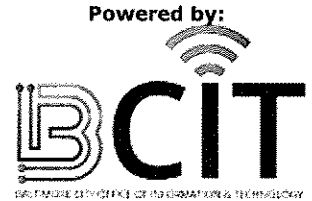
[Print History \(Print Card\)](#)

License num: LBD7 156      Address: 870 PARK AVENUE  
Trade Name: STEAM PUNK ALLEY

Comment:

[Add Comment](#)

**Hold Info**



# ERS INCORPORATED: D12896171

**Department ID Number:**

D12896171

**Business Name:**

ERS INCORPORATED

**Principal Office:** 

11100 COASTAL HIGHWAY #407

OCEAN CITY MD 21842

**Resident Agent:** 

THOMAS CROMPTON

2303 WUTHERING ROAD

TIMONIUM MD 21093

**Status:**

REVIVED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/Registration:**

02/03/2009

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

NO

PROPOSED LOCATION: 870 Park Ave

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 3

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

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

"BD7" BEER, WINE & LIQUOR \_\_\_\_\_

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Steve Han DATE: 6/17/24

# 870 Park Ave

## License Establishment



Steam Punk Alley LBD-7



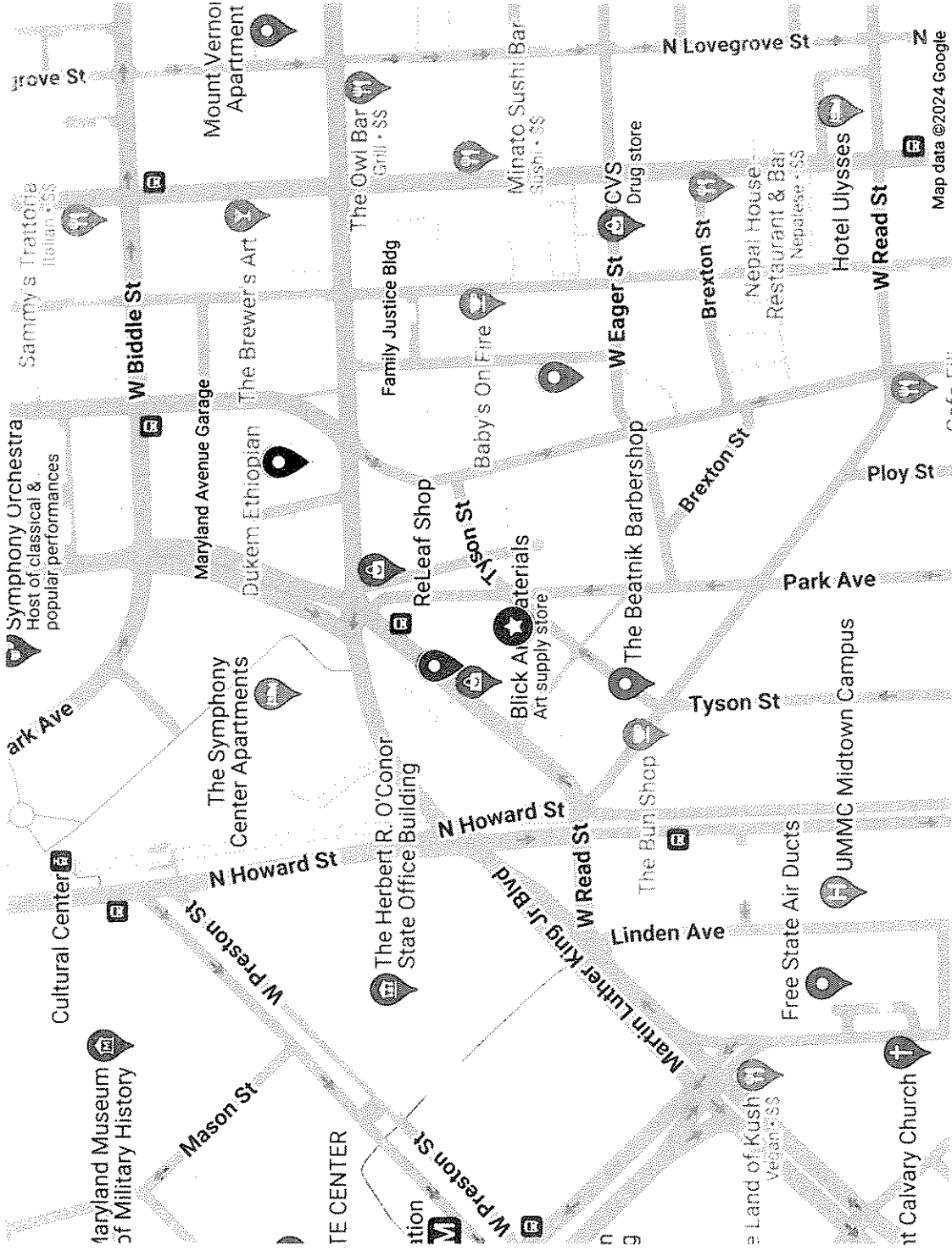
Wet City LB



Dukem Ethiopian Restaurant  
LB



EDR Eat.Drink.Relax LB



## TRANSFERS/NEW APPLICATIONS

**Licensee Information (Trade Name)**

Steam Punk Alley

**Corporation Name**

ERS inc.

**Location Address**

870 Park Ave

**License Type**

Class' BD7" 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?**

No

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

Yes

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

Yes

**Other licensed locations - Describe/Note**

see map

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

Intra-company stock tranfer of ownership

**Licensee Name**

Kim W Thompson

**Inspector Name**

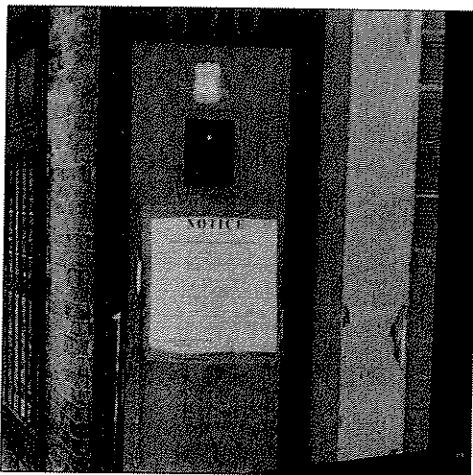
BALTIMORE\Steven.Han

**Photo(s) Taken**

Choose Files No file chosen

**Submission Date**

06/17/2024 12:04 PM



Save

Cancel

# Posting Sign Report

**Applicants Name**

Kim W. Thomson

**Premises Address**

870 Park Ave

**Inspector Name**

BALTIMORE\Steven Han

**Posted Date/Time**

06/04/2024

01:16 PM

**Rechecked Date/Time**

06/13/2024

12:16 PM

**Manager**

N/A

**Posted Summary**

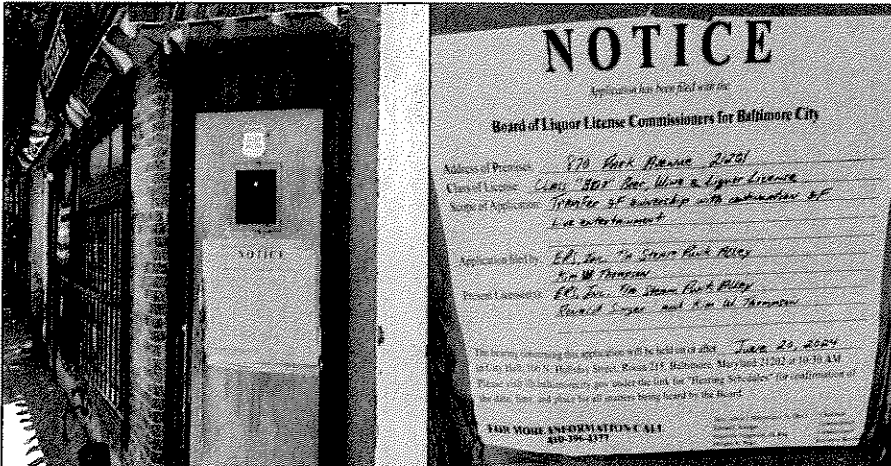
front door

**Rechecked Summary**

up for ten days

**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: 870 Park Avenue 21201

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

Scope of Application: Transfer of ownership with continuation of  
Live entertainment

Application filed by: ERS, Inc. 71A Steam Park Alley  
Kim W. Thompson

Present Licensee(s): ERS, Inc. 71A Steam Park Alley  
Ronald Singer and Kim W. Thompson

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**

Hon. Albert J. Matricciani, 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>
B70 PARK AVENUE 21201	▼ STEAM PUNK ALLEY	ERS, INC
<b>Type of License</b>	<b>Inspection Date/Time</b>	<b>Manager/Licensee</b>
Select	▼ 02/09/2023 02:12 PM	Tina Wallace
<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>
Front	▼	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	▼ No	▼ 07/20/2022
<b>Employee Records</b>	<b>Alcohol Beverage Invoice Numbers</b>	<b>Invoice Date</b>
Yes	▼ Breakthur 700257058	02/02/2023

**Inspector Kitchen Comments**

**Inspector Restroom Comments**



N/A

Rear/ Satisfactory

**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**

N/A

▼

**Violations Noted**

**Violation Issued**

No

▼

**Instructions Given to Licensee**

Please send a copy of 22 traders license to the Liquor Board within 30 days.

**Inspector's Comments**

Inspected on 2/9/23 by Chase

**Photo(s) Taken**

No file chosen

**Owner Email**

**Submitted by Inspector**

baltimore\terri.chase





Search in mail



Mail



8 of 105,364

Chat

51460

Inbox x

Meet

**DHCD Email Service** <no\_reply.DHCD@baltimorecity.gov>  
to [REDACTED]

1:02 PM (1 hour ago)



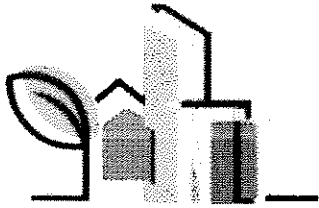
BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

Your Online fee payment has been posted to your USE permit application.

Project name: 870 PARK AVE 2024

Property Address(1st): 227 W CHASE ST

Permit number: USE2024-51460



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

Account:



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[Logout](#)

**Project Name:870 PARK AVE 2024**

[Guest Access](#)

CONTINUE TO USE 1ST FLOOR 227 W. CHASE STREET & 870 PARK AVENUE AS RESTAURANT/TAVERN WITH LIVE ENTERTAINMENT.  
2ND FLOOR STORAGE.(NEW OPERATOR)



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

July 11, 2024

**Applicant(s):** Christopher Peters  
It's All Coming Together, LLC, T/a Sisu  
313 S. High Street 21201

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

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Christopher Peters was born in New Brunswick, NJ in July of 1984. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Christopher Peters (33%); (2) Michael Croce (33%); and (3) Jeffrey Sorg (33%).

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

(d) **Qualified Voters:** Virginia Rodino, Mary Ann Campanella, and Anna Brotto are qualified Baltimore City voters.

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

(f) **Corporate Standing:** It's All Coming Together, 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 6/10/2024. This meets the 10-day rule. There are 8 licensed liquor establishment(s) in the 2x2 area: "B" BWL-6; and "BD7" BWL-2.

(h) **Attorney of Record:** Joseph Woolman

(i) **Timeline:** The establishment closed on or about December 12, 2023. Transfer application submitted on May 7, 2024, which was 147 days since the establishment ceased alcoholic beverage operations. License is valid.

