

July 27, 2023

Applicant(s): Kathleen Dombrowski and Debra Jacobson
Study Baltimore Operating, LLC T/a The Study at Johns Hopkins
3215 N. Charles Street 21218

Class: "B" Beer, Wine & Liquor Hotel-Motel License

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

(a) **Applicant(s) Information:** (1) Kathleen Dombrowski was born in Baltimore, MD in April of 1970. She lives in Baltimore, MD; and (2) Debra Jacobson was born in Vicenza, Italy in May of 1969. She lives in Glendale, AZ.

(b) **Ownership Breakdown:** (1) Kathleen Dombrowski (0%); (2) Debra Jacobson (0%); (3) McGowan, LLC (5%); (5) Samantha Regan (1%); and Samantha Regan 2021 Family (94%).

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

(d) **Qualified Voters:** Sarah Pedroni, Susan Henderson, and Robert Gray are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a 115 room hotel with a restaurant, outdoor table service, live entertainment, and off-premise catering.

(f) **Corporate Standing:** Study Baltimore Operating, 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 8 licensed liquor establishments in the 4x4 area: "A" BWL- 1; and "B" BWL- 7.

(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: Application for a new class B-HM liquor license CLASS TYPE: B-HM

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 3215 N. Charles Street, Baltimore, MD 21218

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Study Baltimore Operating, LLC TRADE NAME: The Study at Johns Hopkins

BUSINESS PHONE NUMBER: 443-413-8327 BUSINESS EMAIL ADDRESS: kdombrowski@studyhotels.com

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

Part of Premises Used (Note: Floors and Areas for Storage): Entire premises Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? small live music ensembles 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: 131

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

Kathleen Dombrowski _____
 (Full name) (Telephone no.) E-mail (Required)
 308 East Lake Avenue Baltimore MD 21212 27 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 04/1970 Female Baltimore, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

Debra Jacobson _____
 (Full name) (Telephone no.) E-mail (Required)
 8012 W. Morton Avenue Glendale AZ 85303 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 05/1969 Female Vicenza, Italy
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name	Address	Phone	Email
Kathleen Dombrowski	3215 N. Charles Street, Baltimore, MD 21218		

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. § 4-10B (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: Kathleen Dombrowski ADDRESS: 308 East Lake Avenue, Baltimore, MD 21212 TITLE: Authorized Member %OF STOCK HELD: 0%
- 2) NAME: Debra Jacobson ADDRESS: 8012 W. Morton Avenue, Glendale, AZ 85303 TITLE: Authorized Member %OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

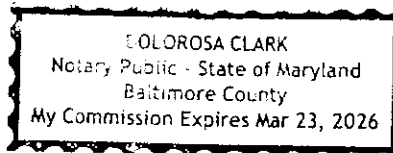
Kathleen Dombrowski
Signature of Applicant A

I hereby certify that on the 12th day of MAY, 2023, before me, the subscriber, a notary public of the State of MARYLAND in and for Baltimore, personally appeared Kathleen Dombrowski 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 03/23/2026

Printed Name: DOLOROSA CLARK



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: _____

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

Name	Address	Phone	Email
Kathleen Dombrowski	3215 N. Charles Street, Baltimore, MD 21218		

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 Ala. Rev. 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: Kathleen Dombrowski ADDRESS: 308 East Lake Avenue, Baltimore, MD 21212 TITLE: Authorized Member %OF STOCK HELD: 0%
- 2) NAME: Debra Jacobson ADDRESS: 8012 W. Morton Avenue, Glendale, AZ 85303 TITLE: Authorized Member %OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

Signature of Applicant A

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Debra Jacobson
Signature of Applicant B

I hereby certify that on the 4th day of May, 2023, before me, the subscriber, a notary public of the State of Arizona in and for via, personally appeared Debra Jacobson 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: Tamiko Shibata (Notary Seal) My Commission expires September 12, 2026

Printed Name: Tamiko Shibata



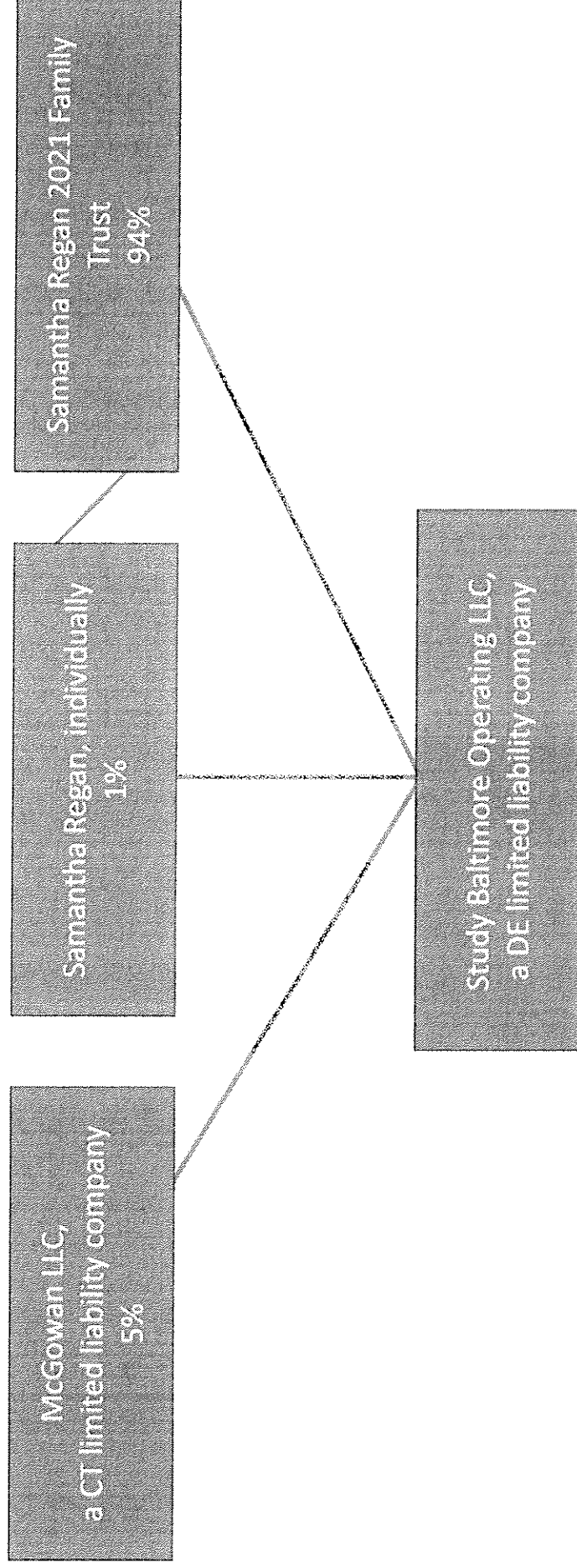
Signature of Applicant C

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: _____

Study at Johns Hopkins Study Baltimore Operating LLC



Name and Address of the owners of the premise/landlord: Study Baltimore Holding LLC, 15 W. 26th St., New York, NY 10010 Phone Number: [REDACTED]

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

(I, WE) Study Baltimore Holding LLC HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 3215 N. Charles Street, Baltimore, City with a Zip Code of 21218, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 31st day of May, 2023 before me, the subscriber, a notary public of the State of New York in and for NY, personally appeared Paul McGowan the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]

[Notary Seal] My Commission expires 2024

Notary Printed Name: GERALDINE MCMAHON

GERALDINE MARY MCMAHON
Notary Public - State of New York
No. 01MC8338991

The following certificates must be signed by a Notary Public in the State of New York, Qualified in Bronx County, My Commission Expires 2/10/2024

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.

Table with 5 columns: Names, Address, Signature, DOB (Month/Year), Length of time Acquainted with the Applicant(s). The table is currently empty.

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

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

Name and Address of the owners of the premise/landlord: Charles & Blackstone Apartments L.L.C., 3910 Keswick Road, N-3100, Baltimore, MD 21211 Phone Number: _____

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

(I, WE) Charles & Blackstone Apartments, L.L.C. HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3215 N. Charles Street, Baltimore, City with a Zip Code of 21218, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

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.

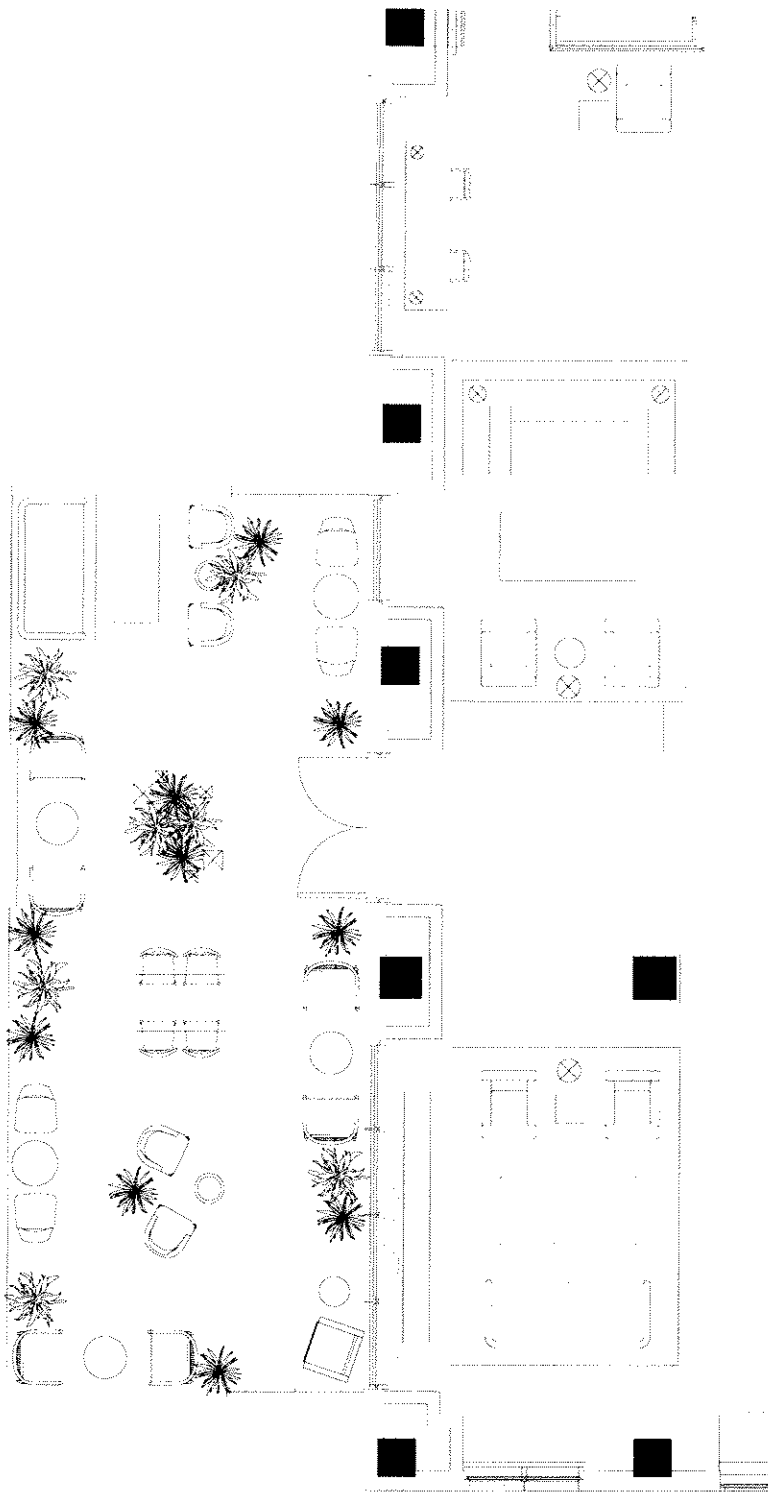
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
SARAH PEDRONI	6108 BLACKBURN BALT., MD 21212	<i>Sarah Pedroni</i>	12/1963	20 YEARS
Susan Henderson	21212 309 Cedarcroft Rd.	<i>Susan Henderson</i>	4/1950	25 years
Bob Gray	309 Cedarcroft Road Baltimore, MD 21212	<i>Bob Gray</i>	12/57	25 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.

