

July 29, 2021

Licensee(s): Anna Kirsten Nastasi
Mr. Nice Guy Cocktails, LLC, T/a Mr. Nice Guy Cocktails
800 S. Kenwood Avenue 21224

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership with continuation of outdoor table service.

(a) **Applicant(s) Information:** (1) Anna Kirsten Nastasi was born in Atlanta, GA in December of 1988. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Anthony Nastasi Jr. (99%); and (2) Anna Kirsten Nastasi (1%).

(c) **Purchase Price of Business:** The purchase price of the business is \$100,000. Deposit of \$50,000 was made. Remaining balance of \$50,000 to be paid over 3 years.

(d) **Qualified Voters:** Justin Lehman, John Curtis and Brian Acquavella are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property 1st floor as a restaurant with outdoor seating per BMZA 2012-171 and basement for storage.

(f) **Corporate Standing:** Mr. Nice Guy Cocktails, LLC is a MD LLC and as of 7/12/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 7/9/2021, and checked on 7/19/2021. This meets the 10-day rule. There are 7 licensed liquor establishment(s) in the 2x2 area "B" BWL-1; and "BD7" BWL- 6.

(h) **Timeline:** Last inspection by BLLC was performed 7/12/2021. At that time, the establishment was open and operating. Per Governor's Executive order issued on 3/12/2020 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:

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

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$800.00

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

EXPLANATION OF REQUEST: Transfer of current license to new owners CLASS TYPE: BD57

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: 800 S. Kenwood Balt MD 21224

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

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

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

CORPORATE/LLC/LP/PARTNERSHIP NAME: MR Nice Guy Cocktails LLC TRADE NAME: MR NICE GUY COCKTAILS

BUSINESS PHONE NUMBER: 443-708-2169 BUSINESS EMAIL ADDRESS: info@mrniceguycocktails.com

ATTORNEY FOR THE APPLICANT: Todd Hippe ADDRESS: 20 S. CHARLES ST S. BALT MD 21201 PHONE: 443 278-9527

Part of Premises Used (Note: Floors and Areas for Storage): Full Restaurant Bar Kitchen Other 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: 59 INSIDE / 32 outside

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

ANNA KIRSTEN NASTASI _____

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

851 Powers Street Balt MD 21211 April 15 - August 2016 August 18 - Present

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

December 1988 Female Atlanta, Georgia

(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) _____

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

RECEIVED

JUN 01 2021

3. Applicant C

(Full name) _____ (Telephone no.) _____ **Baltimore City** (Required)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name	Address	Phone	Email
Anthony Nastasi Jr.	851 POWERS ST BALT MD 21211	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Anthony Nastasi Jr. ADDRESS: 851 POWERS ST
BALT MD 21211 TITLE: COO %OF STOCK HELD: 99
- 2) NAME: Anna K. Nastasi ADDRESS: 851 POWERS ST
BALT MD 21211 TITLE: VP %OF STOCK HELD: 1
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

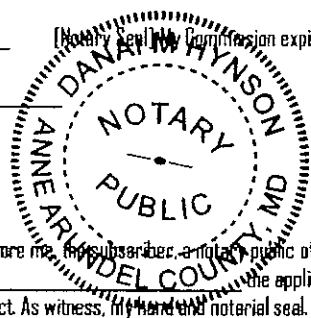
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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 29 day of May, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Anne Arundel, personally appeared ARINA K. NASTASI 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 11/10/2024
Printed Name: Darrai Hyinson



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.

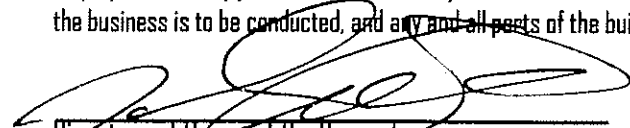
Signature: _____ (Notary Seal) My Commission expires _____
Printed Name: _____

800 Kenwood, LLC
800 South Kenwood Ave

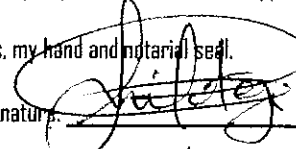
Name and Address of the owners of the premise/landlord: Baltimore md 21224 Phone Number: [REDACTED]

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

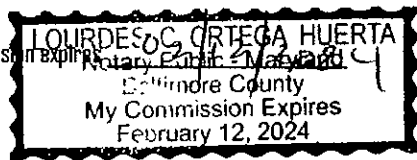
(I, WE) John Curtis CEO 800 Kenwood, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 800 South Kenwood Ave, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.


Signature of Owner of the Property

I hereby certify that on the 28 day of May, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared John Robert Curtis, 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.



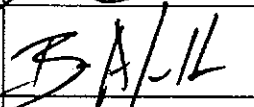
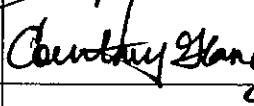
As witness, my hand and notarial seal.
Notary Signature: 

Notary Printed Name: Lourdes C Ortega Huerta

[Notary Seal] My Commission Expires 
LOURDES C. ORTEGA HUERTA
Notary Public - Maryland
Baltimore County
My Commission Expires
February 12, 2024

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

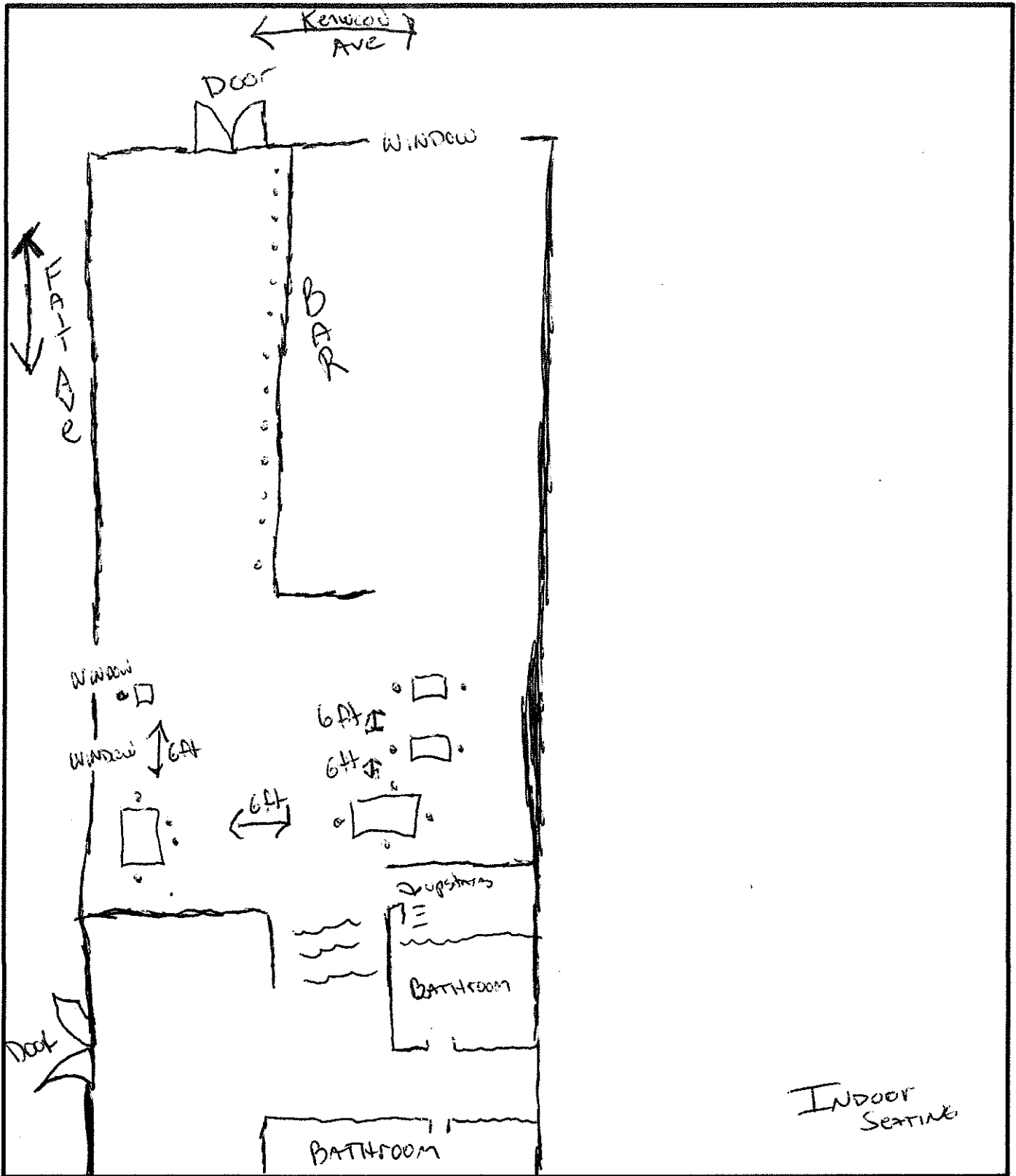
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Justin Lehman	1424 Woodall St Baltimore MD 21230		2/10/82	8 yrs
John Curtis	6717 Graceknoll Ave Baltimore md 21224		06/16/65	3 yrs
Brian Acquavella	1618 Belt St Baltimore MD 21230		03/01/71	3 yrs
Courtney Glancy	2732 Fair Ave. Baltimore, MD 21224		11/11/82	1 yr

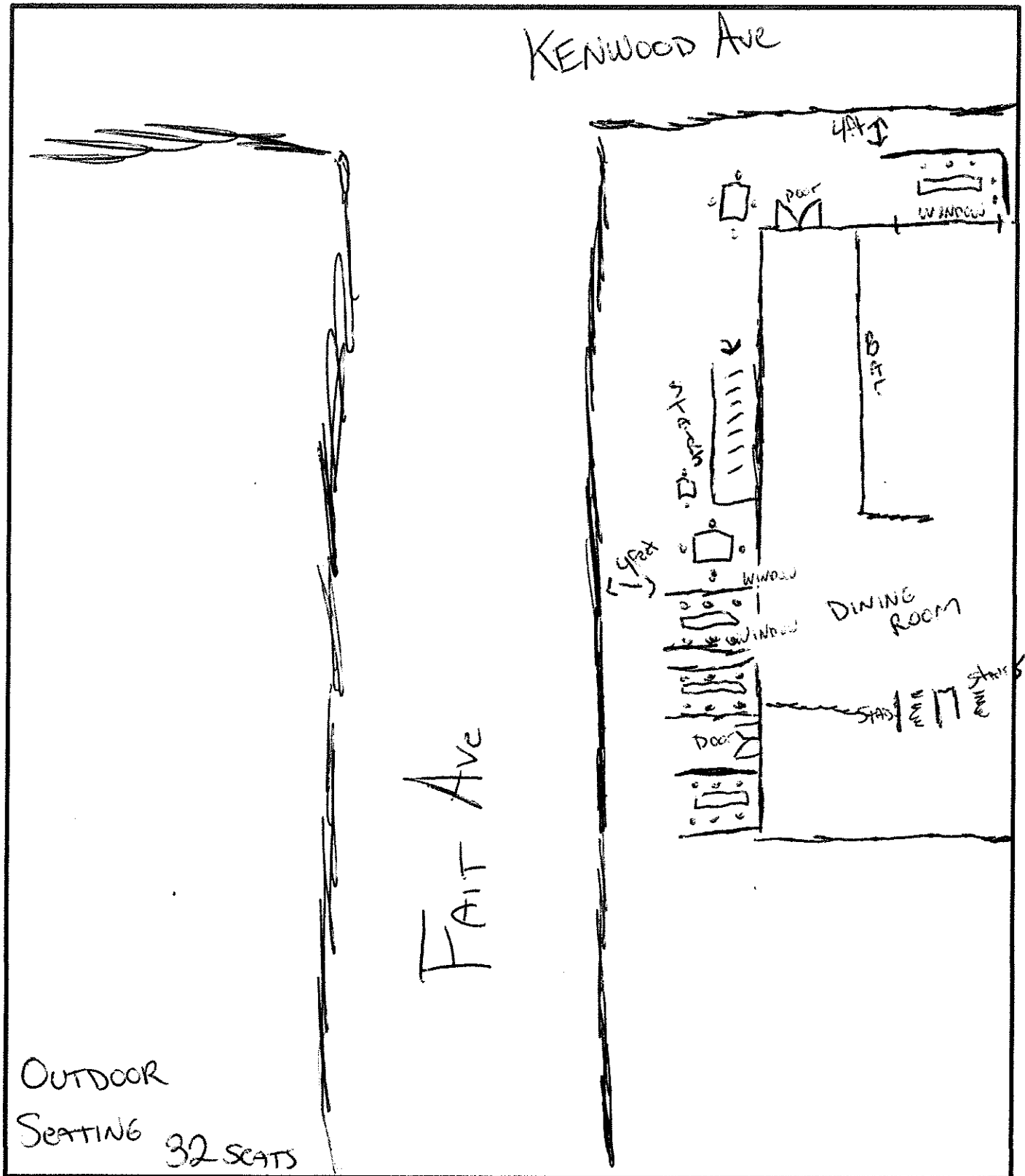
Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-396-4377 Fax: 410-396-4382

