

July 27, 2023

Applicant(s): Joe Kome Ikede and Jose Angel Pulido-Amaya
Cubanna's Baltimore, LLC, T/a Cubanna's
6510 Frankford Avenue 21206

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine and Liquor restaurant license, requesting live entertainment and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Joe Kome Ikede was born in Benin, Nigeria in December of 1978. He lives in Baltimore, MD; and (2) Jose Angel Pulido-Amaya was born in Mexico City, Mexico in March of 1974. He lives in Columbia, MD.

(b) **Ownership Breakdown:** (1) Joe Kome Ikede (50%); and (2) Jose Angel Pulido-Amaya (50%).

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

(d) **Qualified Voters:** Ram KC, Larry Lair, and Chandra Bishwokarma are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use a portion of the premise 1st floor as a restaurant with live entertainment. (New Operator).

(f) **Corporate Standing:** Cubanna's Baltimore, LLC is a MD LLC and as of 7/7/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/22/2023 and checked on 7/3/2023. This meets the 10-day rule. There are 2 licensed liquor establishments in the 4x4 area: "BD7" BWL- 2.

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

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

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

Board's Decision

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

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

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

EXPLANATION OF REQUEST: New Class B license request CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 6510 Frankford Avenue

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: N/A

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

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: N/A

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Cubanna's Baltimore LLC TRADE NAME: Cubanna's

BUSINESS PHONE NUMBER: 410-485-7900 BUSINESS EMAIL ADDRESS: cubannasbaltimore@gmail.com

ATTORNEY FOR THE APPLICANT: Stephan W Fogleman Esq. ADDRESS: 1720 Thames Street 21231 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor bus/storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.): DJ, Karaoke 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: 85

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

Joe Kome Ikede [Redacted]

(Full name)	(Telephone no.)			E-mail (Required)
<u>6510 Frankford Avenue #101</u>	<u>Baltimore MD 21206</u>			<u>1 month</u>
(Residence) Street	City	State	Zip Code	(period of residency in Baltimore City)
<u>12/78</u>	<u>M</u>			<u>Benin, Nigeria</u>
(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

Jose Angel Pulido-Amaya [Redacted]

(Full name)	(Telephone no.)			E-mail (Required)
<u>9524 Kilimanjaro Road</u>	<u>Columbia MD 21045</u>			<u>N/A</u>
(Residence) Street	City	State	Zip Code	(period of residency in Baltimore City)
<u>3/74</u>	<u>M</u>			<u>Mexico City, Mexico</u>
(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?

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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

B: DUI, Howard Co MD 2018, suspended sentence

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
JOE KOME IKEDA	6510 Franford AV		

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

- 1) NAME: JOE KOME IKEDA ADDRESS: 6510 Franford AV TITLE: Manager %OF STOCK HELD: 50
- 2) NAME: Jose Angel Pulido Araya ADDRESS: 9524 Kilimanjaro RD TITLE: CO OWNER %OF STOCK HELD: 50
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

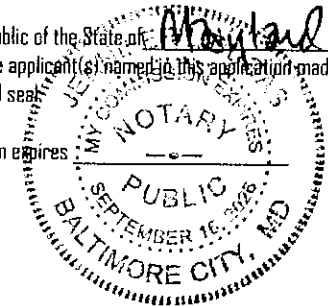
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]
Signature of Applicant A

I hereby certify that on the 16th day of May, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Joe K. Ikeda the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

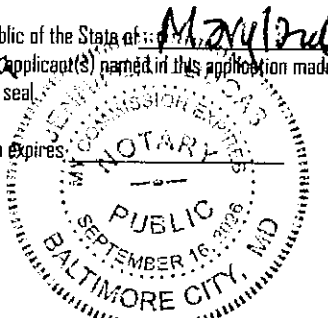
Signature: [Signature] (Notary Seal) My Commission expires _____
Printed Name: Jennifer L. Dugas



[Signature]
Signature of Applicant B

I hereby certify that on the 16 day of May, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Jose Angel Pulido Araya the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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



Signature of Applicant 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: BLM Hospitality Phone Number: [REDACTED]

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

(I, WE) BLM Hospitality LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1510 Frankford Ave. 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.

[Handwritten Signature]

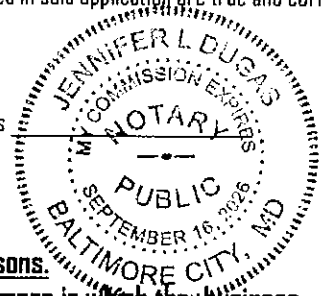
Signature of Owner of the Property

I hereby certify that on the 16th day of May, 2022 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Ram B KC 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: Jennifer L. Dugas
 Notary Printed Name: Jennifer L. Dugas

(Notary Seal) My Commission expires _____



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

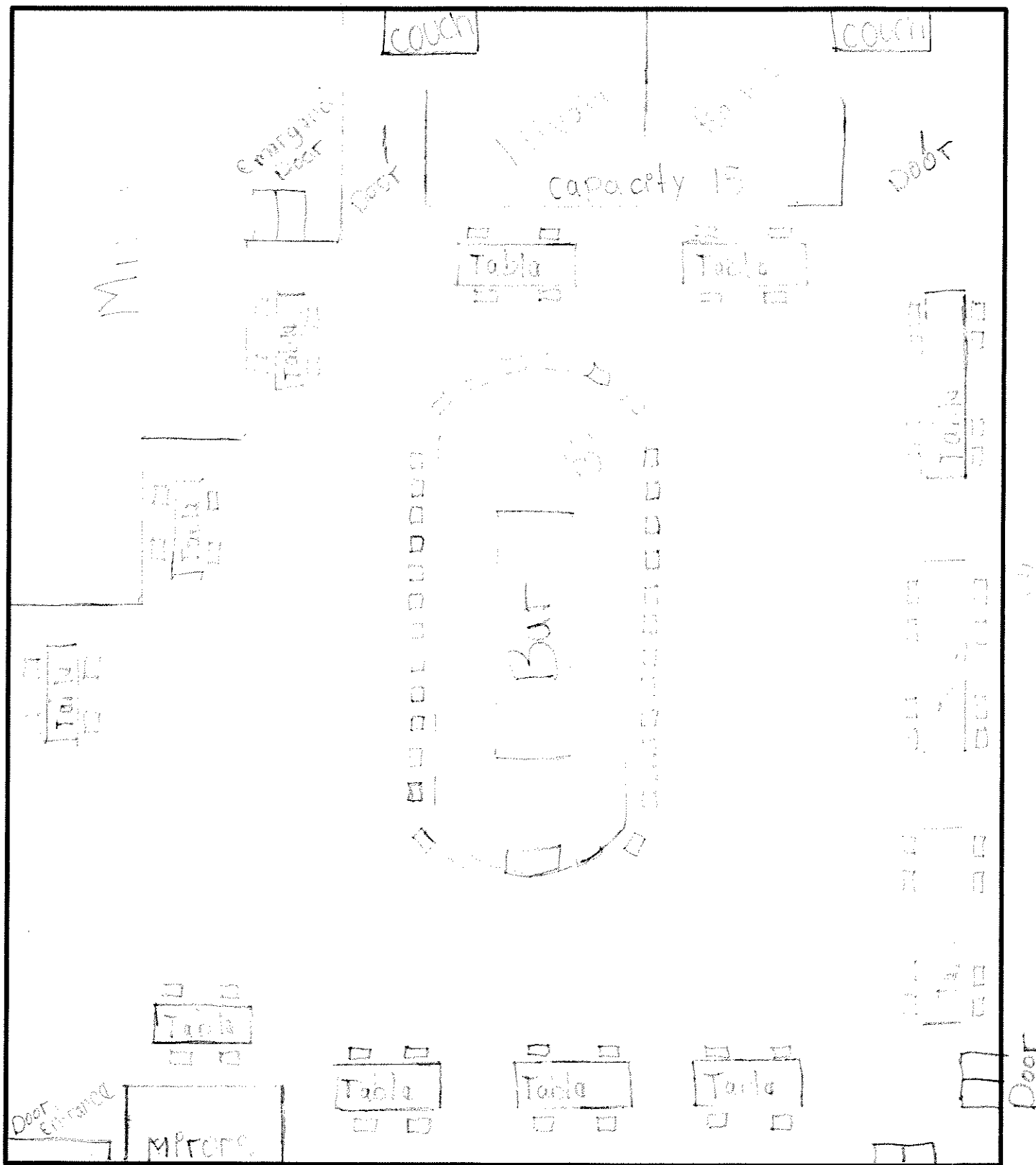
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Chandra Bishukarma	4222 ELS. TERR	<i>[Signature]</i>	12/04	5 years
Steven Harvey	600 5 Highland Ave	<i>[Signature]</i>	8/05	11 years
Ram B KC	432 Homeland Ave Balto MD 21212	<i>[Signature]</i>	12/64	12 yrs
Larry D Hair	3218 FRI AVE Balto MD 21224	Larry D Hair	4/56	1 month

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.



Capacity total 108

Door, Kitchen


CUBANNAS BALTIMORE, LIMITED LIABILITY COMPANY: W23909336

Department ID Number:

W23909336

Business Name:

CUBANNAS BALTIMORE, LIMITED LIABILITY COMPANY

Principal Office: 

6903 BEXHILL ROAD

APT 2B

WINDSOR MILL MD 21255

Resident Agent: 

JOSE ANGEL PULIDO AMAYA

9524 KILIMANJARO ROAD

COLUMBIA MD 21045

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:

