

August 22, 2024

Applicant(s): Christopher Mak Chen
Peter Zhang Baltimore, LLC T/a Peter Chang
1923 Ashland Avenue 21205

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Christopher Mak Chen was born in Xuzhou, China in January of 1985. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Christopher Mak Chen (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$0. Intra- company stock transfer

(d) **Qualified Voters:** Larry Lair, Kimberly Heckman, and Johanna Stenberg are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises 1st floor as a restaurant. (Majority ownership change).

(f) **Corporate Standing:** Peter Zhang Baltimore, LLC is a MD LLC and as of 8/6/2024 is active and in good standing.

(g) **Posting Report:** The location was posted on 7/9/2024 and checked on 7/19/2024. This meets the 10-day rule. There are 2 licensed liquor establishment(s) in the 2x2 area: "B" BWL-1; and "Hotel/Motel"-3.

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

(i) **Timeline:** Last Inspection by BLLC was performed 4/17/2024. At that time, the establishment was open and operating.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of Ownership CLASS TYPE: 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: 1923 Ashland Avenue

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: Peter Zhang Baltimore LLC TRADE NAME: Peter Chang

BUSINESS PHONE NUMBER: (443) 888-3688 BUSINESS EMAIL ADDRESS: PETERCHANGBALTIMORE@GMAIL.COM

ATTORNEY FOR THE APPLICANT: Stephan W Fogleman Esq ADDRESS: 1700 Thames St #300 21231 PHONE: 410-258-8500

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: 85

Please note that as per Alc. Bev. Art. 9 12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

Christopher Mak Chen
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 1923 Ashland Avenue Baltimore MD 21205 1 year
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
~~11/1985~~ 1/1985 u Male Xuzhou, China
 (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
 JUL 2 2024 PM 4:22

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Name	Address	Phone	Email
Christopher Chen	1923 Ashland Ave	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-108 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Christopher Chen ADDRESS: 1923 Ashland Ave 21205 TITLE: Acctg. Person %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 19 day of June, 2024 before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore personally appeared Christopher Chen the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]
Printed Name: Jennifer L Dugas

(Notary Seal) My Commission expires _____
JENNIFER L DUGAS
 NOTARY PUBLIC
 BALTIMORE CITY
 MARYLAND
 MY COMMISSION EXPIRES SEPTEMBER 16, 2026

Signature of Applicant B

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

Signature: _____
Printed Name: _____

(Notary Seal) My Commission expires _____

Signature of Applicant C

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

Signature: _____
Printed Name: _____

(Notary Seal) My Commission expires _____

Name and Address of the owners of the premise/landlord: 1923 Ashland Ave Baltimore Md 21205 KC Ashland LLC Phone Number: [REDACTED]

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

(I, WE) Wai Chen HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 1923 Ashland Ave Baltimore, Baltimore, City with a Zip Code of 21205, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
 Signature of Owner of the Property

I hereby certify that on the 26th day of June, 2024, before me, the subscriber, a notary public of the State of Maryland, in and for Montgomery County personally appeared Wai Chen 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 2/3/2027

Notary Printed Name: Jennifer C. Chavez

JENNIFER C CHAVEZ
 NOTARY PUBLIC
 MONTGOMERY COUNTY
 MARYLAND
 My Commission Expires 02-03-2027

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

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

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

Board of Liquor License Commissioners for the City of Baltimore
 200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
 Phone: 410-396-4377 Fax: 410-396-4382

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

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

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

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

Signature of Owner of the Property

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

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
LARRY LAIN	3218 FAIR AVE	LARRY LAIN	4-56	5 year
Kim Dalman	521 S. Becker Ave	Kim Dalman	9-66	1 year
Johna Stange	728 S Clinton	Johna Stange	2/3	1 year