06/02/2023



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15 Moreland Design Studio, LLC.
15 West 26th St. Suite 902
New York, NY 10010

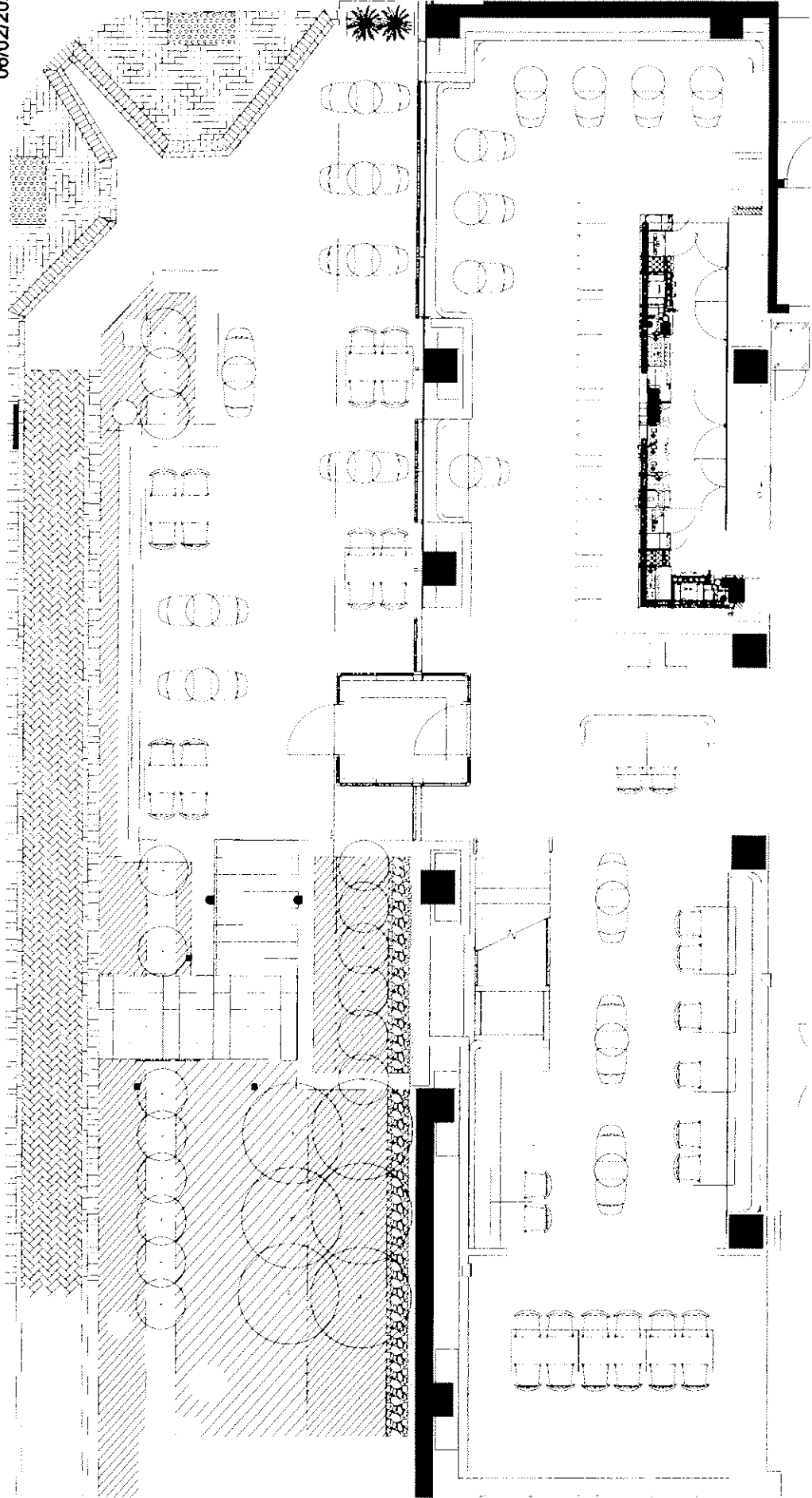
15
MORELAND

HOSPITALITY 3

JHU LIVING ROOM

FURNITURE PLAN
WITH TERRACE

06/02/2023



**JHU RESTAURANT
FURNITURE PLAN
WITH TERRACE**

HOSPITALITY 3

15
MORELAND

15 Moreland Design Studio, LLC.
15 West 26th St. Suite 902
New York, NY 10010

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BREAKFAST

The Study at Johns Hopkins

For the Table

HOUSE MADE BUTTERMILK BISCUITS	Honey butter, jam	8
YOGURT BOWL	Granola, honey	12
SEASONAL FRUIT ASSORTMENT	.....	11
PASTRY BASKET	Assorted house-made pastries	15
STEEL CUT OATMEAL	Brown sugar, chopped almonds, raisins	12

Full Breakfast

STUDY BREAKFAST	Two eggs, hickory smoked bacon, toast	17
LANCASTER OMELET	Kennett Square mushrooms, greens, Fat Cat cheese	17
PANCAKES	Three buttermilk pancakes, maple syrup	15
FRENCH TOAST	Seasonal compote, powdered sugar	15
SMOKED SALMON PLATTER	Lettuce, tomato, olives, capers, cream cheese, plain bagel	18
AVOCADO TOAST	Multigrain toast, sunny side up egg, everything spice	17
BREAKFAST SANDWICH	Scrambled eggs, hickory smoked bacon, cheddar, english muffin	15

Fresh Squeezed Juices

ORANGE	.....	8
GRAPEFRUIT	.....	8
THE STUDY FRUIT BLEND	Apple, pineapple, passionfruit, lemon	12
GREEN HEALTHY JUICE	Cucumber, celery, apple, ginger, kale	12

Sides

PORK SAUSAGE	.....	6
BACON	.....	6
FRIED POTATOES	.....	5
BERRIES	.....	8

Consuming raw or undercooked meat, shellfish, or poultry may increase your risk of foodborne illness. Menu subject to change. We care about allergies & restrictions. Unfortunately we are unable to guarantee dishes are 100% allergen free.

DINNER *The Study at Johns Hopkins*

Shareables

CHEESEBOARD Local cheeses, seasonal compote, marcona almonds, baguette	22
GREEN GARLIC HUSH PUPPIES Herb mayo	10
CASTLE VALLEY CORNBREAD Local honey butter	12
STEAMED MUSSELS Beer broth, butter, grilled sourdough	17
BLISTERED SHISHITO PEPPERS Lemon vinaigrette, kosho mayo.....	12
LANCASTER FARM BEET "TARTAR" Horseradish, dill, creme fraiche	14

Small Plates

HEIRLOOM CARROTS Farmers cheese, chili crunch, house smoked honey	14
POTATOE PAVÉ & ROE Buttermilk, celery, rainbow trout roe	14
FRIED MAITAKE MUSHROOMS Spicy aioli	14

Soup & Salad

ENGLISH PEA SOUP Creme fraiche, hazelnut	11
GEM SALAD Green goddess herb dressing, breadcrumbs	12
KALE SALAD Golden beets, pecans, Claudio's stracciatella, shallot vinaigrette	14

Pasta & Grains

LINGUINE & CLAMS Garlic, parsley, bottarga	21
AGNOLOTTI Lioni ricotta, capers, lemon, spring onion.....	22
"ROOSTER'S CROWN" PASTA Pepperoni bolognese, ricotta fondue	24
PARMESAN RISOTTO Black pepper, slow poached egg	20

Mains

ATLANTIC COD Pea, artichoke, crispy leek	32
HALF ROASTED CHICKEN Roasted yukon potatoes, local mushrooms, chicken jus	27
PETITE GRILLED STEAK 8oz Terres major, herb butter, peppery greens salad	34
SHRIMP & GRITS Castle valley grits, oyster mushrooms, bacon	28
LOCAL BLACK BASS Roasted cauliflower, fennel, bell pepper emulsion	32
CO-OP BURGER Caramelized onions, pink peppercorn aioli, morbier, brioche bun.....	24
ZUCCHINI Heirloom grains, yogurt, crunchy seeds	22

Sides

MASHED POTATOES Butterball potatoes, chives	8
BRAISED LOCAL GREENS Escarole, kale	10
MAC & CHEESE Gnocchetti sardi, tumbleweed mornay	12

DRINKS

The Study at Johns Hopkins

Draft

PIZZA BOY BLUE COLLAR LAGER 4.3%	7
THREE'S S LOGICAL CONCLUSION HAZY IPA 7.0%	9
ST. BONIFACE ORANGE POLLINATOR HEFEWEIZEN 5.5%	8
LANCASTER DOUBLE CHOCOLATE MILK STOUT 6.8%	8
THIN MAN PILLS MAFIA 4.9%	8
FIRST STATE DROID'S DREAMS SOUR 6.0%	9

Bottled

YARDS BRAWLER ENGLISH DARK ALE 4.2%	7
YARDS PALE ALE 4.6%	8
CAPE MAY ALWAYS READY PALE ALE 4.8%	8
YUENGLING LAGER 4.5%	7
DOG FISH HEAD 40 MINUTE IPA 6.0%	7
ORIGINAL SIN BLACK WIDOW CIDER 6.0%	8
YARDS LEVEL UP IPA 6.5%	7
LAGUNITAS IPA 6.2%	9
STELLA ARTOIS 5.0%	8
CORONA 4.6%	7
MILLER LITE 4.2%	7
HEINEKEN 5.0%	7
BLU MOON 5.4%	7
SIERRA NEVADA PALE ALE 5.6%	7
PERONI 5.1%	7
ALLAGASH WHITE 5.2%	8
BUD LIGHT 4.2%	6
COORS LITE 4.2%	6

White

GRECO-BIANCO Librani, 'Segno Librandi', Calabria, IT 2022	12 / 48
ALBARINO Garzon Reserva, Maldonado, UY 2021	12 / 48
PINOT GRIGIO Ca'Del Sarto, Friuli, IT 2020	16 / 64
SAUVIGNON BLANC Arona, Marlborough, NZ 2019	13 / 52
SAUVIGNON BLANC Oxford Landing, Southern AU 2021	11 / 44
VERMENTINO Tua Rita, 'Perlato Del Bosco Bianco', Toscana, IT 2021	18 / 72
CHARDONNAY Vina Laurent, 'Vanidoso', Central Valley, Chile	14 / 56
CHARDONNAY Sean Minor, Central Coast, CA 2020	14 / 56

Red

PINOT NOIR Roco, '60 Souls', Willamette Valley, OR 2020	16 / 64
PINOT NOIR Lees-Fitch, Sonoma, CA 2019	13 / 52
RHONE BLEND Celler Des Dauphins, Cotes du Rhone, FR 2019	11 / 44
MALBEC Argento, Mendoza, AR 2021	10 / 40
BORDEAUX BLEND Chateau Croix des Gents Bordeaux Superieur, Bordeaux, FR 2018	14 / 56
CABERNET SAUVIGNON Browne Family, 'Heritage', Columbia Valley, WA 2020	12 / 48
CABERNET SAUVIGNON Twenty Rows, Napa Valley, CA 2020	20 / 80

Rosé

VINHO VERDE Las Lilas, Portugal, 2021	13 / 52
ROSÉ Figuiere, Cotes de Provence, FR	13 / 52
ROSÉ Rosa Vina Robles, Pasa Robles, CA 2020	14 / 54

Sparkling

PROSECCO Casa Di Malia, N.V.	11 / 44
PROSECCO Acinum, Extra Dry, N.V.	13 / 52
SPARKLING ROSE Francois Montand, Brut Rose, N.V.	13 / 52