04/11/2023

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 6510 FRANKFORD AVENUE

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

"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 2

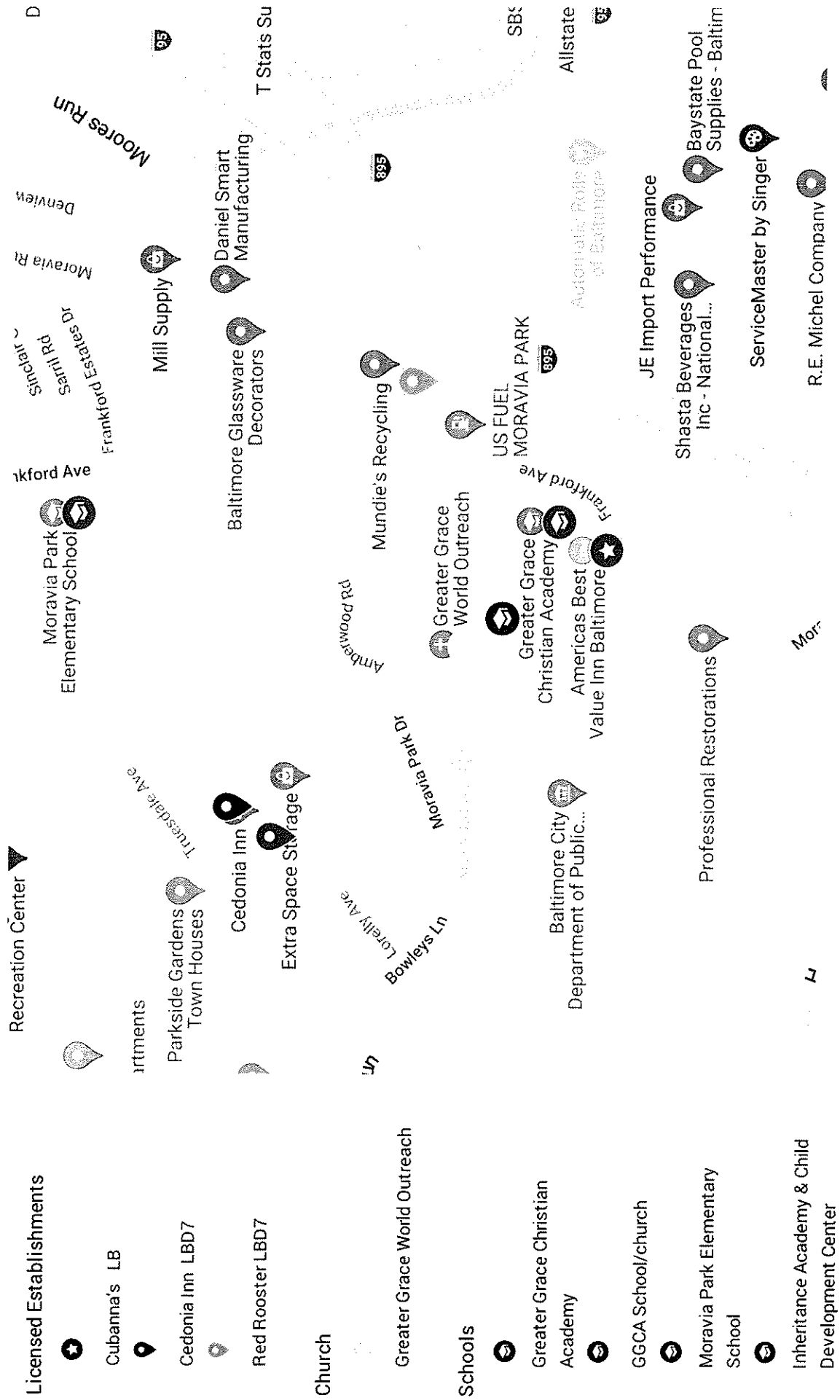
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Burman DATE: 6/27/23

6510 Frankford Ave



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>	CUBANNA'S
<i>Corporation Name:</i>	CUBANNA'S BALTIMORE LLC
<i>Location Address:</i>	6510 FRANKFORD AVE
<i>License Type:</i>	Class "B" 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>	No ▼
<i>Is the location within 300 feet of Church and/or School?</i>	Yes ▼
<i>Date Posted?</i>	6/22/2023 <input type="checkbox"/>
<i>Estimated Date of Removal?</i>	7/3/2023 <input type="checkbox"/>
<i>Are there any other licensed establishments within a two block radius?</i>	No ▼

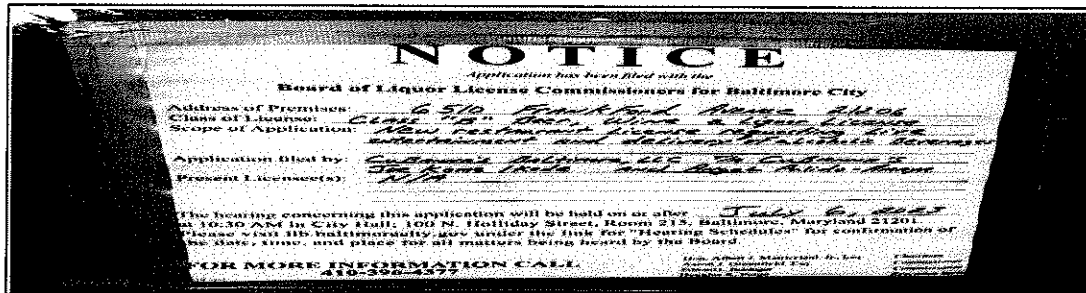
Other licensed locations - Describe/Note:

PLEASE MAPS FOR ADDITIONAL LOCATIONS.

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

APPLICATION FILED FOR NEW CLASS B LICENSE.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

i:0#w/baltimore/april.bennett-burman

Date and Time

6/24/2023

11:17:10 PM

Name of Licensee (if present)

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: JOE KOME IKEDE, JOSE ANGEL PULIDO-AMAYA

Address of Premises: 6510 FRANKFORD AVENUE

Inspector: i:O#.w|baltimore\april.bennett-burman

Date Posted: 6/22/2023

Time Posted: 2:27 PM

Date Rechecked: 7/3/2023

Time Rechecked: 12:30 PM

Manager or Owner when sign posted: N/A

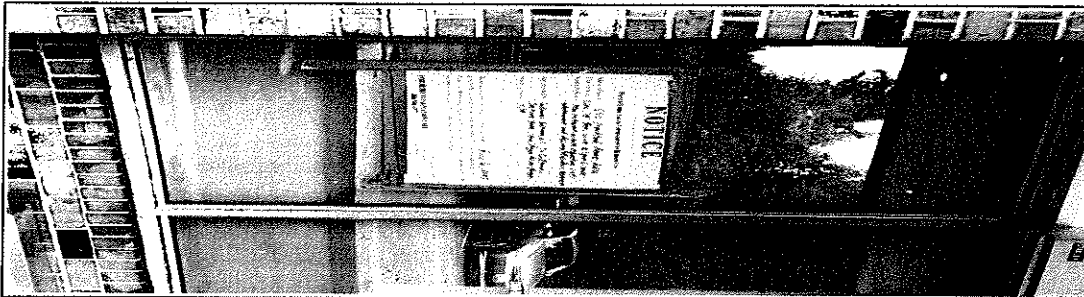
Summary on location of sign posted:

SIGN POSTED ON FRONT WINDOW AND AFFIXED TO OUTSIDE OF FRONT WINDOW ON EXTERIOR.

Summary on location of sign rechecked:

SIGN REMAINS AFFIXED IN ORIGINAL LOCATION AS WHEN POSTED.

Insert Photo of Sign and location:



Address of Premises: 6512 Franklin Avenue 2452
 Class of License: Class 1B Dist. Wine & Liquor License
 Scope of Application: New for Renewal License for Existing License
 Application filed by: Continental Wine & Spirits, Inc.
 Present License(s): None

The hearing concerning this application will be held on or after 11/22/2017
 at 10:30 AM in City Hall, 100 N. Holliday Street, Room 218, Baltimore, Maryland 21201
 Class 1B Dist. Wine & Liquor License under the Dist. for "Hearing Schedule" for confirmation of
 the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL: 410-396-4377

Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 6510 Frankford Avenue 21206
Class of License: Class "B" Beer, Wine & Liquor License
Scope of Application: New restaurant license requesting live entertainment and delivery of alcoholic beverages

Application filed by: CuBanna's Baltimore, LLC T/A CuBanna's
Joe Kome Ikede and Angel Pulido-Amaya
Present Licensee(s): N/A

The hearing concerning this application will be held on or after July 6, 2023
at 10:30 AM in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21201.
Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

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

Hon. Albert J. Matriceian, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*
Edward L. Rosinger *Commissioner*
Douglas K. Paige *Executive Secretary*



Master: USE2023-52060
 Addr: 6510 FRANKFORD AVE
 Ward/Section: 26-20
 Block/Lot: 6201-004
 District: 403(21206-4906)

Record: 4/14/2023
 Status: INS(N)
 Issue:
 Final:
 Exp:

Plans Num: -
 Land Use: 3-31.3-50.,
 Proj Code: F02
 Sdat: Sdat

[GIS GMap BlockPlat](#)
[All Notices on this Pro](#)

P&CE ©2009

User ID: LEEC(ZON-35)

[Question/Suggestion](#)

Main:USE2023-52060 6510 FRANKFORD AVE INS [Print Activity](#) [Print Fee](#) [Refresh](#)

[Main](#) [Parcel Info](#) [People](#) [Activity](#) [Fixture](#) [Fee](#) [Print](#) [BMZA](#) [Ext/Amd/Partial](#) [Ext Test](#)
[Memo](#) [Photo/Document](#) [Online Info](#) [Message Board](#) [DGS-SWM](#) [Parcel Change](#) [All Plans](#) [All Permits](#)

[Update Description](#)
 USE PORTION OF FIRST FLOOR PREMISES AS RESTAURANT WITH LIVE ENTERTAINMENT (NEW OPERATOR)

[Condition Add Condition](#)

[Search](#)

Permit Num	USE2023-52060	Plans Year	<input checked="" type="checkbox"/>	Exist DW	001	Prop DW	0
Plans Num		Plans Number	<input checked="" type="checkbox"/>	Exist Eff	000	Prop Eff	0
Parcel	6201 004	Set Exp Date	<input checked="" type="checkbox"/>	Exist RM	139	Prop RM	0
Review Completed		Plan Rev Complete		Exist LU1	Hotel or Motel	Prop LU1	Restaurant
Date Issue		Construction cost	<input checked="" type="checkbox"/>	Exist LU2	Restaurant	Prop LU2	<input checked="" type="checkbox"/>
Date Expire		Estimated cost	<input checked="" type="checkbox"/>	Exist LU3	<input checked="" type="checkbox"/>	Prop LU3	<input checked="" type="checkbox"/>
Date Finaled		Prop Area	<input checked="" type="checkbox"/>	Exist LU4	<input checked="" type="checkbox"/>	Prop LU4	<input checked="" type="checkbox"/>
Date Target		Prop Volume	<input checked="" type="checkbox"/>	Exist Use	(Commercial) Restaurant	Prop Use	(Commercial) Restaurant
Applicant Name	STEPHAN FOGLEMAN	Type Of Work	<input checked="" type="checkbox"/>				
Project Name	LEEC	Use_Existing			(Commercial) Restaurant		
Recorded By	LEEC	Use_Propose			(Commercial) Restaurant		
Date Recorded	4/14/2023 1:30:16 PM	GreenBuilding	<input checked="" type="checkbox"/>				
Status	INS	NumOfUnit	<input checked="" type="checkbox"/>				
Frozen	N	NumOfUnit Accessible	<input checked="" type="checkbox"/>				
Update By	LEEC	NumOfUnit Adaptable	<input checked="" type="checkbox"/>				
Date Update	4/14/2023 1:30:16 PM	NumOfUnit Visitable	<input checked="" type="checkbox"/>				
Project Num	USE2023-52060	Substantial Repair	<input checked="" type="checkbox"/>				
Master Number	USE2023-52060						

July 27, 2023

Applicant(s): Nadire Duru
Ovenbird-Gough Street, LLC, T/a Ovenbird Bakery
3925 Gough Street, Suite 2 21224

Class: "B" Beer, Wine & Liquor License

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

(a) **Applicant(s) Information:** (1) Nadire Duru was born in Oss, Neitherslands in January of 1980. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Nadire Duru (100%).