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

ARCHITECTURE AND PLANNING
 PHILLIP L. SCOTT, ARCHITECT
 1923 ASHLAND AVE
 BALTIMORE, MD 21205

Project Title
 DIM SUM

Project Address
 1923 ASHLAND AVE
 BALTIMORE, MD 21205

DATE: 11/14/2023
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

FLOOR PLANS & SCHEDULE

A-2

to you - 1-2.jpg

DATE: 11/14/2023
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

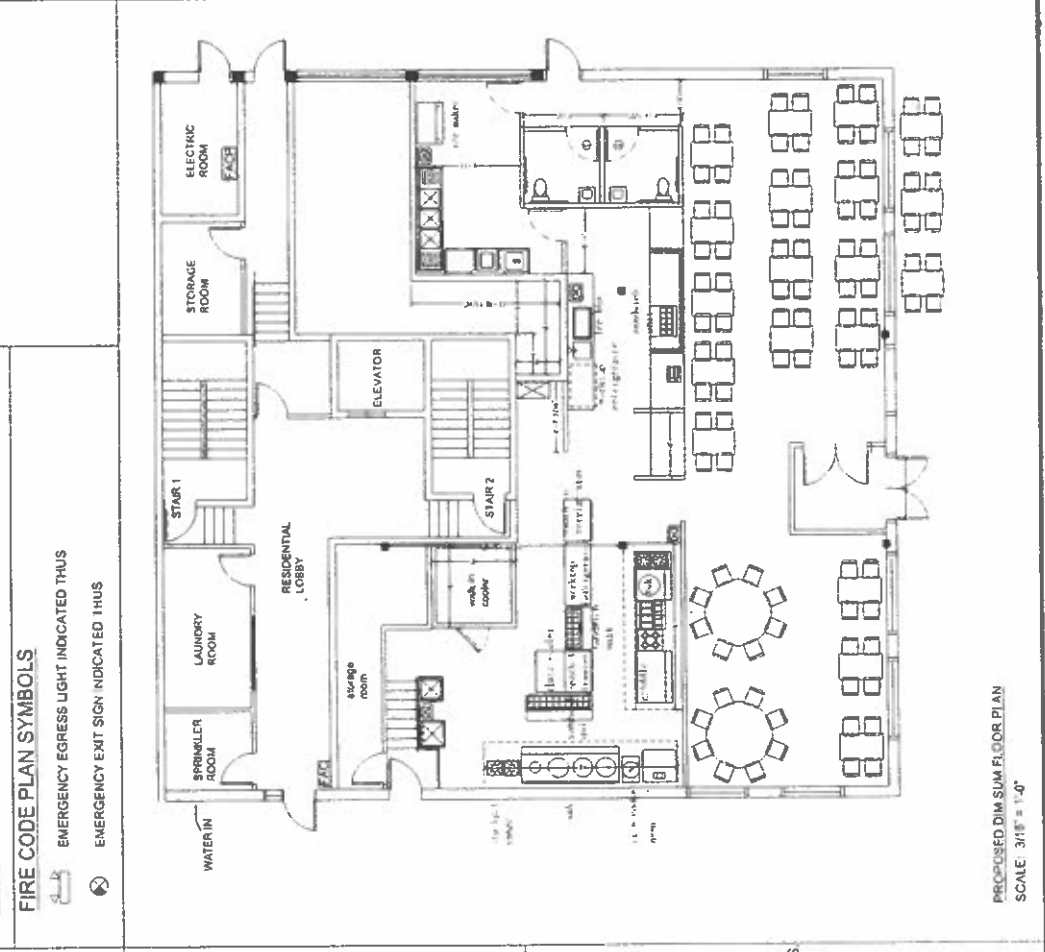
LEGEND

APPROX. 3, 068 GSF

- NEW NON-BEARING INTERIOR PARTITION (2"x4" NON-RATED WALL W/ 1/2" DRYWALL)
- NEW WET WALL FOR PIPING (2"x6" NON-RATED WALL W/ 1/2" DRYWALL)
- EXISTING 1-HR FIRE RATED INTERIOR PARTITION TO REMAIN.
- EXISTING PARTITION TO REMAIN.
- NOT IN SCOPE.