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

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



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





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 150** Cert Num: **0280** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2021 License Year: 2021
 CR Number: 18175608
 Payment Date: 05-05-21

2020 - 2021 TPP Paid

2021 Trader's License

Add Adult Entertainment License

Location

Corp Name: **XENIA, LLC**
 Trade Name: **GITAN BISTRO CRU**
 Zone Code: 13
 Phone: 410-276-1200

Block Num: 800 Street: **KENWOOD AVENUE SOUTH**
 City: **BALTIMORE** State: **MD** Zip: **21224**

CR Number: 18175608

Portion of Business Used:

CHANGE OF OPERATOR, CONTINUE TO USE 1ST FLOOR AS A RESTAURANT (WITH A
 CLASS BD7 BEER, WINE AND LIQUOR IICENSEE) WITH OUTDOOR DINING PER BMZA 2012-
 Restriction APPROVED JULY 24, 2012 WITH CONDITIONS (AND BASEMENT FOR STORAGE)

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
EMANUEL	CURTIS	6717 GRACELAND AVENUE	Baltimore	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action

06/29/2021	Application for transfer of ownership with continuation of outdoor table service filed on behalf of Mr Nice Guy Cocktails, LLC T/a Mr. Nice Guy Cocktails, Anna Kirsten Nastasi on 6/1/2021 (June 2021 Ad) /kk	Delete
10/13/2020	Application for Transfer of Ownership issued to Xenia, LLC t/a/a Gitan Bistro Cru, Emmanuel Curtis on 10/09/2020; see Invoice #120066.... /sb	Delete
05/22/2020	5/21/2020 - Virtual Public Hearing - Application to transfer ownership with continuation of outdoor table service - APPROVED (3-0 vote)..../jr	Delete
05/21/2020	Preliminary approval sent to attorney/applicant on 5/21/2020..../kr	Delete
03/11/2020	Alcohol Awareness expires on 03/07/24 Emanuel Curtis (certified by John S Murray)..../sb	Delete
03/06/2020	Application for transfer of ownership with continuation of outdoor table service filed on behalf of Xenia, LLC T/a Gitan Bistro Cru - Emanuel Curtis on 3/3/2020 /kk	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb	Delete
01/06/2020	1/2/2020 - Public Hearing Re: Application to transfer ownership with continuation of outdoor table service - APPROVED (3-0 vote)..../jr	Delete
11/12/2019	Application for transfer of ownership with continuation of outdoor table service filed on behalf of Coelum Restaurant, Inc. T/a Coelum Restaurant & Bottle Shop, Corey Laub, Ryan Thacker, and Amanda Mallonee on 11/6/2019 /kk	Delete
10/21/2019	Alcohol Awareness expires on 10/14/23 (MSLBA) Ryan Thacker for Coelum Restaurant LLC..../sb	Delete
06/22/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter licensee issuance information until 6/22/2019. The license was initially issued on 5/8/2019..../jr	Delete
05/02/2019	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
04/17/2019	Alcohol Awareness expires on 04/13/23, certified by John S Murray (Pauline Guiragoss)..... /sb	Delete
01/25/2019	****STATE OF MD TAX HOLD, letter sent to the Business address on January 25, 2019.****/mb	Delete
05/01/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
05/04/2017	***RELEASED STATE OF MD TAX HOLD***..... /sb	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
04/20/2016	RELEASED STATE TAX HOLD..... /sb	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
05/06/2015	Alcohol Awareness expries 03/13/2019 (Pauline Guiragoss)	Delete
04/30/2015	RELEASED STATE OF MD TAX HOLD.... /sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
09/13/2012	9/6/2012 Public Hearing re: Application for outdoor table service and off premises catering. APPROVED.	Delete
08/09/2012	8/12 Expansion-add outdoor table service and off-premises catering, BD7-BWL, Pauline Guiragoss, Kenwood Tavern, Inc.	Delete
08/06/2012	8/2/2012 Public Hearing re: VIOLATION of Rule 4.18 Charter of corporation not in good standing. VIOLATION of Article 2Bsection10-301(j)(1) Licensees have not submitted proof of payment of personal property taxes for 2011-2012 by June 30th as required. PAID FINE IN LIEU OF HEARING TOTAL FINE \$125	Delete
11/20/2008	02/08/08 \$100 CONF.FEE PAID IN FULL #61974	Delete

Print History (Print Card)

License num: LBD7 150 Address: 800 KENWOOD AVENUE SOUTH
 Trade Name: GITAN BISTRO CRU

Comment:

MR NICE GUY COCKTAILS, LLC: W20462206**Department ID Number:**

W20462206

Business Name:

MR NICE GUY COCKTAILS, LLC

Principal Office: ⓘ

851 POWERS ST

BALTIMORE MD 21211

Resident Agent: ⓘ

ANTHONY NASTASI

851 POWERS ST

BALTIMORE MD 21211

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

04/24/2020

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 800 S. Kenwood Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 7

"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 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 6

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Jerez DATE: 7/12/21

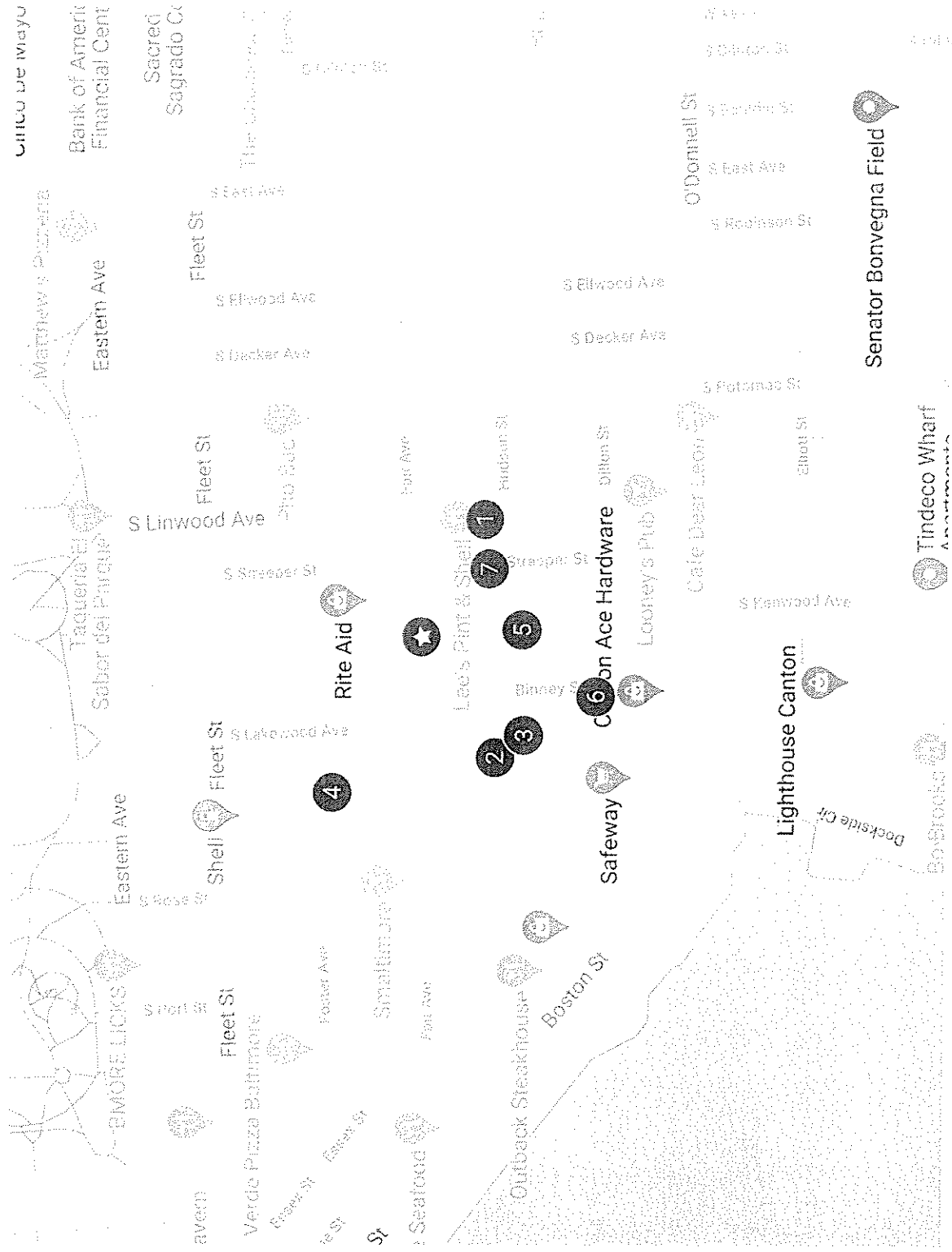
800 S. Kenwood Ave.

Proposed Location

- ★ 800 S. Kenwood Ave

Licensed Establishments

- ① Lee's Pint & Shell LBD7
- ②
- Hudson St StackHouse LBD7
- ③ Silks LBD7
- ④ Pol's Café LBD7
- ⑤ Homeslyce LBD7
- ⑥ Mahaffey's Pub LB
- ⑦ Blair's on Hudson LBD7



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	Mr. Nice Guy Cocktails
<i>Corporation Name:</i>	Mr. Nice Guy Cocktails LLC
<i>Location Address:</i>	800 S. Kenwood Ave
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	7/9/2021
<i>Estimated Date of Removal?</i>	7/18/2021
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

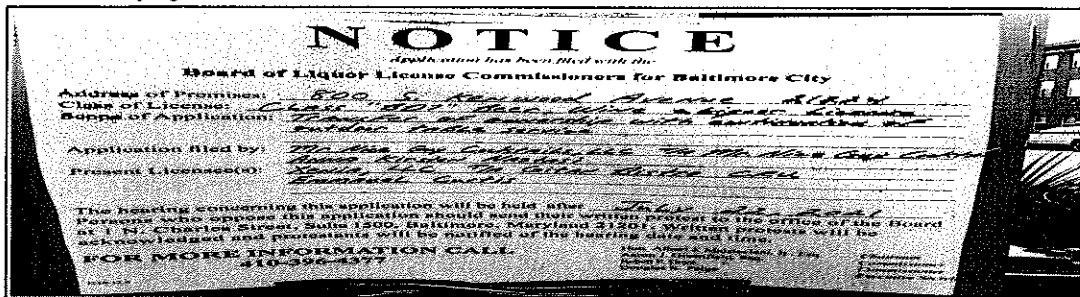
Other licensed locations - Describe/Note:

see attached map

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

application filed for transfer of ownership with continuation of outdoor table service.

Insert Photo of Sign and location:





Inspector Name	Date and Time	
<input type="text" value="i:\0#.w\baltimore\andy.perez"/>	<input type="text" value="7/12/2021"/>	<input type="text" value="4:31:12 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="text"/>		

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

Summary on location of sign posted:

Sign posted on front wall facing Kenwood Ave.

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:



NOTICE
Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 800 S. Reswood Avenue #1014
 Class of License: Class A-2, On-Premises Liquor License
 Scope of Application: Transfer of ownership with continuation of
existing State license

Application filed by: The Old Bay Company, LLC, 2000 The Old Bay Corp Center
 Present Licensee(s): James J. Kelly, LLC, 2000 The Old Bay Corp Center
Franklin, MD

The hearing concerning this application will be held after July 16, 2021
 Persons who oppose this application should send their written protest to the Office of the Board
 at 1 N. Charles Street, Suite 1800, Baltimore, Maryland 21201. Written protests will be
 acknowledged and protests will be notified of the hearing date and time.

FOR MORE INFORMATION CALL
410-396-3377

Hon. Albert J. Schmitt, Jr., Esq. Chairman
 Robert E. Carter Vice Chairman
 Patricia M. Miller Secretary

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 800 S. Kenwood Avenue 21224

Class of License: CLASS "BD1" Beer, Wine & Liquor License

Scope of Application: TRANSFER OF OWNERSHIP WITH CONTINUATION OF
outdoor TABLE service

Application filed by: Mr Nice Guy Cocktails, LLC T/A Mr. Nice Guy Cocktails
ANNA Kirsten NASTASI

Present Licensee(s): XENIA, LLC T/A Gitan BISTRO CRU
EMMAUEL CURTIS

The hearing concerning this application will be held after July 22, 2021
Persons who oppose this application should send their written protest to the office of the Board
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be
acknowledged and protestants will be notified of the hearing date and time.