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

(d) **Qualified Voters:** Laura Karp, Reid Jacobs, and Ebrahimpour are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Ovenbird-Gough Street, LLC is a MD LLC and as of 7/7/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/22/2023 and checked on 7/1/2023. This meets the 10-day rule. There are 2 licensed liquor establishments in the 4x4 area: "B" BWL- 1; and "D" BWL- 1.

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

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

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

Board's Decision

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

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

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

EXPLANATION OF REQUEST: Request for New Class B Liquor License CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 3925 Gough Street, Suite 2, Baltimore, MD 21224

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Ovenbird-Gough Street, LLC TRADE NAME: Ovenbird Bakery

BUSINESS PHONE NUMBER: 443-885-9998 BUSINESS EMAIL ADDRESS: info@ovenbirdbread.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles Street, 21st Floor, Baltimore MD 21201 PHONE: 410-727-6600

Part of Premises Used (Note: floors and Areas for Storage): 1st floor Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? N/A Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 75

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

Nadire Duru
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
36 N. Luzerne Avenue Baltimore MD 21224 9 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
01/1980 Female Oss, Netherlands
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

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

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

3. Applicant C

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

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

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

RECEIVED: FULL
 JUN 6 2023 09:08

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:

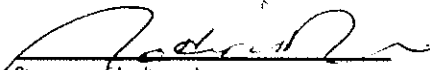
Name	Address	Phone	Email
Keiller Kyle	3925 Gough Street, Suite 2, Baltimore, MD 21224		

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

- 1) NAME: Nadire Duru ADDRESS: 3925 Gough Street, Suite 2, Baltimore, MD 21224 TITLE: Owner %OF STOCK HELD: 100%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

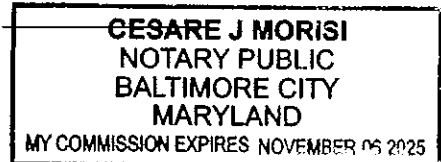
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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


Signature of Applicant A

I hereby certify that on the 31st day of May, 2023 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City personally appeared Nadire Duru 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: Cesare Morisi [Notary Seal] My Commission expires _____

Printed Name: Cesare Morisi



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: 3925 Gough Street LLC, 2700 Lighthouse Point East, Baltimore, MD 21224 Phone Number: [REDACTED]

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

(I, WE) 3925 Gough Street LLC HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 3925 Gough Street, 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.

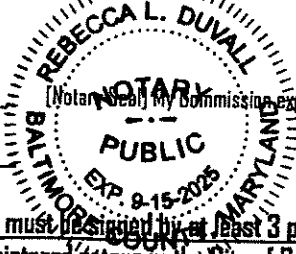
Selvin Passer, M.D.
Signature of Owner of the Property

I hereby certify that on the 17th day of June, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County personally appeared Selvin Passer M.D. 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: Rebecca L. Duvall (Notary Seal) My Commission Expires 9/15/25

Notary Printed Name: Rebecca L. Duvall



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)
Laura Karp	126 N. Luzerne Ave Baltimore MD 21224	<u>[Signature]</u>	July/1989	7 years
Reid Jacobs	215 A Somerset St Baltimore MD 21201	<u>[Signature]</u>	11/1971	4 years
Pamela Needleman	918 FAWN ST. Apt 1 BALTO MD 21202	<u>[Signature]</u>	09/1960	4 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.

RECEIVED: BLLC
JUN 20 2023

Name and Address of the owners of the premise/landlord: 3925 Gough Street LLC, 2700 Lighthouse Point East, Baltimore, MD 21224 Phone Number: [REDACTED]

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

(I, WE) 3925 Gough Street LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3925 Gough Street, 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 _____ 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: _____

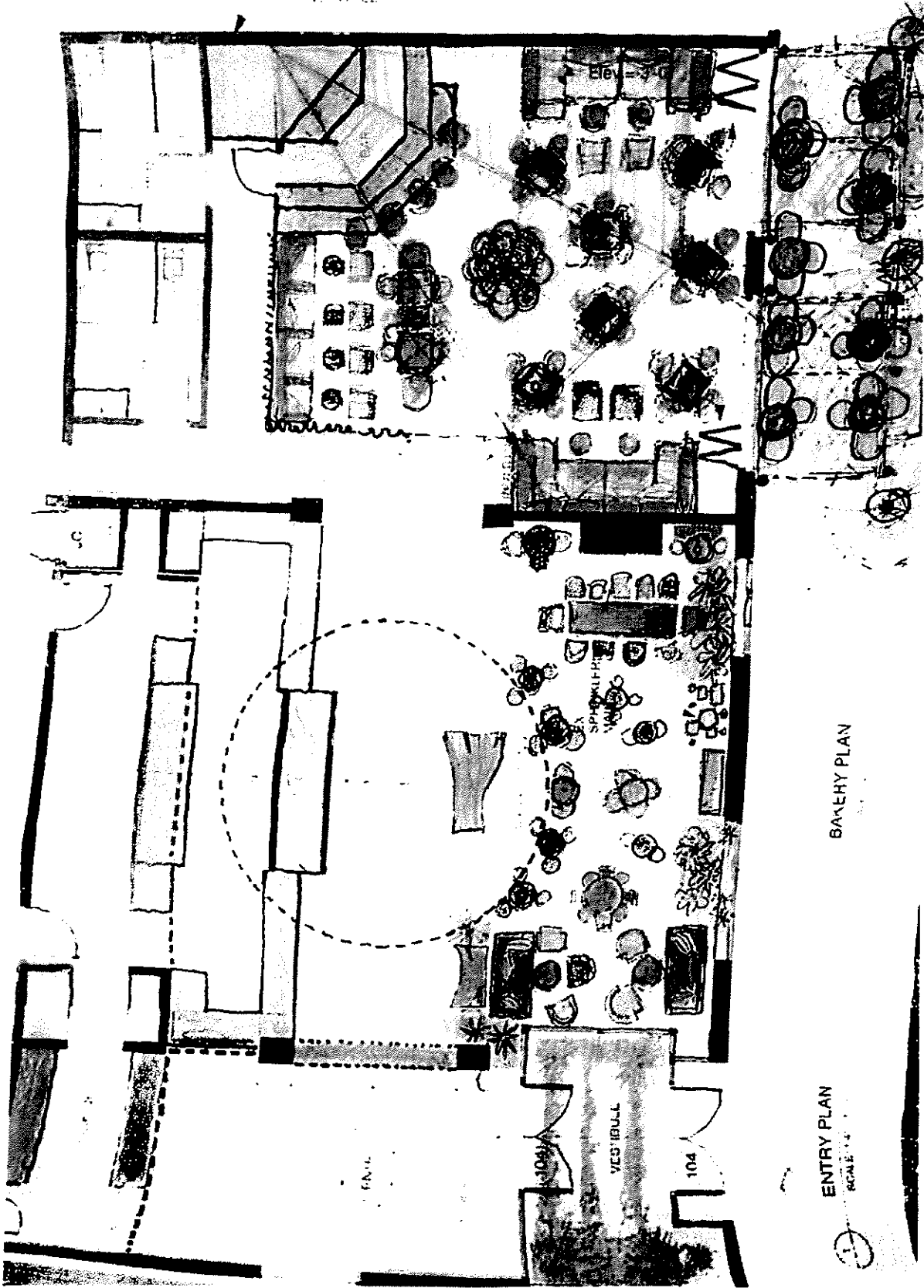
The following certificates must be signed by at least 3 persons.

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)
Ahmad Ebrahimpour	917 Fawnst Balto MD 21222	[Signature]	03/56	4 YRS

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

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



BASKETRY PLAN

ENTRY PLAN
SCALE 1/4"



Ovenbird Bakery Menu

Lexington Market

Baltimore, MD 21201

Food Purveyors:

Condiments: Beef, Chicken, Pork products: Performance Food Group, Fells Point Meats

Flour, eggs, butter, dairy: George R. Ruhl & Son

Seafood: Congressional

Deli meats: Pastore's

Vegetables: Kousouris, Capital Seaboard

Breakfast:

- Pogaca – *Cheese and parsley-filled bun topped with toasted nigella seeds*
- Borek – *layers of filo dough lined with cheese, ground beef, and parsley*
- Breakfast sandwich – *egg, bacon, sausage, lettuce, tomato, and mayonnaise on a bagel or English muffin*
- Croissant - *plain, chocolate, almond, ham & cheese*
- Toast and jam - *homemade rye or sourdough bread, toasted, with house-made jam*
- Brioche bun - *filled with pastry cream and various flavors like ube, Nutella, cardamom*
- Toasted bagel with Cream Cheese
- Sigara Borek – *Lightly fried filo dough filled with cheese*
- Carrot Cake Morning Glory Muffin
- Assorted berry muffins - *blueberry, cranberry, and lemon poppy seed*
- Canele
- Chelsea Buns – *Cinnamon rolls with fruit and nuts with frosting drizzle*

- Scones – *Blueberry Lemon, orange cranberry, bacon & cheddar, rosemary & parmesan, Ham Cheddar & Chive, Goat Cheese Green Onion & Sun-dried Tomato*
- Avocado Toast – *with pickled onion, radishes, cucumbers, tomatoes on sourdough bread*
- Lox, Cream Cheese, capers on a bagel
- Danishes – *sweet and savory laminated dough with fruit and sweet cheese filling*

Lunch and Mezze

- Proscuitto, mozzarella, basil on sourdough bread
- Mortadella, roasted pepper, arugula, and sharp cheddar on ciabatta
- Ham, brie, and fig jam on a baguette
- Meatball Sandwich with spicy tomato oil and mozzarella cheese on Italian bread
- Grilled Brie, avocado, Turkey cranberry chutney on Cran Walnut & Whole wheat bread
- Turkey, Havarti, arugula, cucumber with paprika garlic aioli on sourdough bread
- 3 Cheese Grilled Cheese
- Caprese Sandwich on Ciabatta – *Pesto, mozzarella, tomato*
- Tuna, Celery, Old Bay infused mayonnaise, lettuce, tomato, and swiss cheese on rye bread
- Crab Salad Sandwich – *Old Bay infused mayonnaise, lemon, pre-cooked crab, lettuce, tomato on brioche bun*
- BBQ pulled pork sandwich, served with BBQ sauce on Ciabatta Bun