FIRE CODE PLAN SYMBOLS

- EMERGENCY EGRESS LIGHT INDICATED THUS
- EMERGENCY EXIT SIGN INDICATED THUS



GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY BALTIMORE CITY AND THE STATE OF MARYLAND
- ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LOCAL AMENDMENTS
- ALL INTERIOR PARTITIONS SHALL BE TAPED & SANDED SMOOTH TO RECEIVE PAINT OR WALL FINISH MATERIAL
- INTERIOR LIGHTING SELECTION CLIENT'S CHOICE
- INTERIOR FINISHES ARE THE CLIENT'S CHOICE
- DOOR STYLE CLIENT'S CHOICE
- ALL DOORS SHALL BE 6'-8" IN HEIGHT
- FIELD MEASURE AS REQUIRED FOR ALL DOORS, WINDOW OPENINGS & MILLWORK, PRIOR TO FABRICATION
- USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED

DOOR SCHEDULE

DOOR NO.	SIZE	DOOR	FRAME	MATERIAL	FINISH	GLASS	SET	REMARKS
1	3'-0" x 8'-0"	ALUM	ALUM	WOOD	WOOD	WOOD	TRD	EXISTING DOUBLE ENTRY DOOR & GLASS TO REMAIN
2	3'-0" x 8'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	TRD	TRD ON INTERIOR SIDE
3	3'-0" x 8'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	TRD	HANDLES TO RECEIVE PAINT OR WALL FINISH MATERIAL
4	3'-0" x 8'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	TRD	STAINLESS STEEL SPRING RETURN WITH SPRING RETURN TO REMAIN

NOTES:

- ALL EXTERIOR OCCURS EXISTING TO REMAIN
- THE FLOOR ON BOTH SIDES OF ALL DOORWAYS SHALL BE SUBSTANTIALLY LEVEL AND SHALL HAVE THE SAME ELEVATION ON BOTH SIDES OF THE DOORWAY FOR A DISTANCE AT LEAST EQUAL TO THE WIDTH OF THE DOORWAY (PER SECTION 7.3.3.1 IBC).
- HARDWARE TO BE SEPARATE NOTES.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DOOR SIZES AND FOR NOTIFYING OWNER AND ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL COORDINATE WITH ALL TRADES AND CONTRACTORS TO VERIFY PARTITION OF ALL NEW DOORS AND DOOR THRESHOLDS AND FRAME DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DOOR SIZES AND DOOR THRESHOLDS AND FRAME DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DOOR SIZES AND DOOR THRESHOLDS AND FRAME DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DOOR SIZES AND DOOR THRESHOLDS AND FRAME DIMENSIONS.
- ALL DOORS TO BE RECEIVED WITH COMMERCIAL GRADE LEVEL REINFORCED WITH A LOCK, DAMAGE PROOF BAR OR OTHER BAR TO BE RELEASED BY KEY OR DEVICE.
- ALL DOORS SHALL BE 6'-8" IN HEIGHT.
- ALL LOCALS EXISTING HARDWARE THAT IS TO BE REPAIRED PATCH EXISTING FINISHES TO MATCH EXISTING ADJACENT FINISH MATERIAL COLOR AND TEXTURE. REPAIR EXISTING DOOR SETS AND HARDWARE THAT ARE TO BE REPAIRED TO MATCH EXISTING ADJACENT FINISH MATERIAL COLOR AND TEXTURE.
- HARDWARE TO BE SEPARATE NOTES.

DRAWING NOTES:

- EXTERIOR WALLS ARE EXISTING TO REMAIN W/ EXISTING INSULATION FROM SEPARATE PERMIT. NO WORK ON EXTERIOR WALL ON THIS PERMIT
- NEW COMMERCIAL KITCHEN, WASHABLE CEILING SURFACE IN KITCHEN (REFER TO KITCHEN PLAN & EQUIPMENT SCHEDULE ON SHEET A-3)
- WASHABLE WALLS & CEILING SURFACES IN KITCHEN
- NEW WALLS & BATHROOM
 4" MIN. THICK SOAP AND PAPER TOWEL DISPENSERS SHALL BE SUPPLIED ADJACENT TO ALL HAND WASHING LOCATIONS AS REQUIRED AND INSTALLED IN ACCORDANCE W/ ADA GUIDELINES (REFER TO DETAILS ON SHEET A-4)
- COUNTERTOP CABINET UNITS FOR REGISTER AREAS. CABINETS FASTENED TO CONCRETE DECK. COUNTERTOP SHALL HAVE A FINISHED PORTION W/ MIN 36" LENGTH AND MAX. 36" HT AFF.
- WINDOWS EXISTING TO REMAIN