(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: \_\_\_\_\_

*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: 313 S High Street, Baltimore, MD 21202

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_

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

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: It's All Coming Together, LLC TRADE NAME: SISU

BUSINESS PHONE NUMBER: 732.513.4941 BUSINESS EMAIL ADDRESS: CP211115@gmail.com

ATTORNEY FOR THE APPLICANT: Joseph Waldman ADDRESS: 400 E Pratt St, Baltimore PHONE: 443.909.7489

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 32

Please note that as per Alc. Bev. Art. 8-12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

Christopher Peters \_\_\_\_\_  
 (Full name) # 202 (Telephone no.) E-mail (Required)

906 Trinity Street, Baltimore, MD 21202  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

July / 1984 Male New Brunswick, NJ  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

December 2023

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

Applicant A  B  C

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

Name	Address	Phone	Email
Christopher Peters	906 Trinity St, #202 Baltimore, MD 21202	[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 (e)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: Christopher Peters ADDRESS: 906 Trinity St, #202  
Baltimore, MD 21202 TITLE: Managing Partner %OF STOCK HELD: 33%
- 2) NAME: Michael Croce ADDRESS: 65 N. Wauaset Road  
West Chester, PA 19382 TITLE: Partner %OF STOCK HELD: 33%
- 3) NAME: Jeffrey Sory ADDRESS: 201 Stone Ridge Ln  
Villanova, PA 19085 TITLE: Partner %OF STOCK HELD: 35%
- 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 6<sup>th</sup> day of May, 2024, before me, the subscriber, a notary public of the State of Maryland in and for \_\_\_\_\_, personally appeared Christopher Peters 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: Patricia M. Oxenford  
Printed Name: Patricia M. Oxenford

(Notary Seal) My Commission expires 02/25/2027  
**PATRICIA M. OXFORD**  
Notary Public - Maryland  
Harford County  
My Commission Expires  
February 25, 2027

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

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

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

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

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) JOSEPH B. GARDELLA HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at 313 S. HIGH ST. BALTIMORE, MD, Baltimore, City with a Zip Code of 21202, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

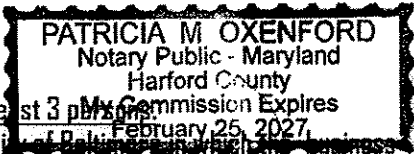
[Signature]  
 Signature of Owner of the Property

I hereby certify that on the 6<sup>th</sup> day of May, 2021 before me, the subscriber, a notary public of the State of Maryland in and for \_\_\_\_\_ personally appeared Joseph Gardella 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 Patricia M. Oxenford [Notary Seal] My Commission expires 02-25-2027

Notary Printed Name: Patricia M. Oxenford



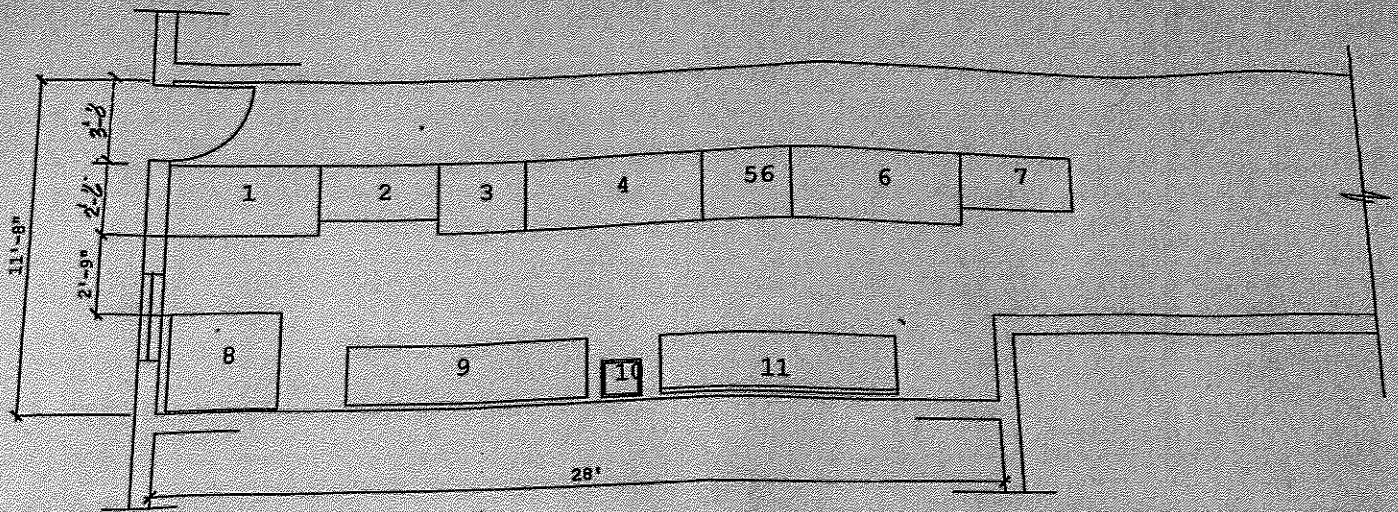
The following certificates must be signed by at least 3 persons.  
 We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore, certify that the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally 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)
MARY ANN GARDELLA	400 S High St.	[Signature]	9/41	3 YEARS
ANNA BROTTO	318 S. HIGH RD	[Signature]	9-35	2 1/2 years
Virginia Rodino	832 Trinity St	[Signature]	7/75	3 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.



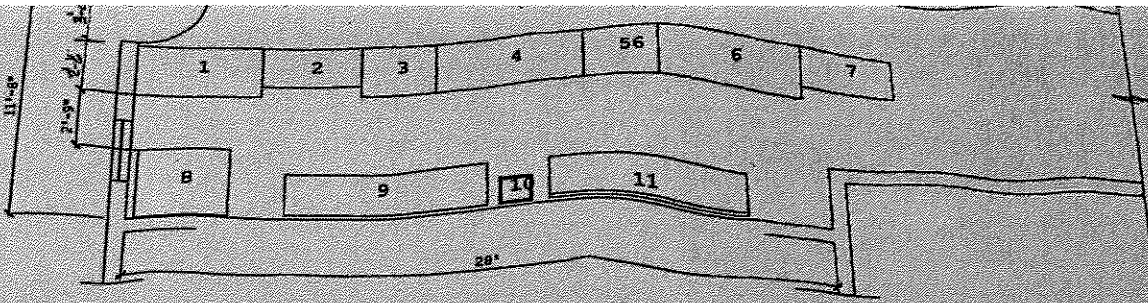


FIRST FLOOR PLAN

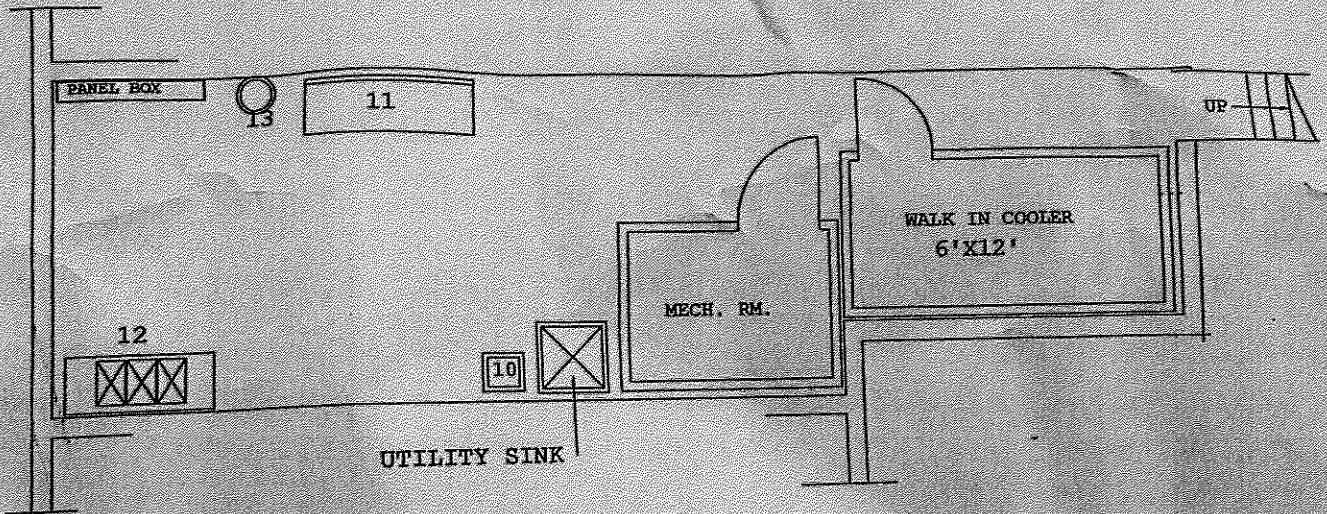
WANEY, BOY

13

11



FIRST FLOOR PLAN



BASEMENT



# 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: **ID 014**

Cert Num: **0234**

Fee: **\$825.00**

Status: **Renewed**

License Date: 5/1/2024

License Year: 2024

CR Number: 15532769

Payment Date: 05-07-24

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: **JBENG, LLC**

Trade Name: **JOE BENNY'S**

Zone Code: 24

Phone: 410-419-7090

Block Num: 313

City: BALTIMORE

Street: HIGH STREET SOUTH

State: MD

Zip: 21202

CR Number: 15532769

Portion of Business Used:

USE PORTION OF PREMISES 1ST FLOOR AS A CARRY OUT CAFE PIZZARIA

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JOSEPH	GARDELLA	7609 CHARLTON AVENUE	COLLEGE PARK	MD	20740	<a href="#">Edit</a>	<a href="#">Remove Owner</a>
JOANNE	MANDATO	1223 S. CLINTON STREET	BALTIMORE	MD	21224	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
05/10/2024	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of It's All Coming Together, LLC T/a Sisu, Christopher Peters on 5/7/2024 /kk	Delete
05/09/2024	Reviewed hardship extension request filed by Joe Woolman. Letter indicated he was requesting a 12-1705(b) hardship but thought he was really requesting a 12-2202 hardship. When I talked with Joe on the phone, he confirmed and said he would submit a revised letter. That said, the request is timely. The establishment closed on or about December 12, 2024, hardship request submitted on May 7, 2024 which was 147 days since the establishment ceased alcoholic beverage operations. MW	Delete
05/07/2024	Letter was submitted from attorney Joseph R. Woolman III office requested for a hardship; invoice# 134501..k/r	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
06/09/2022	Alcohol Awareness expires on 06/04/2026; Joseph Garedella (certified by John S. Murray)..../sb	Delete
09/10/2019	Submitted 2018 Trader's License during renewal.... /sb	Delete
01/08/2018	Alcohol Awareness expires 12/17/21 (Joseph B. Gardella).... /sb	Delete
04/22/2014	3/13/2014 Public hearing re: Application to transfer ownership Board approved transfer	Delete
03/10/2010	03/05/10 \$100 CONF.FEE PAID IN FULL #70875	Delete
02/17/2010	2/10 Transfer of ownership & request to change back from A-BWL to D-BWL, Maximiliano Gonzalez, Elizabeth Gonzalez, Maria S. Knoll, Max's Empanadas, LLC	Delete
07/21/2005	4/28/05 Public hearing re: Application to transfer ownership & location of Class "D" BWL license presently in the name of Scott Shinsky, Secured Creditor at 2112 Fleet Street to the new location 313 S. High Street; application includes request to change license to a Class "A" BWL license APPROVED	Delete