Soups & Salad

- Cream of Crab Soup – *claw meat, various vegetables in crab stock with milk and heavy cream*
- Tarhana Soup – *Dried Yogurt and vegetable soup*
- Lobster Bisque – *Cream-based seafood soup*
- Charcuterie Plate – *Assorted cheeses, meats, bread, anchovies, capers, olives*
- Kale and Avocado Salad – *served with lime juice, olive oil, sliced almonds, avocado, arugula, tomato, green olives, toasted sesame seeds, and cilantro*
- Yogurt and Dill Chicken Salad – *Marinated chicken breast, yogurt, mayonnaise, shallots, dill, salt and pepper on bed of arugula*

- Tomato, Feta, and White Bean Salad – *parsley, red wine vinegar, shallots, oregano, and olive oil*
- Kisir – *bulgur wheat with parsley, red pepper and tomato paste, lemon juice, and onion and garlic*
- Lamb Kofte – *Turkish meatball with lamb meat, onion, parsley, and spices*
- Chicken Sandwich on Focaccia – *Grilled chicken breast with garlic aioli, smoked provolone, arugula, and roasted red peppers*
- Roast Beef on Ciabatta – *sliced roast beef with horseradish sauce, grilled onions, tomato, and lettuce*

Dessert

- Assorted Macarons
- Cardamom Lemon Buns
- Cheesecake with fresh berries
- Key Lime Pie
- Lemon Poppy seed drizzle cake
- Fresh Fruit Tart
- Entremets mousse cake
- Brownie cake
- Chocolate Chip Cookies
- Banana Walnut Coffee Cake
- Eclairs with pastry cream-filled center
- Various Tea Cakes – *Earl Grey Poppy, Chocolate Stout cake, Mosaic Cake*

Bread Loaves

- Baltimore Sourdough
- Overnight Rye
- Country White
- Italian Baton
- French Baguette
- Cranberry Walnut Whole Wheat
- Whole Wheat
- Seeded Sourdough
- Spelt and Rye
- Challah
- Chocolate-filled Challah

- English Muffins
- Bagels
- Garlic Infused Hot dog buns
- Brioche buns
- Croutons
- Bagel chips
- Olive loaf
- Cinnamon Twist Loaf

Beverages

- Drip Coffee
- Latte
- Espresso
- Tea
- Iced Tea
- Cold Brew Coffee
- Bottled Sodas
- Bottled Juice
- Kombucha
- Beer
- Wine
- Liquor
- Signature Cocktails

OVENBIRD-GOUGH STREET, LLC: W24032385

Department ID Number:

W24032385

Business Name:

OVENBIRD-GOUGH STREET, LLC

Principal Office: 

3925 GOUGH STREET

SUITE 2

BALTIMORE MD 21224

Resident Agent: 

NADIRE DURU

36 N. LUZERNE AVENUE

BALTIMORE MD 21224

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

06/01/2023

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 3925 Gough St. Suite #2 21227

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

"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 1

"BD7" BEER, WINE & LIQUOR _____

ARENA _____




HOTEL/MOTEL _____

RACING _____


PREPARED BY: Inspector Jordan DATE: 6-27-23

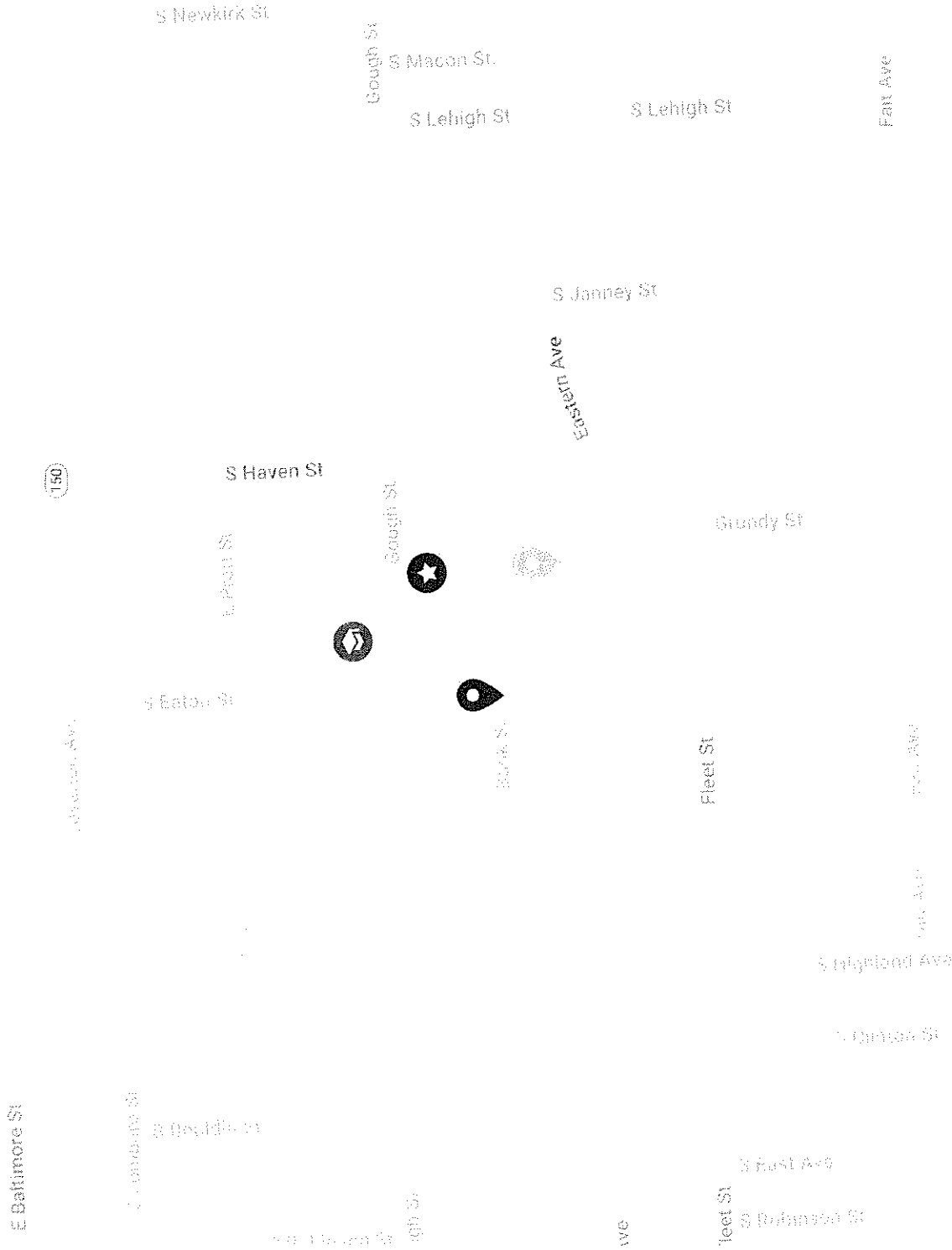
3925 Gough St, Suite 2 21224

Licensed Establishments

-  Ovenbird Bakery LB
-  Los Amigos Sport Bar LD
-  La Sirenita LB

School

-  Highlandtown elementary/
middle school #237



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Ovenbird Bakery
Corporation Name:	Ovenbird-Gough Street, LCC
Location Address:	3925 Gough St., Suite 2
License Type:	Class "B" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="checkbox"/>
Date Posted?	6/22/2023 <input type="checkbox"/>
Estimated Date of Removal?	7/1/2023 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

Other licensed locations - Describe/Note:

Refer to attached map for other licensed establishments within a two block radius.

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

Explanation of Request:
New class "B" license with outdoor table service and off premise catering.

Establishment is under construction.

Insert Photo of Sign and location:



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:

Summary on location of sign rechecked:

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: 3925 Gough Street, Suite 2 21224
 Class of License: Class "B" Beer, Wine & Liquor License
 Scope of Application: New restaurant License requesting outdoor table service And off-premises catering.

Application filed by: OvenBind-Gough Street, LLC T/A OvenBind Bakery
 Present Licensee(s): Nadire Duru
N/A

The hearing concerning this application will be held on or after July 6, 2023 at 10:30 AM in City Hall, 100 N. Holliday Street, Room 215, Baltimore, Maryland 21201. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Matricciani, Jr., Esq. *Chairman*
 Aaron J. Greenfield, Esq. *Commissioner*
 Edward L. Reisinger

[Back](#)

[Logout](#)

Project Name:3925 GOUGH STREET

Guest Access

TO USE THE PREMISES AS A RESTAURANT WITH OUTDOOR TABLE SERVICE AND OFF-PREMISES CATERING

USE2023- 51318	3925 GOUGH STREET	3/6/2023 6/6/2023	Submitted
-------------------	----------------------	----------------------	-----------

July 27, 2023

Applicant(s): Steven Wayne Groenke
M8 Spring Garden, LLC, T/a M8 Beer
175 W. Ostend Street 21230

Class: "B" Beer, Wine & Liquor License

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

(a) **Applicant(s) Information:** (1) Steven Wayne Groenke was born in Robinsdale, MN in July of 1968. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Steven Wayne Groenke (15%); (2) Jeffrey Osborne (20%); (3) Himmelrich Family GST Trust (22%); and (4) Himmelrich Family Limited Partnership (43%).

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

(d) **Qualified Voters:** Kathryn Groenke, Sherlock Gillet, III, and William Pomerantz are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a brewery and restaurant with a beer, wine and liquor license to include outdoor seating (all on private property – no minor privilege required) and off-premise catering.

(f) **Corporate Standing:** M8 Spring Garden, LLC is a MD LLC and as of 7/7/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/26/2023 and checked on 7/6/2023. This meets the 10-day rule. There is 1 licensed liquor establishments in the 4x4 area: "D" BW- 1.