NOTE:

- GARBAGE / DUMPSTER AREA WITHIN 30' OF REAR DOORS.
- ANY TRANSITIONS BETWEEN FLOORING SHALL BE COVERED W/ THRESHOLD OR ANTI-TRIP TRANS.
- WALL TO BE SUPPLIED W/ MOP AND BROOM RACK



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 064**

Cert Num: **0303**

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

License Date: **5/1/2024**

License Year: **2024**

CR Number: **19893510**

Payment Date: **04-18-24**

2023 - 2024 TPP Paid

2024 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **PETER ZHANG BALTIMORE, LLC**

Trade Name: **PETER CHANG**

Zone Code: **45**

Phone: **443-888-3688**

Block Num: **1923**

City: **BALTIMORE**

Street: **ASHLAND AVENUE**

State: **MD**

Zip: **21205**

CR Number: **19893510**

Portion of Business Used:

USE 1ST FLOOR AS RESTAURANT

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JIE	SU	1923 ASHLAND AVENUE #205	BALTIMORE	MD	21205	Edit	Remove Owner

Comments

Date	Comment	Action
07/05/2024	Application for transfer of ownership filed on behalf of Peter Zhang Baltimore, LLC T/a Peter Chang, Christopher Mak Chen on 7/2/2024 /kk	Delete
11/02/2023	New Class "B" License issued to PETER ZHANG BALTIMORE, LLC t/a PETER CHANG , JIE SU on NOVEMBER 02, 2023; Invoice # 131440...../sb	Delete

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

License num: LB 064

Address: 1923 ASHLAND AVENUE

Trade Name: PETER CHANG

Comment:

[Add Comment](#)

Hold Info



PETER ZHANG BALTIMORE LLC: W23291073

Department ID Number:

W23291073

Business Name:

PETER ZHANG BALTIMORE LLC

Principal Office: 

1923 ASHLAND AVE
BALTIMORE MD 21205

Resident Agent: 

PENGLIANG ZHANG
1923 ASHLAND AVE
BALTIMORE MD 21205

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

09/16/2022

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1923 Ashland Ave 21205

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR _____

ARENA _____

HOTEL/MOTEL 1

RACING _____

PREPARED BY: Inspector Jordan DATE: 7-19-24

1923 ASHLAND AVENUE 21205

Licensed Establishments

-  Peter Chang Baltimore LB
-  Helmand Kabobi LB
- 

Residence Inn Marriott LBHM



TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Peter Chang

Corporation Name

Peter Zhang Baltimore LLC

Location Address

1923 ASHLAND AVENUE 21205

License Type

Class "B" Beer, Wine and Liquor

Date Posted?

07/08/2024

Estimated Date of Removal?

07/18/2024

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

No

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

Yes

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

Yes

Other licensed locations - Describe/Note

Refer to attached map for other licensed locations

Comments and Follow-up Items(s)

Explanation of Request: "Transfer of Ownership"