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

License num: LD 014

Address: 313 HIGH STREET SOUTH

Trade Name: JOE BENNY'S

Comment:

[Add Comment](#)

Hold Info

Powered by:



# IT'S ALL COMING TOGETHER, LLC: W24922643

**Department ID Number:**

W24922643

**Business Name:**

IT'S ALL COMING TOGETHER, LLC

**Principal Office:** 

906 TRINITY STREET

APT. 202

BALTIMORE MD 21202

**Resident Agent:** 

CHRISTOPHER PETERS

906 TRINITY STREET

APT. 202

BALTIMORE MD 21202

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

04/05/2024

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 313 S. High STREET

### 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 —

"A-2" BEER, WINE & LIQUOR —

"B" BEER, WINE & LIQUOR 6

"C" BEER, WINE & LIQUOR —

"D" BEER, WINE & LIQUOR —

"BD7" BEER, WINE & LIQUOR 2

ARENA —










HOTEL/MOTEL —

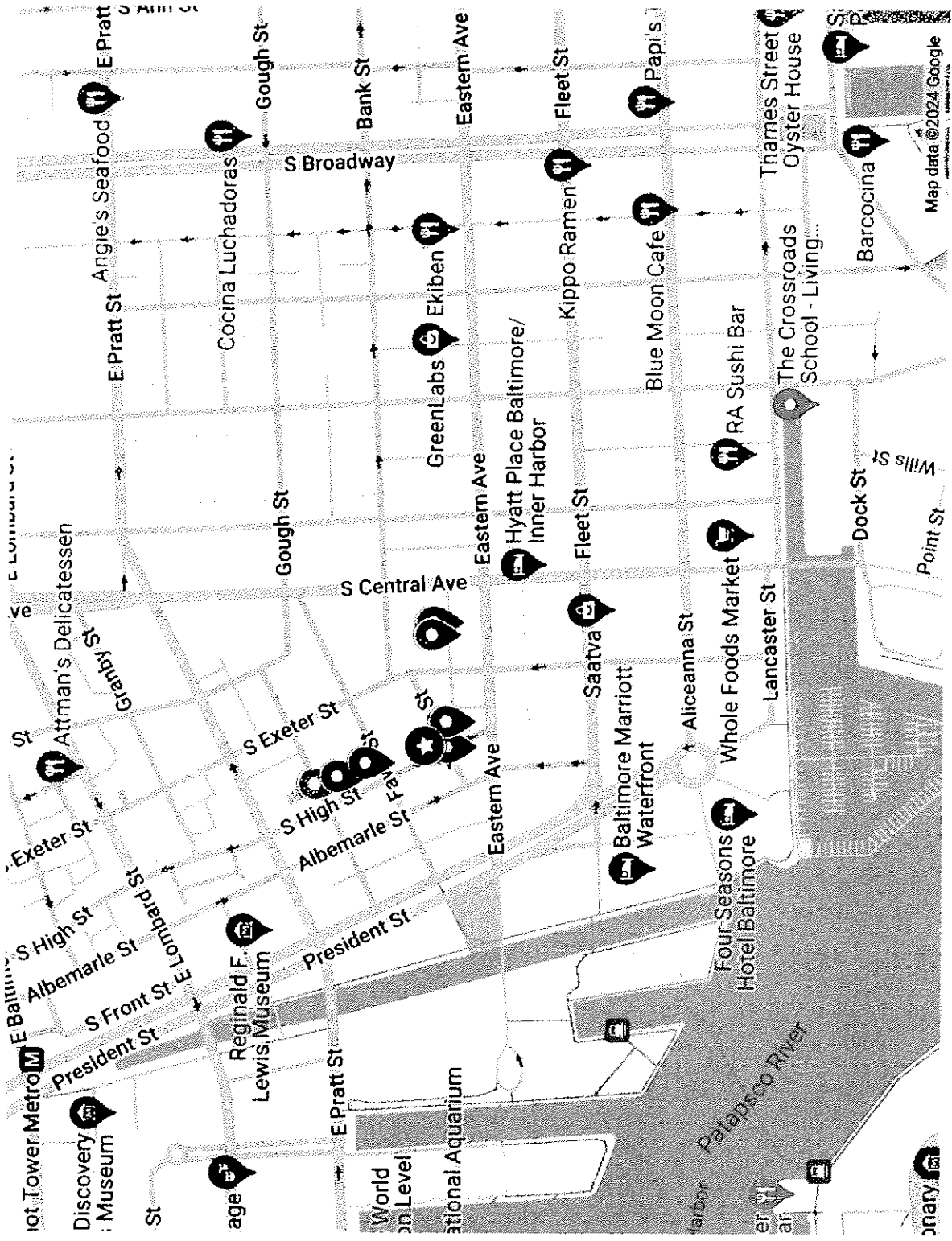
RACING —

PREPARED BY: Brown DATE: 6/12/24

# 313 S High Street

License Establishment

-  SISU-LD
-  Sabatino's-LB
-  Chiapparelli's Restaurant-LB
-  Amicci's of Little Italy-LB
-  Angeli's Pizzeria-LB
-  Cafe Gia-LB
-  ANCHE'-LBD7
-  La Scala-LB
-  Venice Tavern Little Italy-LBD7



## TRANSFERS/NEW APPLICATIONS

**Licensee Information (Trade Name)**

Sisu

**Corporation Name**

It's All Coming Together, LLC

**Location Address**

313 S High Street

**License Type**

Class "D" Beer, Wine and Liquor

**Date Posted?**

06/04/2024

**Estimated Date of Removal?**

06/14/2024

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

No

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

Yes

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

No

**Other licensed locations - Describe/Note**

Please see attached map for additional locations.

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

Filed application for Transfer of ownership with delivery of alcohol.

**Licensee Name**

Christopher Peters

**Inspector Name**

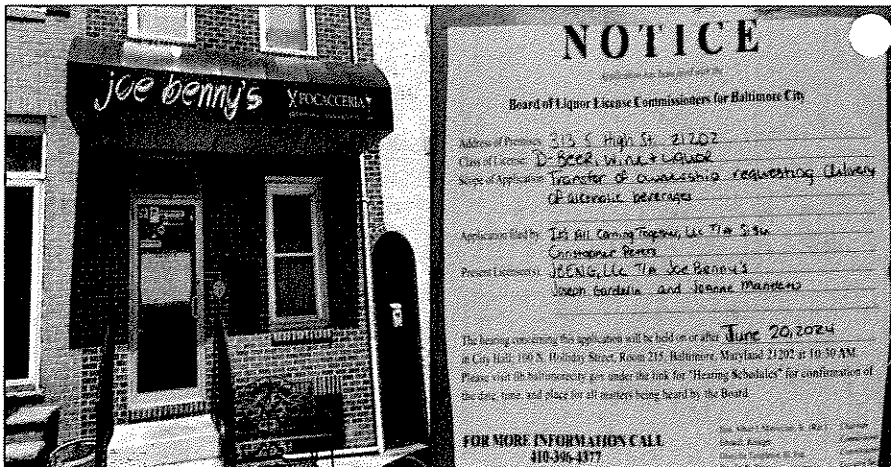
BALTIMORE\regina brown

**Photo(s) Taken**

Choose Files No file chosen

**Submission Date**

06/14/2024 10:00 AM



Save

Cancel



# Posting Sign Report

**Applicants Name**

Christopher Peters

**Premises Address**

313 S. High Street

**Inspector Name**

BALTIMORE\regina.brown

**Posted Date/Time**

06/04/2024

02:32 PM

**Rechecked Date/Time**

06/10/2024

10:52 AM

**Manager**

N/A

**Posted Summary**

Sign posted on front door.

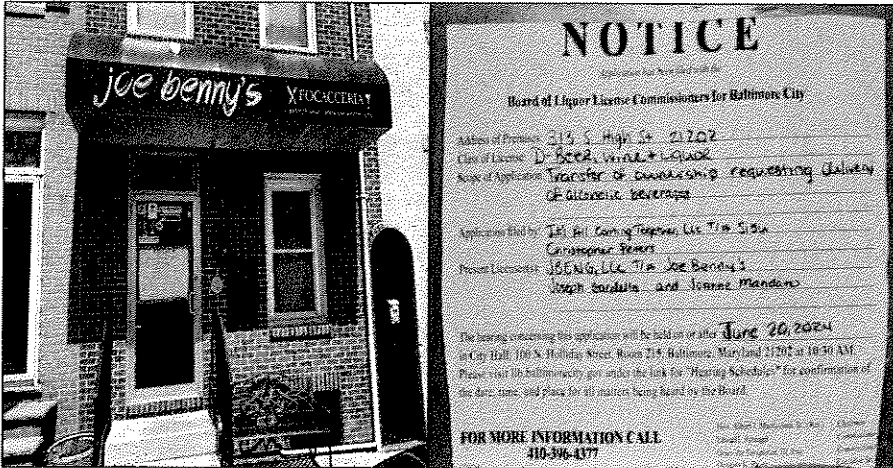
**Rechecked Summary**

Sign still posted on front door.

**Photo(s) Taken**

Choose Files

No file chosen



Save

Cancel

**Only at Joe Bonny's of Little Italy Baltimore**  
(Meatballs, people, please get your mind out of the gutter)

# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 313 S. High St. 21202  
Class of License: D-Beer, Wine & Liquor  
Scope of Application: Transfer of ownership requesting delivery of alcoholic beverages

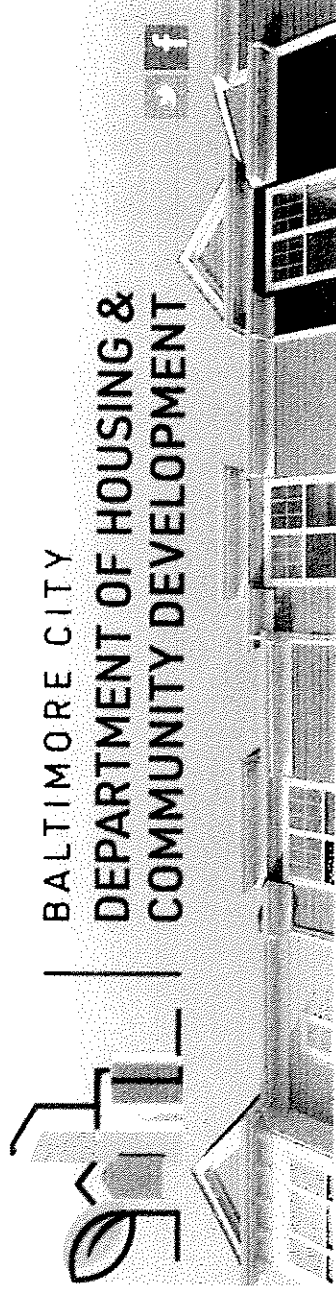
Application filed by: It's All Coming Together, LLC T/A Sisú Christopher Peters

Present Licensee(s): JBENIG, LLC T/A Joe Benny's Joseph Gardella and Joanne Mandato

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**

Hon. Albert J. Mammeciani, Jr., (Ret.) *Chairman*  
Edward L. Reisinger *Commissioner*  
Granville Templeton, III, Esq. *Commissioner*  
Douglas K. Paliv *Executive Sec.*



[Home](#) > [Permits](#) > [Update Permit Information](#)

**Account:** [REDACTED]

[Back](#)   [Logout](#)

**Project Name: 313 S HIGH STREET**

[Guest Access](#)

USE PORTION OF PREMISES, 1ST FLOOR AND BASEMENT, FOR TAVERN



Alexander Brantley Esq., Scott & Alice Karmazynsky, Commissioners

July 11, 2024

**Licensee(s):** Luigi Palma-Esposito and Jacob S. Dellheim  
Facci Ristorante of Baltimore, LLC, T/a Facci Ristorante  
414 Light Street, Suite 102 21202

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

Request to add live entertainment, outdoor table service, and off-premises catering.