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

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

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

Board's Decision

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

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

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

EXPLANATION OF REQUEST: NEW CLASS B RESTAURANT LICENSE CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 175 W OSTEND STREET BALTIMORE MD 21230

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

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: M8 SPRING GARDEN, LLC TRADE NAME: M8 BEER

BUSINESS PHONE NUMBER: 667.335.6880 BUSINESS EMAIL ADDRESS: JEFOS80@GMAIL.COM

ATTORNEY FOR THE APPLICANT: CATELLI ADDRESS: PO BOX 50116 BALTIMORE MD 21211 PHONE: 410.849.9456

Part of Premises Used (Note: Floors and Areas for Storage): 1ST FLOOR Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ Band, Etc.)? _____ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 120

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

STEVEN WAYNE GROENKE [REDACTED] [REDACTED]
 (Full name) (Telephone no.) E-mail (Required)
618 POINTE VILLAS NORTH BALTIMORE MD 21230 32 YEARS
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
07/1968 M ROBINSDALE, MINNESOTA
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

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

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

3. Applicant C

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

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

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

RECEIVED: B.L.C.
 JUN 5 2023 AM 9:55

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

SON - STEVEN JACOB GROENKE MT WASHINGTON WINE & SPIRITS
1340-E SMITH AVENUE, BALTIMORE, MD, 21209

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
JEFF OSBORNE	1340 SMITH AVE SUITE 200	[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)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

SEE ATTACHED

**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.

Steven Wayne Groenke

x STEVEN WAYNE GROENKE

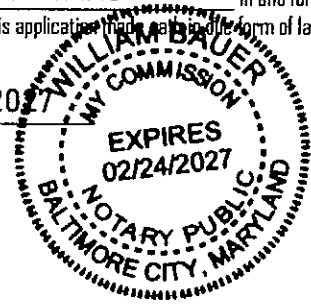
Signature of Applicant A

I hereby certify that on the 2 day of JUNE, 2023, before me, the subscriber, a notary public of the State of MARYLAND in and for BALTIMORE, personally appeared STEVEN WAYNE GROENKE the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: *[Signature]*

[Notary Seal] My Commission expires 02/24/2027

Printed Name: WILLIAM BAUER



Signature of Applicant B

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

Signature: _____

[Notary Seal] My Commission expires _____

Printed Name: _____

Signature of Applicant C

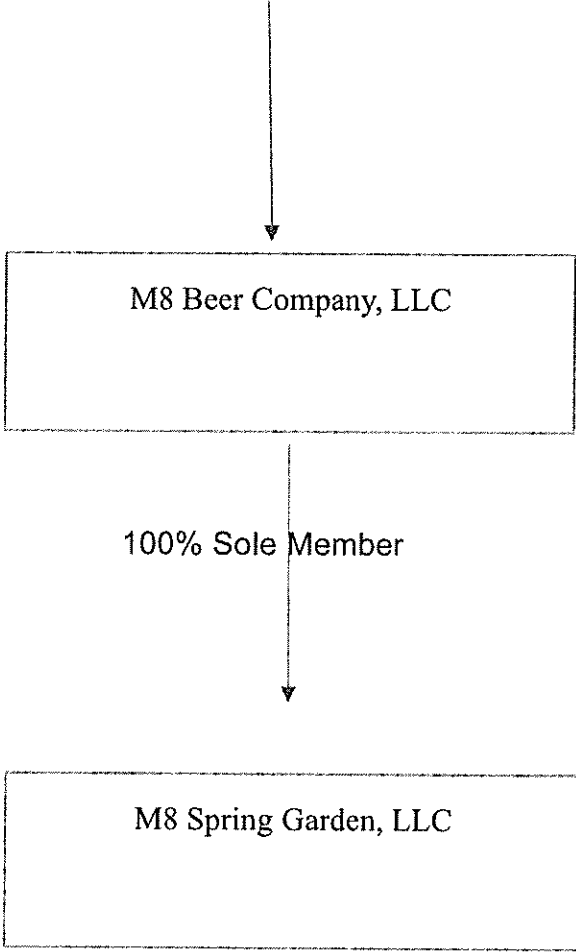
I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____ in and for _____, personally appeared _____ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true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

Signature: _____

[Notary Seal] My Commission expires _____

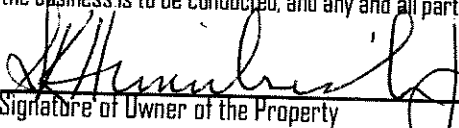
Printed Name: _____

Member Name	Interest
Himmelrich Family Limited Partnership	43%
Himmelrich Family GST Trust	22%
Steven W. Groenke	15%
Jeffrey Osborne	20%




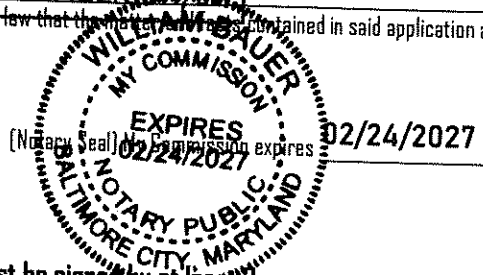
Name and Address of the owners of the premise/landlord: **SPRING GARDEN ASSOCIATES, LLC**
1340 SMITH AVE
BALTIMORE MD 21209 Phone Number: [REDACTED]
c/o SAMUEL K. HIMMELRICH, JR.

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND
 (I, WE) **SPRING GARDEN ASSOCIATES, LLC c/o SAMUEL K. HIMMELRICH, JR.** HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at **175 WEST OSTEND 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 of Owner of the Property **x SAMUEL K. HIMMELRICH, JR.**

I hereby certify that on the 2nd day of JUNE, 2023 before me, the subscriber, a notary public of the State of MARYLAND, in and
 for BALTIMORE, personally appeared SAMUEL K. HIMMELRICH, JR. the
 landlord/property owner named in this application made oath in due form of law that the facts contained in said application are true and correct.

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



The following certificates must be signed by at least 3 persons.
 We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business
 covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to
 us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Steven Jacob Groenke	1022 S. Clinton St. Baltimore, MD 21224		11/1994	29 years
Mallory Mae Sprinkle	1022 S. Clinton St. Baltimore MD 21224		8/1995	9 years
Kathryn Groenke	618 Ponte Villas N Baltimore, MD 21230		7/1968	37 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.

127 W OSTEND ST

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.

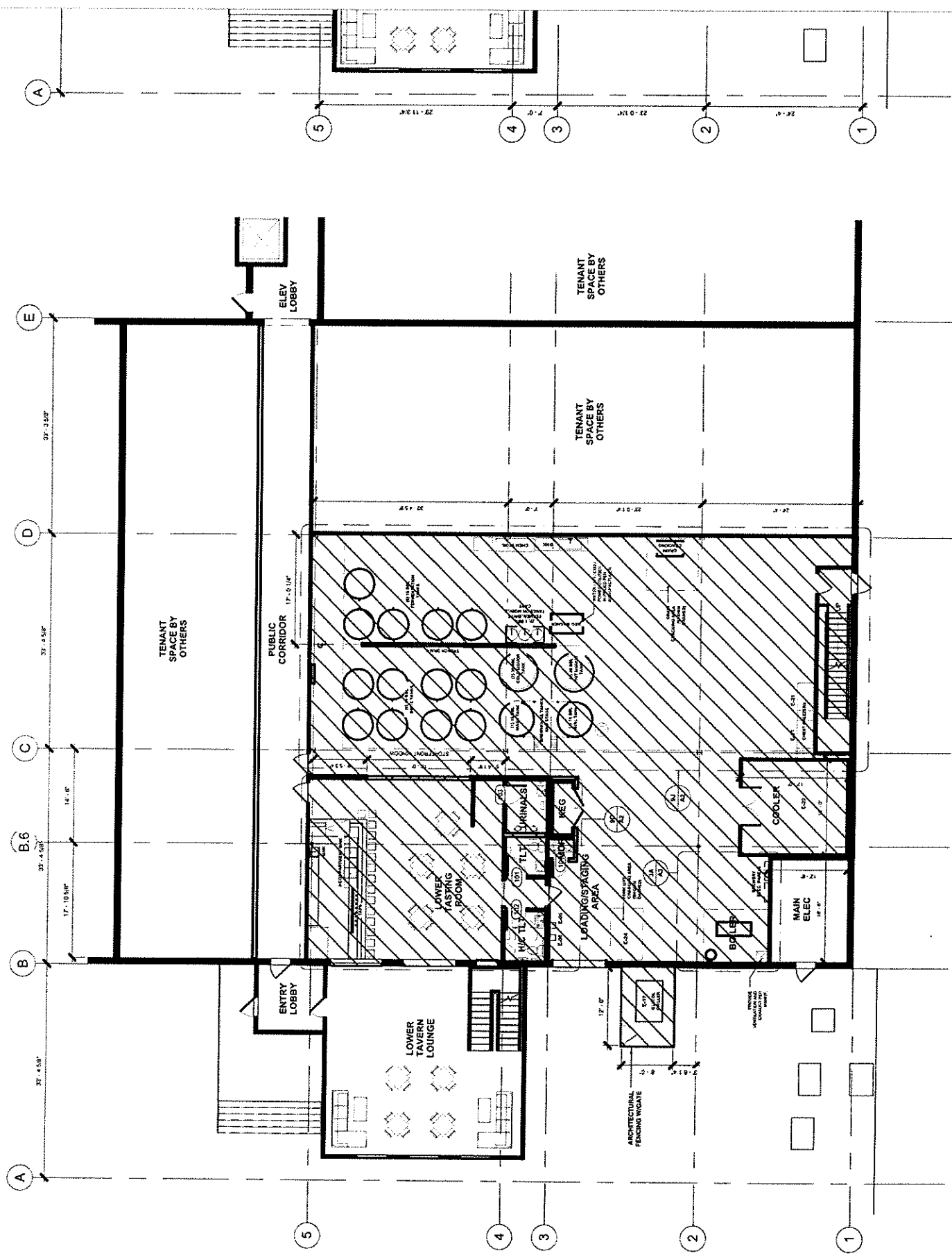
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
KATHRYN KRISTINE GROENKE	818 PONTE VILLAS NORTH BALTIMORE, MARYLAND 21230	<i>[Signature]</i>	07/1968	37 YEARS
SHERLOCK GILLET	3316 O'DONNELL STREET BALTIMORE, MARYLAND 21224	<i>[Signature]</i>	12/1994	15 YEARS
WILLIAM POMERANTZ	826 SOUTH CLINTON STREET BALTIMORE, MARYLAND 21224	<i>[Signature]</i>	04/1995	11 YEARS