House Cocktails

PHILADELPHIA FISH TOWN PUNCH
Jamaican rum, black tea, lemon, peach
Our spin on a 'fish house' punch, a Philadelphia classic.....13

BALTIMORE BRAMBLE
Barr Hill gin, lemon, sugar, and blackberry.
A classic cocktail made with fresh fruit from Maryland 13

Jersey Shore Kettle Corn Whiskey Sour
Dad's Hat whiskey, kettle corn syrup, lemon, egg white
Kettle corn not only to enjoy on the boardwalk..... 13

Wilmington Strawberry Crush
Stateside vodka, elderflower, lemon, thyme, strawberry
Our seasonal version of the Delaware famous orange crush.....13

Manhattan Mezcal Margarita
Altes tequila, Vida mezcal, A perol, prosecco syrup, mint, grapefruit
It's not a Manhattan, it's better..... 13

Appalachian Old Fashioned
Sagamore rye whiskey, blood orange, black walnut
The mountain state is perfect for sipping spicy rye whiskey.....13

Chesapeake Pearl Martini
Vodka, honeydew, cucumber, lemon
Cocktail in hand as we await the sunset on the Chesapeake.....13

CO-OP
Plymouth gin, blanc vermouth, raspberry, lemon, egg white
Our take on a classic Philadelphia cocktail, the Clover Club.....13

STUDY BALTIMORE OPERATING LLC: Z20021523

Department ID Number:

Z20021523

Business Name:

STUDY BALTIMORE OPERATING LLC

Principal Office: ⓘ

15 W. 26TH STREET

NEW YORK NY 10010

Resident Agent: ⓘ

CSC-LAWYERS INCORPORATING SERVICE

COMPANY

7 ST. PAUL STREET

SUITE 820

BALTIMORE MD 21202

Status:

REVIVED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

FOREIGN LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

10/16/2019

State of Formation:

DE

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 3215 N. Charles St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 7

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR _____

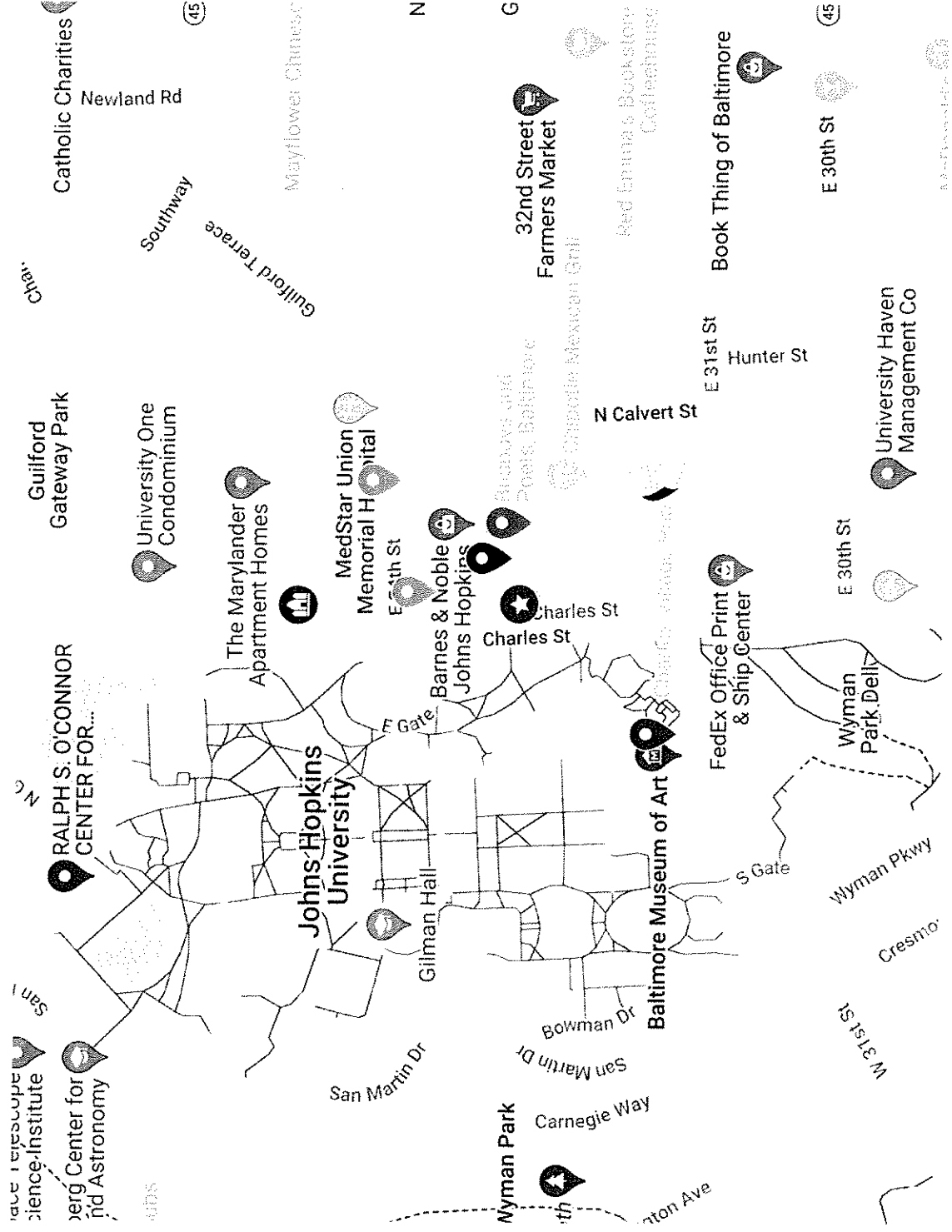
ARENA _____

HOTEL/MOTEL _____












RACING _____

PREPARED BY: Chase DATE: 6/27/23

3215 N. Charles St.



Licensed Establishments

-  The Study at Johns Hopkins
LBHM
-  Gertrude's LB
-  HomeSlyce - JHU LB
-  Tamber's Restaurant LB
-  Charles Village Pub LB
-  Busboys and Poets LB
-  Bird in Hand LB
-  Eddie's Liquor LA
-  Boz's Burgers LB
-  Church
-  University Baptist Church

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):

The study at John Hopkins

Corporation Name:

Study Baltimore Operating, LLC

Location Address:

3215 N. Charles St.

License Type:

Hotel/Motel License

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

No



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

Yes



Date Posted?

6/22/2023



Estimated Date of Removal?

7/3/2023



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

Yes



Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed applications for New Class "LBHM" License with outdoor table service, live entertainment which includes small live music ensembles and off premise catering. The establishment is under construction.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

i:\0#w\baltimore\terri.chase

Date and Time

6/25/2023

1:24:24 AM

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: Kathleen Dombrowski; Debra Jacobson

Address of Premises: 3215 N. Charles St.

Inspector: i:0#w|baltimore\terri.chase

Date Posted: 6/22/2023

Time Posted: 4:00 PM

Date Rechecked: 7/3/2023

Time Rechecked: 10:00 AM

Manager or Owner when sign posted: N/A

Summary on location of sign posted:

The sign is posted on the front gate.

Summary on location of sign rechecked:

The sign is still posted on the front gate.

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: 3215 N. Charles St. 21218
Class of License: LBHM - Beer, Wine & Liquor (Hotel - Motel)
Scope of Application: New Hotel - Motel license requesting In-C Entertainment, outdoor
table service, and off-premises catering

Application filed by: Study Baltimore Operating, LLC, The Study at John Hopkins
Kathleen Dembranski and Debra Jacobson

Present Licensee(s):

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. Matracciani, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*
Edward L. Resinger *Commissioner*
Douglas K. Paige *Executive Secretary*

387099	USE2023-52967	3215 N. CHARLES STREET (STUDY BALTIMORE)	6/5/2023 6/5/2023 6/6/2023	Submitted	\$98.00
--------	---------------	------------------------------------------	----------------------------------	-----------	---------

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

Project Name: 3215 N. CHARLES STREET (STUDY BALTIMORE)

[Guest Access](#)

TO USE THE PREMISES AS A 115-ROOM HOTEL WITH A RESTAURANT, OUTDOOR TABLE SERVICE, LIVE ENTERTAINMENT AND OFF-PREMISES CATERING

July 27, 2023

Applicant(s): Sagar Poudel and Joseph Tavone McDonald
TBS Lake View, LLC T/a Irvington Cut Rate Liquors
4100 Frederick Avenue 21229

Class: "A" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Sagar Poudel was born in Nepal in November of 1991. He lives in Towson, MD; and (2) Joseph Tavone McDonald was born in Baltimore, MD in February of 1988. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Sagar Poudel (100%); and (2) Joseph Tavone McDonald (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$155,000. Deposit of \$30,000 was paid. Remaining balance of \$125,000 to be paid at closing.

(d) **Qualified Voters:** Gary Stanford, Dorothy Cunningham, and Ajay Louden are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise 1st floor as a liquor store.

(f) **Corporate Standing:** TBS Lake View, 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 is 1 licensed liquor establishment in the 4x4 area: "BD7" BWL-1.

(h) **Timeline:** Last Inspection by BLLC was performed 6/25/2023. At that time, the establishment was open and operating.

(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: change of ownership CLASS TYPE: A

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 4100 Frederick Avenue 21229

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: TBS Lake View, LLC TRADE NAME: Irvington Cut Rate Liquors

BUSINESS PHONE NUMBER: 410-644-4433 BUSINESS EMAIL ADDRESS: none

ATTORNEY FOR THE APPLICANT: Jay S. Yoo ADDRESS: 3440 Elliott Ct. Dr. #202
Ellicott City, MD 21043 PHONE: 410-465-3606

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. D.J. Band, Etc.)? _____ Off Premise Catering of Food and Alcohol? Yes No

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

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

1. Applicant A

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

1812 Loch shiel Road _____
(Residence) Street City State Zip Code (period of residency in Baltimore City)

11/1991 _____
(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

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

2826 Windsor Ave., Apt. B3, Balto, MD 21216 _____
(Residence) Street City State Zip Code (period of residency in Baltimore City)

2/1988 _____
(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: BLD
JUN 6 2023 PM 3:45

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

No No

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
No No

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
No No

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
No No

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
N/A N/A

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
No No

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

Applicant A B C
No No

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
No No

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

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

Applicant A B C

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

Name	Address	Phone	Email

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

- 1) NAME: Sagar Poudel ADDRESS: 1812 Loch Shield Rd., Towson, MD 21286 TITLE: Member %OF STOCK HELD: 100%
- 2) NAME: Joseph Tavone McDonald ADDRESS: 2826 Windgor Ave, #133 Balto, MD 21216 TITLE: Member %OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

[Signature]
Signature of Applicant A

I hereby certify that on the 22nd day of May, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Ho. Co., personally appeared Sagar Poudel 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: Jay S. Yoo

(Notary Seal) My Commission expires _____
Jay S. Yoo
NOTARY PUBLIC
Howard County, Maryland
My Commission Expires 04/30/2025

[Signature]
Signature of Applicant B

I hereby certify that on the 22nd day of May, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Ho. Co., personally appeared Joseph Tavone McDonald 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: Jay S. Yoo

(Notary Seal) My Commission expires _____
Jay S. Yoo
NOTARY PUBLIC
Howard County, Maryland
My Commission Expires 04/30/2025

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 _____

THOMAS COYLE
 8336 TALLY HO RD
 LUTHERVILLE MD 21093

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

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

(I, WE) THOMAS COYLE HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 4100 FREDERICK AVE 21229, Baltimore, City with a Zip Code of 21229, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
 Signature of Owner of the Property

I hereby certify that on the 30th day of April, 2023 before me, the subscriber, a notary public of the State of Maryland in and for _____, personally appeared Thomas Coyle 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: Megan Song

[Notary Seal] My Commission expires _____

MEGAN ANN SONG
 Notary Public-Maryland
 Baltimore County
 My Commission Expires
 August 25, 2023