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

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

Chairman
Commissioner
Commissioner
Executive Secretary

BLLC Compliance Inspection

Address: 800 KENWOOD AVENUE SOUTH 21224

Trade Name:

Corporation Name:

Type of License: Class "BD7" Beer, Wine and Liquor

Date/Time of Inspection:

Manager/Licensee:

Operational Status

Open/Closed: Open

Closed Date:

Sanitation

Clean and Free of Debris: Satisfactory

Alcohol Service

Traders License: Yes

Alcohol Awareness Certification Date Issued:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

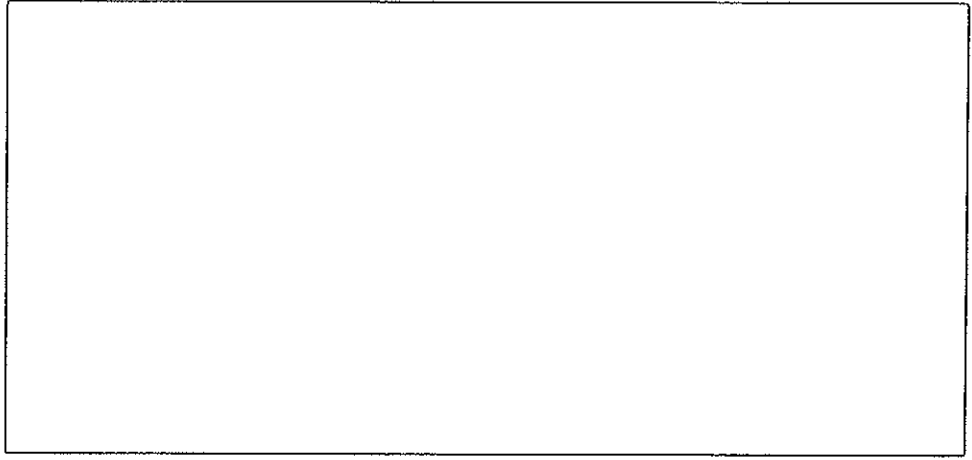
Adult Entertainment - If Applicable

License is Valid: N/A

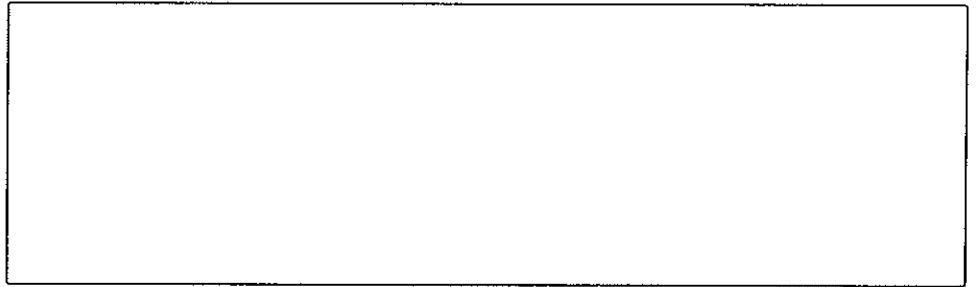
Violations

Violation Issued: No

Violations Noted:



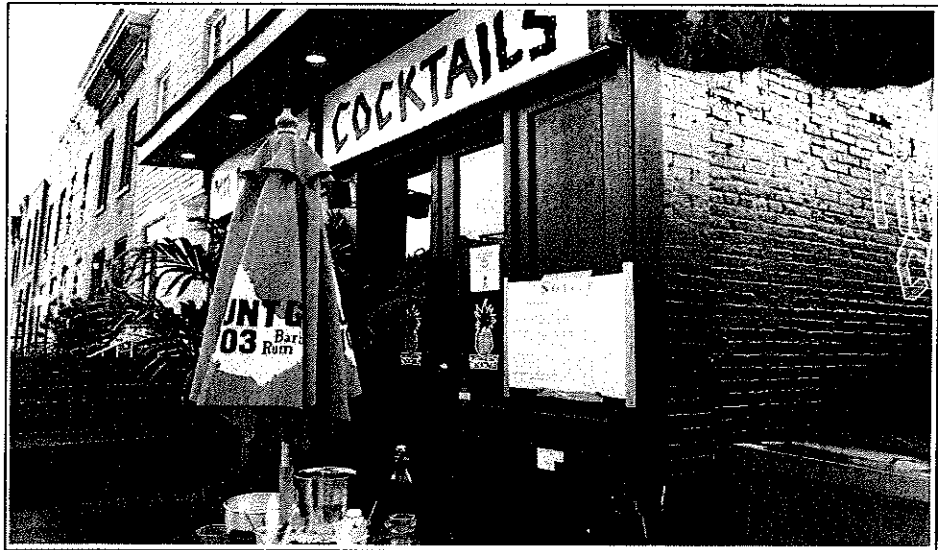
Instructions Given to Licensee:



Inspector's Comments:

Inspected 7/9/21

Photo Taken:



Owner Email:

Submitted by Inspector

Certificate of Occupancy

City of Baltimore ePermits

Permit #: USE2020-52784

Applicant's Copy

ALL THINGS INDICATED BY THE TYPE OF CHANGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY
 TYPE OF WORK, COMPLIANCE WITH ALL APPLICABLE REGULATIONS LISTED IN THIS DEPARTMENT, TO BE
 REMAIN ALLOWED THROUGH AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND
 REGULATIONS OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

THIS DEPARTMENT

WARD	DISTRICT
01	202

OWNER: 800 KENWOOD, LLC ADDR: 800 S. KENWOOD AVENUE BALTIMORE
 LESSEE: XENIA, LLC ADDR: 800 S. KENWOOD AVENUE BALTIMORE

LAND USE CODES 3-50 3-43

CHANGE OF OPERATOR, CONTINUE TO USE 1ST FLOOR AS A RESTAURANT (WITH A CLASS
 LBD7 BEER, WINE AND LIQUOR LICENSE) WITH OUTDOOR DINING PER BMZA 2012-171
 APPROVED JULY 24, 2012 WITH CONDITIONS (AND BASEMENT FOR STORAGE)

PERMITS	MIN	CHURN	NEW BLDG	ADDITIONS
ALTER GAS	REPAIR	MISC. WORK	PLUMB	HYDRIC, STEAM/HEAT
DISTRIB PAN	REPAIR	REPAIR	REPAIR	FULL ROOMING EQUIPMENT
ELEVATOR	REPAIR	S&P CONTROL	CHAP	DAY
RAZING	REPAIR	REPAIR	PENALTY	TOTAL FEES
	0.00	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.



DEPARTMENT OF
 HOUSING & COMMUNITY
 DEVELOPMENT

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

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

July 29, 2021

Licensee(s): Jaclyn Dolaway and Lance Tiso
Tisjack, Inc., T/a Trade Name Pending
25 E. Cross Street 21230

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Jaclyn Dolaway was born in Maryland in December of 1983. She lives in Crownsville, MD; and (2) Lance Tiso was born in Maryland in February of 1971. He lives in Baltimore; MD.

(b) **Ownership Breakdown:** (1) Jaclyn Dolaway (99%); and (2) Lance Tiso (1%).

(c) **Purchase Price of Business:** Purchase price is \$165,000 paid via cash.

(d) **Qualified Voters:** Matthew Lasinski, Randall Zeh and James Owen are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property 1st floor and 2nd floor as a tavern and basement for accessory storage

(f) **Corporate Standing:** Tisjack, Inc. is a MD Corporation and as of 7/12/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 7/9/2021, and checked on 7/19/2021. This meets the 10-day rule. There are 28 licensed liquor establishment(s) in the 2x2 area "B" BW-1; "D" BW- 7; "A" BWL-2; "B" BWL-7; "D" BWL-4; "BD7"-6; and Marketplace- 1.

(h) **Timeline:** Last Inspection by BLLC was performed 7/16/2021. At that time, the establishment was open and operating. Per Governor's Executive order issued on 3/12/2020 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 Alcoholic Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: TRANSFER OF OWNERSHIP CLASS TYPE: BD-7

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: 25 E. CROSS STREET, BALTO., MD 21230

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: TISJACK, INC. TRADE NAME: PENDING

BUSINESS PHONE NUMBER: 443 540-0019 BUSINESS EMAIL ADDRESS: JACLYNDOLAWAY@GMAIL.COM

ATTORNEY FOR THE APPLICANT: FRANK SHAULIS ADDRESS: 7508 EASTERN AVE., BALTO., MD 21224 PHONE: 443 414-2902

Part of Premises Used (Note: Floors and Areas for Storage): 1ST & 2ND FLRS 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: 80

Please note that as per Alc. Bev. Art. § 12-407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

JACLYN DOLAWAY _____
 (Full name) (Telephone no.) E-mail (Required)
 318 KYLE RD. _____
CROWNSVILLE MARYLAND 21032 2 YRS
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 12/1983 female MARYLAND
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

LANCE TISO _____
 (Full name) (Telephone no.) E-mail (Required)
 1243 TOWSON STREET _____
BALTIMORE MARYLAND 21230 4 YRS
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 2/1971 MALE MARYLAND
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

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

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

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

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

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

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

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

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

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

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

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

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

Applicant A B C

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

Name	Address	Phone	Email

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: Jaclyn Dolaway ADDRESS: _____ TITLE: Pres. %OF STOCK HELD: 99%
- 2) NAME: Lance Tiso ADDRESS: 1243 Towson St ²¹²³⁰ TITLE: Sec. %OF STOCK HELD: 1%
- 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.

Jaclyn Dolaway
Signature of Applicant A

I hereby certify that on the 30 day of April, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared JACLYN DOLAWAY the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: _____ (Notary Seal) My Commission expires 1/26/2023

Printed Name: SEUNG HWAN OH

Seung Hwan Oh
Notary Public
Baltimore County
Maryland

[Signature]
Signature of Applicant B

I hereby certify that on the 30 day of April, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared LANCE TISO the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: _____ (Notary Seal) My Commission expires 1/26/2023

Printed Name: SEUNG HWAN OH

Seung Hwan Oh
Notary Public
Baltimore County
Maryland

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: 25 east cross street properties llc Phone Number: [REDACTED]

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

(I, WE) Paul Dolan, 25 E. Cross St. Properties LLC HEREBY CERTIFY. That (I am, we are) the owner(s) of the property located at 25 E Cross St, Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 30th day of APRIL, 2021, before me, the subscriber, a notary public of the State of MARYLAND, in and for BALTIMORE CITY, personally appeared PAUL DOLAN 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]

Seung Hwan Oh
Notary Public
Baltimore County
Maryland
My Commission expires 05/2023

Notary Printed Name: SEUNG HWAN OH

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)
Joseph Salek-Nejad	1165 Carroll St. Baltimore, MD 21230	<u>[Signature]</u>	2/1984	14
Matthew Lasinski	1104 E Fort Ave Baltimore MD 21236	<u>[Signature]</u>	4/1983	9 years
Patrick Dehlgren	1200 Stewart St Apt 514 Baltimore MD 21202	<u>[Signature]</u>	5/1981	15 years
Bradell Zeh	10 West Lee St. Baltimore MD 21201	<u>[Signature]</u>	8/1971	20 years
James Owen	430 E. Randall St Balt. MD 21230	<u>[Signature]</u>	11/1964	15 yrs

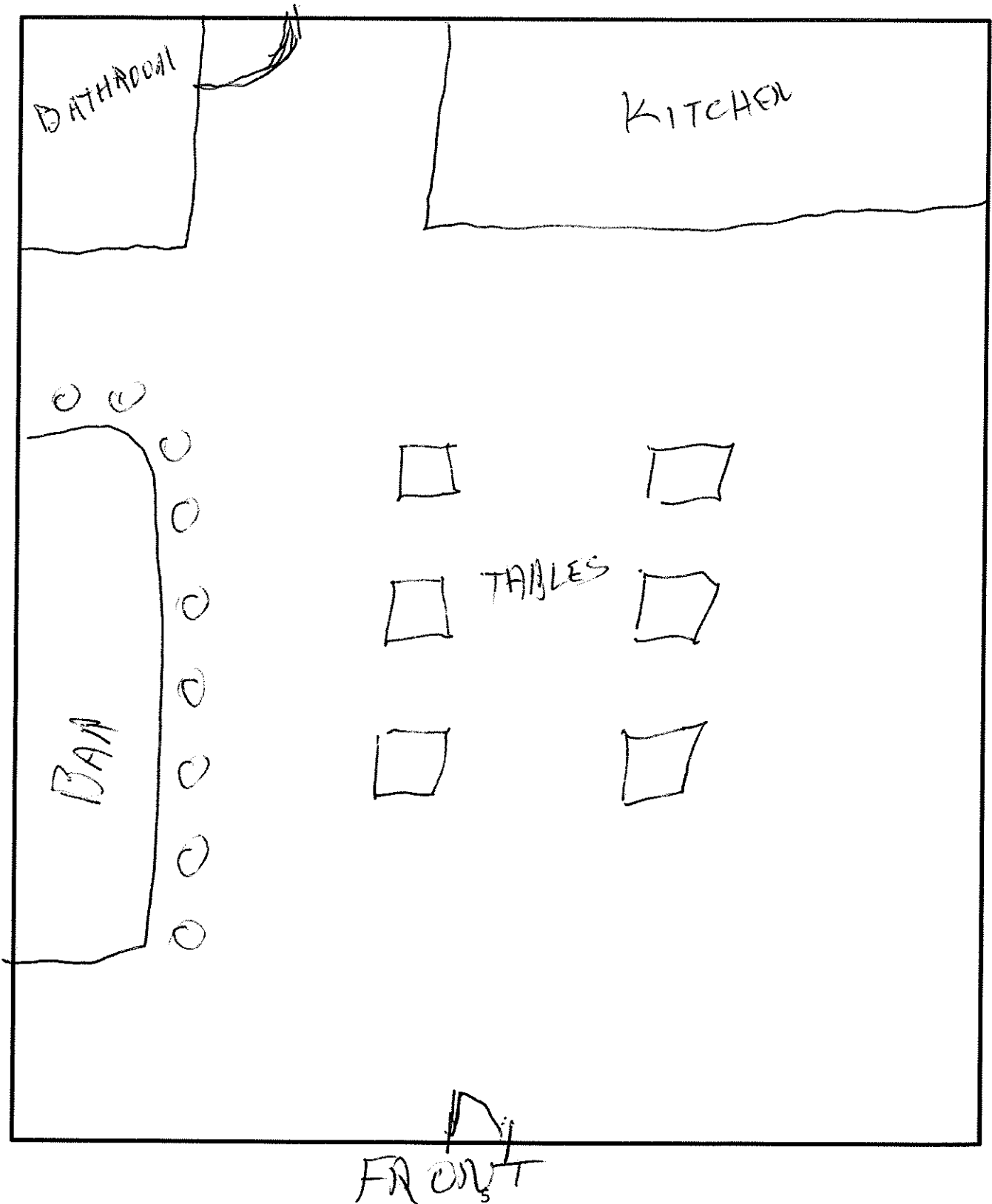
RECEIVED

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

Please note that this is a public document and upon request will be provided to the general members of the public.
MAY 24 2021