(a) **Applicant(s) Information:** (1) Luigi Palma-Esposito was born in Naples, Italy in September of 1976. He lives in Clarksville, MD; and (2) Jacob S. Dellheim was born in Baltimore, MD in August of 1994. He lives in Baltimore, MD. Mr. Palma-Esposito currently holds a license with financial interest at (1) 11095 Resort Road, Ellicott City, MD 21042 t/a Facci Ristorante of Turf Valley; and (2) 7530 Montipellier Road, Laurel, MD 20723 t/a Facci Ristorante.

(b) **Ownership Breakdown:** (1) Luigi Palma-Esposito (100%); and (2) Jacob S. Dellheim (0%).

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

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

(e) **Zoning:** Applicant has applied for a USE permit, for the use of a portion of premises known as suite 102 as a restaurant adding live entertainment (permitted use in C5 District) Adding outdoor table service (all on private property – no minor privilege required). Adding off-premises catering.

(f) **Corporate Standing:** Facci Ristorante of Baltimore, LLC is a MD LLC and as of 6/26/2024 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 11 licensed liquor establishment(s) in the 2x2 area: "B" BWL-7; "C" BWL-1; and "Hotel/Motel"-3.

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

(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 letters of opposition from community.

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: addition of live entertainment, outdoor table service and off-premises catering 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: \_\_\_\_\_

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: 414 Light Street, Suite 102, Baltimore, Maryland 21202

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Facci Ristorante of Baltimore, LLC TRADE NAME: Facci Ristorante

BUSINESS PHONE NUMBER: 443-835-2765 BUSINESS EMAIL ADDRESS: faccirestaurant@verizon.net

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

Part of Premises Used (Note: Floors and Areas for Storage): Suite 102 Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.):? dj, small bands 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: 141

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

### 1. Applicant A

Luigi Palma-Esposito \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 12325 Autumn Tree Lane \_\_\_\_\_  
 (Residence) Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ (period of residency in Baltimore City) \_\_\_\_\_  
 09/1976 \_\_\_\_\_ Male \_\_\_\_\_ Naples, Italy \_\_\_\_\_  
 (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

Jacob S. Dellheim \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 3632 Hickory Avenue \_\_\_\_\_  
 (Residence) Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ (period of residency in Baltimore City) \_\_\_\_\_  
 08/1994 \_\_\_\_\_ Male \_\_\_\_\_ Baltimore \_\_\_\_\_  
 (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

A.

① Facci Ristorante of Turf Valley, 11095 Resort Ave, Ellicott City 21042  
② Pasta Blitz of Montpelier, DBA Facci Ristorante, 7530 Montpelier Rd, Laurel  
③ 414 Light Street, Ste 102, Balto. since March 22, 2024

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

A. Yes. See Answer to #4. B. No

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

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

A. Yes. See Answer to #4. B. No

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

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

**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. 5-4-109 (a)(II). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Luigi Palma-Esposito ADDRESS: 12325 Autumn Tree Lane Clarksville, MD 21029 TITLE: Sole Member %OF STOCK HELD: 100%
- 2) NAME: Jacob S Dellheim ADDRESS: 3632 Hickory Ave. TITLE: Asst. Sec. %OF STOCK HELD: 0%
- 3) NAME: \_\_\_\_\_ ADDRESS: Baltimore, MD 21202 TITLE: \_\_\_\_\_ %OF STOCK HELD: will be compensated
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: monthly

*\*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 1st day of May 2024 before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Luigi Palma-Esposito 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: [Signature]  
 I hereby certify that on the 1st day of May 2024 before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Jacob S Dellheim 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 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: \_\_\_\_\_

414 Light Street. Owner LLC

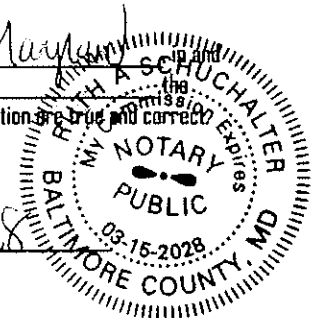
Name and Address of the owners of the premise/landlord: 414 Light Street Phone Number: [REDACTED]

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

(I, WE) 414 Light Street Owner LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 414 Light Street, Ste. 102 Baltimore, City with a Zip Code of 21202, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]  
Signature of Owner of the Property

I hereby certify that on the 25<sup>th</sup> day of April, 2024 before me, the subscriber, a notary public of the State of Maryland and for City of Baltimore, personally appeared Zachary Gorn landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.



As witness, my hand and notarial seal.  
Notary Signature: [Signature]  
Notary Printed Name: Ruth A Schuchalter

[Notary Seal] My Commission expires 3/15/28

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

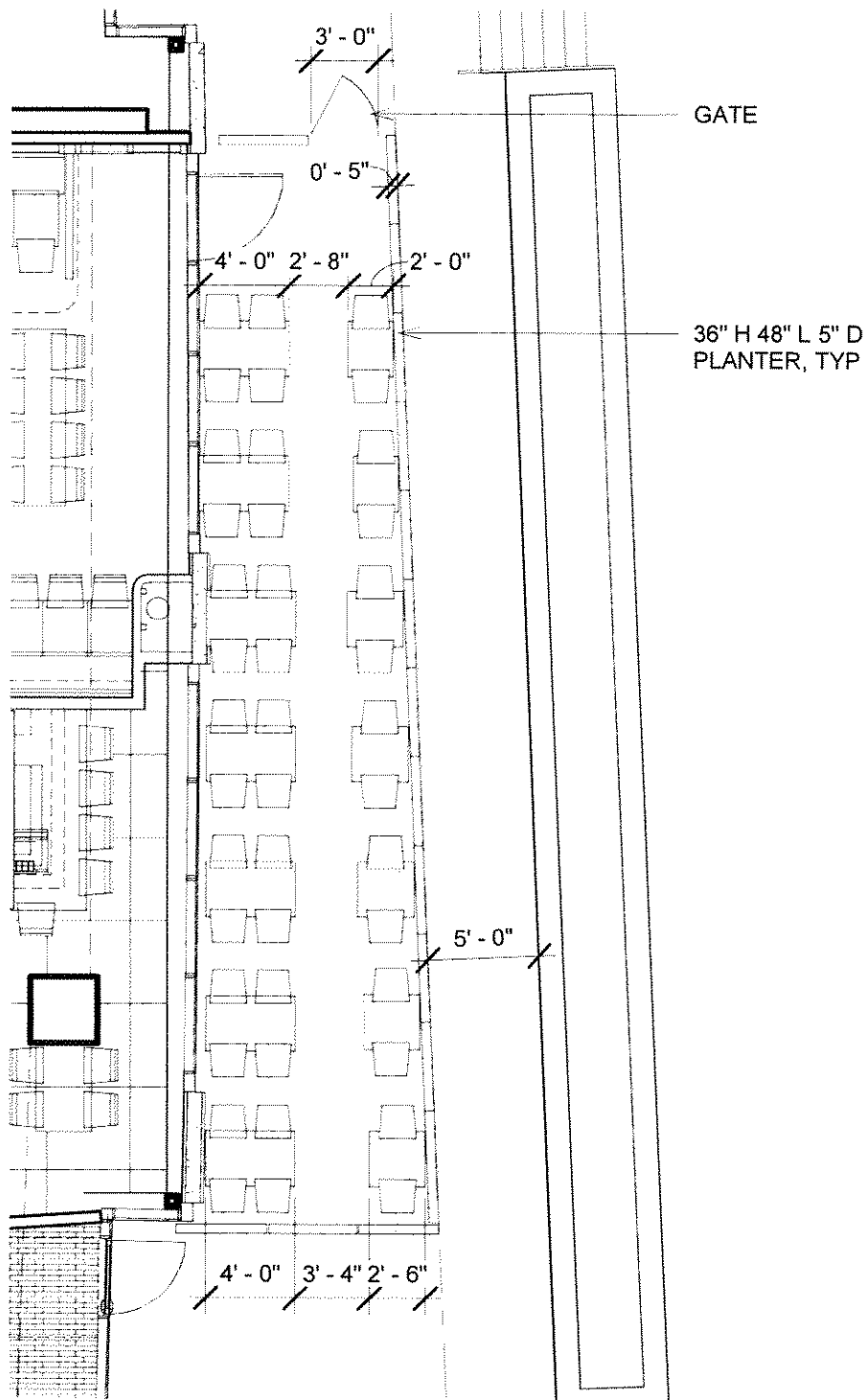
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<i>N/A. This application regards a request for outdoor table service.</i>				

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.





① OUTDOOR SEATING PLAN  
1/8" = 1'-0"

Owner

OUTDOOR SEATING

Project Name

Date

04.21.2024

A101

Scale 1/8" = 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: **LB 161**

Cert Num: **0663**

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

License Date: 5/1/2024

License Year: 2024

CR Number: 20155454

Payment Date: 05-07-24

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: **FACCI RISTORANTE OF BALTIMORE, LLC**

Trade Name: **FACCI RISTORANTE**

Zone Code: 0

Phone: 443-514-8192

Block Num: 414

City: BALTIMORE

Street: LIGHT STREET, SUITE 102

State: MD

Zip: 21202

CR Number: 20155454

Portion of Business Used:

USE SUITE 102 FOR/AS AN ITALIAN RESTAURANT.

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JACOB S.	DELLHEIM	3632 HICKORY AVENUE	BALTIMORE	MD	21211	<a href="#">Edit</a>	<a href="#">Remove Owner</a>
LUIGI	PALMA-ESPOSITO	12325 AUTUMN TREE LANE	CLARKSVILLE	MD	21201	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
05/14/2024	Last inspection by BLLC was performed on 4/11/24. At that time, the establishment was open and operating. MW	Delete
05/10/2024	Application requesting to add live entertainment, outdoor table service, and off-premises catering filed on behalf of Facci Ristorante of Baltimore, LLC T/a Facci Ristorante, Luigi Palma-Esposito and Jacob S. Dellheim on 5/8/2024 /kk	Delete
03/22/2024	Issued prorated new Class "B" BWL restaurant license to Facci Ristorante of Baltimore, LLC t/a Facci Ristorante, Jacob Dellheim and Luigi Palma-Esposito; Invoice #132331..../jr	Delete

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

License num: LB 161

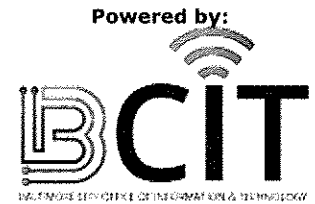
Address: 414 LIGHT STREET, SUITE 102

Trade Name: FACCI RISTORANTE

Comment:

[Add Comment](#)

## Hold Info



# FACCI RISTORANTE OF BALTIMORE, LLC: W24373219

**Department ID Number:**

W24373219

**Business Name:**

FACCI RISTORANTE OF BALTIMORE, LLC

**Principal Office:** 

11095 RESORT RD.

ELLCOTT CITY MD 21092

**Resident Agent:** 

MARK T. WILLEN, ESQ.