Licensee Name

Christopher Mak Chen

Inspector Name

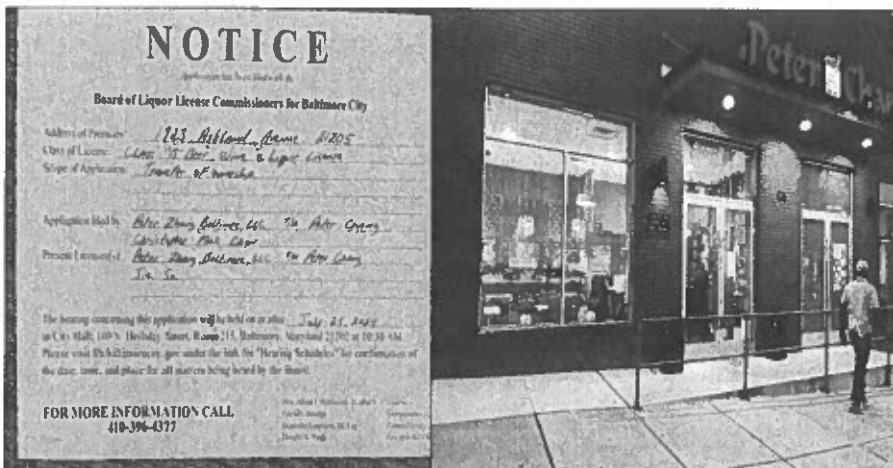
BALTIMORE\Rosalba Jordan

Photo(s) Taken

Choose Files No file chosen

Submission Date

07/11/2024 10:53 PM



Save

Cancel

Posting Sign Report

Applicants Name

Christopher Mak Chen

Premises Address

1923 ASHLAND AVENUE 21205

Inspector Name

BALTIMORE\Rosalba Jordan

Posted Date/Time

07/09/2024

08:45 PM

Rechecked Date/Time

07/19/2024

08:45 PM

Manager

Christopher Mak Chen

Posted Summary

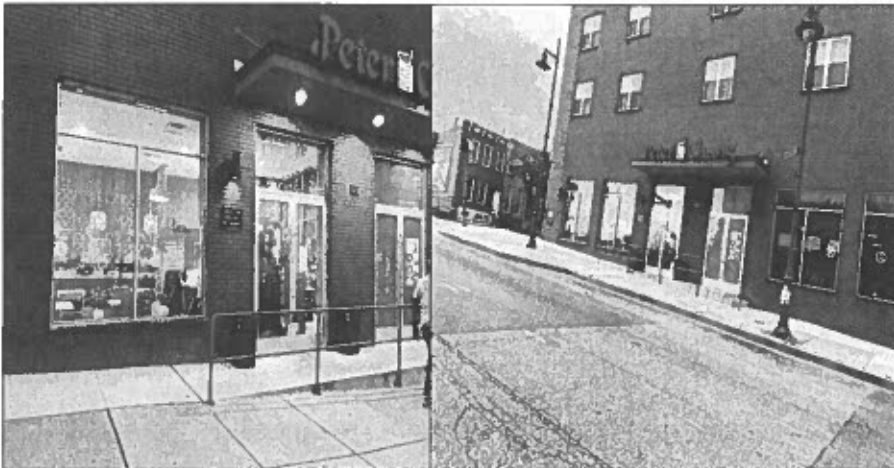
Notice was posted on front of building as pictured.

Rechecked Summary

Notice remained as posted for 10 days.

Photo(s) Taken

No file chosen



Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

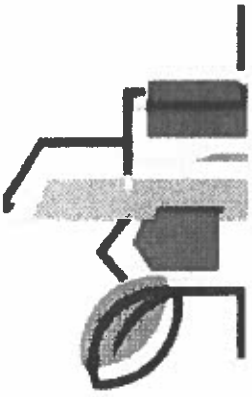
Address of Premises: 1923 Ashland Avenue #1205
Class of License: Class "B" Beer, Wine & Liquor License
Scope of Application: Transfer of Ownership

Application filed by: Peter Zhang Baltimore, LLC T/A Peter Chang
Christopher Mak Chen
Present Licensee(s): Peter Zhang Baltimore, LLC T/A Peter Chang
Jie Su

The hearing concerning this application will be held on or after July 25, 2024 in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM. 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.

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

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



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

Account:



USE 2024 - 53242

[Back](#)

[Logout](#)

Project Name: 1923 ASHLAND AVE

[Guest Access](#)

CONTINUE TO USE FIRST FLOOR OF PREMISES AS RESTAURANT (MAJORITY OWNERSHIP CHANGE)



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

August 22, 2024

Applicant(s): Nuttawood Mettawiparee and Javalak Mettawiparee
Royal Thai, LLC, T/a Thai Restaurant
3100 Greenmount Avenue 21218

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership and location of a Class "BD7" BWL license presently located at 3316 Greenmount Avenue to 3100 Greenmount Avenue.

(a) **Applicant(s) Information:** (1) Nuttawood Mettawiparee was born in Baltimore, MD in February of 1981. He lives in Baltimore, MD; and (2) Javalak Mettawiparee was born in Thailand in April of 1951. She lives in Cockeysville, MD. Mr. Mettawiparee was previously a licensee at 1011 Aliceanna Street t/a Talay Thai Grill from 2005-2010.