Baltimore City
Liquor Board

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





Liquor Board System

Version 1.0

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

License Detail

Close the License
Print License
Print Renewal Letter
<< Go Back

License Info

License Num: **LBD7 178** Cert Num: **0327** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2021 License Year: 2021
 CR Number: 15188063
 Payment Date: ****

2020 - 2021 TPP Paid 2021 Trader's License Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **SCS HOLDINGS, LLC**
 Trade Name: **SOCIAL PUB AND PIE**
 Zone Code: 7
 Phone: 410-234-0376

Block Num: 25 Street: CROSS STREET EAST
 City: BALTIMORE State: MD Zip: 21230

CR Number: 15188063

Portion of Business Used:
 USE PREMISES AS A TAVERN/RESTAURANT

Restriction:

Edit the License Location Info
Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
SCOTT C.	SCHLEUPNER	1325 DECATUR STREET	BALTIMORE	MD	21230	Edit	Remove Owner

Comments

Date	Comment	Action

06/29/2021	Application for transfer of ownership filed on behalf of TisJack, Inc. T/a Trade Name Pending, Jaclyn Dolaway and Lance Tiso on 5/24/2021 (June 2021 Ad) /kk	Delete
11/18/2020	11/17/2020 - Virtual Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)...../jr	Delete
11/17/2020	Preliminary Approval Letter for transfer hearing dated 11/17/2020 mailed today to Atty. Steven Fogleman...../jr	Delete
10/09/2020	Application for transfer of ownership filed on behalf of Rawalbar, Inc. T/a Rawalbar, Jessica M. Smith on 10/1/2020 /kk	Delete
10/25/2019	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on October 24, 2019..../mb.	Delete
10/15/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Business Address on October 15, 2019.*** /mb	Delete
10/15/2019	Mail was returned to the sender on 10/15/19 "Not Deliverable as Addressed" ../mb	Delete
09/26/2019	Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19..... /sb	Delete
07/25/2019	Submitted 2018 Trader's License during renewal.... /sb	Delete
09/28/2018	Mailed letter of recognition on 9/6/18 for underage drinking compliance check on 8/28/18 /kk	Delete
07/16/2018	PAID IN FULL for Violation Hearing dated June 14, 2018; Invoice #113026.... /sb	Delete
06/15/2018	6/14/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a) Fined \$600, \$600 + \$125 admin fee = \$725 total fine, 30 days to pay (3-0 Vote)...../jr	Delete
05/25/2018	5/24/2018 - Public Hearing RE: Violation of Rule 4.01(a)Sales to Minors - POSTPONED...../jr	Delete
09/22/2017	Octoberfest-Festival (dates9/23&24/2017) see invoice # 108657 for \$200.00 Soical Pub & Pie payment was applied to this establishment extension payment....per DKP	Delete
04/03/2017	3/30/17 Violation of Rule 4.08(a)- Relations with Wholsalers & Violation of Art 6-311(b)(3) Storage of Alcohol- \$500 fine + \$125 admin fee- Total Fine \$625- PAID	Delete
03/08/2017	02/23/17 - Public Hearing RE: Violations; Violation of Rule 4.08(a) Relations with Wholesalers; Violation of Rule 6-311(b)(3) Storage of Alcohol Beverages. (Postponed)	Delete
09/28/2016	Alcohol Awareness expires 09/20/20 (Samantha Jones, Ashley White, Justin Cox, Ryan Kehoe, Sarah Baker and Marissa Trilli.... /sb	Delete
09/02/2016	8/25/2016- Public Hearing re: Violation of Rule 4.01 (a) Sales to Minors -Admission of Guilt- (3-0 vote) \$250 fine + \$125 admin fee = \$375 (30 days to pay)	Delete
08/25/2016	Violation Hearing dated: August 25, 2016 - PAID \$375.00; Invoice #104006.... /sb	Delete
10/16/2015	Licensee entered into a payment agreement contract with the City of Baltimore's Law Dept. for unpaid personal property taxes owed to the City of Baltimore. Copy of letter in file... /sb	Delete
09/23/2015	Notified this office by mail for an extension about Personal Property Tax issue until October 15, 2015.... /sb	Delete
04/28/2015	RELEASED STATE OF MD TAX HOLD..... /sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
04/22/2014	04/10/2014 Public Hearing re: Application to transfer ownership, request for outdoor table service. Applicants signed MOU and acknowledged voluntary restrictions to be placed on license	Delete
04/22/2014	03/13/2014 Public Hearing re Application to transfer ownership, request for outdoor table service Applicant withdrew request for live entertainment Board granted postponement request from applicant	Delete
10/15/2010	10/14/10 \$100 CONF.FEE PAID IN FULL #75119	Delete
09/28/2010	09/23/10 CONFERENCE FEE DUE \$100	Delete
07/13/2010	7/10 Request to add 23 E. Cross St. to existing license at 25 E. Cross St., BD7-BWL, John Dolaway, 25 E. Cross Street Business Ventures, LLC	Delete
01/16/2007	01/11/07 Public Hearing re:Review of application pending to transfer ownership and to expand the location for more than 180 days under the provisions of Art.2B,Sec.10-503(d)(4)"A transfer of any license shall be completed not more than 180 days after the Board approves the transfer (Re: transfer of ownership approved on by the Board on January 6, 2004). DECISION: WITHDRAWN	Delete

Print History (Print Card)

License num: LBD7 178

Address: 25 CROSS STREET EAST

Trade Name: SOCIAL PUB AND PIE

TISJACK, INC.: D21736772**Department ID Number:**

D21736772

Business Name:

TISJACK, INC.

Principal Office: ⓘ25 EAST CROSS STREET
BALTIMORE MD 21794**Resident Agent:** ⓘFRANK SHAULIS
2660 WYNFIELD ROAD
WEST FRIENDSHIP MD 21794**Status:**

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

05/09/2021

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 23 E. Cross St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 28

"A" BEER & WINE _____

"B" BEER & WINE 1

"C" BEER & WINE _____

"D" BEER & WINE 7

"A" BEER, WINE & LIQUOR 2

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 7

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 4

"BD7" BEER, WINE & LIQUOR 6

ARENA _____

HOTEL/MOTEL _____

RACING _____

Marketplace B 1

PREPARED BY: Chase DATE: 7/12/21






25 E. Cross St.

Map showing licensed establishments and points of interest along 25 E. Cross St. The map includes street names such as W Henrietta St, Peach St, W Hamburg St, W Cross St, W Ostend St, and E Cross St. Numerous establishments are marked with location pins, including:





- Banditos Bar & Kitchen LBD7
- Big Jim's Deli-WB
- Blue Agave Restaurant-LB
- Boaz Bistro-LB
- Boiler Room LD
- Bookmakers Cocktail Club LBD7
- Brothers Sushi LD
- Charles Street Liquors-LA
- Charles Street Market- Marketplace B
- Harbor Que BBQ & Catering-DW
- Illusions Bar and Theater LD
- Kiku Sushi-WD
- Maria D's WD
- Matsuri Restaurant-WD
- Mother's Federal Hill Grille LB
- Mums LBD7
- Nobles Bar And Grill BD7
- One Star Country Club LB

Other points of interest include Harbor Hill Apartments, Arabian Nights Hookah Bar and Lounge, Digital Harbor Foundation Tech Center, Zeeba Lounge, and various delivery services like CVS Deli and 7-Eleven Delivery.

Licensed Establishments cont'd

-  Spoons -WD
-  The 8x10 BD7
-  The Abbey Burger Bistro-B
BWL
-  The Charles Baltimore LB
-  Wayward Smokehouse LB

Untitled layer

-  Thai Yum WD
-  Sobo WD
-  Smitty's Liquor LA
-  Pug Dog Pizza LBD7
Boiler Room LD

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="Pending"/>
<i>Corporation Name:</i>	<input type="text" value="TISJACK, INC."/>
<i>Location Address:</i>	<input type="text" value="25 E. Cross St."/>
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor <input type="button" value="v"/>
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No <input type="button" value="v"/>
<i>Is the location within 300 feet of Church and/or School?</i>	No <input type="button" value="v"/>
<i>Date Posted?</i>	<input type="text" value="7/9/2021"/> <input type="button" value="calendar"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="7/19/2021"/> <input type="button" value="calendar"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes <input type="button" value="v"/>

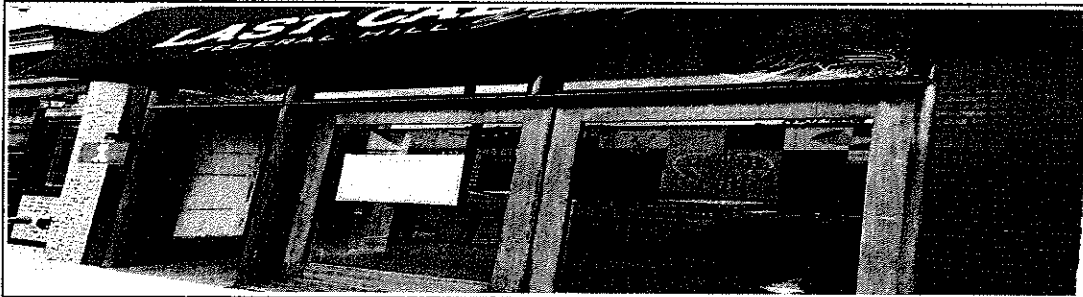
Other licensed locations - Describe/Note:

Please see maps for additional locations.

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

Filed application for transfer of ownership.
The establishment is closed and not operating.

Insert Photo of Sign and location:



<input type="checkbox"/> Attach Additional Photos	
Inspector Name	Date and Time
<input type="text" value="i:0#w\baltimore\terri.chase"/>	<input type="text" value="7/12/2021"/> <input type="text" value="2:42:35 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
Approve	Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

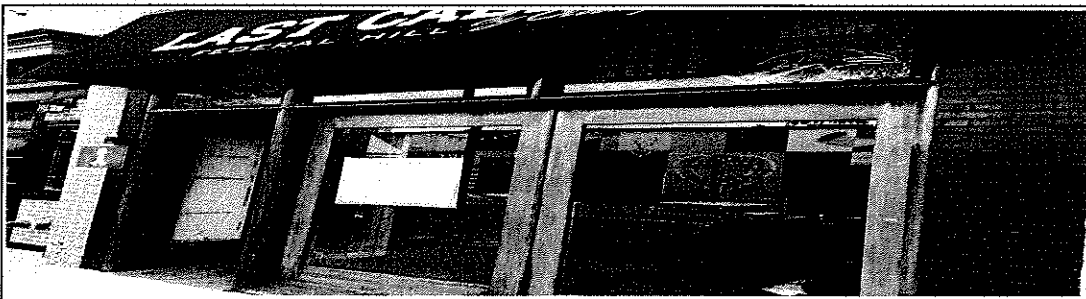
Summary on location of sign posted:

The sign is posted on the front window.

Summary on location of sign rechecked:

The sign is still posted on the front window.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 25 E. Cross Street 21230
Class of License: CLASS "BD7" Beer, Wine & Liquor License
Scope of Application: TRANSFER OF OWNERSHIP

Application filed by: TISJACK, INC. TA TRADE NAME PENDING
JACLYN DALAWAY AND LANCE TISA
Present Licensee(s): SCS Holdings, LLC TA SOCIAL PUBS AND PLS
SCOTT C. SCHLEMPNER

The hearing concerning this application will be held after July 22, 2021
Persons who oppose this application should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL
410-396-4377

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

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

**Online Use & Occupancy Permit
 Application**

Property Address: 25 E. CROSS ST NONE
 Block/Lot: 0950/064

Permit No: **USE2021-52180**

Applicant:
 FRANK SHAULIS

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

Owner/Lessee:
 Owner 25 EAST CROSS STREET PROPERTIES LLC

Lessee TISJACK INC.