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

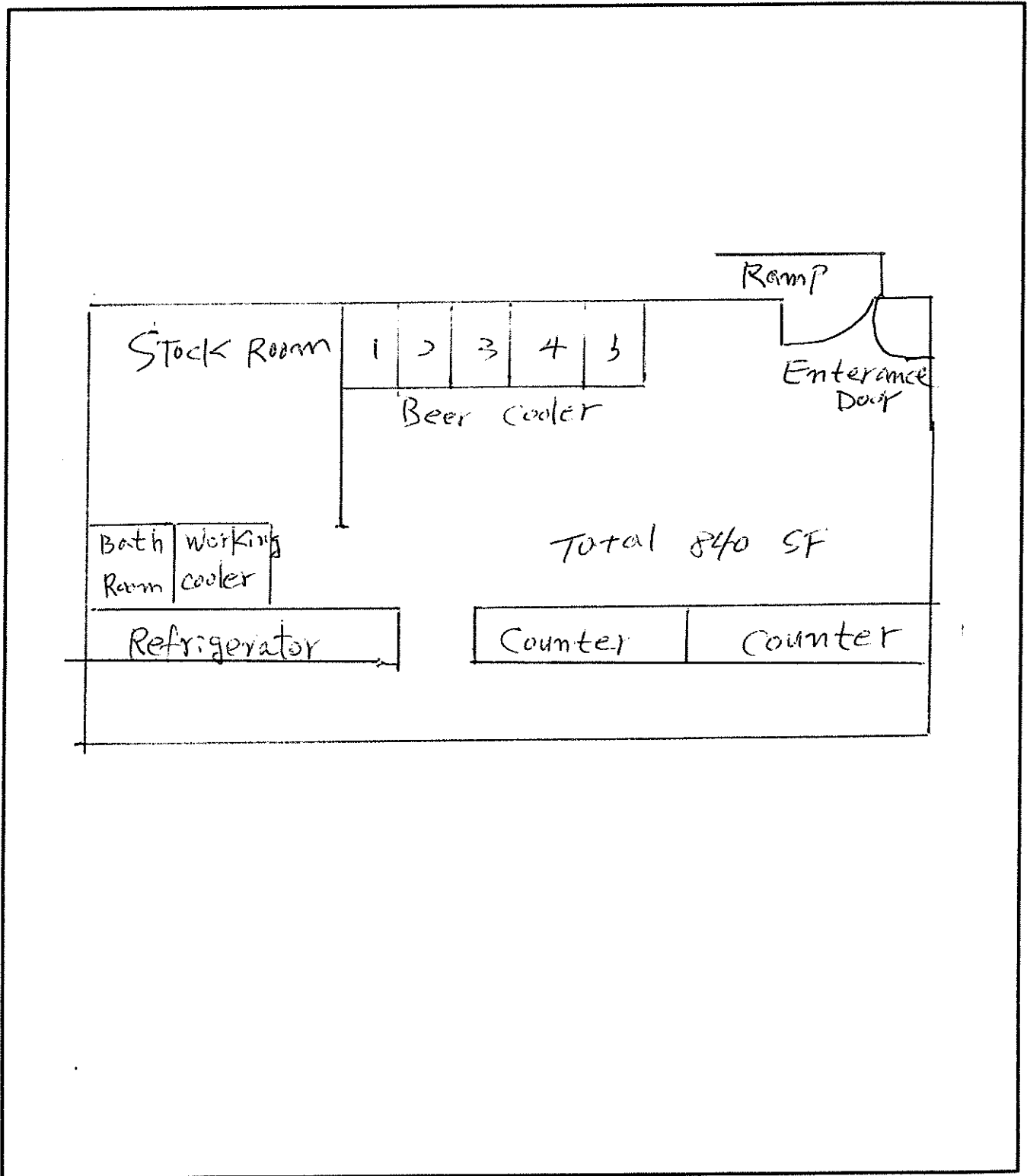
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Name	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Gary W. Starford	1045. Augusta Ave	[Signature]	March 03/1976	24 yrs.
Ajay Louder	311 Collins Ave	[Signature]	11/01/79	24 yrs.
Thomas R. Flores	66 S. Madley St	[Signature]	2/10/60	24 yrs.
Dorothy Cunningham	232 S. Loudon Ave	[Signature]	12/1/22	24 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.





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: LA 005

Cert Num: 0103

Fee: \$858.00

Status: Renewed

License Date: 5/1/2023

License Year: 2023

CR Number: 13494267

Payment Date: 04-17-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: KI S. KIM, INC.

Trade Name: IRVINGTON CUT RATE LIQUORS

Zone Code: 33

Phone: 410-644-4433

Block Num: 4100

City: BALTIMORE

Street: FREDERICK AVENUE

State: MD

Zip: 21229

CR Number: 13494267

Portion of Business Used:

USE PORTION OF GROUND FLOOR AS A RETAIL LIQUOR STORE

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
KI SUK	KIM	4100 FREDERICK AVENUE	BALTIMORE	MD	21229	Edit	Remove Owner

Sunday License

License Num:
License
Dates:

Cert Num:

Fee:

Comments

Date	Comment	Action
06/09/2023	Application for transfer of ownership filed on behalf of TBS Lake View, LLC T/a Irvington Cut Rate Liquors, Sagar Poudel and Joseph Tavone McDonald on 6/6/2023 /kk	Delete
04/01/2023	* Licensee(s) changed during 2023 renewal period - Lonnie Shaulis was removed as licensee * /kk	Delete
10/13/2021	Holiday Special Sundays: 11/28/21, 12/05/21, 12/12/21, 12/19/21, & 12/26/21; Invoice #123200 ...../sb	Delete
04/08/2021	AFFIDAVIT OF COMPLIANCE FOR CLASS "A" LICENSE SUBMITTED WITH 2021-2022 RENEWAL APPLICATION..../jr	Delete
03/24/2021	***03/24/2021 - Licensee #2 was not notarized and Affidavit of Compliance was not completed. Had to send 2021 application back to licensee...../sb	Delete
10/19/2020	Holiday Special Sundays: 11/29/20, 12/06/20, 12/13/20, 12/20/20, & 12/27/20; Invoice #120020.../sb	Delete
11/05/2019	The system shows that the business is in Good Standing so we cleared from the hold list of Personal Property Tax on November 5,2019.../mb	Delete
10/30/2019	Please check invoice #118217 Completed transfer of ownership filed on behalf of Ki S.Kim, Inc..... /sb	Delete
10/03/2019	Alcohol Awareness expires on 09/30/23 Kisuk Kim (certified by John S Murray)...../sb	Delete
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
09/13/2019	9/12/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)..../jr	Delete
08/08/2019	Submitted 2018 Trader's License during renewal.... /sb	Delete
07/24/2019	Application for transfer of ownership filed on behalf of Ki S Kim, Inc. T/a Irvington Cut Rate Liquors, Ki Suk Kim and Lonnie Shaulis on 6/28/19 /kk	Delete
12/14/2018	Mailed letter of recognition for underage drinking compliance check on 12/12/18 /kk	Delete
09/21/2018	Holiday Special Sundays: 11/25/18, 12/02/18, 12/09/18, 12/16/18, 12/23/18 & 12/30/18; Invoice #113383.... /sb	Delete
06/07/2018	PAID IN FULL \$625.00 for Violation Hearing dated on May 24, 2018; Invoice #112745... /sb	Delete
05/25/2018	5/24/2018 - Public Hearing RE: Violation of Rule 4.01(a)Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)Fined \$500 + \$125 admin fee, \$625 total fine, 30 days to pay (3-0 Vote)...../jr	Delete
12/03/2015	Alcohol Awareness expires 11/23/19 (Ok Sun Kim)	Delete
02/24/2015	07/17/2014 Public Hearing Re: Violation of Rule 4.10(a) GUILTY \$1000 +\$125 admin fee \$1,125 Fine Total	Delete
09/29/2011	9/8/2011 Public Hearing re: Violation of Rule 4.01(a) Sale to Minor. GUILTY \$500	Delete

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

License num: LA 005

Address: 4100 FREDERICK AVENUE

Trade Name: IRVINGTON CUT RATE LIQUORS

Comment:

[Add Comment](#)

Hold Info

TBS LAKE VIEW, LLC: W23889611

Department ID Number:

W23889611

Business Name:

TBS LAKE VIEW, LLC

Principal Office: ⓘ

4100 FREDERICK AVENUE

BALTIMORE MD 21229

Resident Agent: ⓘ

SAGAR POUDEL

4100 FREDERICK AVENUE

BALTIMORE MD 21229

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:

04/03/2023

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 4100 Frederick Avenue

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 1

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

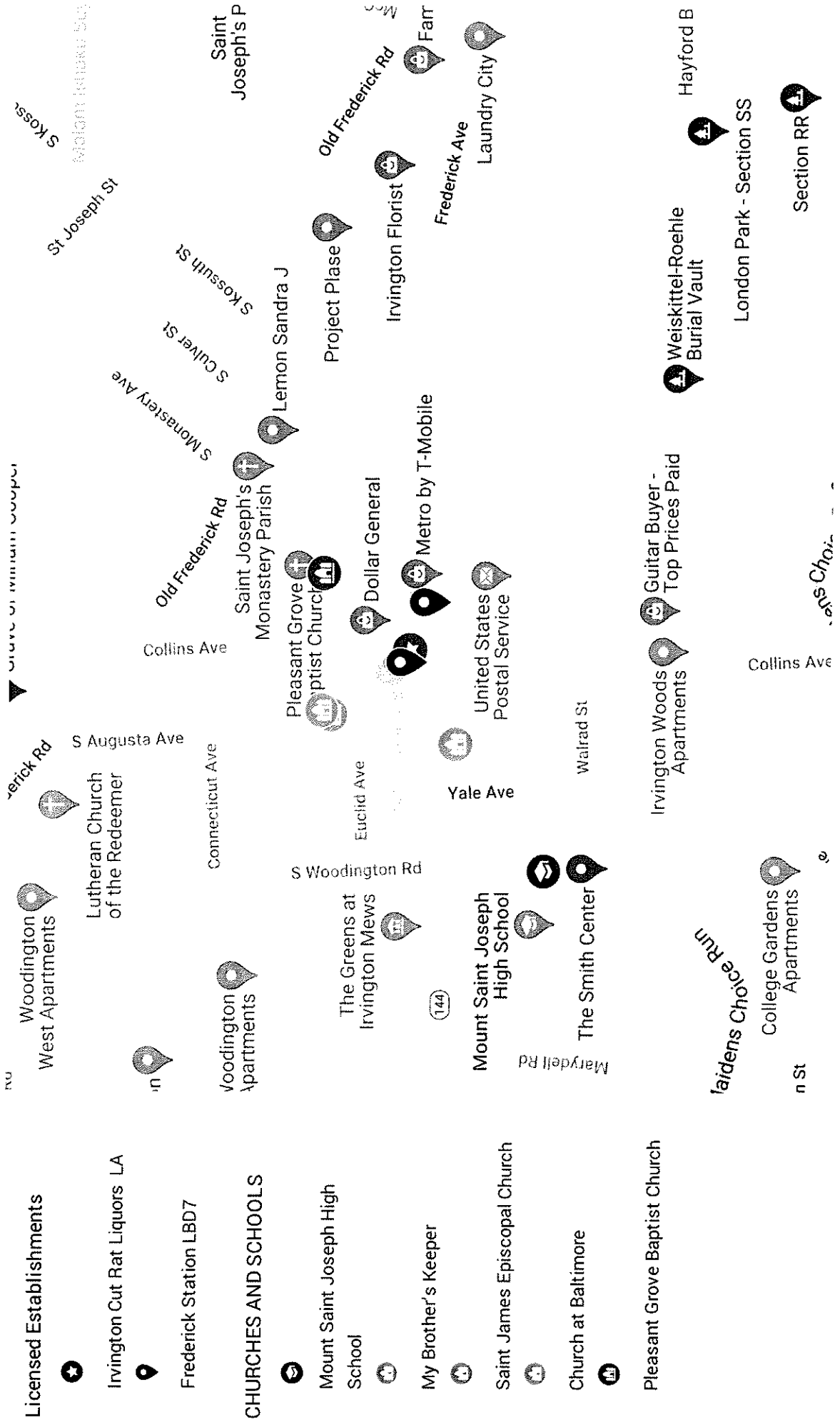
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Samuel Clark Agent DATE: 6/26/23