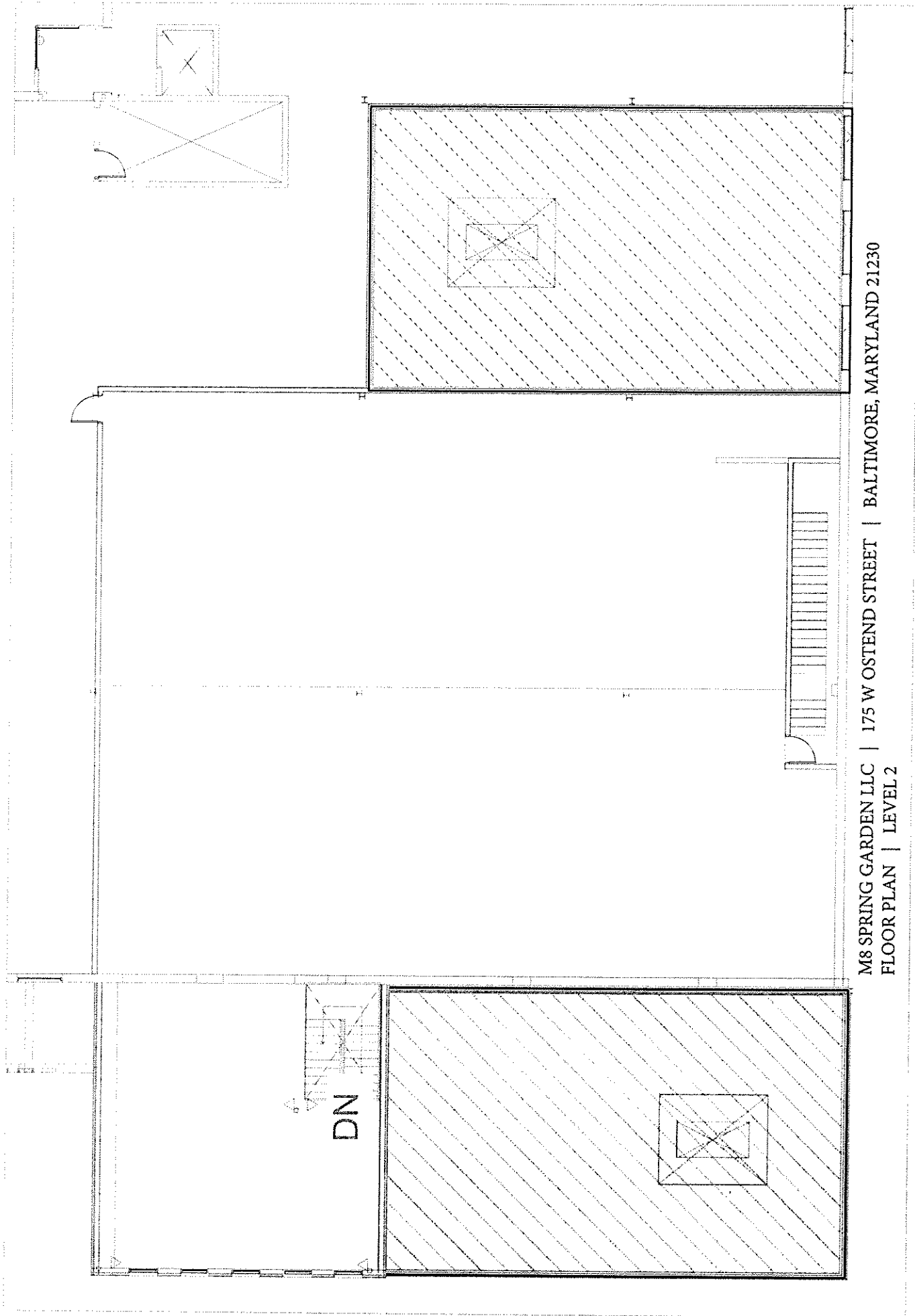
Please note that this is a public document and upon request will be provided to the general members of the public.

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

127 WEST OSTEND STREET

FLOOR PLAN | LEVEL 1





M8 SPRING GARDEN LLC | 175 W OSTEND STREET | BALTIMORE, MARYLAND 21230
FLOOR PLAN | LEVEL 2

M8 SPRING GARDEN, LLC: W24011819

Department ID Number:

W24011819

Business Name:

M8 SPRING GARDEN, LLC

Principal Office: ⓘ

175 W. OSTEND STREEET

BALTIMORE MD 21230

Resident Agent: ⓘ

MATTHEW L. KIMBALL

SUITE 200

1340 SMITH AVENUE

BALTIMORE MD 21209

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

05/26/2023

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 175 W. Ostend st, 21230

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 1

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1

"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 _____

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Andy Judhope DATE: 6/26/23

175 W. Ostend str, 21230

The map displays the location of 175 W. Ostend St, marked with a star icon. The surrounding area includes several streets and businesses:

- Streets:** W Ostend St, Martin Luther King Jr Blvd, S Sharp St, and 1301-1387 Leadenhall St.
- Businesses and Landmarks:** Hematerra Technologies, M.C. Dean, Inc, Spaces - Baltimore - Stadium Square, World Institute of Safety, Eastern Shore Transportation LLC, Clark Construction Group, and 1301-1387 Leadenhall St Parking.
- Other Markers:** A star icon at the top left, a location pin at the bottom left, and a location pin at the bottom right.

MAP Cc

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>	M8 Beer
<i>Corporation Name:</i>	M8 Spring Garden, LLC
<i>Location Address:</i>	175 W. Ostend St, 21230
<i>License Type:</i>	Class "B" 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>	6/26/2023 <input type="checkbox"/>
<i>Estimated Date of Removal?</i>	7/6/2023 <input type="checkbox"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

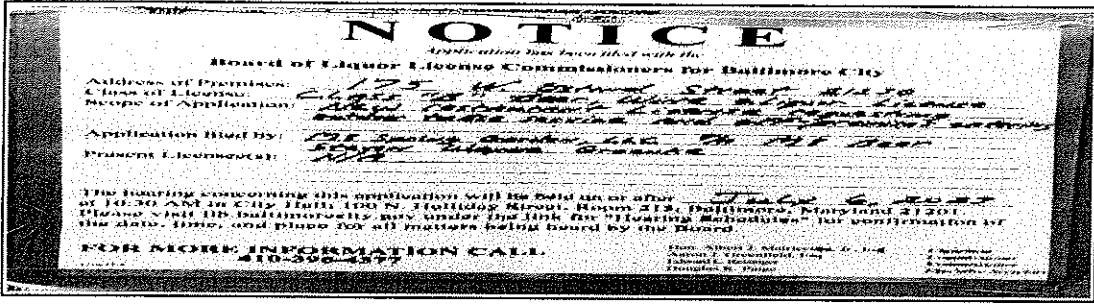
Other licensed locations - Describe/Note:

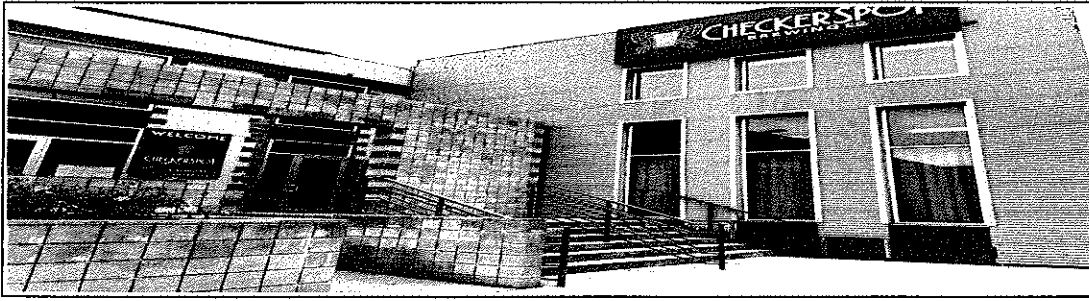
See Map

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

New Restaurant license requesting outdoor table service and off-premises catering.

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name		Date and Time	
<input type="text" value="i:0#w\baltimore\cindy-leigh.tudhope"/>		<input type="text" value="6/26/2023"/>	<input type="text" value="3:52:20 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

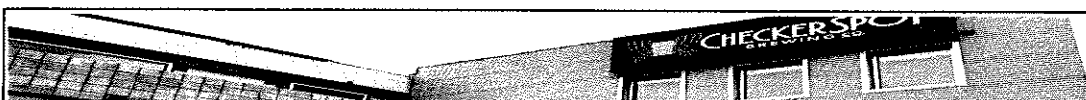
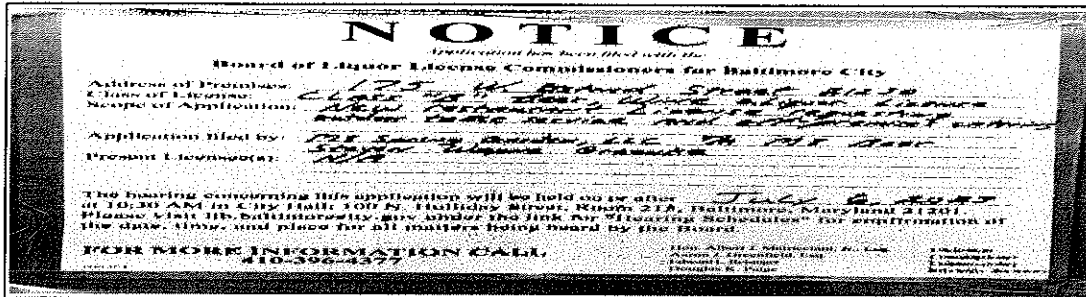
<i>Applicant(s) Name:</i>	Steven Wayne Groenke
<i>Address of Premises:</i>	175 W Ostend str, Baltimore MD 21230
<i>Inspector:</i>	i:0#w baltimore\cindy-leigh.tudhope
<i>Date Posted:</i>	6/26/2023
<i>Time Posted:</i>	2:45 PM
<i>Date Rechecked:</i>	
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	

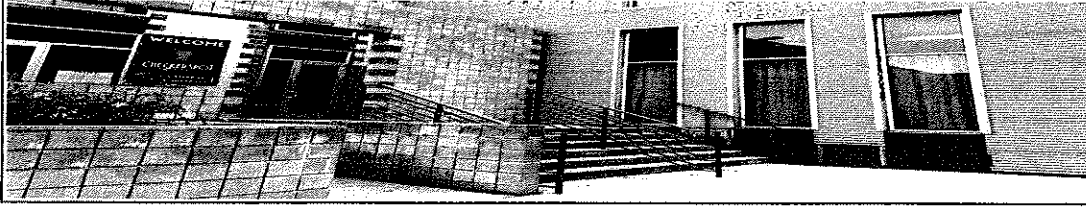
Summary on location of sign posted:

Front Window

Summary on location of sign rechecked:

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: 175 W. Ostend Street 21230
Class of License: Class "B" Beer, Wine & Liquor License
Scope of Application: New Restaurant License requesting
outdoor table service and off-premises catering