4 RESERVOIR CIRCLE

SUITE 201

BALTIMORE MD 21208

**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:**

09/13/2023

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 414 Light St. , suite 102

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 11

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 7

"C" BEER, WINE & LIQUOR 1

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

"BD7" BEER, WINE & LIQUOR \_\_\_\_\_

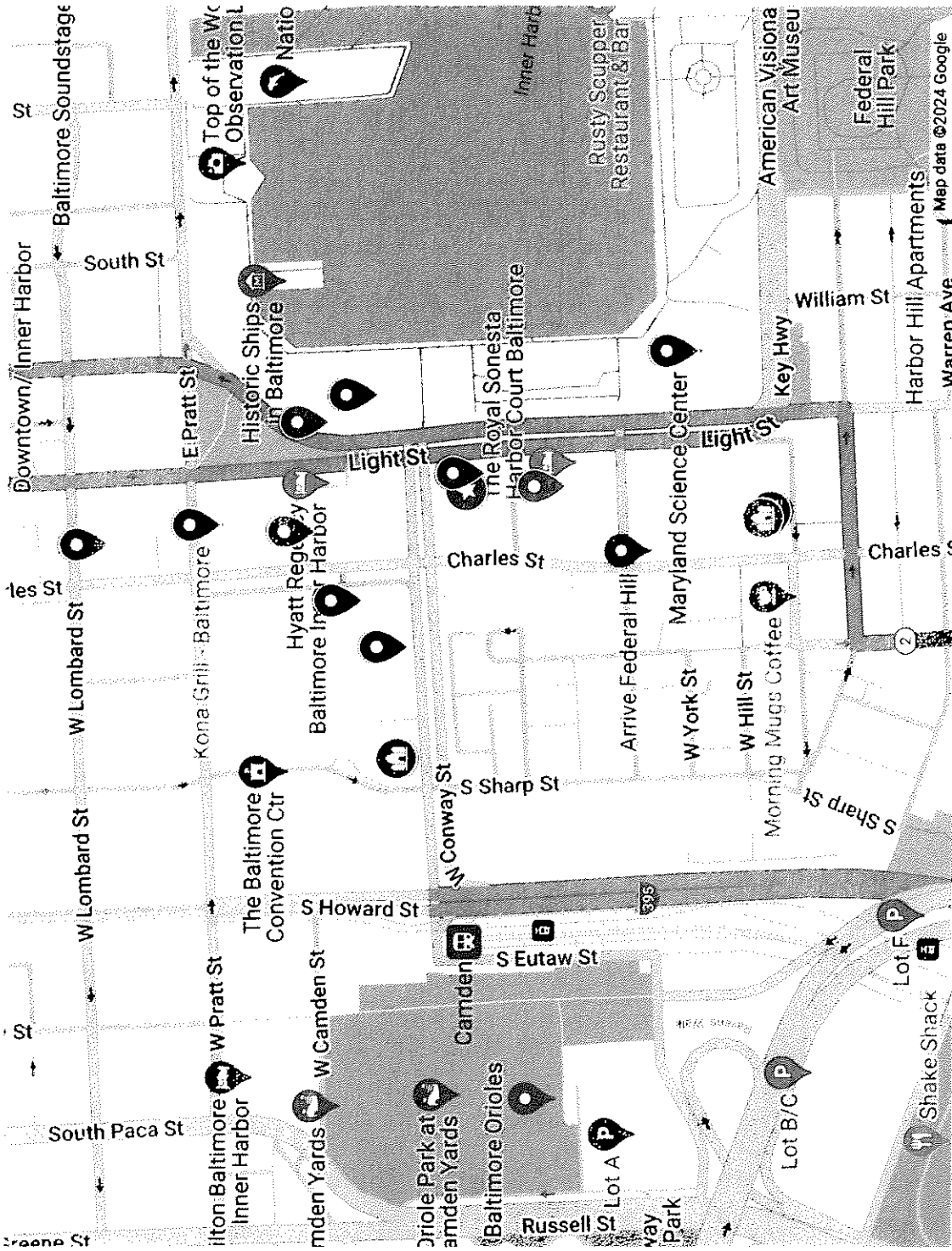
ARENA \_\_\_\_\_

HOTEL/MOTEL 3











RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 6/12/24

# 414 Light St Suite 102



## Licensed Establishments

-  Facci Ristorante (LB)
-  Double Zero Baltimore Plant/Food and Wine (LB)
-  Ramen Utsuke (LB)
-  Hyatt Regency Baltimore Inner Harbor (LBHM)
-  Royal Sonesta Harbor Court Baltimore (LBHM)
-  Maryland Science Center (LB)
-  Hooters (LB)
-  Bubba Gump Shrimp Company (LB)
-  Kona Grill - Baltimore (LB)
-  Sheraton Inner Harbor Hotel (LBHM)

Morton's The Steakhouse (LB)



The Center Club LC

### Schools and Churches



Christ Lutheran Church



Christ Church Nursery School



Old Otterbein United Methodist Church

## TRANSFERS/NEW APPLICATIONS

**Licensee Information (Trade Name)**

Facci Ristorante

**Corporation Name**

Facci Ristorante of Baltimore, LLC

**Location Address**

414 Light St., Suite 102

**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 to add an addition of live entertainment which includes Dj, small bands, outdoor table service and off premise catering.

**Licensee Name**

Luigi Palma-Esposito; Jacob S. Dellheim

**Inspector Name**

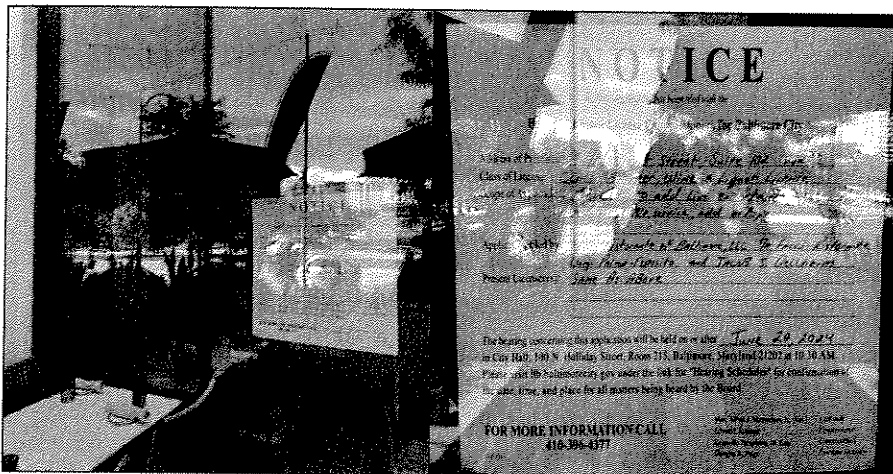
BALTIMORE\Terri Chase

**Photo(s) Taken**

[Choose Files](#) No file chosen

**Submission Date**

06/08/2024 11:12 PM



[Back](#)

[Cancel](#)



# Posting Sign Report

**Applicants Name**

Luigi Palma-Esposito, Jacob S. Dellheim

**Premises Address**

414 Light St., Suite 102

**Inspector Name**

BALTIMORE\Terri Chase

**Posted Date/Time**

06/04/2024

02:35 PM

**Rechecked Date/Time**

06/13/2024

11:00 AM

**Manager**

Karan Verma

**Posted Summary**

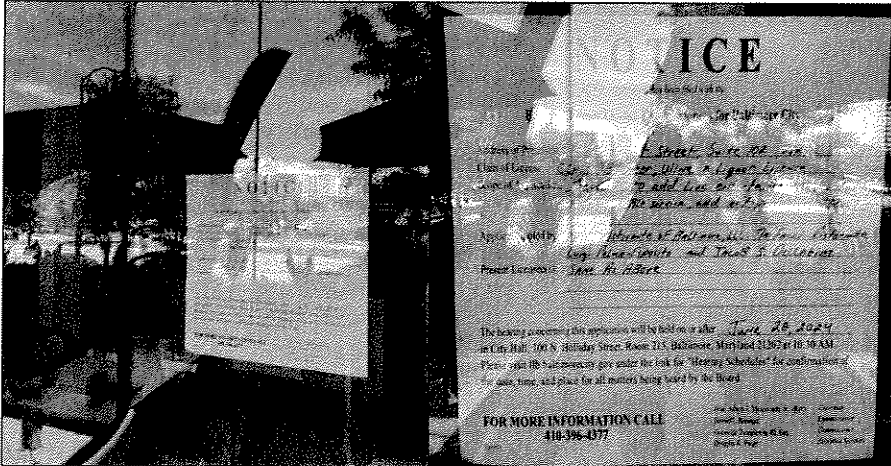
The sign is posted on the side window.

**Rechecked Summary**

The sign is still posted on the side window.

**Photo(s) Taken**

No file chosen



# NOTICE

Application has been filed with the

## Baltimore County Commissioners for Baltimore City

Address of Premises:

714 West Street, Suite 102, Baltimore, MD 21202

Class of License:

Class "B" Beer, Wine & Liquor License

Scope of Application:

Request to add live entertainment, including live music, to the premises for the purpose of providing live service, add off-premise

Application filed by:

Luigi Palmieri-Ristorante of Baltimore, LLC, The Pacci Ristorante  
Luigi Palma-Esposito and Jacob S. Dell'Abate

Present Licensee(s):

SAME AS ABOVE

The hearing concerning this application will be held on or after June 28, 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**

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

## BLLC Routine Inspection

**Address**

414 LIGHT STREET, SUITE 102 21202

**Trade Name**

FACCI RISTORANTE

**Corporation Name**

FACCI RISTORANTE OF BALTIMORE, LLC

**Type of License**

Class "B" Beer, Wine and Liquor

**Inspection Date/Time**06/04/2024  
02:30 PM**Manager/Licensee**

Karan Verma

**Open/Closed**

Open

**Closed Date**

mm/dd/yyyy

**Clean and Free of Debris**

Satisfactory

**Location of Bar**

Front

**Shape of Bar**

Square Shape

**Condition of Bar Area/Floors**

Satisfactory

**Hot Water**

Yes

**Disinfectant Solution**

Yes

**Three Compartment/Washer**

Yes

**Bulletproof Partitioning**

N/A

**Separate Pkg. Goods Dept.**

N/A

**Separate Pkg. Goods Store**

N/A

**Bar/Tavern Open and Operating**

Yes

**Selling Household/Grocery**

N/A

**Capacity****Location of Dining Area**

Throughout

**Condition of Dining Area/Floors**

Satisfactory

**Sanitation**

Satisfactory

**Menu**

Yes

**Traders License**

Yes

**Alcohol Awareness Certification Date Issued**

08/10/2026

**Employee Records**

Yes

**Alcohol Beverage Invoice Numbers**

Breakthru In# 116041613

**Invoice Date**

05/30/2024

**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**

**Inspector's Comments**

Health permit expires 3/21/25. Posted a transfer for establishment to add live entertainment, outdoor table service, and off premise catering. Inspected on 6/4/24 by Chase.