47100 Frederick Avenue



Licensed Establishments

- Woodington West Apartments
- Irvington Cut Rat Liquors LA
- Frederick Station LBD7

CHURCHES AND SCHOOLS

- Mount Saint Joseph High School
- My Brother's Keeper
- Saint James Episcopal Church
- Church at Baltimore
- Pleasant Grove Baptist Church
- Saint Joseph's Monastery Parish
- Pleasant Grove Baptist Church
- Mt. Saint Joseph High School

Irvington Woods Apartments
Guitar Buyer - Top Prices Paid
Weiskittel-Roehle Burial Vault
Hayford B
London Park - Section SS
Section RR

College Gardens Apartments
The Smith Center
The Greens at Irvington Mews
The Smith Center

Irvington Florist
Dollar General
Metro by T-Mobile
United States Postal Service
Walrad St
Irvington Woods Apartments
Guitar Buyer - Top Prices Paid
Weiskittel-Roehle Burial Vault
Hayford B
London Park - Section SS
Section RR

Laundry City
Frederick Ave
Project Place
Irvington Florist
Farr
Saint Joseph's P

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):	IRVINGTON CYT RATE LIQUORS
Corporation Name:	TBS LAKEVIEW LLC
Location Address:	4100 FREDERICK AVENUE 21229
License Type:	Class "A" 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)	Yes <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?	7/3/2023 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

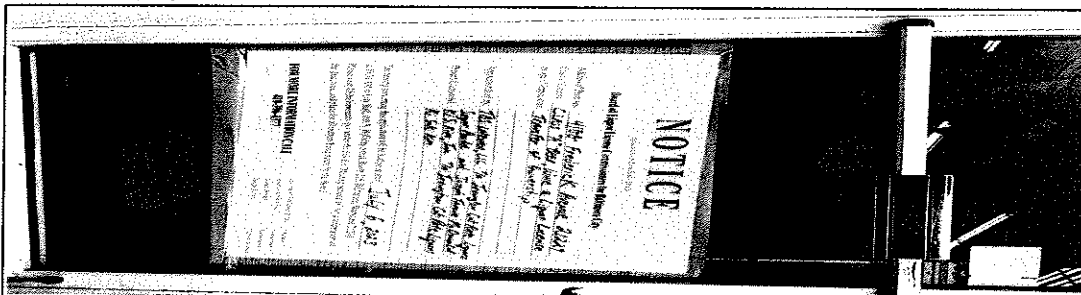
Other licensed locations - Describe/Note:

PLEASE SEE MAP FOR ADDITIONAL LOCATIONS

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

TRANSFER THE CHANGE OF OWNERSHIP CLASS A

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:	SAGAR POUDEL; JOSEPH TAVONE MCDONALD
Address of Premises:	4100 FREDERICK AVENUE
Inspector:	i:0#.w|baltimore\darryl.clark
Date Posted:	6/22/2023
Time Posted:	3:00 PM
Date Rechecked:	7/3/2023
Time Rechecked:	4:30 PM
Manager or Owner when sign posted:	

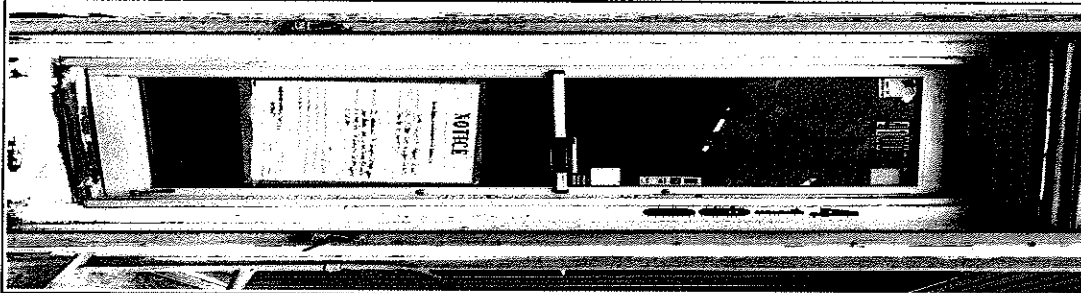
Summary on location of sign posted:

THE SIGN IS POSTED ON THE FRONT DOOR OF THE ESTABLISHMENT.

Summary on location of sign rechecked:

THE SIGN IS STILL POSTED ON THE FRONT DOOR.

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: 4100 Frederick Avenue 21229
Class of License: CLASS "A" Beer, Wine & Liquor License
Scope of Application: TRANSFER OF OWNERSHIP

Application filed by: TBS Lakeview, LLC TA Irvington Cut Rate Liquors
Sagar Pandel and Joseph Tavone McDonald
Present Licensee(s): Ki S. Kim, Inc. TA Irvington Cut Rate Liquors
Ki Suk Kim

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.
Aaron J. Greenfield, Esq.
Edward L. Reisinger
Douglas K. Paige

Chairman
Commissioner
Commissioner
Executive Secretary

Back

BLLC Routine Inspection

6/25/2023 10:52:58 PM

Address: 4100 FREDERICK AVENUE 21229

Trade Name: IRVINGTON CUT RATE LIQUORS

Corporation Name: KI S. KIM, INC.

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

Date/Time of Inspection: 6/25/2023

10:52:58 PM

Manager/Licensee: Kisuk Kim

Open/Closed: Open

Closed Date:

Clean and Free of Debris: Satisfactory

Location of Bar: N/A

Shape of Bar:

Condition of Bar Area/Floors: N/A

Hot Water: N/A

Disinfectant Solution: N/A

Three Compartment/Washer: N/A

6/25/2023 10:52:58 PM

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: Yes

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

Capacity:

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Traders License:

Traders License: Yes

Alcohol Awareness Certification Date Issued: 9/30/2019

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Inspector Comments:

Inspector Comments:

Exits:

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Alcohol Beverage Information Invoice:

License is Valid: N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

6/22/23

Live Entertainment (Describe):

Outdoor Table Service N/A ▼

Violation Issued: No ▼

Violations Noted:

Instructions Given to Licensee:

Inspector's Comments:

INSPECTED 6/22/23

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

July 27, 2023

Applicant(s): Montree Wongchalee
The Dara of Baltimore, LLC T/a The Dara,
906 S. Wolfe Street 21231

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership requesting outdoor table service, off-premises catering and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Montree Wongchalee was born in Thailand in May of 1982. He lives in Baltimore, MD. Mr. Wongchalee currently has financial interest at (1) 1444-46 Light Street t/a Bodhi Federal Hill; and (2) 3500 Chestnut Avenue t/a Bodhi Corner since 2020.

(b) **Ownership Breakdown:** (1) Montree Wongchalee (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$0. License transfer is via a 5-year/60-month real property lease at \$6,000 per month.

(d) **Qualified Voters:** Thomas LaGrange, Dennis Towns, and Manussanun Merbler are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise k/a 906-908 S. Wolfe Street as restaurant with outdoor dining (New Operator).

(f) **Corporate Standing:** The Dara of 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 7/1/2023. This meets the 10-day rule. There are 11 licensed liquor establishments in the 4x4 area: "D" BW- 1; "B" BWL- 6; and "BD7" BWL- 4.

(h) **Timeline:** Establishment closed on 1/7/2023. On 6/5/2023, staff received a transfer of ownership application, which was 151 days after date of closure. As application was filed within 180 days. License is valid.

(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: TRANSFER OF OWNERSHIP ONLY CLASS TYPE: B

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 906 S Wolfe Street 21231

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: The Dara of Baltimore LLC TRADE NAME: The Dara

BUSINESS PHONE NUMBER: 202-802-5885 BUSINESS EMAIL ADDRESS: adventure_34@hotmail.com

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

Part of Premises Used (Note: Floors and Areas for Storage): 1st/2nd fl bus/storage 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: 140

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

1. Applicant A

Montree Wongchalee [REDACTED] [REDACTED]

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

712 ~~Benny~~ Street 712 Benny St. Baltimore MD 21211 11 years

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

5/82 M Thailand

(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: BLLC
JUN 5 2023 4:21:56

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

20% owner of Bodhi Federal Hill (1994 Light) and Bodhi Corner (3300 Chestnut) 2020-present via to Kestli

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

1/7/23

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

Applicant A B C

[Redacted area]

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

Name	Address	Phone	Email
Pitthipat Wannapitthipat	712 Berry St, Baltimore, MD 21211	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. B 4-109 (a)(10). 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: Montree Wongchakee ADDRESS: 712 Berry St 2111 TITLE: owner %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

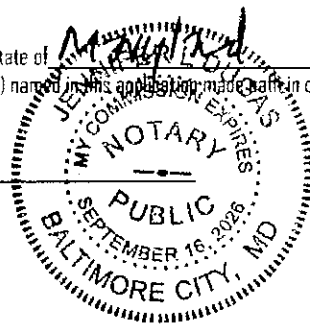
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]
Signature of Applicant A

I hereby certify that on the 22 day of May, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Montree Wongchakee 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 Dogas



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 premises/landlord: 906 Wolfe Parent, LLC
2612 Maryland Ave Phone Number: [REDACTED]
Balt., MD 21218

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

(I, WE) Jim McLaughlin; Member, 906 Wolfe Parent, LLC HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 906-10 S. Wolfe St, Baltimore, City with a Zip
 Code of 21231, 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 5th day of MAY, 2023 before me, the subscriber, a notary public of the State of MARYLAND, in and
 for Baltimore City, personally appeared JIM McLAUGHLIN the
 landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature] [Notary Seal] My Commission expires 12/3/2023