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

Property Use & Occupancy Information:

Existing Use :	(Commercial) Tavern		
Proposed Use :	(Commercial) Tavern		
	Dwelling:	Roomming:	Efficiency:
Existing Count:	0	00	00
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	05/10/2021		LDZI
HEALTH DEPARTMENT INSPECTION	05/10/2021		JWEL
Application Received		05/10/2021	
Zoning Sign-off	05/10/2021	05/10/2021	
One Stop Permit Office Review	05/10/2021		ELLY

District:901 MINOR PRIVILEGE:

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

CONTINUE TO USE FIRST AND SECOND FLOOR AS A TAVERN AND BASEMENT ACCESSORY STORAGE

FIDAVIT BY: FRANK SHAULIS

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: **NEW SOCIAL**
 Role: **Agent**
 Applicant: **SHAULIS,FRANK**

Owner First Name:
 Owner Last Name Or Company Name: **25 EAST CROSS STREET PROPERTIES LLC**

Project Note:
 Address1:
 Address2:
 City:
 State:
 Zip:

July 29, 2021

Licensee(s): Paul Zheng
Zheng, LLC, T/a LS Food Market
4601 Garrison Boulevard 21215

Class: "A" Beer, Wine & Liquor License

Application to transfer ownership and location of a Class "A" BWL License presently located at 4101 Norfolk Avenue to 4601 Garrison Boulevard.

(a) **Applicant(s) Information:** (1) Paul Zheng was born in China in October of 1980. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Paul Zheng (100%).

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

(d) **Qualified Voters:** Rosalie Brown, Derrick Milligan and Athena Quickley are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of a portion of the property as a grocery store and delicatessen.

(f) **Corporate Standing:** Zheng, LLC is a MD LLC and as of 7/12/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 5/24/2021, and checked on 6/2/2021. This meets the 10-day rule. There are 0 licensed liquor establishment(s) in the 2x2 area.

(h) **Timeline:** Licensed Premise closed on 1/30/2020, 41 days prior to Governor's Executive Order issued on 3/12/2020, that tolled timelines under Alc. Bev. Article 12-2202. 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:

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

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

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

EXPLANATION OF REQUEST: TRANSFER OF OWNERSHIP AND LOCATION CLASS TYPE: A BWL

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: 4101 NORFOLK AVENUE, BALTIMORE, MD 21216

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 4601 GARRISON BLVD, BALTIMORE, MD 21215

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: ZHENG, LLC TRADE NAME: LS FOOD MARKET

BUSINESS PHONE NUMBER: 410-542-8383 BUSINESS EMAIL ADDRESS: ZHENGPALU883@YAHOO.COM

ATTORNEY FOR THE APPLICANT: PETER A. PREVAS ADDRESS: 306 N CHARLES STREET, SUITE 230, BALTIMORE, MD 21201 PHONE: 410-752-2340

Part of Premises Used (Note: Floors and Areas for Storage): FIRST 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: N/A

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

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

4601 GARRISON BLVD _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

10/1980 _____
 (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

[Empty response box]

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

[Empty response box]

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

[Empty response box]

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

YES. THE PREMISES CURRENTLY HAS A CLASS A, BEER AND WINE 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

[Empty response box]

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

THE CLASS A, BEER AND WINE LICENSE CURRENTLY ISSUED TO THE PREMISES.

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

[Empty response box]

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

THE CLASS A, BEER AND WINE LICENSE CURRENTLY ISSUED TO THE PREMISES.

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

PREVIOUS PREMISES CLOSED 1/31/20. THE NEW PREMISES IS OPEN & OPERATING.

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

[Empty response box]

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (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: PAUL ZHENG ADDRESS: 4601 GARRISON BLVD TITLE: MEMBER %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

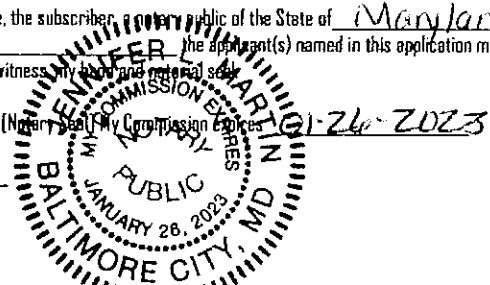
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]
Signature of Applicant A

I hereby certify that on the 24th day of March, 2024 before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore, personally appeared Paul Zheng 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]*
Printed Name: Jennifer L. Martin



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: PAUL ZHENG, 4601 GARRISON BLVD Phone Number: [REDACTED]

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

(I, WE) PAUL ZHENG HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 4601 GARRISON BOULEVARD, Baltimore, City with a Zip Code of 21215, 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 29th day of March, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Paul Zheng the landlord/property owner named in this application made oath in due form of law that the matters and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Jennifer L. Martin
Notary Printed Name: Jennifer L. Martin



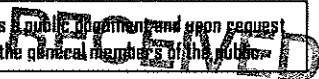
The following certificates must be signed by at least 3 persons.

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Vincent T. Cloud	3954 OAKFORD AVE	Vincent T. Cloud	07-05-54	9 yrs.
Rosalie Brown	4118 Fernhill Ave	Rosalie Brown	05-19-47	7 yrs
Randall Long	4001 BOLVAR	Randall Long	08-11-59	9 1/2 yrs
Deerick Milligan	3710 Cedarcler	[Signature]	9-06-66	6 yrs
Danny MASON	4406 white Oak Ave	Danny Mason	04-19-60	7 years

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

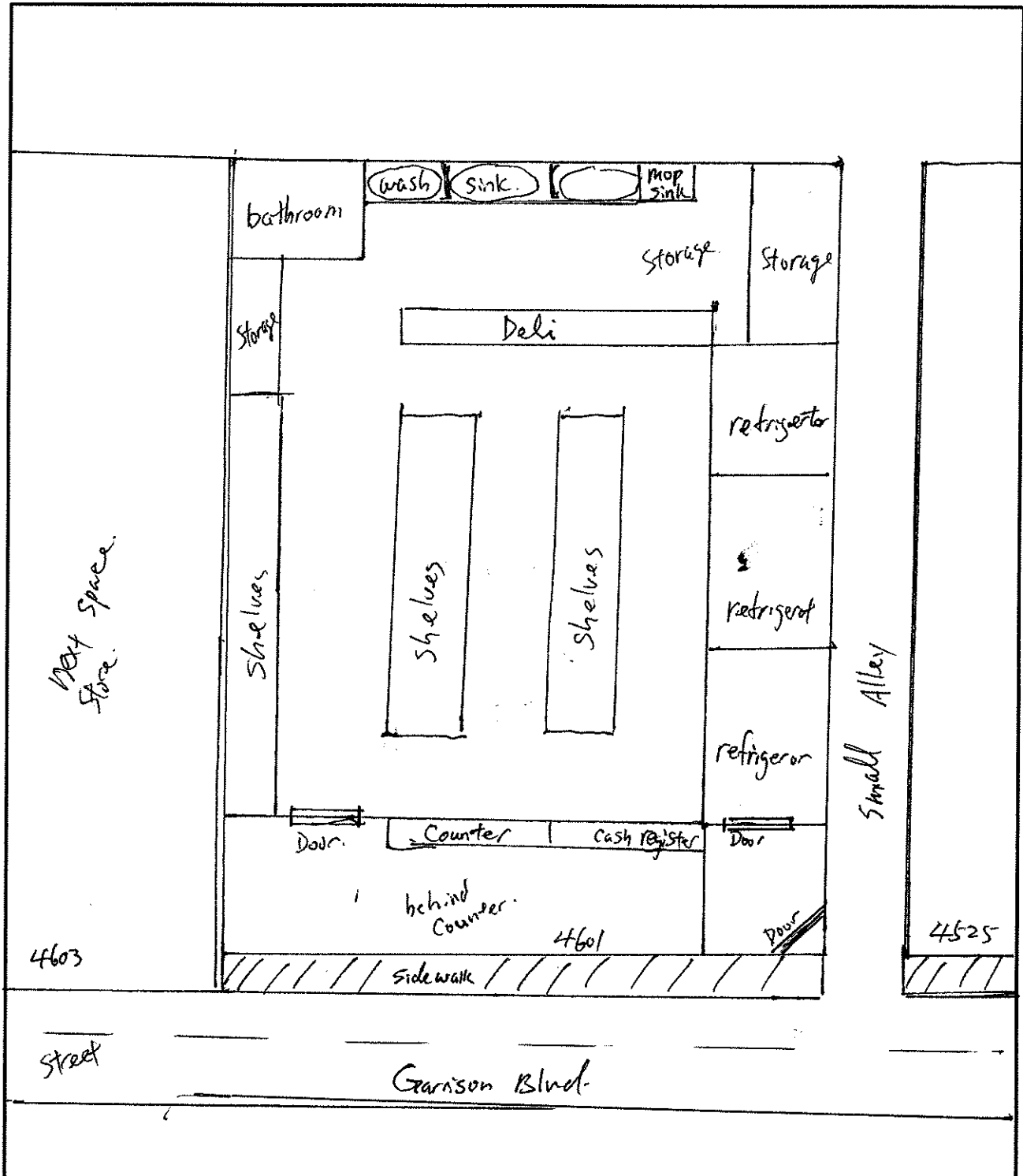
Please note that this is a public document and upon request will be provided to the general members of the public.



MAY 04 2021

Baltimore City
Liquor Board

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





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LA 143** Cert Num: **0904** Fee: **\$858.00** Status: **Renewed**
 License Date: 5/1/2021 License Year: 2021
 CR Number: 16392650
 Payment Date: ****

2020 - 2021 TPP Paid
 2021 Trader's License

Add Adult Entertainment License

Location

Corp Name: **S & T MARKET, INC.**
 Trade Name: **FOREST PARK MARKET**
 Zone Code: 35
 Phone: 443-365-7514

Block Num: 4101 Street: NORFOLK AVENUE
 City: BALTIMORE State: MD Zip: 21216

CR Number: 16392650

Portion of Business Used:
 USE PORTION OF PREMISES AS A GROCERY LIQUOR STORE AND CHECK CASHING NEW OPERATOR
 Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
KYUCHIL	CHO	7926 POTTER PLACE	ELKRIDGE	MD	21075	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
JUNG MO	LEE	4101 NORFOLK AVENUE	BALTIMORE	MD	21216	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
JAEOCK	PARK	7926 POTTER PLACE	ELKRIDGE	MD	21075	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Sunday License

License Num: Cert Num: Fee:

License
Dates:

Comments

Date	Comment	Action
05/07/2021	Application for transfer of ownership and location of a Class "A" BWL License presently located at 4101 Norfolk Avenue to 4601 Garrison Boulevard filed on behalf of Zheng, LLC T/a LS Food Market, Paul Zheng on 5/4/2021 /kk	Delete
07/23/2020	Requested for a Transfer Hardship per Frank Shaulis/Attorney: Invoice #119891..../sb	Delete
03/10/2020	Sent letter to licensee(s) regarding closed inspections and to follow up with inspector /kk	Delete
03/03/2020	03/03/20 - Resended 2020-2021 Renewal Applications to home addresses (3)..../sb	Delete
03/03/2020	03/03/20 - Return To Sender; Not Deliverable As Addressed; Unable To Forward..../sb	Delete
02/14/2017	90 day warning transfer pending letter was sent to all applicants please check folder for more details....k/r	Delete
11/04/2016	TAX RELEASE ON 11/02/2016 CR#08978435-TRANSFERK/R	Delete
10/18/2016	10/13/16 Public Hearing re: Application to transfer ownership- APPROVED (2-0 vote) Matricciani reclosed	Delete

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

License num: LA 143 Address: 4101 NORFOLK AVENUE
Trade Name: FOREST PARK MARKET

Comment:

[Add Comment](#)

Hold Info



ZHENG, LLC: W14030688**Department ID Number:**

W14030688

Business Name:

ZHENG, LLC

Principal Office: ⓘ4601 GARRISON BOULEVARD
BALTIMORE MD 21215**Resident Agent:** ⓘPAUL ZHENG
4601 GARRISON BOULEVARD
BALTIMORE MD 21215**Status:**

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

03/25/2011

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 4601 Garrison Blvd

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 0

"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 _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD" BEER, WINE & LIQUOR _____