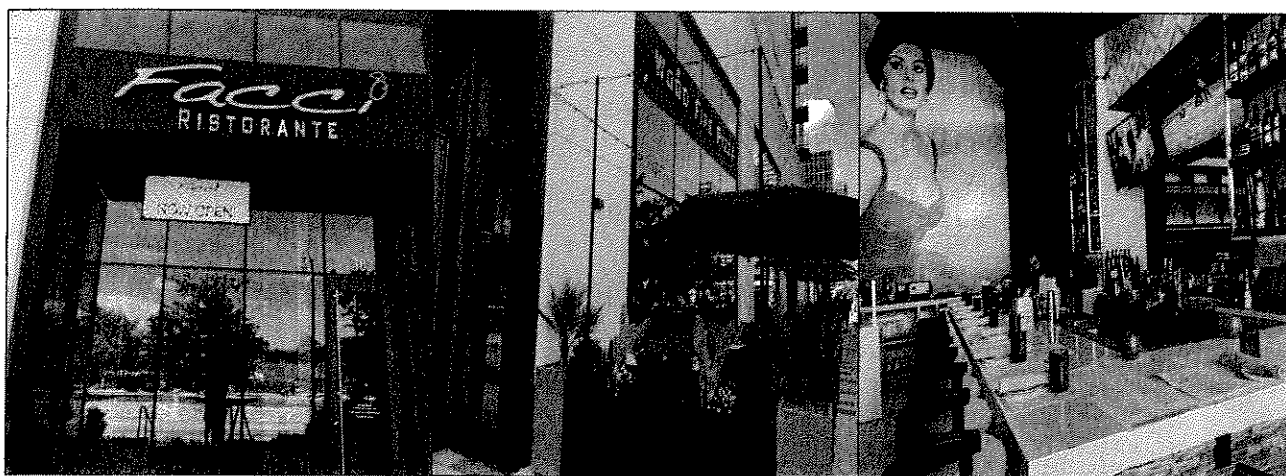
**Photo(s) Taken**

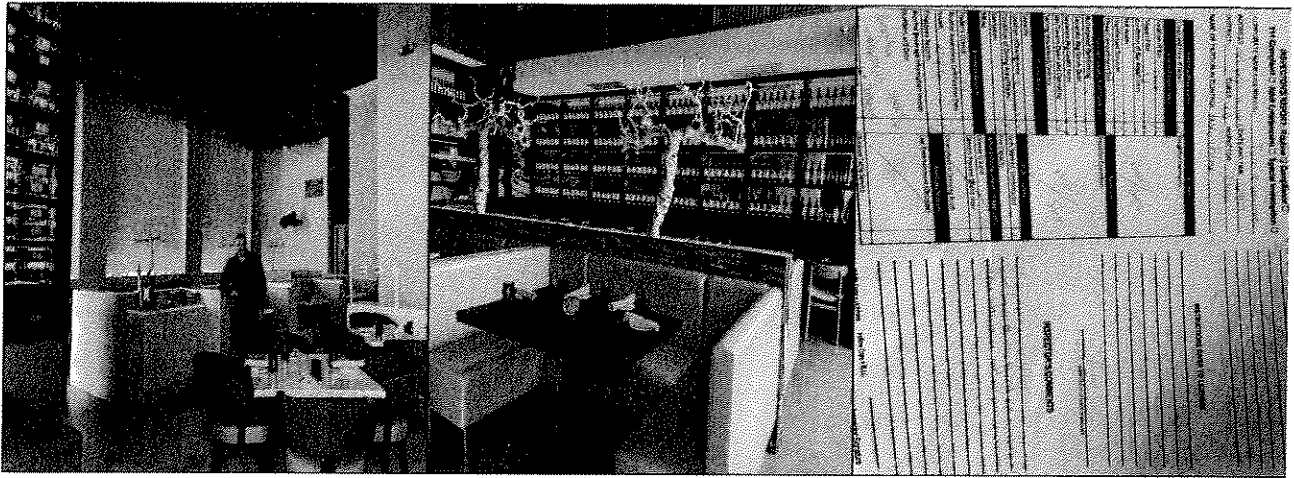
**Owner Email**

**Submitted by Inspector**

Choose Files No file chosen

BALTIMORE\Terri.Chase





OK

Cancel

# 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 THE 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 30 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
22	01	0869	001	5/3/24	901

PROPERTY ADDRESS: 414 LIGHT ST SUITE 102

OWNER: 414 LIGHT STREET OWNER LLC ADDR: 414 LIGHT STREET BALTIMORE MD  
 LESSEE: FACCI RISTORANTE OF BALTIMORE, LLC ADDR: 414 LIGHT STREET STE 102 BALTIMORE MD

LAND USE CODES 3-50

CONTINUE TO USE PORTION OF PREMISES KNOWN AS SUITE 102 AS A RESTAURANT  
 ADDING LIVE ENTERTAINMENT (PERMITTED USE IN C5 DISTRICT)  
 ADDING OUTDOOR TABLE SERVICE (ALL ON PRIVATE PROPERTY – NO MINOR PRIVILEGE REQUIRED)  
 ADDING OFF PREMISE CATERING

1001-000000-2000-158300-400490 PER. INSP	1001-000000-2000-158300-400480 MISC	1001-000000-2000-158300-400480 CH USE	1001-000000-2000-158300-400490 NEW BLDG.	1001-000000-2000-158300-400490 ADDITIONS
		45.00		
1001-000000-2000-158300-400490 ALTERATIONS	1001-000000-2000-158300-400490 REPAIRS	1001-000000-2000-158300-400490 MISC. CONST	1001-000000-2000-158300-400490 ELECT	1001-000000-2000-158300-400490 HYDRONIC/STAM HEAT
1001-000000-2000-158300-400510 DISTRIBUTION	1001-000000-2000-158300-400510 AIR COND	1001-000000-2000-158300-400510 DRIP TANKS	1001-000000-2000-158300-400510 FIRE	1001-000000-2000-158300-400510 FUEL-BURNING EQUIPMENT
1001-000000-2000-158300-400530 ELEVATOR	1001-000000-2000-158300-400530 PLUMBING	1001-000000-2000-158300-400530 S & F CONTRIB.	1001-000000-2000-158300-400530 T	1001-000000-2000-158300-400530 TAX
	0.00			3.00
1001-000000-2000-158300-400490 RAZING	1001-000000-2000-158300-400490 TRADING FEE	1001-000000-2000-158300-400490 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2000-158300-400490 PENALTY	TOTAL FEES
	50.00			98.00

THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING HERE HAVE BEEN PAID.



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

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

July 11, 2024

**Applicant(s):** Glenroy R. Laing  
MLJ, Inc., T/a Trade Name Pending  
4001 Falls Road, Rear Unit 21211

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

Amended application to transfer ownership and location of a Class "BD7" BWL license presently located at 1117-19 W. 36th Street to 4001 Falls Road, Rear Unit requesting outdoor table service and off-premises catering.

(a) **Applicant(s) Information:** (1) Glenroy R. Laing was born in Port Maria, Jamaica in September of 1968. He lives in Baltimore, MD. Mr. Laing was previously a licensee at (1) 4400 Evans Chapel Road t/a Wine Underground from 2006 – 2010; and (2) 1200 Steuart Street t/a Silo 5% Wine Bar from 2012 – 2015.

(b) **Ownership Breakdown:** (1) Glenroy R. Laing (0%); and (2) Wayne Laing (100%).

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

(d) **Qualified Voters:** Monica Jolly, Wayne Laing, and Ming Zheng are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the rear of premises (approx. 2450 sq. ft seating area) as a restaurant with liquor license, catering, and outdoor seating in courtyard (private property). No live entertainment.

(f) **Corporate Standing:** MLJ, Inc., is a MD Corporation and as of 6/26/2024 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/13/2024 and checked on 6/24/2024. This meets the 10-day rule. There are 4 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-2; and "BD7" BWL-1.

(h) **Attorney of Record:** Lou Catelli (Consultant)

(i) **Timeline:** On 6/1/2022, application to transfer location was received, which Board approved on 12/1/2022. On 5/130/2023 staff received a timely transfer hardship extension request. Which Board approved on 7/27/2023. On 8/25/2023, staff received amended application to transfer location, which was 267 days after Board initially approved the transfer.

(j) **Letters of Support/Opposition:** At this time the Board has letters of opposition from community.

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 LIQUOR LICENSE TO NEW LOCATION - SAME 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: \_\_\_\_\_

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 1117 WEST 36TH STREET BALTIMORE MD 21211  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 4001 FALLS ROAD REAR UNIT BALTIMORE MD 21211

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

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: MLJ INC TRADE NAME: TBD

BUSINESS PHONE NUMBER: 410.206.8584 BUSINESS EMAIL ADDRESS: waynejolly@aol.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: 88

*Please note that as per Alc. Bev. Art. 8-12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)*

### 1. Applicant A

GLENROY R LAING \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
3820 W RODGERS AVE \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
09/1968 \_\_\_\_\_  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

### 2. Applicant B

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

### 3. Applicant C

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

RECEIVED: DLLC  
 AUG 25 2023 4:09:24



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

WINE UNDERGROUND - 4400 EVANS CHAPEL RD - 2006-2010  
SILO.5% WINE BAR - 1200 STEUART ST - 2012-2015

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.

NEW CONSTRUCTION

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

Applicant A  B  C

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

Name	Address	Phone	Email
WAYNE LAING	4400 EVANS CHAPEL RD	[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: WAYNE LAING ADDRESS: 4400 EVANS CHAPEL RD TITLE: VICE PRESI %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.

Glen Laing GLENROY LAING  
Signature of Applicant A

I hereby certify that on the 23 day of AUGUST, 2023 before me, the subscriber, a notary public of the State of MARYLAND BALTIMORE, personally appeared GLENROY LAING the applicant(s) named in this application making oath in the 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 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: \_\_\_\_\_

Name and Address of the owners of the premise/landlord: WDM LIMITED LIABILITY COMPANY Phone Number: [REDACTED]

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

(I, WE) WDM LIMITED LIABILITY COMPANY c/o HEREBY CERTIFY,

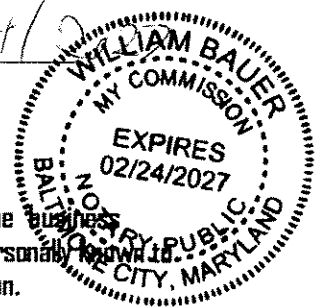
That (I am, we are) the owner(s) of the property located at 4001 FALLS ROAD REAR UNIT, Baltimore, City with a Zip Code of 21211, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]  
Signature of Owner of the Property

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

As witness, my hand and notarial seal.  
Notary Signature: [Signature]  
Notary Printed Name: WILLIAM BAUER

[Notary Seal] My Commission expires 02/24/27



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.