Notary Printed Name: ELLEN CHERRY

ELLEN CHERRY
 NOTARY PUBLIC
 BALTIMORE CITY COUNTY
 MARYLAND
 MY COMMISSION EXPIRES 12/03/2023

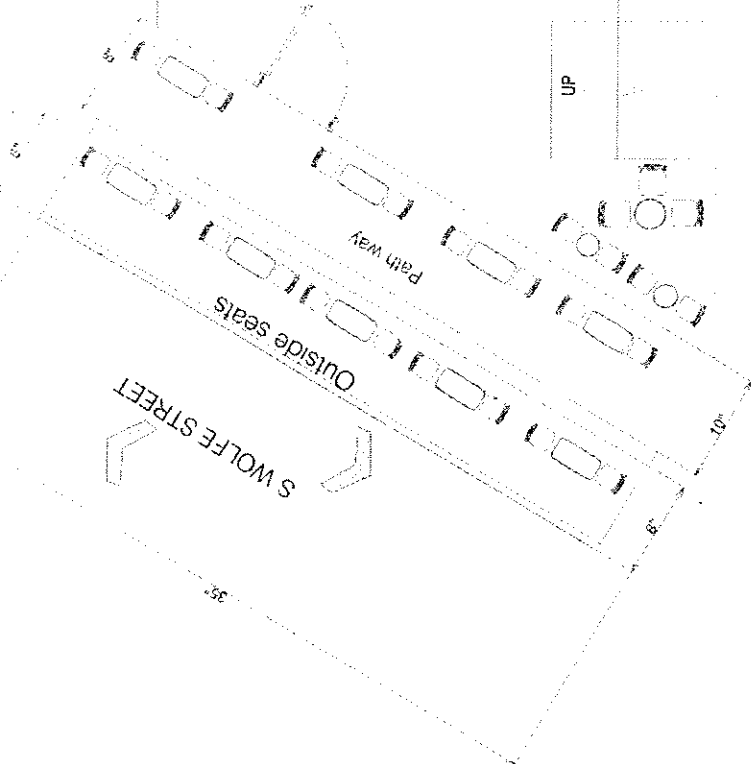
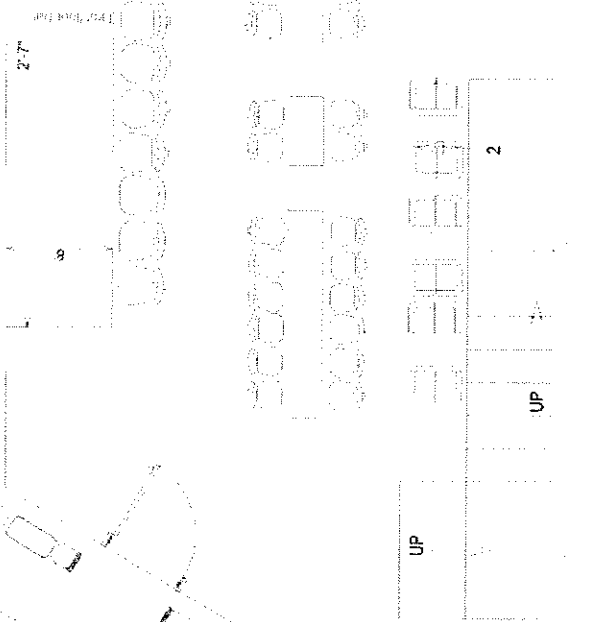
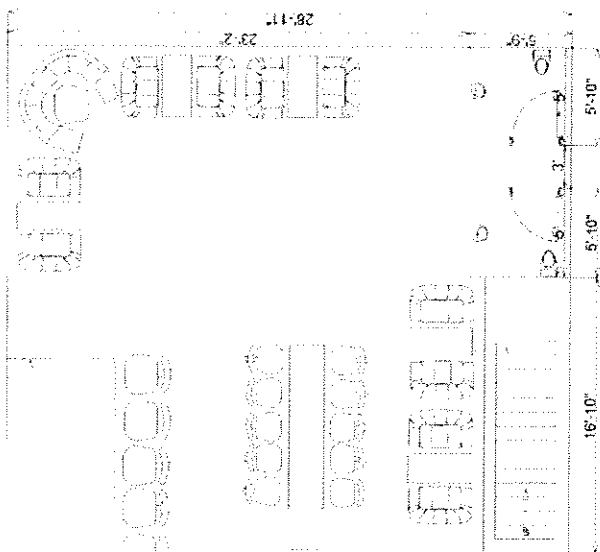
The following certificates must be signed by at least 3 persons.

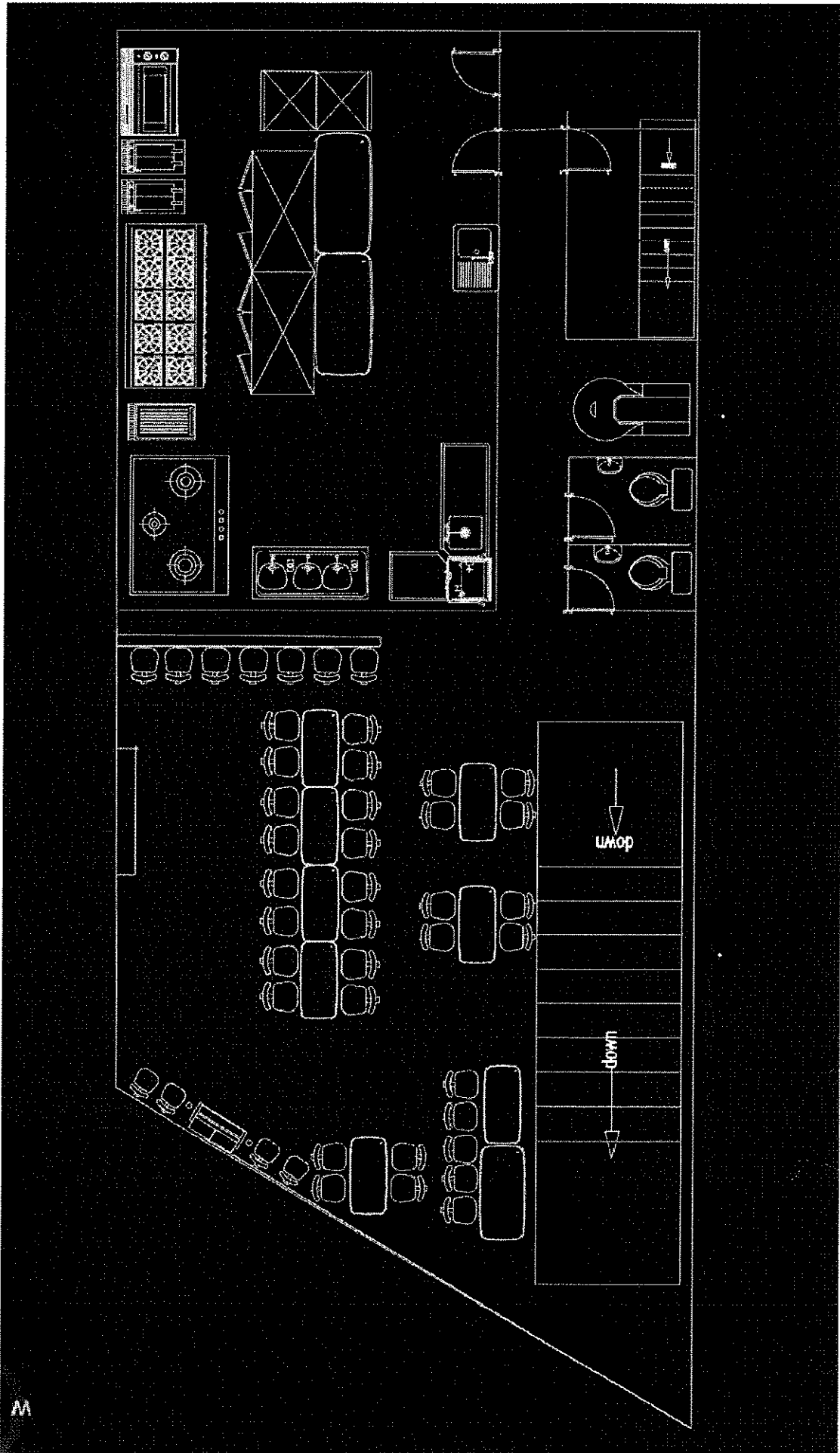
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business
 covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to
 us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Thomas L. Garney	2133 Mount Royal Ter Baltimore MD 21217	[Signature]	04/1992	7 Years
Meskerem Stramu	1763 E. Northern Parkway, Baltimore MD 21239	[Signature]	05/1998	4 months
DENNIS TOUNS	504 E. 39th St. BALTIMORE, MD 21218	[Signature]	04/1956	7 YEARS
Marcusanna Merbler	915 Charles St apt 401 Baltimore, MD 21230	[Signature]	05/1950	10 years

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

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





ZND



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LB 132**

Cert Num: **0389**

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

License Date: 5/1/2023

License Year: 2023

CR Number: 17701318

Payment Date: 06-06-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **RED STAR FELS POINT, LLC**

Trade Name: **RED STAR**

Zone Code: 0

Phone: 410-675-0212

Block Num: 906

City: BALTIMORE

Street: WOLFE STREET SOUTH

State: MD

Zip: 21231

CR Number: 17701318

Portion of Business Used:

USE K/A 906-908 S. WOLFE ST AS A RESTAURANT AND TAVERN ANDD K/A 910 S. WOLFE ST AS (1) DWELLING UNIT.

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
TRENT	WAITE	126 S. PATTERSON PARK AVENUE	BALTIMORE	MD	21221	Edit	Remove Owner

Comments

Date	Comment	Action
06/09/2023	Application for transfer of ownership requesting outdoor table service, off-premises catering and delivery of alcoholic beverages filed on behalf of The Dara of Baltimore, LLC T/a The Dara, Montree Wongchalee on 6/5/2023 /kk	Delete
04/03/2023	FOOD FORM WAS SUBMITTED WITH 2023-2024 RENEWAL APPLICATION.../jr	Delete
03/30/2022	FOOD FORM WAS SUBMITTED WITH 2022-2023 RENEWAL APPLICATION.../jr	Delete
12/09/2021	Old License was returned and placed in parent file.../sb	Delete
07/27/2021	TRANSFER COMPLETED & ISSUED: Application for Transfer of Ownership issued to RED STAR FELLS POINT, LLC t/a RED STAR, TRENA WAITE on JULY 27, 2021; see #122743...../sb	Delete
07/27/2021	Alcohol Awareness expires on 11/04/2023 Nicole Scheckells (certified by TIPS)..../sb	Delete
06/05/2020	6/4/2020 - Virtual Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)...../jr	Delete
05/11/2020	Application for transfer of ownership filed on behalf of Red Star Fells Point, LLC T/a The Red Star, Henry MacLaughlin, Jr. and Trent Waite on 5/1/2020 /kk	Delete
03/30/2020	FOOD FORM WAS SUBMITTED WITH 2020 RENEWAL APPLICATION..... /kr	Delete
02/26/2020	Application of Transfer of Ownership issued to Red Star Fells Point, LLC t/a Red Star, Rehanna Parent on 12/13/2019; Invoice #118426..../sb	Delete
11/08/2019	11/7/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)..../jr	Delete
10/04/2019	Application for transfer of ownership filed on behalf of Red Star Fells Point, LLC T/a Red Star, Rehanna Parent on 9/27/2019 /kk	Delete
03/26/2019	FOOD FORM WAS SUBMITTED WITH 2019-2020 RENEWAL APPLICATION..... /sb	Delete
09/18/2018	9/11/2018- New Class "B" Beer, Wine and Liquor license issued to Rehanna Parent, Red Star Bar & Grill LLC t/a Red Star Bar & Grill- K.R	Delete
09/18/2018	3/15/2018-Public Hearing Re: Application for a new Class "B" Beer, Wine & Liquor restaurant license. Approved (3-0 vote)	Delete

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

License num: LB 132
Trade Name: RED STAR

Address: 906 WOLFE STREET SOUTH

Comment:

[Add Comment](#)

Hold Info



THE DARA OF BALTIMORE LLC: W23854573

Department ID Number:

W23854573

Business Name:

THE DARA OF BALTIMORE LLC

Principal Office: 

712 BERRY ST

BALTIMORE MD 21211

Resident Agent: 

PUTTHIPAT WANNAPITHIPAT

712 BERRY ST

BALTIMORE MD 21211

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

03/23/2023

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 906 Wolfe Street South 21231