Application filed by: M8 Spring Garden, LLC T/A M8 Beer
Steven Wayne Groenke
Present Licensee(s): N/A

The hearing concerning this application will be held on or after July 6, 2023
at 10:30 AM in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21201.
Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of
the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Matricciani, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*
Edward L. Reisinger *Commissioner*
Douglas K. Paige *Executive Secretary*



Master: USE2023-52880
 Addr: 175 W OSTEND ST
 Ward/Section: 23-07
 Block/Lot: 0974-001
 District: 901(21230-3792)

Record: 5/31/2023
 Status: INS(N)
 Issue:
 Final:
 Exp:

Plans Num: -
 Land Use: 6376
 Proj Code: CA1,F03
 Sdat: Sdat

- GIS GMap BlockPlat MHI
- All Notices on this Proper

P&CE ©2009

- > My_Task
- > New_Task
- > Msg_Due
- > Search
- > WWP
- > Report
- > My Bucket - Zone(292)
- > Bucket Admin

User ID: LEEC(ZON-35)

Main:USE2023-52880 175 W OSTEND ST INS [Print Activity](#) [Print Fee](#) [Refresh](#)

- Main Parcel Info People Activity Fixture Fee Print BMZA Ext/Amd/Partial Ext_Test
- Memo Photo/Document Online Info Message Board DGS-SWM Parcel Change All Plans All Permits

[Update Description](#)

USE PREMISES AS A BREWERY AND RESTAURANT WITH A BEER WINE & LIQUOR LICENSE TO INCLUDE OUTDOOR SEATING (ALL ON PRIVATE PROPERTY - NO MINOR PRIVILEGE REQUIRED) AND OFF PREMISE CATERING

[Condition Add Condition](#)
[Parcel Tag](#)

Type	Description	Notes	By	Updated
1	Non-sufficient	NSF ON ACCOUNT #9000061983 ON CHARGE BACK DATE OF 6/04/18 IN THE TOTAL AMOUNT OF \$98.00 PAYMENT IS IN THE NAME OF CHECKERSPOT BREWING LLC ON PERMIT USE2018-52671. NSF PAID ON 7-30-18.	DBAR	7/17/2018 1:53:00 PM

Permit Num	USE2023-52880	Plans Year	<input checked="" type="checkbox"/>	Exist DW	000	Prop DW	0
Plans Num		Plans Number	<input checked="" type="checkbox"/>	Exist Eff	0	Prop Eff	0
Parcel	0974 001	Set Exp Date	<input checked="" type="checkbox"/>	Exist RM	00	Prop RM	0
Review Completed		Plan Rev Complete	<input checked="" type="checkbox"/>	Exist LU1	Restaurant	Prop LU1	Restaurant
Date Issue		Construction cost	<input checked="" type="checkbox"/>	Exist LU2	<input checked="" type="checkbox"/>	Prop LU2	<input checked="" type="checkbox"/>
Date Expire		Estimated cost	<input checked="" type="checkbox"/>	Exist LU3	<input checked="" type="checkbox"/>	Prop LU3	<input checked="" type="checkbox"/>
Date Finaled		Prop Area	<input checked="" type="checkbox"/>	Exist LU4	<input checked="" type="checkbox"/>	Prop LU4	<input checked="" type="checkbox"/>
Date Target		Prop Volume	<input checked="" type="checkbox"/>	Exist Use	(Commercial) Restaurant	Prop Use	(Commercial) Restaurant
Applicant Name	LOU CATELLI	Type Of Work	<input checked="" type="checkbox"/>				
Project Name		Use_Existing	<input checked="" type="checkbox"/>				
Recorded By	VEALE	Use_Propose	<input checked="" type="checkbox"/>				
Date Recorded	5/31/2023 6:06:42 PM	GreenBuilding	<input checked="" type="checkbox"/>				
Status	INS	NumOfUnit	<input checked="" type="checkbox"/>				
Frozen	N	NumOfUnit Accessible	<input checked="" type="checkbox"/>				
Update By	VEALE	NumOfUnit Adaptable	<input checked="" type="checkbox"/>				
Date Update	5/31/2023 6:06:42 PM	NumOfUnit Visitable	<input checked="" type="checkbox"/>				
Project Num	USE2023-52880	Substantial Repair	<input checked="" type="checkbox"/>				
Master Number	USE2023-52880						

July 27, 2023

Applicant(s): Sheldon Gill and Kirby-Jay John
Caribbean Dynasty, LLC, T/a Caribbean Dynasty
647 W. Pratt Street 21201

Class: "B" Beer, Wine & Liquor License

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

(a) **Applicant(s) Information:** (1) Sheldon Gill was born in Trinidad in November of 1974. He lives in Upper Marlboro, MD; and (2) Kirby-Jay John was born in Trinidad in April of 1973. He lives in Baltimore, MD. Mr. Gill previously was a licensee at 5124 Baltimore Avenue, Hyattsville, MD t/a Under The Coconut Tree from 2009-2010.

(b) **Ownership Breakdown:** (1) Sheldon Gill (85%); and (2) Kirby-Jay John (15%).

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

(d) **Qualified Voters:** Patricia Spaulding, Shannon Morgan, and Guy Bell are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Caribbean Dynasty, LLC is a MD LLC and as of 7/12/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/26/2023 and checked on 7/6/2023. This meets the 10-day rule. There are 8 licensed liquor establishments in the 4x4 area: "D" BW- 1; "B" BWL- 1; "BD7" BWL- 3; "Arena" – 1 and "Hotel/Motel" - 2.

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

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

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

Board's Decision

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

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

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

EXPLANATION OF REQUEST: NEW CLASS RESTAURANT CLASS TYPE B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 647 W PRATT ST. BALTIMORE MD 21201

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

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: CARIBBEAN DYNASTY LLC TRADE NAME: SAME CARIBBEAN DYNASTY LLC

BUSINESS PHONE NUMBER: 443 4324126 BUSINESS EMAIL ADDRESS: GJELLS@CARIBBEANDYNASTY.COM

ATTORNEY FOR THE APPLICANT: _____ ADDRESS: _____ PHONE: _____

Part of Premises Used (Note: Floors and Areas for Storage): PARKING 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: 75-100

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

SHELDON GILL [Redacted] [Redacted]

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

5114 BOLD ST UPPER MARLBORO MD 20774

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

04/11/1974 MALE TRINIDAD

(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

KIRBY-JAS JOHN [Redacted]

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

4235 PASCAL AVE CURTIS BAY MD 21226 2002-Now

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

04/17/73 male TRINIDAD

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

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

3. Applicant C

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

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

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

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

RECEIVED: BLLC
APR 12 2023 PM 4:22

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

PG county - JUNE 2009-2010 - FIVATTSVILLE MD
BEER/WINE UNDER THE COCONUT TREE 5124 BALTIMORE AVE 20782

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

NEW RESTAURANT

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
SHELDON GILL	3114 BALD ST UPPER MARIETTA MD 20774	[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. § 4-103 (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: SHELDON GILL ADDRESS: 3114 BALD ST UPPER MARIETTA MD 20774 TITLE: OWNER % OF STOCK HELD: 85
- 2) NAME: KIRBY JAY JOHN ADDRESS: 4235 PISCAN AVE BALTIMORE MD 21226 TITLE: Partner % OF STOCK HELD: 15
- 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.*

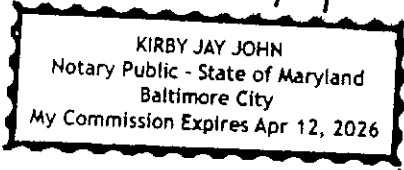
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

Sheldon Gill
Signature of Applicant A

I hereby certify that on the 2nd day of March, 2023, before me, the subscriber, a notary public of the State of MD in and for Baltimore City, personally appeared Sheldon Gill 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: KIRBY JAY JOHN

(Notary Seal) My Commission expires 04/2/26

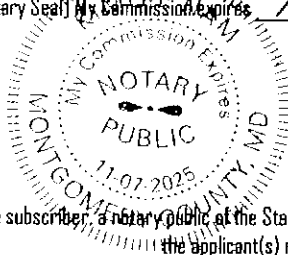


Kirby Jay John
Signature of Applicant B

I hereby certify that on the 2nd day of March, 2023, before me, the subscriber, a notary public of the State of MD in and for Managers, personally appeared KIRBY J. D. JOHN 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: KIM E. NOLAN

(Notary Seal) My Commission expires 11/07/2025



Signature of Applicant C

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

Signature: _____
Printed Name: _____

(Notary Seal) My Commission expires _____

647 PRATT LLC

Name and Address of the owners of the premise/landlord: NURULLAH B. MULGAN Phone Number: [REDACTED]

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

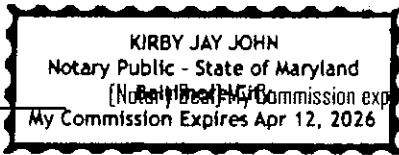
(I, WE) 647 PRATT LLC Nurullah B. Mulgan HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 647 W PRATT ST, Baltimore, City with a Zip Code of 21201, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 2nd day of March, 2023, before me, the subscriber, a notary public of the State of MD, in and for Baltimore City, personally appeared NURULLAH B. MULGAN 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: KIRBY JAY JOHN