ARENA _____

HOTEL/MOTEL _____

RACING _____

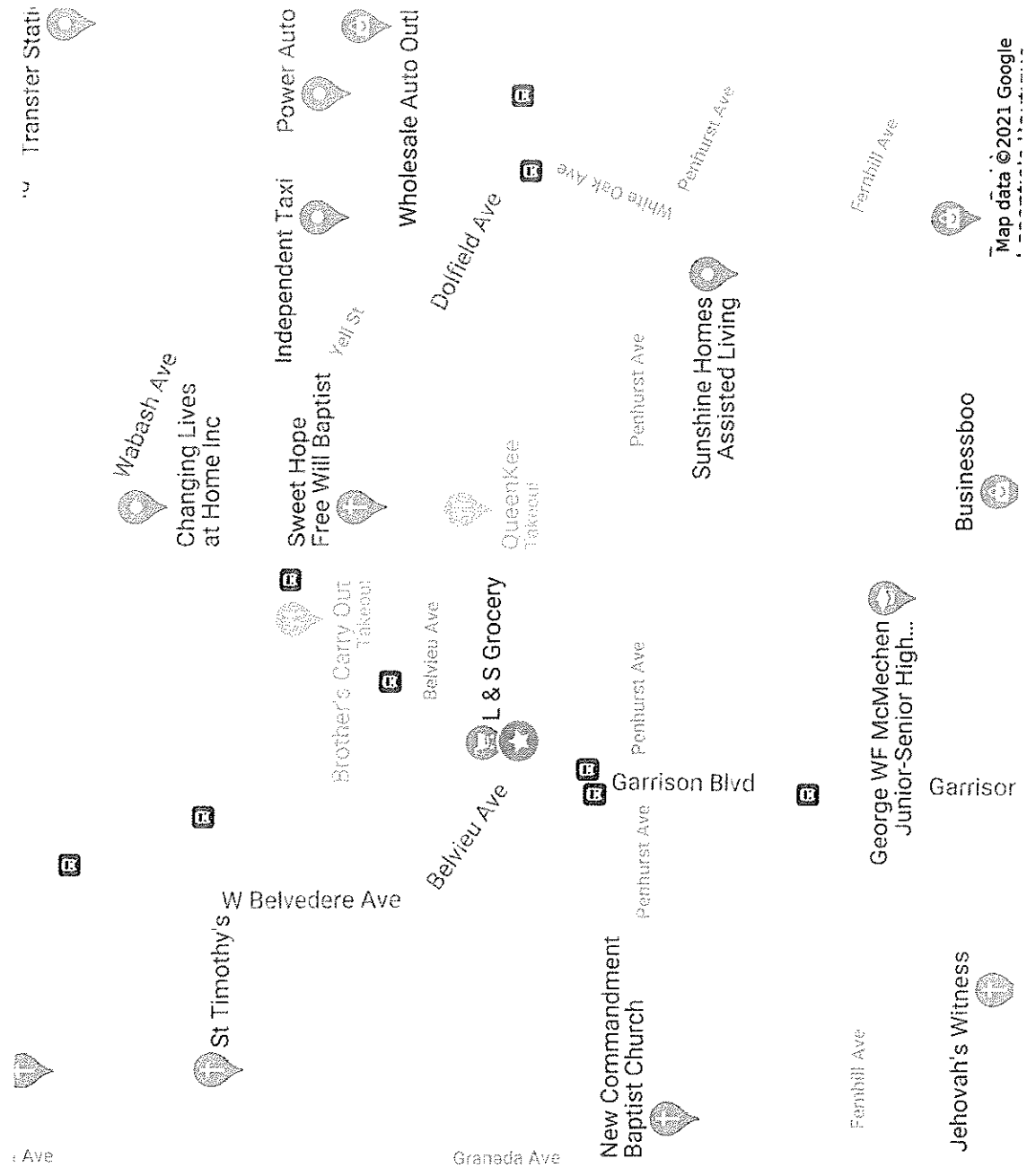
PREPARED BY: Darryl Clark DATE: 5/25/21

4601 Garrison Blvd

Liquor Licensed Establishments

4601 Garrison Blvd

Transfer of ownership and location



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input style="width: 90%;" type="text" value="LS Food Market"/>
<i>Corporation Name:</i>	<input style="width: 90%;" type="text" value="Zheng, LLC"/>
<i>Location Address:</i>	<input style="width: 90%;" type="text" value="4601 Garrison Blvd."/>
<i>License Type:</i>	Class "A" Beer, Wine and Liquor ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes ▼
<i>Is the location within 300 feet of Church and/or School?</i>	No ▼
<i>Date Posted?</i>	<input style="width: 80%;" type="text" value="5/24/2021"/> <input style="width: 15%;" type="text" value=""/>
<i>Estimated Date of Removal?</i>	<input style="width: 80%;" type="text" value="6/2/2021"/> <input style="width: 15%;" type="text" value=""/>
<i>Are there any other licensed establishments within a two block radius?</i>	No ▼

Other licensed locations - Describe/Note:

Please see map- No additional locations.

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

Filed application for Transfer of Ownership and location.

from 4101 Norfolk Ave Balt MD 21216 to 4601 Garrison Blvd Balt. MD 21215

Insert Photo of Sign and location:



<input type="checkbox"/> Attach Additional Photos	
Inspector Name	Date and Time
<input type="text" value="i:\0#w\baltimore\darryl.clark"/>	<input type="text" value="5/25/2021"/> <input type="text" value="12:46:20 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>	

Board of Liquor License Commissioners
 For Baltimore City
 1 North Charles Street, 15th Floor
 Baltimore, Maryland, 21201

POSTING SIGNS REPORT

Applicant(s) Name: Paul Zheng

Address of Premises: 4601 Garrison Blvd

Inspector: i:0#.w|baltimore\darryl.clark

Date Posted: 5/24/2021

Time Posted: 5:08 PM

Date Rechecked: 6/2/2021

Time Rechecked: 4:30 PM

Manager or Owner when sign posted:

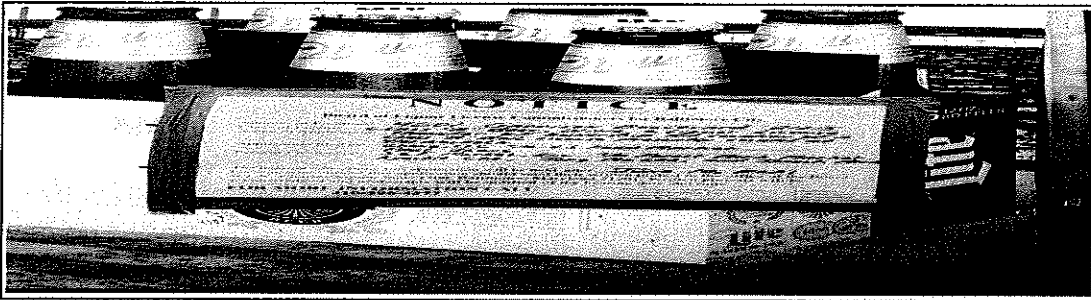
Summary on location of sign posted:

Sign is posted on the left front of the establishment.

Summary on location of sign rechecked:

Sign is still posted on the left front of the establishment.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 4601 Garrison Boulevard 21215
Class of License: CLASS "A" Beer, Wine & Liquor License
Type of Application: TRANSFER OF OWNERSHIP AND LOCATION OF A
CLASS "A" BWL LICENSE PRESENTLY LOCATED AT
4101 NORFOLK
Application filed by: Zheng, LLC T/A LS Food Market
PAUL Zheng
Present Licensee(s): S & T Market, Inc. T/A Forest Park Market
Kyuchil Cho, Jung Mo Lee, and Jaerook Park

A hearing concerning this application will be held after June 10, 2021
Persons who oppose this application should send their written protest to the office of the Board of Liquor License Commissioners, 100
Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests must be received by the Board no later than 5:00 p.m. on the day
before the hearing. All interested parties, including applicants and protestants will be notified of the hearing date and time.

MORE INFORMATION CALL
410-396-4377

For more information, call
410-396-4377

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
15	01	2975	018	8/9/11	602

PROPERTY ADDRESS: 4601-4603 GARRISON BLVD

OWNER: PAUL ZHENG ADDR: 1647 WILKENS AVE BALTIMORE

LESSEE: ADDR:

LAND USE CODES 5410 0000 0000 0000

USE)CONTINUE TO USE PORTION OF PREMISES K/AS 4601 GARRISON BLVD AS A GROCERY STORE BEER WINE AND DELICATASSEN.(CHANGE OF OPERATOR)

00000-2600-159600-400560 NSP.	1001-000000-2600-158009-400480 MISC.	1001-000000-2600-158009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-400490 ADDITIONS	45.00
00000-2600-158302-400490 MODIFICATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT	
00000-2600-158902-400510 WB/EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DISP. TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT	
00000-2600-159300-400530 TOR	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-5700-508801-401811 CHAP	1001-000000-1500-102800-400230 TAX	0.00
00000-2600-158306-400490 3	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES	3.00
					98.00

THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING HEREON HAVE BEEN PAID AND EVIDENCE THEREOF APPEARS IN THIS SPACE.

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



Michael Braverman
 MICHAEL BRAVERMAN
 BUILDING OFFICIAL

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 29, 2021

Licensee(s): Prabhin Bhandari and Bradley Guy Restivo
GNP, LLC, T/a New Edison Lounge & Liquors
3133-35 E. Monument Street 21205

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Prabhin Bhandari was born in Parbat, Nepal in November of 1991. He lives in Nottingham, MD; and (2) Bradley Guy Restivo was born in Baltimore, MD in May of 1979. He lives in Baltimore; MD.

(b) **Ownership Breakdown:** (1) Prabhin Bhandari (99%); and (2) Bradley Guy Restivo (1%).

(c) **Purchase Price of Business:** Purchase price is \$100,000 to be paid at settlement

(d) **Qualified Voters:** Chandra Bishwokarama, Bishnu Bishwokarma, and Michael Zabora are qualified Baltimore City voters.

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

(f) **Corporate Standing:** GNP, LLC is a MD LLC and as of 7/13/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/16/2021, and checked on 6/25/2021. This meets the 10-day rule. There are 7 licensed liquor establishment(s) in the 2x2 area "BD7" BWL-7.

(h) **Timeline:** Last Inspection by BLLC was performed 6/16/2021. At that time, the establishment was closed and not operating. Licensed Establishment was open and operating prior to inspection. Per Governor's Executive order issued on 3/12/2020 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 Alcoholic Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of Ownership CLASS TYPE: BD7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 3133 East Monument Street

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: GNP, LLC TRADE NAME: New Edison Lounge & Liquors

BUSINESS PHONE NUMBER: (443) 891-5832 BUSINESS EMAIL ADDRESS: n/a

ATTORNEY FOR THE APPLICANT: Frank V. Boozer, Jr. ADDRESS: 614 Bosley Ave., Towson, MD 21204 PHONE: 410-828-9441

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

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

1. Applicant A

Prabhin Bhandari 443-713-8672 prabinismyrealtor@gmail.com
 (Full name) (Telephone no.) E-mail (Required)
 4213 Cardwell Ave. Nottingham MD 21236 n/a
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 11/6/91 M Parbat, Nepal
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

2. Applicant B

Bradley Guy Restivo 443-744-4443 borestivo@gmail.com
 (Full name) (Telephone no.) E-mail (Required)
 2236 Foxbane Square Baltimore MD 21209 3 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 5/1979 M Baltimore, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

3. Applicant C

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

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

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

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

Name	Address	Phone	Email

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

- 1) NAME: Prabhin Bhandari ADDRESS: 4213 Cardwell TITLE: Managing M % OF STOCK HELD: 99
- 2) NAME: Prabhin Bhandari ADDRESS: 2236 Forbes TITLE: Partner % OF STOCK HELD: 1
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____

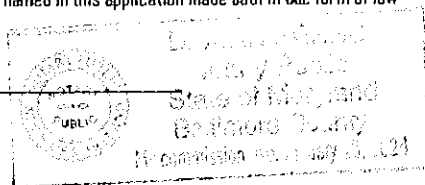
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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.

Prabhin Bhandari
Signature of Applicant A

I hereby certify that on the 12 day of April, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Prabhin Bhandari 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.

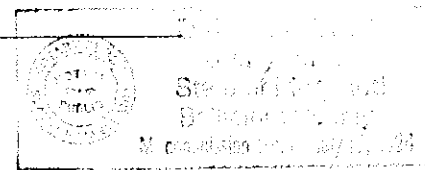
Signature: D. Jean Kerns (Notary Seal) My Commission expires _____
Printed Name: D. Jean Kerns



Prabhin Bhandari
Signature of Applicant B

I hereby certify that on the 12 day of April, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Prabhin Bhandari 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: D. Jean Kerns (Notary Seal) My Commission expires _____
Printed Name: D. Jean Kerns



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: _____ Phone Number: _____

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

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

Signature of Owner of the Property

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



As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
CHANDRA BISHWICKARMA	4222 Elsa Terrace Baltimore, MD 21211		12/1967	
Bishmy P Bishwickarma	1302 Medfield Ave Baltimore	Bishmy	10-20/1971	
MICHAEL ZABORA	2425 Foster Ave BALTIMORE, MD 21224		10/24/80	

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.