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 71

"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 6

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 4

ARENA _____

HOTEL/MOTEL _____

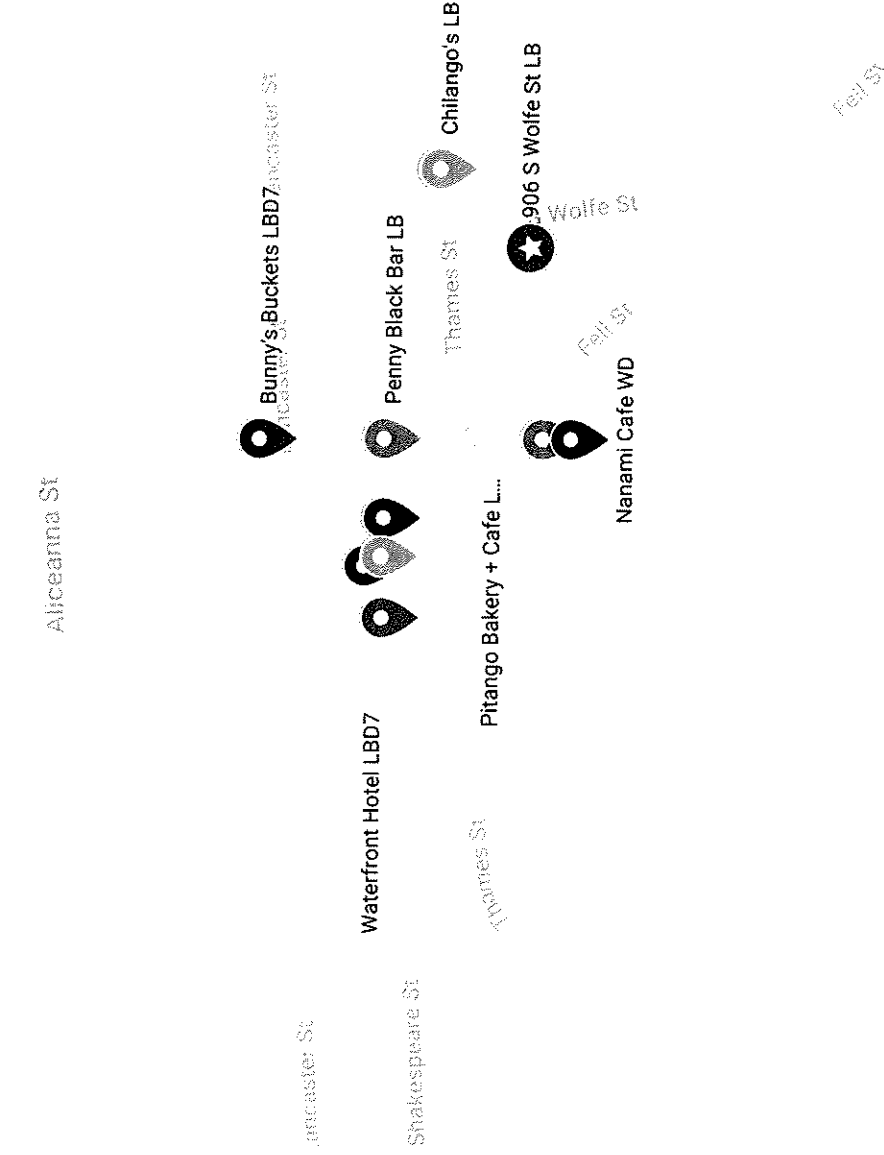
RACING _____

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

906 WOLFE STREET SOUTH 21231

Licensed Establishments

- ★ 906 S Wolfe St LB
- Chilango's LB
- Pitango Bakery + Cafe LB
- Penny Black Bar LB
- Oyster House LB
- The Point In Fells LB
- Riptide - Fells Point LB
- V-NO Wine Bars LBD7
- Bunny's Buckets LBD7
- Waterfront Hotel LBD7
- Cat's Eye Pub LBD7
- Nanami Cafe WD



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):	<input type="text" value="The Dana"/>
Corporation Name:	<input type="text" value="The Dara of Baltimore, LLC"/>
Location Address:	<input type="text" value="906 WOLFE STREET SOUTH 21231"/>
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?	No <input type="checkbox"/>
Date Posted?	<input type="text" value="6/22/2023"/> <input type="checkbox"/>
Estimated Date of Removal?	<input type="text" value="7/1/2023"/> <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

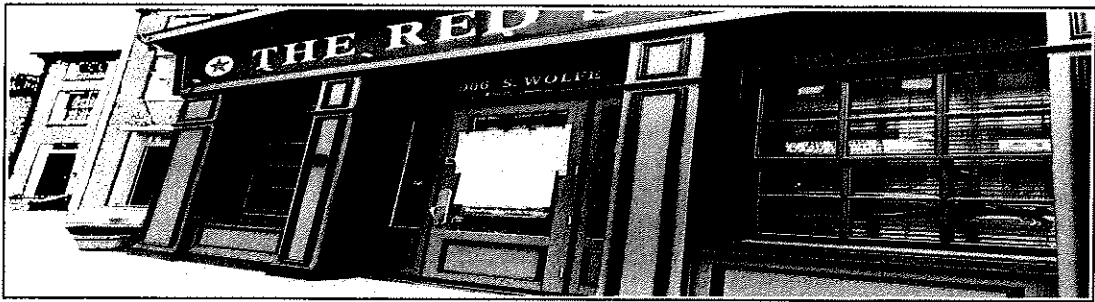
Other licensed locations - Describe/Note:

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:
Application for transfer of ownership requesting outdoor table service,
off-premises catering and delivery of alcoholic beverages.

Insert Photo of Sign and location:



NOTICE

Application has been filed with the
Board of Liquor License Commissioners for Baltimore City

Address of Premises: 901 S. WALTON ST. 21201
 Class of License: Special, Retail & Wholesale
 Scope of Application: Carryover of Existing License - District 2 - Retail - Stocking - CBE -
premise carrying over history of alcoholic beverages
 Application filed by: The Dora S. Callaway, Ltd. The Dora
 Present License(s): Red Star Full Back, Ltd. The Red Star
Teach, Malt

The hearing concerning this application will be held on or after July 11, 2023
 at 10:30 AM in City Hall, 100 N. Holliday Street, Room 213, Baltimore, Maryland 21201.
 Please visit baltimorecity.gov under the link 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

Hon. Arthur J. Macmillan, Jr., Esq.
 Mayor of Baltimore
 Council Member
 Council Member
 Council Member
 Council Member

Attach Additional Photos

Inspector Name	Date and Time
<input type="text" value="i:0#w/baltimore/rosalba.jordan"/>	<input type="text" value="6/27/2023"/> <input type="text" value="6:34:32 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>	

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Montree Wongchalee

Address of Premises: 906 WOLFE STREET SOUTH 21231

Inspector: i:0#w|baltimore\rosalba.jordan

Date Posted: 6/22/2023

Time Posted:

Date Rechecked: 7/1/2023

Time Rechecked:

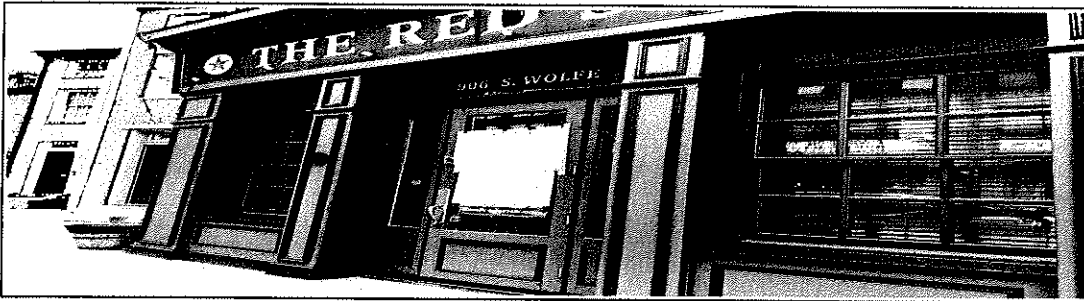
Manager or Owner when sign posted:

Summary on location of sign posted:

Notice was posted on front of building.

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: 900 S. Wolfe St. 21231

Class of License: B-Beer, Wine + Liquor

Scope of Application: Transc of ownership requesting outdoor table service, off-premises catering and delivery of alcoholic beverages

Application filed by: The Dora of Baltimore, LLC T/A The Dora

Manuel Wlanczyk

Present Licensee(s): Red Star Fills Paint, LLC T/A Red Star
Trent Wait

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

Back

BLLC Routine Inspection

7/29/2022 11:20:33 AM

Address: 906 WOLFE STREET SOUTH 21231

Trade Name: RED STAR

Corporation Name: RED STAR FELLS POINT, LLC

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

Date/Time of Inspection: 7/29/2022

11:20:33 PM

Manager/Licensee: Michael Reed

Open/Closed: Open

Closed Date:

Clean and Free of Debris: Satisfactory

Location of Bar: Front

Shape of Bar: straight

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Number of Employees On Duty

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

11/18/2019

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

11/18/2019

Traders License: No

Alcohol Awareness Certification Date Issued: 11/18/2019

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Inspector Comments:

Inspector Comments:

11/18/2019

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

11/18/2019

License is Valid: N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

ENTERTAINMENT

Live Entertainment (Describe): no

Outdoor Table Service No ▼

Violation Issued: No ▼

Violations Noted:

Instructions Given to Licensee: provide recent liquor purchase invoice
obtain 2022 trader's license

Inspector's Comments: inspected 5/14/22

Photo Taken:



 Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove



Master: USE2023-52327 **Record:** 6/2/2023
Addr: 906 S WOLFE ST **Status:** INS(N)
Ward/Section: 02-06 **Issue:**
Block/Lot: 1873-004 **Final:**
District: 201(21231-3514) **Exp:**

Plans Num - GIS GMap BlockPlat MHC
Land Use: ,5-05,,
Proj Code: CA1,F02,A31,R41 All Notices on this Property
Sdat Sdat

P&CE ©2009

- > My Task
- > New Task
- > Msg Due
- > Search
- > WWP
- > Report
- > My Bucket - Zone(264)
- > Bucket Admin

User ID:LEEC(ZON-35)

Question/Suggestion

Main:USE2023-52327 906 S WOLFE ST INS

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

CONTINUE TO USE K/A 906-908 S. WOLFE STREET AS A RESTAURANT WITH OUTDOOR DINING (NEW OPERATOR)

Condition Add Condition

Type	Description	Notes	By	Updated
3	Work needs perm	Work Without Permit: BUILT A VESTIBULE WITHOUT A PERMIT (by:UTTENREITHER, Insp Date: 12/18/2009) (Inspector:MORRISK)(ref#: 527420A PENALTY OF \$1000 PAID UNDER PERMIT#COM2009-00569 ON 2-16-10	LSIL	2/16/2010 2:43:56 PM

Search

Permit Num	USE2023-52327	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	1873 004	Set Exp Date	<input checked="" type="checkbox"/>	Exist RM	000	Prop RM	0
Review Completed		Plan Rev Complete		Exist LU1	Restaurant	Prop LU1	Restaurant
Date Issue		Construction cost	<input checked="" type="checkbox"/>	Exist LU2	Food Processing: Light	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 Finald		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		Use_Existing	(Commercial) Restaurant				
Recorded By	LEEC	Use_Propose	(Commercial) Restaurant				
Date Recorded	6/2/2023 11:11:32 AM	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	6/2/2023 11:11:32 AM	NumOfUnit Visitable	<input checked="" type="checkbox"/>				
Project Num	USE2023-52327	Substantial Repair	<input checked="" type="checkbox"/>				
Master Number	USE2023-52327						

July 27, 2023

Licensee(s): John Cardellino and Gregory L. Golinski
Parkway Theatre Service, LLC, T/a Parkway Theater
3-5 W. North Avenue 21211

Class: "BD7" Beer, Wine & Liquor License

Request for a hardship extension

Board's Information:

(a) **Ownership Breakdown:** (1) John Cardellino (0%); and (2) Gregory L. Golinski (0%).

(b) **Corporate Standing:** Parkway Theatre Service, LLC is a MD LLC and as of 7/12/2023 is active and in good standing.

(c) **Timeline of request:** On 1/2/2023, the licenses premises ceased all active alcoholic beverages operations. On 6/29/2023, staff received a request for a hardship extension, which was 178 days after the last date of active alcoholic beverages business operations. Because the request was received within the 180-day period (on or before May 16, 2023), the request is timely under Alc. Bev. Art. 12-2202.

Board's Decision:



Rosenberg
Martin
Greenberg LLP

Drew E. Tildon
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201-3305
T: 410.727.6600 F: 410.727-1360
www.rosenbergmartin.com

June 29, 2023

**VIA FIRST CLASS MAIL
AND ELECTRONIC MAIL**

Board of Liquor License Commissioners
for Baltimore City
c/o Nicholas T.R. Blendy, Esq.
Deputy Executive Secretary
1 N. Charles Street, Suite 1500
Baltimore, Maryland 21201-3724

RECEIVED: BLLC
JUN 29 2023 PM 4:03

*Re: Request for Hardship Extension –
Class B-D-7 Beer, Wine, and Liquor
3-5 North Avenue West*


Dear Commissioners:

This firm represents Parkway Theatre Service, LLC, the Licensee of the above-referenced Class B-D-7 Beer, Wine, and Liquor License (the "License"). On behalf of our client, I write to request a 180-day hardship extension of the 180-day period established under MD. CODE ANN., Alcoholic Beverages and Cannabis Section 12-2202 for which a Licensee is permitted to halt active alcoholic beverage sales at the licensed premises.