04/12/26

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

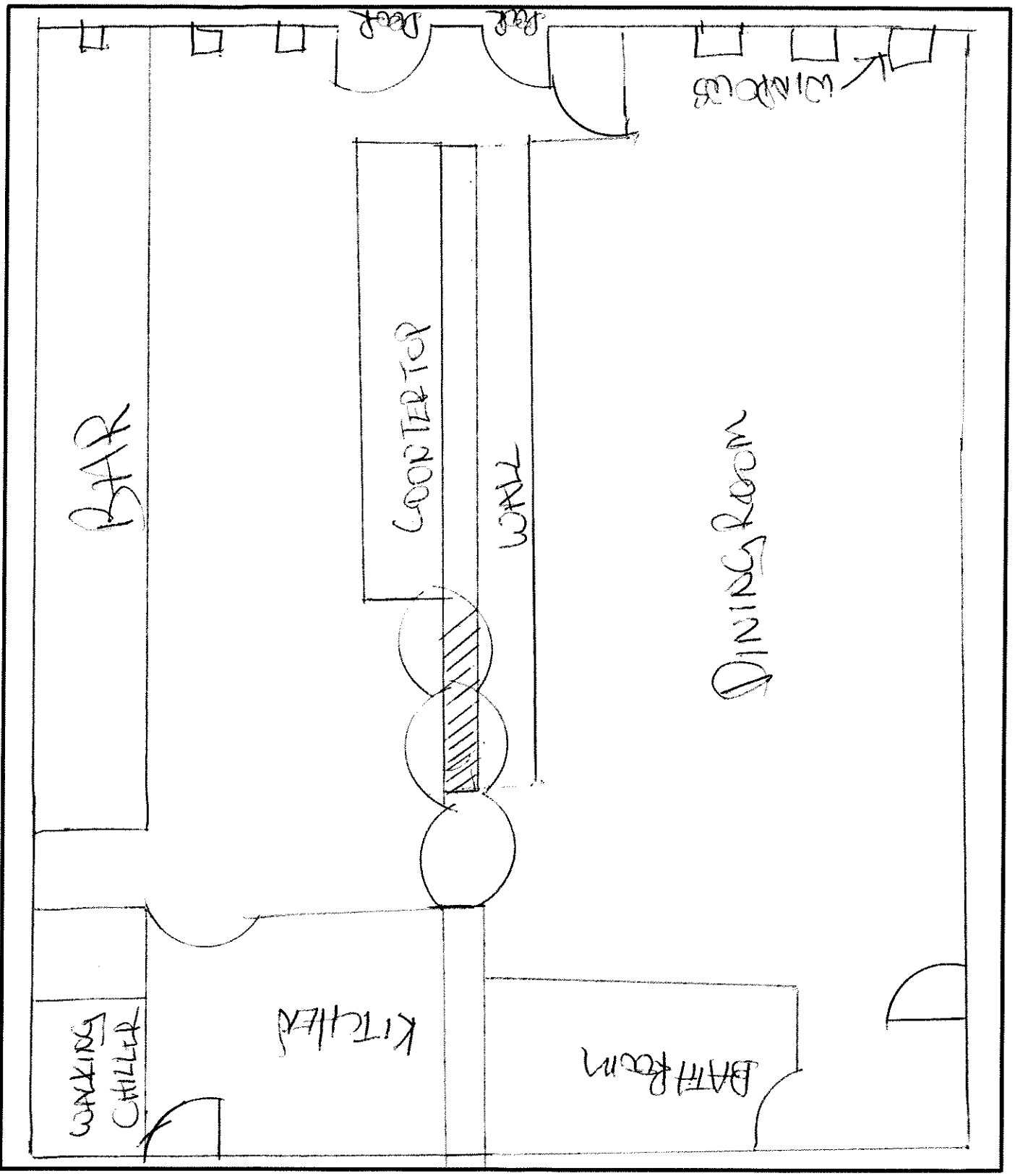
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Wesley Stokes	769 Cherry Brook Ln Baltimore, MD 21225	<u>[Signature]</u>	09/1983	20 years
Patricia Spaulding	3637 HineLine Rd Poxlto, MD 21229	<u>[Signature]</u>	03/81	22 yrs
Shannon Morgan	5181 Wyndholme Way Baltimore MD 21229	<u>[Signature]</u>	07/81	21 years
Gulij BELL	569 Wyndhome Way Baltimore MD 21229	<u>[Signature]</u>	08/83	20 yrs

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

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

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



CARIBBEAN DYNASTY, LIMITED LIABILITY COMPANY: W23626138

Department ID Number:

W23626138

Business Name:

CARIBBEAN DYNASTY, LIMITED LIABILITY COMPANY

Principal Office: 

8914 BOLD ST

UPPER MARLBORO MD 20774

Resident Agent: 

SHELDON JESUS GILL

8914 BOLD ST

UPPER MARLBORO MD 20774

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:

12/05/2022

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 647 W. Pratt st 21201

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1

"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 3

ARENA 1

HOTEL/MOTEL 2

RACING _____

PREPARED BY: Andy Judhope DATE: 6/26/23

647 W. Pratt Street. 21201

This map displays the area around 647 W. Pratt Street, Baltimore, MD 21201. The map includes the following elements:

- Streets:** W Redwood St, W Pratt St, S Greene St, S Fremont Ave, Penn St, Dove St, Portland St, S Fremont Ave, McHenry St, Ryan St, Ramsay St, Oric, S Paca St, Warner St.
- Landmarks and Points of Interest:**
 - Univ of Maryland Medical Ctr
 - R Adams Cowley Shock Trauma Center
 - University of Maryland School of Nursing
 - Pratt Street Garage
 - UM Urgent Care Downtown Campus
 - Penn Street Garage
 - Barre Circle Historic District
 - Oriole Park at Camden Yards
 - Hilton Inner Harbor
 - Medical Center Garage
 - University of Maryland School of Social Work
 - Dr. Samuel D. Harris National...
 - Baltimore Marriott Inner Harbor at Camden Yards
 - Search Engine Time Incorporated
 - Rachael's Dowry Bed & Breakfast
 - Zipcar
 - Ridgley's Delight
 - Melvin Dr Sunoco Gas Station
 - Zipcar
 - Warner St
 - Search Engine Time Incorporated
 - Barre Circle Historic District
 - McHenry St
 - Ryan St
 - Ramsay St
 - Oric
 - S Paca St
 - Warner St
 - Zipcar
 - Rachael's Dowry Bed & Breakfast
 - Zipcar
 - Ridgley's Delight
 - Melvin Dr Sunoco Gas Station
 - Zipcar
 - Warner St
 - Search Engine Time Incorporated
- Public Transportation:** Metro stations are marked with 'M' icons, including the one at W Pratt St.
- Other Features:** A search bar at the top left, a scale bar, and a copyright notice for Baltimore Map data ©2023 Google.

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="Caribbean Dynasty"/>
<i>Corporation Name:</i>	<input type="text" value="Caribbean Dynasty, LLC"/>
<i>Location Address:</i>	<input type="text" value="647 W. Pratt str, Baltimore MD 21201"/>
<i>License Type:</i>	Class "B" 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 type="text" value="6/26/2023"/> <input type="checkbox"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="7/6/2023"/> <input type="checkbox"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

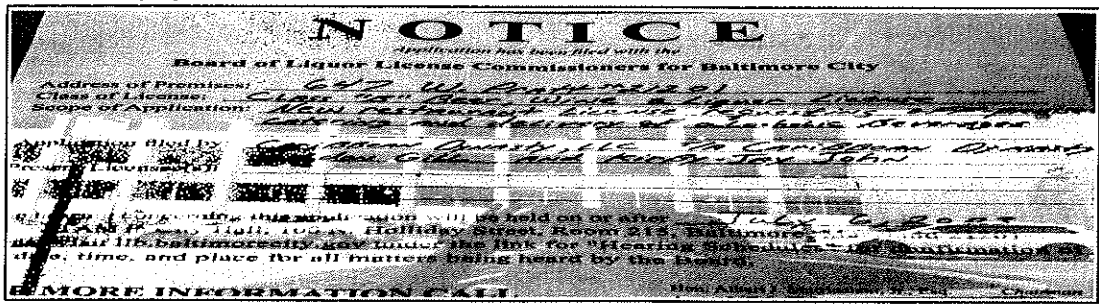
Other licensed locations - Describe/Note:

See Map

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

New restaurant license requesting off-premises catering and delivery of alcoholic beverages.

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name		Date and Time	
<input type="text" value="i:0#w baltimore\cindy-leigh.tudhope"/>		<input type="text" value="6/26/2023"/>	<input type="text" value="3:40:39 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: Sheldon Gill ; Kirby-Jay John

Address of Premises: 647 W. Pratt st, 21201

Inspector: i:0#w|baltimore\cindy-leigh.tudhope

Date Posted: 6/26/2023

Time Posted: 3:10 PM

Date Rechecked:

Time Rechecked:

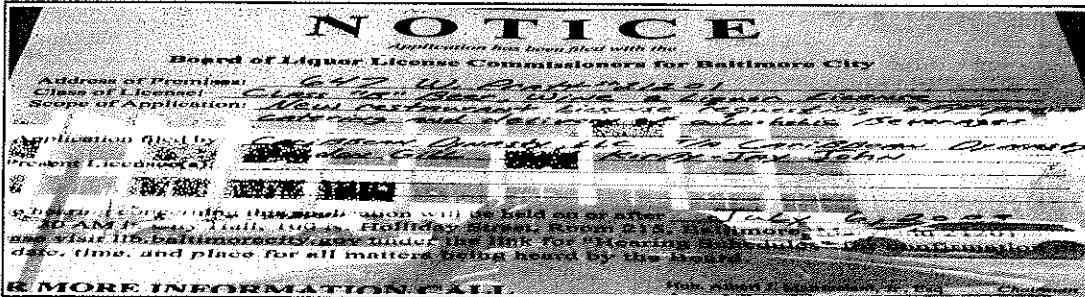
Manager or Owner when sign posted:

Summary on location of sign posted:

Front Window

Summary on location of sign rechecked:

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: 647 W. Pratt St 21201
Class of License: Class "B" Beer, Wine & Liquor License
Scope of Application: New restaurant license requesting off-premise catering and delivery of alcoholic beverages

Application filed by: Caribbean Dynasty, LLC T/A Caribbean Dynasty, Sheldon Gill and Kirby-Jay John
Present Licensee(s):

Hearing concerning this application will be held on or after July 6, 2023 at 10:30 AM in City Hall, 100 N. Holliday Street, Room 215, Baltimore, Maryland 21201. Please visit lib.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of date, time, and place for all matters being heard by the Board.

MORE INFORMATION CALL

Hon. Albert J. Matrocinelli, Jr., Esq.

Chairman

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 HEREOF 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 30 FEET OF A DWELLING.

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
22	04	0675	037	4/13/23	902

PROPERTY ADDRESS: 647 W PRATT ST

OWNER: 647 PRATT LLC ADDR: 647 W PRATT STREET BALTIMORE

LESSEE: CARIBBEAN DYNASTY LLC ADDR: 647 W PRATT STREET BALTIMORE M

LAND USE CODES 1-08

CONTINUE TO USE AS A RESTAURANT.

1001-000000-2600-159009-400500 PER. INSP.	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			
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC CONST	1001-000000-2600-158009-400500 ELECT.	1001-000000-2600-158001-400510 HYDRONIC STEAM HEAT	
1001-000000-2600-158302-400510 DISTRIB EXH	1001-000000-2600-158302-400510 AIR COND.	1001-000000-2600-158302-400510 DISP TANKS	1001-000000-2600-158305-400510 HFR	1001-000000-2600-158006-400510 FUEL-BURNING EQUIPMENT	
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400530 PLUMBING	1001-000000-2600-159000-400530 S & E CONTROL	1001-000000-5700-500001-401810 T	1001-000000-1500-102800-400230 TAX	
	0.00				3.00
1001-000000-2600-158309-400290 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES	98.00
	50.00				

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



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

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