31-220 monument ~~Baltimore~~ ~~MD~~ ~~31~~

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

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

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

Signature of Owner of the Property _____

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

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
CHANIDRA BISHWICKARMA	4222 Elsa Terrace Baltimore, MD 21211		12/1967	2 year
Bishnu p Bishwickarma	1302 Medfield Ave Baltimore	Bishnu	10/20/1971	2 year
MILINDA LARSON	2425 Foster Ave BALTIMORE, MD 21224		10/24/80	just met

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

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

Name and Address of the owners of the premise/landlord: 2133 E. MONUMENT ST Phone Number: 410 713 8672

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

(I, WE) THOMAS CATON (PURCHASER) HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3135 MONUMENT ST, Baltimore, City with a Zip Code of 21205, 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 12 day of APRIL, 2021, before me, the subscriber, a notary public of the State of MARYLAND, in and for BALTIMORE COUNTY, personally appeared THOMAS CATON 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: D. JEAN KERNS

(Notary Seal) My Commission expires APR 30 2021

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Kevin Bridgeforth	2506 E Hoffman St, Baltimore, 21213	[Signature]	04/1979	
Kenneth Jackson	13 Hobart Ct, Randallstown, MD, 21133	[Signature]	06/1980	
Anthony Walters	2811 Mathews St Baltimore, 21218 MD	[Signature]	01/1973	

RECEIVED

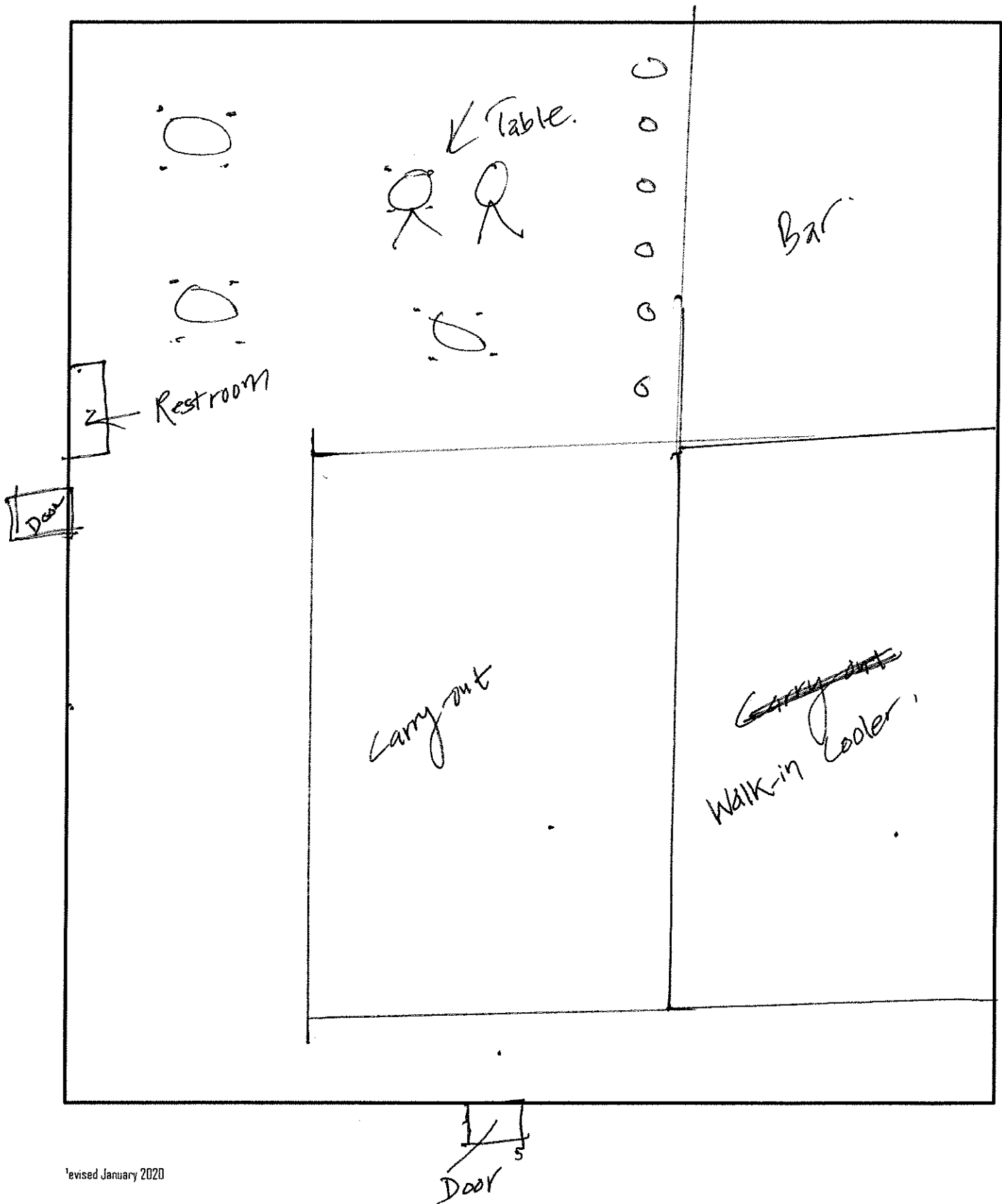
Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-396-4377 Fax: 410-396-4382

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

APR 30 2021
Baltimore City Liquor Board

Baltimore City Liquor Board

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





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 018** Cert Num: **0073** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2021 License Year: 2021
 CR Number: 15432043
 Payment Date: 07-09-21

2020 - 2021 TPP Paid
 2021 Trader's License

Add Adult Entertainment License

Location

Corp Name: **KYUN MAN, INC.**
 Trade Name: **NEW EDISON LOUNGE**
 Zone Code: 15
 Phone: 410-342-8148

Block Num: 3133-35 Street: MONUMENT STREET EAST
 City: BALTIMORE State: MD Zip: 21205

CR Number: 15432043

Portion of Business Used:
 USE PORTION OF PREMISES 1ST FLOOR AS A TAVERN BASEMENT FOR STORAGE

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
KYUN MAN	KIM	3133 E. MONUMENT STREET APT 1	BALTIMORE	MD	21205	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action

05/07/2021	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of GNP, LLC T/a New Edison Lounge and Liquors, Prabhin Bhandari and Bradley Guy Restivo on 4/30/2021 /kk	Delete
12/28/2020	Email sent to Attorney Abe Hurdle concerning operating status of licensed premises. Tolling period for license to reopen in effect as of March 12, 2020. To be lifted when Governor's State of Emergency is lifted. Copy to file. TRA.	Delete
02/26/2020	Licensee came in to the office today with letter notifying the BLLC that 12/30/2019 was the last date of operation along with copies of sales and use tax receipts in response to the non-operating status letter he received from the BLLC. Licensee states that he is in the process of selling his license. The Licensee was made aware the process he needs to do if he is closed 90 or more days; Also Licensee was advised of the 180 day time frame to submit transfer application or to submit a hardship extension if more time is needed to keep the license from dying. Licensee was also given a transfer application packet. Letter and sales and use receipts placed in file...../jr	Delete
11/20/2019	*PAID IN FULL *Public Hearing Re: Violation of Rule 4.20(c)(ii) Class BD7 Licensees: Open and Operating Tavern at all times - ADMISSION OF GUILT - Rule 4.20(c)(ii)-Fined \$2,000; \$2,000 + \$125 admin fee; \$2,125 total fine, 30 days to pay. Please check invoice #118325...k/r	Delete
11/08/2019	11/7/2019 - Public Hearing Re: Violation of Rule 4.20(c)(ii) Class BD7 Licensees: Open and Operating Tavern at all times - ADMISSION OF GUILT - Rule 4.20(c)(ii)-Fined \$2,000; \$2,000 + \$125 admin fee; \$2,125 total fine, 30 days to pay (3-0 vote)...../jr	Delete
10/11/2019	10/10/2019 - Public Hearing Re: Violation of Rule 4.20(c)(ii) Class BD7 Licensee: Open and Operating Tavern at all times - POSTPONED...../jr	Delete
02/15/2019	Office of the Fire Marshall reported at 2/15/19 VRI meeting that they order a Cease & Desist. The location Will inspect by Monday to determine if they can reopen. Per D. Clarke- S.R	Delete
11/09/2018	***PAID IN FULL; INVOICE #113720-\$500.00; #113721-\$450.00; #113722-\$175.00 *** FOR 10/11/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$1,000; \$1,000 + \$125 admin fee; \$1,125 total fine, 30 days to pay (3-0 vote)...../jr	Delete
10/26/2018	Given an Invoice to Inspector John Chrissonmallis for Violation Hearing fee dated on October 11, 2018; Fine Fee to be paid \$1,125.00.... /mb.	Delete
10/12/2018	10/11/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$1,000; \$1,000 + \$125 admin fee; \$1,125 total fine, 30 days to pay (3-0 vote)...../jr	Delete
06/08/2018	PAID IN FULL for bounced check #1502 2018 Annual License Fee: Invoice #112301 = \$500.00 + Invoice #112302 = \$500.00 + Invoice #112303 = \$320.00 = Invoice #112304 = 30.00 check fee.... /mb	Delete
05/09/2018	The License fee \$1,320.00 paid on 04/23/18 Inv. # 111284 returned as bad check. It was re-collected on 05/02/18 Inv. #112301 (\$500.00), Inv.#112302 (\$500.00), Inv. #112303(\$320.00) and \$30.00 for bad check Fee (Inv.#112304).../mb	Delete
04/02/2018	*****PAID IN FULL****Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on March 1, 2018; Fine Fee to be paid for \$625.00.... /kr	Delete
03/19/2018	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on March 1, 2018; Fine Fee to be paid for \$625.00.... /mb.	Delete
03/05/2018	3/1/2018 - Public Hearing RE: Violation of Rule 4.01(a) - ADMISSION OF GUILT: Rule 4.01(a) Fined \$500 + \$125 admin fee, \$625 total fine, 30 days to pay (3-0 Vote)...../jr	Delete
11/01/2017	PAID IN FULL \$475.00 for Violation Hearing dated October 05, 2017; Invoice #108980.... /sb	Delete
11/01/2017	PAID IN FULL \$475.00 for Violation Hearing dated October 5, 2017; Invoice #108980... /mb	Delete
10/20/2017	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on October 5, 2017; Fine Fee to be paid \$475.00.... /mb.	Delete
10/06/2017	10/05/17 - Public Hearing RE: - Violation Rule 4.20(c)(ii) GUILTY. Rule 4.20(c)(ii) Fined \$350.00 + \$125.00 admin fee = \$475.00 total fine. 30 days to pay... /sb	Delete
06/23/2017	Alcohol Awareness expires 06/09/19 (Kyun Man Kim).... /sb	Delete
12/19/2016	Inspector Perez confiscated the license during an inspection on 12/15/16 until the owners called BGE to restore their power. License was reissued on 12/19/16 with BGE information.	Delete
03/31/2016	2015 LICENSE FEE WAS PAID FOR ON 04/28/15 SEE INVOICE 98017...K/R	Delete
06/10/2015	Fells Point Alcohol Awarness expire 6/9/19 (Kyun Man Kim)	Delete
10/15/2013	10/10/13 Public Hearing re: Application to transfer ownership, request for live entertainment. Board APPROVED transfer. \$100 hearing fee PAID	Delete
08/01/2012	7/26/2012 Public Hearing re: VIOLATION OF 4.18 Charter not in good standing. VIOLATION OF Article 2B section 10-301(j)(i) personal property tax certificate. Provided documentation and PAID fine in lieu of hearing.	Delete

02/15/2011	2/10/11 Public hearing: violation of Article 2B, Section 10-301(j)(1) Postponed for 30 days - \$125 administrative fee must be paid	Delete
11/21/2008	10/3/08 \$2250 FINE PAID IN FULL #65077 FOR 9/11/08 HEARING	Delete
11/21/2008	09/11/08 Public Hearing re: Violation of rule 4.01(a) DECISION: RULE 4.01(a) GUILTY \$2250-\$125 WAIVED.MUST BE PAID BY 10/11/08 FINE \$2250	Delete

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

License num: LBD7 018 Address: 3133-35 MONUMENT STREET EAST
 Trade Name: NEW EDISON LOUNGE

Comment:

[Add Comment](#)

Hold Info

Powered by:



GNP, LLC: W21566203

Department ID Number:

W21566203

Business Name:

GNP, LLC

Principal Office: 3133 EAST MONUMENT STREET
BALTIMORE MD 21205**Resident Agent:** PRABHIN BHANDARI
4213 CARDWELL AVE.
NOTTINGHAM MD 21236**Status:**

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

03/19/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 3133-35 E. Monument St. 21205

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 1

"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 _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