On January 2, 2023, the Licensee paused regular operations, including the sale of alcoholic beverages, and limited business activity to hosting private, catered events. At such events, alcoholic beverages were supplied under the caterer's liquor license. The Licensee timely filed a renewal application, which the Board approved, but has not yet resumed the sale of alcoholic beverages at the licensed premises. While the Licensee intends to re-open and offer alcoholic beverages to patrons on September 22, 2023, operation of the License will not resume prior to the expiration of the 180-day period set forth under Section 12-2202 of the Alcoholic Beverages and Cannabis Article. Accordingly, on behalf of my client, I respectfully request a 180-day hardship extension pursuant to Md. Code Ann., ALC. BEV. §12-2202.

I enclose a check for \$100.00 made payable to Director of Finance to cover the administrative costs of this request. If there is any further information you need concerning this request, please do not hesitate to contact me. I appreciate your attention to this matter.

Sincerely,


Drew E. Tildon

Enclosure

cc: Parkway Theater Service, LLC (via electronic mail)
Caroline L. Hecker, Esq. (via electronic mail)

4886-4565-9757, v. 1



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 096**

Cert Num: **0295**

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

License Date: 5/1/2023

License Year: 2023

CR Number: 16339154

Payment Date: 05-05-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **PARKWAY THEATRE SERVICE, LLC**

Trade Name: **PARKWAY THEATRE**

Zone Code: 0

Phone: 410-752-8083

Block Num: 3-5

City: BALTIMORE

Street: NORTH AVENUE WEST

State: MD

Zip: 21201

CR Number: 16339154

Portion of Business Used:

USE PREMISES AS A 600 SEAT 3 SCREEN MOVIE THEATER WITH CONCESSION AND BAR SERVING ALCOHOL "THE PARKWAY THEATER" WILL BE HOME TO THE ANNUAL MARYLAND FLIM FESTIVAL PER BMZA 2015-399 APPROVED 12/1/15

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JOHN	CARDELLINO	2024 PARK AVENUE	BALTIMORE	MD	21217	Edit	Remove Owner
GREGORY L.	GOLINSKI	1125 W. OSTEND STREET	BALTIMORE	MD	21230	Edit	Remove Owner

Comments

Date	Comment	Action
06/30/2023	Received letter from Attorney Caroline Hecker requesting for Hardship Extension; Invoice #130787..../sb	Delete
04/06/2023	* Licensee(s) changed during 2023 renewal period - John Cardellino replaced Evan Rogers * /kk	Delete
05/02/2022	* Completed an Admin Transfer to add Gregory L. Golinski during 2022 renewal * /kk	Delete
03/03/2022	Mail Returned: 2022 Renewal Application..../sb	Delete
10/25/2019	Received Certificate of Good Standing and the business is cleared for Personal Property Tax on October 24, 2019..../mb.	Delete
09/27/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete

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

License num: LBD7 096

Address: 3-5 NORTH AVENUE WEST

Trade Name: PARKWAY THEATRE

Comment:

[Add Comment](#)

Hold Info

Powered by:



PARKWAY THEATRE SERVICE, LLC: W17875584

Department ID Number:

W17875584

Business Name:

PARKWAY THEATRE SERVICE, LLC

Principal Office: ⓘ

3 WEST NORTH AVENUE

BALTIMORE MD 21201

Resident Agent: ⓘ

CAROLINE L. HECKER

ROSENBERG, MARTIN, GREENBERG, LLP

25 S. CHARLES STREET

21ST FLOOR

BALTIMORE MD 21201

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

03/21/2017

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

July 27, 2023

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

Class: "BD7" Beer, Wine & Liquor License

Request for a transfer hardship extension

Board's Information:

(a) **Ownership Breakdown:** (1) Wayne Anthony Laing (100%).

(b) **Corporate Standing:** MLJ, Inc. is a MD Corporation and as of 7/11/2023 is active and in good standing.

(c) **Timeline of request:** On 6/1/2022, staff received a request to transfer location of the Class "BD7" BWL license, which the Board approved on 12/1/2022. On 5/30/2023, staff received a request for a transfer hardship extension, which was 180 days after the Board approved the transfer. Because the request was received within the 180-day period (on or before May 30, 2023), the request is timely under Alc. Bev. Art. 12-1705(b).

Board's Decision:

LAW OFFICES

STEPHAN W. FOGLEMAN, ESQUIRE

STEPHAN W. FOGLEMAN, JR.

GENE M. RANSOM, III

1720 THAMES STREET
BALTIMORE, MD 21231
(410) 258-8500
FAX: (410) 220-0726
MARYLANDLEGAL@GMAIL.COM
LEGALMARYLAND.COM

May 30, 2023

Board of Liquor License Commissioners
1 E. Baltimore Street, Suite 1500
Baltimore, MD 21201

RE: 4001 Falls Road

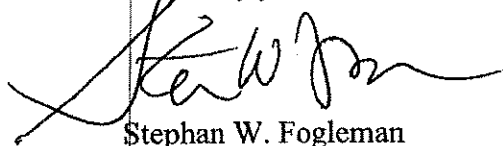
Dear Chairman and Commissioners:

Please be advised that I represent the applicant at 4001 Falls Road. I am writing to request a hardship extension for 90 days on their behalf under Section 12-1705 of the Code.

The transfer was approved by the Board on December 1, 2022 and the applicant has not begun inspections and improvements due to the pendency of the reconsideration request filed after the Board's decision. Out of an abundance of caution, we request an additional 90 days to complete the transfer if the Board determines that the 180 day deadline was in fact triggered and not tolled by reconsideration during this period.

Thank you for your consideration of this matter.

Very truly yours,


Stephan W. Fogleman

RECEIVED: DLIC
MAY 30 2023 11:12



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 060**

Cert Num: **0125**

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

License Date: 5/1/2023

License Year: 2023

CR Number: 09126176

Payment Date: 04-20-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **MLJ, INC.**

Trade Name: **13.5% WINE BAR**

Zone Code: 38

Phone: 410-889-1064

Block Num: 1117-19

City: BALTIMORE

Street: 36TH STREET WEST

State: MD

Zip: 21211

CR Number: 09126176

Portion of Business Used:

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

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
WAYNE	LAING	4400 EVANS CHAPEL ROAD	BALTIMORE	MD	21211	Edit	Remove Owner

Comments

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

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

License num: LBD7 060

Address: 1117-19 36TH STREET WEST

Trade Name: 13.5% WINE BAR

MLJ, INC.: D05095120

Department ID Number:

D05095120

Business Name:

MLJ, INC.

Principal Office: ⓘ

4400 EVANS CHAPEL ROAD

BALTIMORE MD 21211

Resident Agent: ⓘ

WAYNE A. LAING

4400 EVANS CHAPEL ROAD

BALTIMORE MD 21211

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

09/23/1998

State of Formation:

MD

Stock Status:

STOCK

Close Status:

NO

July 27, 2023

Licensee(s): Steven W. Preston
The Manor Baltimore, LLC, T/a The Manor
924 N. Charles Street 21211

Class: "B" Beer, Wine & Liquor License

Request to reopen

Board's Information:

(a) **Ownership Breakdown:** (1) Steven W. Preston (100%).

(b) **Corporate Standing:** The Manor Baltimore, LLC and as of 7/12/2023 is active and in good standing.

(c) **Timeline of request:** On 3/26/2023, BLLC Inspections Division conducted an inspection where they determined the licensed premises as closed to the public. On 7/11/2023, staff received a request for a public hearing to reopen the licensed premises per Alc. Bev. Art. 12-2203. Because the request was received within the 180-day period (on or before September 22, 2023), the request is timely under Alc. Bev. Art. 12-2202.

Board's Decision:



Steven W. Preston
The Manor Baltimore, LLC
924 North Charles Street
Baltimore, MD 21201

July 11, 2023

RE: The Manor | License Number: LB 150

To Whom It May Concern:

Remediation and repairs have now concluded following substantial water damage that occurred from a broken pipe on the fourth floor of our restaurant. We would like to request a hearing for permission to reopen.

Sincerely,
Steven Preston

RECEIVED: BILG
JUL 12 2023 PM 1:12



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LB 044**

Cert Num: **0184**

Fee: **\$2,520.00** Status: **Renewed**

License Date: 5/1/2023

License Year: 2023

CR Number: 17884503

Payment Date: 07-12-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **THE MANOR BALTIMORE, LLC**

Trade Name: **THE MANOR**

Zone Code: 21

Phone: 443-835-1526

Block Num: 924

City: BALTIMORE

Street: CHARLES STREET NORTH

State: MD

Zip: 21201

CR Number: 17884503

Portion of Business Used:

CONTINUE TO USE AS A RESTAURANT WITH ACCESSORY OUTDOOR TABLE SERVICE, LIVE ENTERTAINMENT, OFF-PREMISES CATERING AND WINE CORKAGE (NEW OPERATOR).

Restriction:

THE MOU DATED JANUARY 21, 2020 BETWEEN THE MOUNT VERNON-BELVEDERE IMPROVEMENT ASSOCIATION, INC. AND LICENSEE IS INCORPORATED INTO THE LICENSE.

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
STEVEN W.	PRESTON	147 N. ELLWOOD AVENUE	Baltimore	MD	21224	Edit	Remove Owner

Comments

Date	Comment	Action
07/12/2023	Client submitted a letter to request for establishment to reopen; see invoice# 130856..k/r	Delete
06/15/2023	**RELEASED STATE OF MD TAX RENEWAL HOLD** /sb	Delete
01/27/2023	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2023.****/mb	Delete
08/25/2022	***RELEASED STATE OF MD TAX RENEWAL HOLD*** /kk	Delete
02/01/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
10/28/2020	PAID IN FULL \$ 725.00FOR VIOLATION HEARING DATED 10/28/2020; INVOICE# 120131...K/R	Delete
10/15/2020	Given an Invoice to Chief Inspector John for Violation Hearing fee dated on October 1, 2020 Fine Fee to be paid \$725.00.... /mb.	Delete
10/06/2020	10/1/2020 - Virtual Public Hearing Re: Violation of rule 4.16 Illegal conduct; Violation of Rule 3.12 General Welfare; and Violation of Rule 3.02 Cooperation - DENIAL - GUILTY - Rule 4.16- Dismissed; Rule 3.12-Fined \$100; and Rule 3.02-Fined \$500; \$600 + \$125 admin fee; \$725 total fine, 30 days to pay (2-1 vote)...../jr	Delete
10/01/2020	10/1/2020 Violation Hearing Penalty Assessment Notice mailed today to atty. Stephen Fogleman.../jr	Delete
08/07/2020	08/06/2020 - Virtual Public Hearing Re: POSTPONED - Violation of Rule 4.16 Illegal Conduct; Violation of Rule 3.12 General Welfare; Violation of Rule 3.02 Cooperation..../sb	Delete
02/06/2020	Issued New Class "B" License with Outdoor Table Service, Live Entertainment and Off-Premise Catering; Invoice #118659 & #118660..../sb	Delete
02/06/2020	Alcohol Awareness expires on 01/29/23 Robert Scott Gay (certified by ALPHA/James Flipidis)..../sb	Delete

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

License num: LB 044

Address: 924 CHARLES STREET NORTH

Trade Name: THE MANOR

Comment:

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Hold Info

Powered by:



THE MANOR BALTIMORE, LLC: W19900109

Department ID Number:

W19900109

Business Name:

THE MANOR BALTIMORE, LLC

Principal Office: ⓘ

7531 HONEY LOCUST LANE

HANOVER MD 21076

Resident Agent: ⓘ

JOSHUA ALAN PERSING

7531 HONEY LOCUST LANE

HANOVER MD 21076

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

08/22/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A