P.O. BOX 1046 SEVERNA PARK MD 21146

Name and Address of the owners of the premises/landlord: WDM LIMITED LIABILITY COMPANY Phone Number: [REDACTED]

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

(I, WE) WDM LIMITED LIABILITY COMPANY c/o **HEREBY CERTIFY,**  
 That (I am, we are) the owner(s) of the property located at 4001 FALLS ROAD REAR UNIT, Baltimore, City with a Zip Code of 21211, 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: \_\_\_\_\_

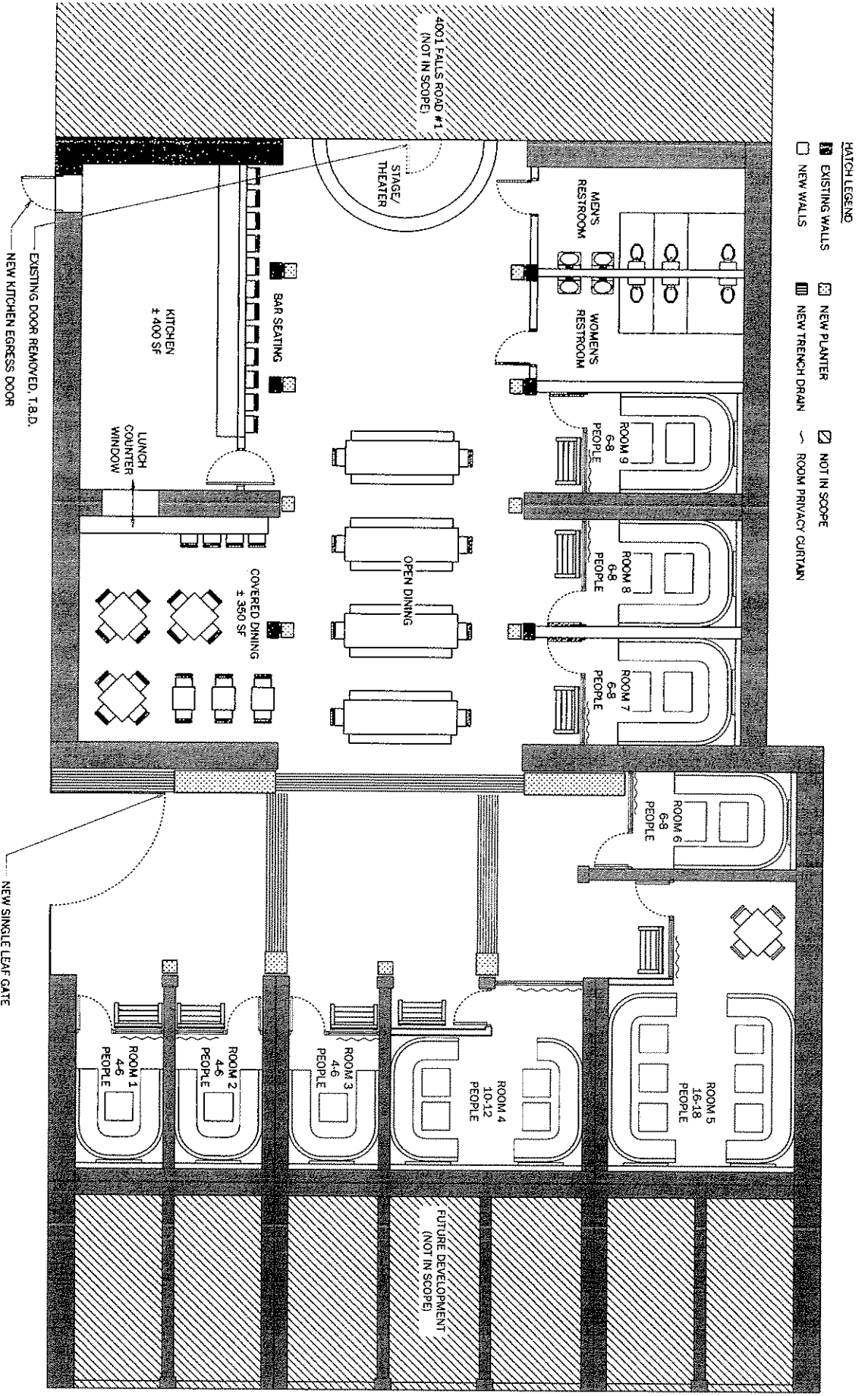
**The following certificates must be signed by at least 3 persons.**

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)
MONICA JOLLY	3820 W. RODGERS AVE	Monica Jolly	9/43	55 YRS
WAYNE LAING	4312 <del>4400</del> EVANS CHAPEL	[Signature]	2/70	55 YRS
Cui zhen wu	3672 FALLS RD	Cui zhen wu	11/81	2010
MING ZHENG	3751 ELM AVE	Ming Zheng	10/1973	2010

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.



**William Bauer**  
**Genco Pura LTD**

PO Box 50116 – Baltimore, Maryland 21211

August 25, 2023

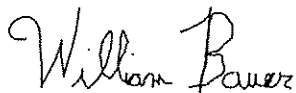
Board of Liquor License Commissioners  
Mr. Nicholas Blendy, Deputy Executive Secretary  
1 North Charles Street  
15<sup>th</sup> Floor  
Baltimore, MD 21202

**RE: 4001 FALLS ROAD REAR UNIT – MLJ INC – TRANSFER APPLICATION AMENDMENT**

Dear Mr. Blendy:

Please accept the attached **AMENDMENT** of the of the above referenced transfer application. The licensee applicant has been amended.

Sincerely,



William Bauer  
Consigliere, Genco Pura LTD  
LouCatelli@gmail.com  
410.849.9456

RECEIVED: BLTC  
AUG 25 2023 4:05 PM



# 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 063**

Cert Num: **0146**

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

License Date: 5/1/2024

License Year: 2024

CR Number: 09126176

Payment Date: 04-29-24

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: **MLJ, INC.**

Trade Name: **13.5% WINE BAR**

Zone Code: 38

Phone: 410-889-1064

Block Num: 1117-19

City: BALTIMORE

Street: 36TH STREET WEST

State: MD

Zip: 21211

CR Number: 09126176

Portion of Business Used:

CONTINUE TO USE 1ST FL AS A TAVERN INCLUDING OUTDOOR TABLE SERVICE ADDING LIVE ENTERTAINMENT- PER BMZA2016-71 WITH CONDITIONS

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
WAYNE	LAING	4312 EVANS CHAPEL ROAD	BALTIMORE	MD	21211	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
09/07/2023	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 1117-19 W. 36th Street to 4001 Falls Road, Rear Unit requesting outdoor table service and off-premises catering filed on behalf of MLJ, Inc. T/a Trade Name Pending, Glenroy R. Laing on 8/25/2023 /kk (Amended)	Delete
05/30/2023	Received letter from Attorney Stephan W. Fogleman requesting for a Transfer Hardship Extension; Invoice #130586.../kr	Delete
01/12/2023	12/1/2022 - Public Hearing Re: Application to transfer location of a Class "BD7" BWL license presently located at 1117-19 W. 36th Street to 4001 Falls Road, Rear Unit requesting outdoor table service and off-premises catering - APPROVED (2-1 vote) **MOU to be placed on license** - **Possible MOU to be negotiated if new MOU is reached & will be made part of license**..../jr	Delete
12/09/2022	On 12/6/2022, Councilwoman Odette Ramos--a party to the hearing--filed a timely Motion for Reconsideration, per Board Rule 2.11.../ntrb	Delete
12/07/2022	On 12/1/2022, licensee Wayne Laing removed his Class BD7 BWL License from the premises and informed Board staff that he "stopped active alcoholic beverages business operations at the premises for which the license is held", per the meaning of Alc. Bev. Art. 12-2202(a). Date of closure shall be 12/1/2022, for the purposes of 12-2202 and 12-2203.../ntrb	Delete
11/28/2022	Bond Distributing Company: having an account and owes to recover the sales of alcoholic beverages in the sum of \$1,325.79..../sb	Delete
10/12/2022	Per the request Will Bauer letter dated October 05, 2022; Pending Transfer Application has been withdrawn and was placed in file...../sb	Delete
08/25/2022	***RELEASED STATE OF MD TAX RENEWAL HOLD*** /kk	Delete
08/15/2022	8/11/2022 - Public Hearing Re: Application to transfer location of a Class "BD7" BWL license presently located at 1117-19 W. 36th Street to 4001 Falls Road, Rear Unit requesting outdoor table service and off-premises catering - POSTPONED..../jr	Delete
06/10/2022	Application for transfer of location of a Class "BD7" BWL license presently located at 1117-19 W. 36th Street to 4001 Falls Road, Rear Unit requesting outdoor table service and off-premises catering filed on behalf of MLJ, Inc. T/a Trade Name Pending, Wayne Anthony Laing on 6/1/2022 /kk	Delete
01/31/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
06/19/2020	Issued Outdoor License extension starting from June 19, 2020 until the governor has lifted his executive order; Housing permit #TMP2020-500550...../sb	Delete
10/29/2019	Personal Property Tax Owed to City of Baltimore was cleared on October 29, 2019.../mb.	Delete
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
08/19/2019	Submitted 2019 Trader's License..... /sb	Delete
06/25/2019	Submitted 2018 Trader's License.... /sb	Delete
12/12/2018	Personal Property Tax Owed to City of Baltimore was cleared on 12/12/2018.../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensees Home Address on 11/19/18../mb	Delete
04/04/2017	03/31/17 - Application was postmarked before deadline date.... /sb	Delete
07/23/2015	Alcohol Awareness expires on 07/17/19 (Wayne Laing).	Delete
03/23/2015	3/23/15 2015 renewal application re: Sales Tax # listed does not match our files- Must provide copy of salea Tax license - Emailed 3/23/15	Delete
01/12/2009	1/12/09 \$100 TRANSFER FEE PAID IN FULL #65576	Delete
01/09/2009	01/08/09 Public Hearing re: application to transfer ownership & location of a Class "B" BWL restaurant license, presently in the name of Raphael Moon, Ki Hi Moon & Won Suk Lee, purple Moon enterprises, t/a Cafe Carrot at 2110 N. Charles Street to the applicant at the new location 1117-19 W. 36th Street. Application also includes request to convert license to a Class BD7 license and to provide live entertainment and outdoor table service at the new location. DECISION: APPROVED-OUTDOOR TABLE SERVICE AND LIVE ENTERTAINMENT SUBJECT TO ZONING .MUST PAY HEARING FEE \$100	Delete

Print History (Print Card)

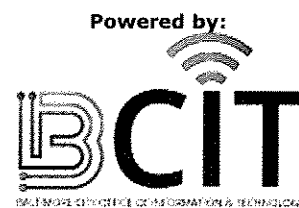


Trade Name: 13.5% WINE BAR

Comment:

Add Comment

**Hold Info**



# MLJ, INC.: D05095120

**Department ID Number:**

D05095120

**Business Name:**

MLJ, INC.