RACING _____

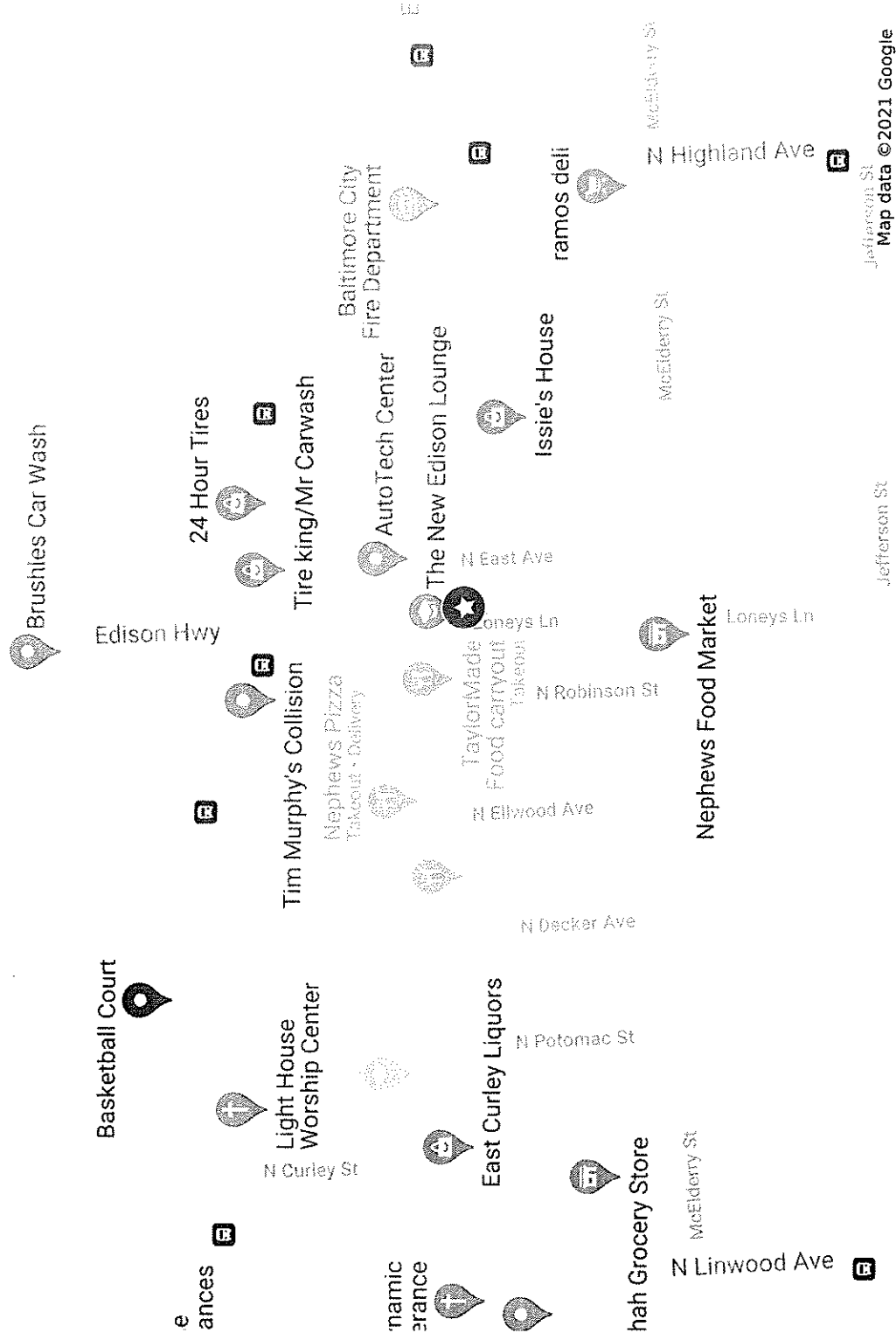
PREPARED BY: RD Jordan DATE: 6-22-21

3133-35 East Monument Street

Licensed Establishments

- New Edison Lounge LBD7
- Tom & Olives Cafe LBD7

Frank C
Bocek Park



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="New Edison Lounge and Liquors"/>
<i>Corporation Name:</i>	<input type="text" value="GNP, LLC"/>
<i>Location Address:</i>	<input type="text" value="3133 East Monument Street"/>
<i>License Type:</i>	Class "BD7" Beer, Wine and L liquor ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No ▼
<i>Is the location within 300 feet of Church and/or School?</i>	No ▼
<i>Date Posted?</i>	<input type="text" value="6/16/2021"/> <input type="button" value="📅"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="6/25/2021"/> <input type="button" value="📅"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

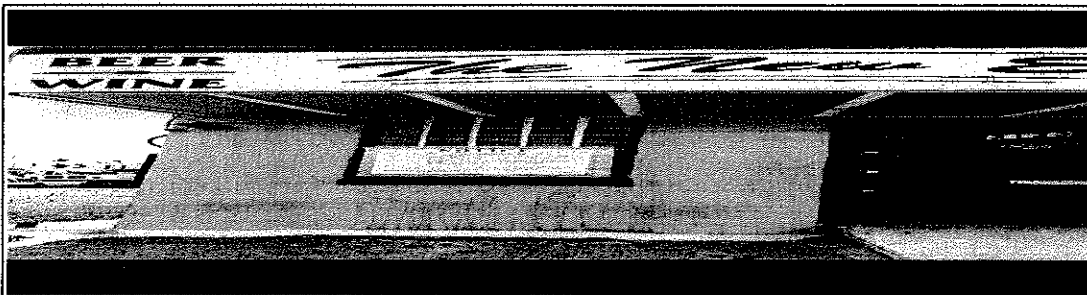
Other licensed locations - Describe/Note:

See the attached map.

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

NOT OPERATING
Transfer of Ownership.

Insert Photo of Sign and location:



<input type="checkbox"/> Attach Additional Photos	
Inspector Name	Date and Time
<input type="text" value="i:O#.w/baltimore/rosalba.jordan"/>	<input type="text" value="6/22/2021"/> <input type="text" value="6:21:45 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
Approve	Disapprove

Board of Liquor License Commissioners
 For Baltimore City
 1 North Charles Street, 15th Floor
 Baltimore, Maryland, 21201

POSTING SIGNS REPORT

Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

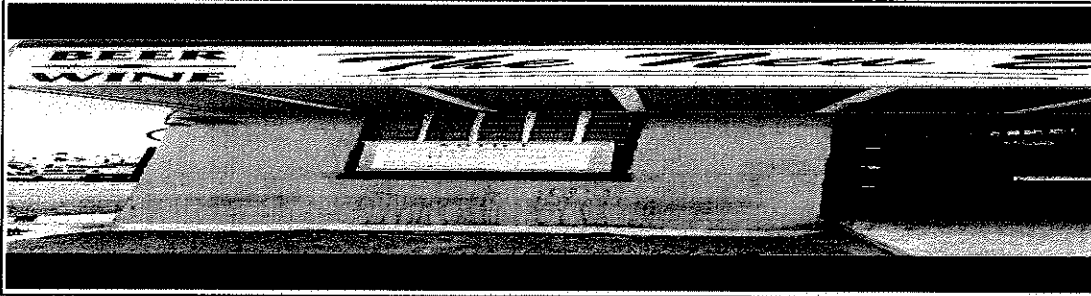
Summary on location of sign posted:

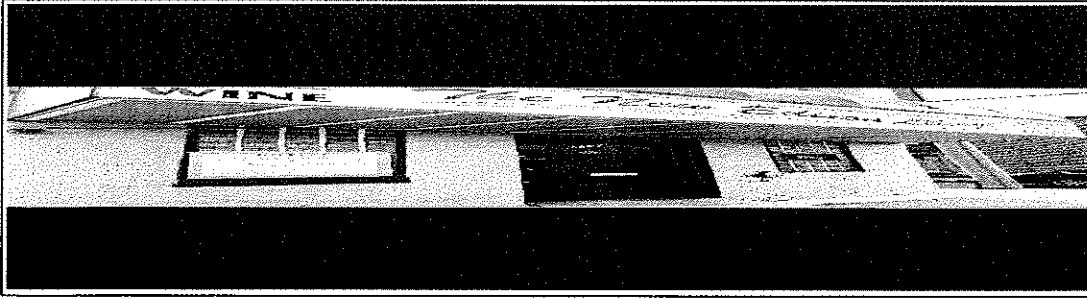
Sign was posted on front window as pictured.

Summary on location of sign rechecked:

Sign remained as posted

Insert Photo of Sign and location:





Attach Additional Photos

Submit

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3133 35 E. Monument St. 21205
Class of License: Class "B07" Beer, Wine + Liquor
Scope of Application: Transfer of ownership requesting delivery of alcoholic Beverage
Application filed by: GNP, LLC T/A New Edison Lounge & Liquors
Prabhin Bhandari and Bradley Guy Restvo
Present Licensee(s): Kyun Man, Inc. T/A Edison Lounge
Kyun man kim

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

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Matricciani, Jr., Esq.
Aaron I. Greenfield, Esq.
Robert E. Gage
Douglas K. Falge

Chairman
Commissioner
Commissioner
Executive Secretary

BLLC Routine Inspection

Address: 3133-35 MONUMENT STREET EAST 21205 ▼

Trade Name: NEW EDISON LOUNGE

Corporation Name: KYUN MAN, INC.

Type of License: Class "BD7" Beer, Wine and Liquor ▼

Date/Time of Inspection: 9/13/2018 11:10:16 AM

Manager/Licensee: Tony Kim

Open/Closed Status

Open/Closed: Open ▼

Closed Date:

Clean and Free of Debris

Clean and Free of Debris: Satisfactory ▼

Location of Bar

Location of Bar: Front ▼

Shape of Bar: straight

Condition of Bar Area/Floors: Satisfactory ▼

Hot Water: Yes ▼

Disinfectant Solution: Yes ▼

Three Compartment/Washer: Yes ▼

Package Goods/BD7 Checklist

Bulletproof Partitioning: Yes ▼

Separate Pkg. Goods Dept.: Yes ▼

Separate Pkg. Goods Store: No ▼

Bar/Tavern Open and Operating: Yes ▼

Selling Household/Grocery: Yes ▼

[]

Location of Dining Area: []

Condition of Dining Area/Floors: N/A ▼

Sanitation: N/A ▼

Menu: N/A ▼

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 6/9/2015 []

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date: Bond# W-11489660 [] 8/16/2018 []

Inspector Comments: n/a

Inspector Comments: center/satisfactory

Fire Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity: 80

Outdoor Seating Capacity: n/a

Adult Entertainment - If Applicable

License is Valid: N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

Outdoor Table Service No

Violation Issued: No

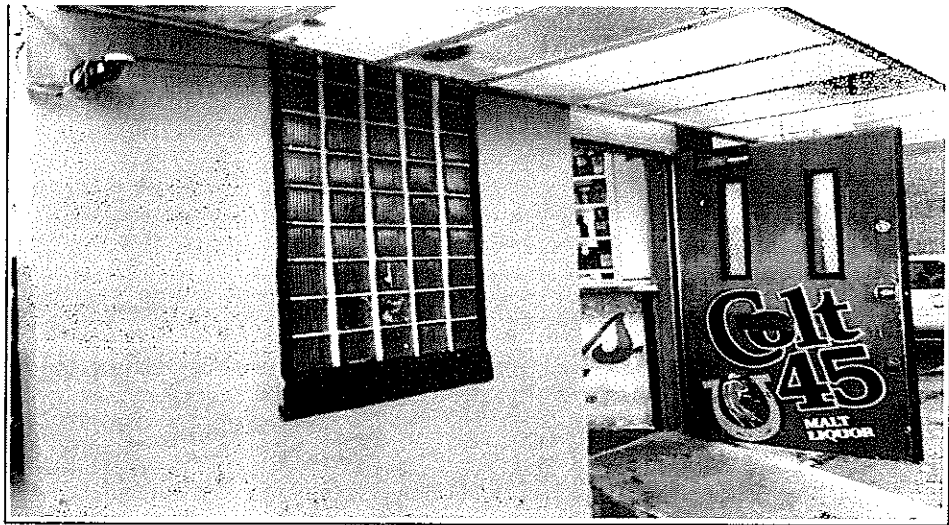
Violations Noted:

Instructions Given to Licensee:

Inspector's Comments:

health 9/20/18
inspected 9/12/18

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

[Update/Resubmit](#)

[Print View](#)

Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
26	20	6151	014	12/4/13	201

PROPERTY ADDRESS: 3133-3137 E MONUMENT ST

OWNER: THREE WISE MEN, LLC., THE ADDR: 3133 E MONUMENT ST

LESSEE: KYUN MAN INC ADDR: 3133 E MONUMENT ST

LAND USE CODES 5823 0000 0000 0000

USE PORTION OF PREMISES 1ST FLOOR AS A TAVERN BASEMENT FOR STORAGE

1001-000000-2600-131302-400490 PER INSP	1001-000000-2600-131302-400480 MISC	1001-000000-2600-131302-400480 CH USE	1001-000000-2600-131301-400490 NEW BLDG	1001-000000-2600-131302-400480 ADDITIONS
1001-000000-2600-131302-400490 ALTERATIONS	1001-000000-2600-131302-400490 REPAIRS	1001-000000-2600-131302-400490 MISC CONST	1001-000000-2600-131302-400500 ELECT	1001-000000-2600-131301-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-131302-400510 DISTRIB EXH	1001-000000-2600-131302-400510 AIR COND	1001-000000-2600-131302-400510 DSP TANKS	1001-000000-2600-131302-400510 FIRE	1001-000000-2600-131302-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-131302-400530 ELEVATOR	1001-000000-2600-131302-400530 PLUMBING	1001-000000-2600-131302-400530 S & E CONTROL	1001-000000-2600-131301-401111 CHAP	1001-000000-1300-102800-400230 TAX
1001-000000-2600-131302-400490 RAZING	1001-000000-2600-131302-400490 FILING FEE	1001-000000-2600-131302-400490 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-131302-400480 PENALTY	1001-000000-1300-102800-400230 TOTAL FEES
	45.00			3.00
	0.00			98.00
	50.00			

THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING HEREON HAVE BEEN PAID AND EVIDENCE THEREOF APPEARS IN THIS SPACE.



Michael Braverman
MICHAEL BRAVERMAN
BUILDING OFFICIAL

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

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