**Principal Office:** 

4400 EVANS CHAPEL ROAD

BALTIMORE MD 21211

**Resident Agent:** 

WAYNE A. LAING

4400 EVANS CHAPEL ROAD

BALTIMORE MD 21211

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

09/23/1998

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

NO

PROPOSED LOCATION: 4001 Falls Rd. rear unit

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

"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 1

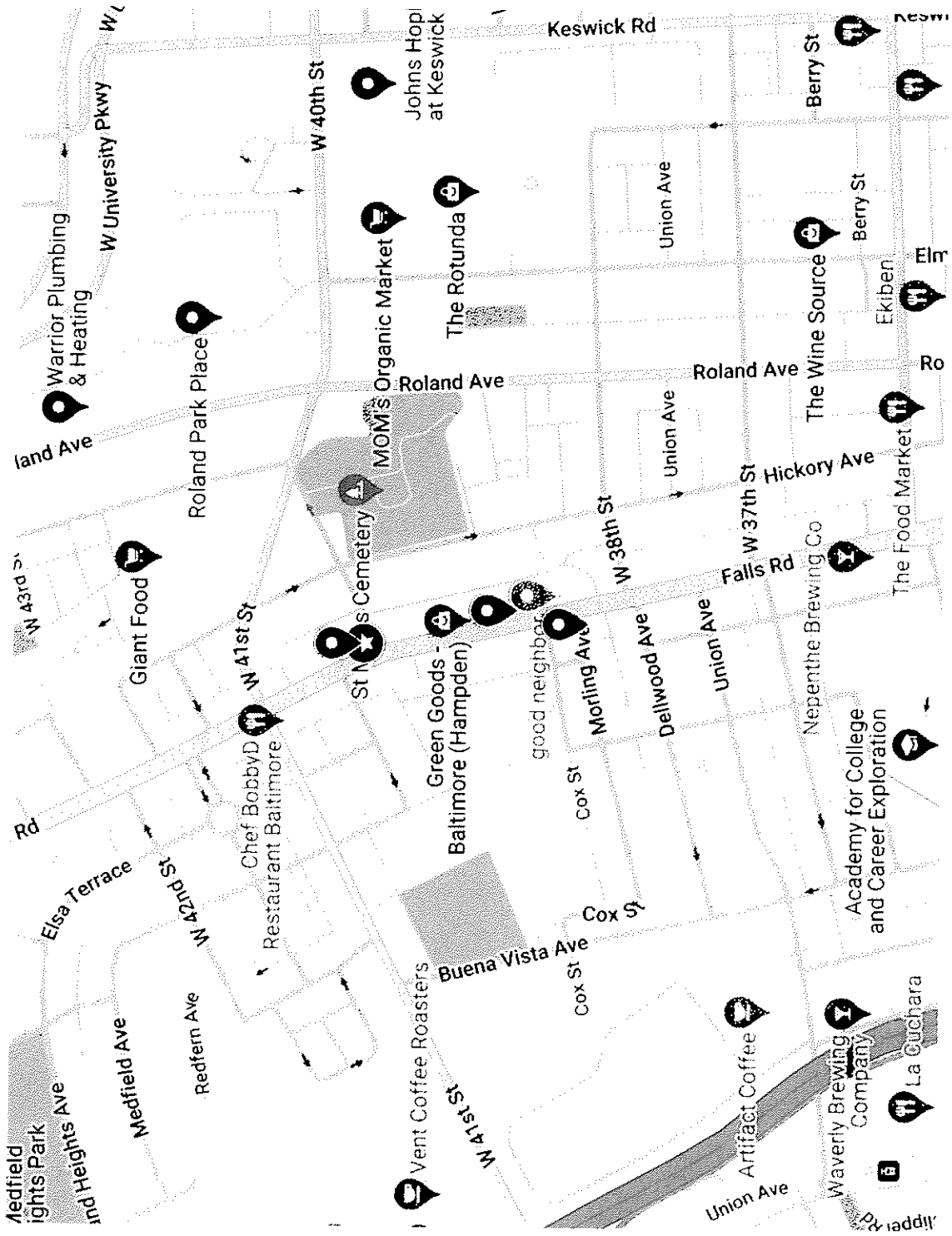
ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Steven Han DATE: 6/24/24

# 4001 Falls Rd rear unit



License establishment



TBD LBD-7



Red Fish Liquors LA



Wicked Sisters LB



good neighbor LB



Papi's Hampden LBD-7

## TRANSFERS/NEW APPLICATIONS

**Licensee Information (Trade Name)**

TBD

**Corporation Name**

MLJ Inc.

**Location Address**

4001 Falls Rd. rear unit

**License Type**

Class"BD7" Beer, Wine and Liquor

**Date Posted?**

06/13/2024

**Estimated Date of Removal?**

06/24/2024

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

No

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

Yes

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

No

**Other licensed locations - Describe/Note**

see map

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

transfer of liquor license to new location

**Licensee Name**

Glenroy R. Laing

**Inspector Name**

BALTIMORE\Steven.Han

**Photo(s) Taken**

No file chosen

**Submission Date**

06/24/2024 12:38 PM



Save

Cancel

# Posting Sign Report

**Applicants Name**

Glenroy R Laing

**Premises Address**

4001 Falls Rd rear unit

**Inspector Name**

BALTIMORE\Steven.Han

**Posted Date/Time**

06/13/2024

05:09 PM

**Rechecked Date/Time**

06/24/2024

11:09 AM

**Manager**

N/A

**Posted Summary**

front gate

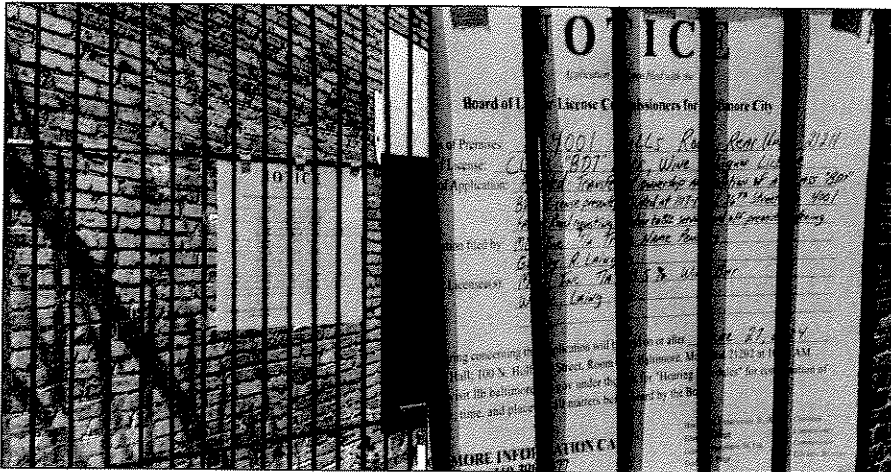
**Rechecked Summary**

up for 10 days

**Photo(s) Taken**

Choose Files

No file chosen



Done

Cancel

Application

### Board of License Commissioners for Baltimore City

of Premises: CL 1001  
 License: "BD7"  
 Application: Transfer  
license presently  
being requested  
by  
 Name of Licensee(s): R. LAING  
Inc. TA  
LAING

Application will be heard on or after the 27th  
at 10:00 AM.  
 Location: Room 21202 at 1001  
 for "Hearing" for continuation of  
 matters being heard by the Board

- Hon. Matricciani, Jr., (R) *Chairman*
- Edwards *Commissioner*
- Gran *Commissioner*
- Dou *Executive Secretary*

**MORE INFORMATION**  
 410 206

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

**Online Use & Occupancy Permit  
 Application**

Property Address: 4001 FALLS RD REAR UNITS  
 Block/Lot: 3590C/001

Permit No: **USE2022-53786**

Applicant:  
 LOU CATELLI

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

Owner/Lessee:  
 Owner WDM LIMITED LIABILTY COMPANY

Lessee MLJ INC C/O WAYNE LAING

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

**Property Use & Occupancy Information:**

Existing Use : (Commercial) Office

Proposed Use : (Commercial) Restaurant

Description	Created	Completed	Assigned To
Application Received		06/03/2022	
Zoning Sign-off	06/03/2022	06/03/2022	
Print	06/08/2022	06/08/2022	

Dwelling: Roomming: Efficiency:

Existing Count: 0 0 0

Proposed Count: 0 0 0

District:502

**MINOR PRIVILEGE:**

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

USE REAR OF PREMISES (APPROX 2450 SQ. FT SEATING AREA) AS A RESTAURNT WITH LIQUOR LICENSE, CATERING, AND OUTDOOR SEATING IN  
 COURTYARD (PRIVATE PROPERTY)

**\*\*NO LIVE ENTERTAINMENT\*\***

**AFFIDAVIT BY: WILLIAM BAUER**

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

Project Name: **WAYNE RESTAURANT**

Owner First Name:

Role: **Agent**

Owner Last Name Or **WDM LIMITED LIABILTY COMPANY**

Applicant: **CATELLI,LOU**

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:



## Branch, Shena A. (LLB)

---

**From:** Russell, Staci (LLB)  
**Sent:** Wednesday, October 18, 2023 9:55 AM  
**To:** Branch, Shena A. (LLB)  
**Subject:** Fw: October Hearing Documentation  
**Attachments:** Liquor License 20231013.pdf

---

**From:** Hearing Exhibits (BLLC) <BLLC.Hearings@baltimorecity.gov>  
**Sent:** Wednesday, October 18, 2023 9:48 AM  
**To:** Russell, Staci (LLB) <Staci.Russell@baltimorecity.gov>  
**Subject:** Fwd: October Hearing Documentation

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**From:** Vicki Appleby  
**Sent:** Friday, October 13, 2023 2:25:27 PM  
**To:** Hearing Exhibits (BLLC) <BLLC.Hearings@baltimorecity.gov>  
**Subject:** October Hearing Documentation

**CAUTION:** This email originated from outside of Baltimore City IT Network Systems.  
**Reminder:** DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to [Phishing@baltimorecity.gov](mailto:Phishing@baltimorecity.gov)  
Please find attached my opposed letter for 4001 Falls Road - Rear Unit

September 28, 2023

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

RE: 4001 Falls Road, Rear Unit

Dear Hon. Albert J. Matricciani, Jr., Esq.

I'm a long-time resident of the neighborhood, growing up a few houses from the proposed property and currently live adjacent to the property. I'm against the transfer of ownership and location for the above liquor license with outdoor table service and off premise catering.

Currently, there is no restaurant, just empty garages and I feel granting the transfer will have a negative impact on our neighborhood. Such as increased pedestrian traffic, vehicle traffic, noise (from patrons coming/leaving and from outdoor table service), loitering, parking (in an already challenging area) and trash.

It is for the above stated reasons; I'm opposed to the transfer of the liquor license and ask that you kindly deny the request.

Sincerely,

A handwritten signature in cursive script that reads "Victoria Ann Appleby". The signature is written in black ink and is positioned above the printed name.

Victoria Ann Appleby

Hampden Community Council, Inc.  
PO Box 10057  
Baltimore, MD 21211

RECEIVED: BLLC  
NOV 29 2023 PM 12:36

November 27, 2023

The Honorable Albert J. Matricciani, Jr.  
Chairman of the Board  
Board of Liquor License Commissioners for Baltimore City (BLLC)  
1 N. Charles Street, Suite 1500  
Baltimore, Maryland 21201

RE: 4001 Falls Road, Baltimore, MD 21211

Dear Mr. Chairman,

I hope this letter finds you and the board in good health. I am writing on behalf of the residents surrounding the property at 4001 Falls Road, for which there is an application for a liquor license. Over the course of the last two years, I have met with the residents repeatedly regarding this property. Per their request, I am writing to **invoke the procedure in Alcoholic Beverages Article 12-1508 of the Annotated Code of Maryland** which provides that if more than 50 percent of the real property owners and certain tenants within 200 feet object to the issuance of the license, the Board deny it.

Please contact the Hampden Community Council regarding how the area would be measured—by whom—and how the signatures are to be collected, detailing what exactly must be included, by whom, in what format and in what timeframe, so that the residents can proceed in a manner that is consistent with the code. Feel free to contact me at [hccpresident@gmail.com](mailto:hccpresident@gmail.com).

Thank you in advance for your expeditious response.

Kind regards,



Christina Way  
Hampden Community Council President

Cc: Liquor Board Community Liaison, Matt Achhammer  
City Council Member, Odette Ramos