(b) **Ownership Breakdown:** (1) Nuttawood Mettawiparee (0%); and (2) Javalak Mettawiparee (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$0 with a 5yr lease agreement at \$2,200 per month.

(d) **Qualified Voters:** Ashley Mettawiparee, Shawn Simon, and Matthew Wyman are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises 1st floor as a restaurant with liquor license.

(f) **Corporate Standing:** Royal Thai, LLC is a MD LLC and as of 8/6/2024 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/28/2024 and checked on 7/5/2024. This meets the 10-day rule. There are 4 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-1; and "BD7" BWL-2.

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

(i) **Timeline:** Establishment ceased alcoholic beverage operations on 12/31/23. Transfer application submitted on 5/13/24 which was 134 days after the establishment closed. The license is viable.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of ownership and location CLASS TYPE: BD7

Please select one option and fill out the requested information

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

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

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 3316 Greenmount Ave 21218

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 3100 Greenmount Ave 21218

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Royal Thai LLC TRADE NAME: Thai restaurant

BUSINESS PHONE NUMBER: 443-226-2309 BUSINESS EMAIL ADDRESS: nmetta01@comcast.net

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 floor Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 56

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

Nuttawood Mettawiparee _____

(Full name)	(Telephone no.)			E-mail (Required)
742 E. Lake Avenue	Baltimore	MD	21212	40 years
(Residence) Street	City	State	Zip Code	(period of residency in Baltimore City)
2/81	M			Baltimore City 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

Javalak Mettawiparee _____

(Full name)	(Telephone no.)			E-mail (Required)
13182 Hunt Valley Court	Cockeysville	MD	21030	N/A
(Residence) Street	City	State	Zip Code	(period of residency in Baltimore City)
4/51	F			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?

3. Applicant C

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

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

RECEIVED: B.L.C
MAY 18 2024 4:05:35

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

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

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

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

A: 2023-2024, present license 2006-2010 Tally Thai Grill 1511 Alice Street
B: 2000-present, present license

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

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.

12/31/23

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

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

Name	Address	Phone	Email
Northwood Metropolitan	742 E. Lake Ave.	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-109 (a)(II). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Javalak Metropolitan ADDRESS: 3182 Hunt Valley Ct 71070 TITLE: Owner %OF STOCK HELD: 100
- 2) NAME: Northwood Metropolitan ADDRESS: 742 E Lake Ave 21212 TITLE: Auth. Person %OF STOCK HELD: 0
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

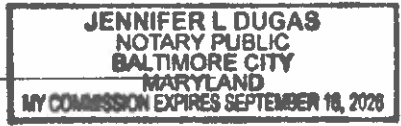
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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 13 day of April, 2024, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City personally appeared Northwood Metropolitan the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

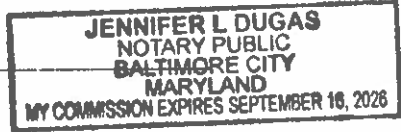
Signature: [Signature] (Notary Seal) My Commission expires _____
Printed Name: Jennifer L Dugas



[Signature]
Signature of Applicant B

I hereby certify that on the 13 day of April, 2024, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City personally appeared Javalak Metropolitan the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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



Signature of Applicant C

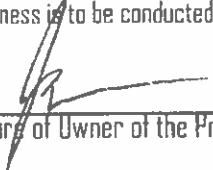
I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____ in and for _____ personally appeared _____ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true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

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

Name and Address of the owners of the premise/landlord: Wavey Arts LLC Phone Number: [REDACTED]
2303 N Charles St #1
Balto, MD 21218

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

(I, WE) Jacob Wittenberg HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3100 Greenmount Ave Suite D, 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

KORHAN HAMDİ ALTINDIREK
 Notary Public-Maryland
 Baltimore County
 My Commission Expires
November 15, 2026

I hereby certify that on the 5 day of May, 2024 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Jacob Wittenberg 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.

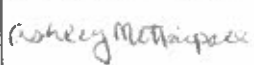


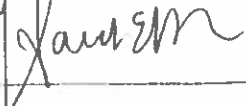
As witness, my hand and notarial seal.

Notary Signature:  [Notary Seal] My Commission expires November 15, 2026

Notary Printed Name: Korhan Hamdi Altindirek

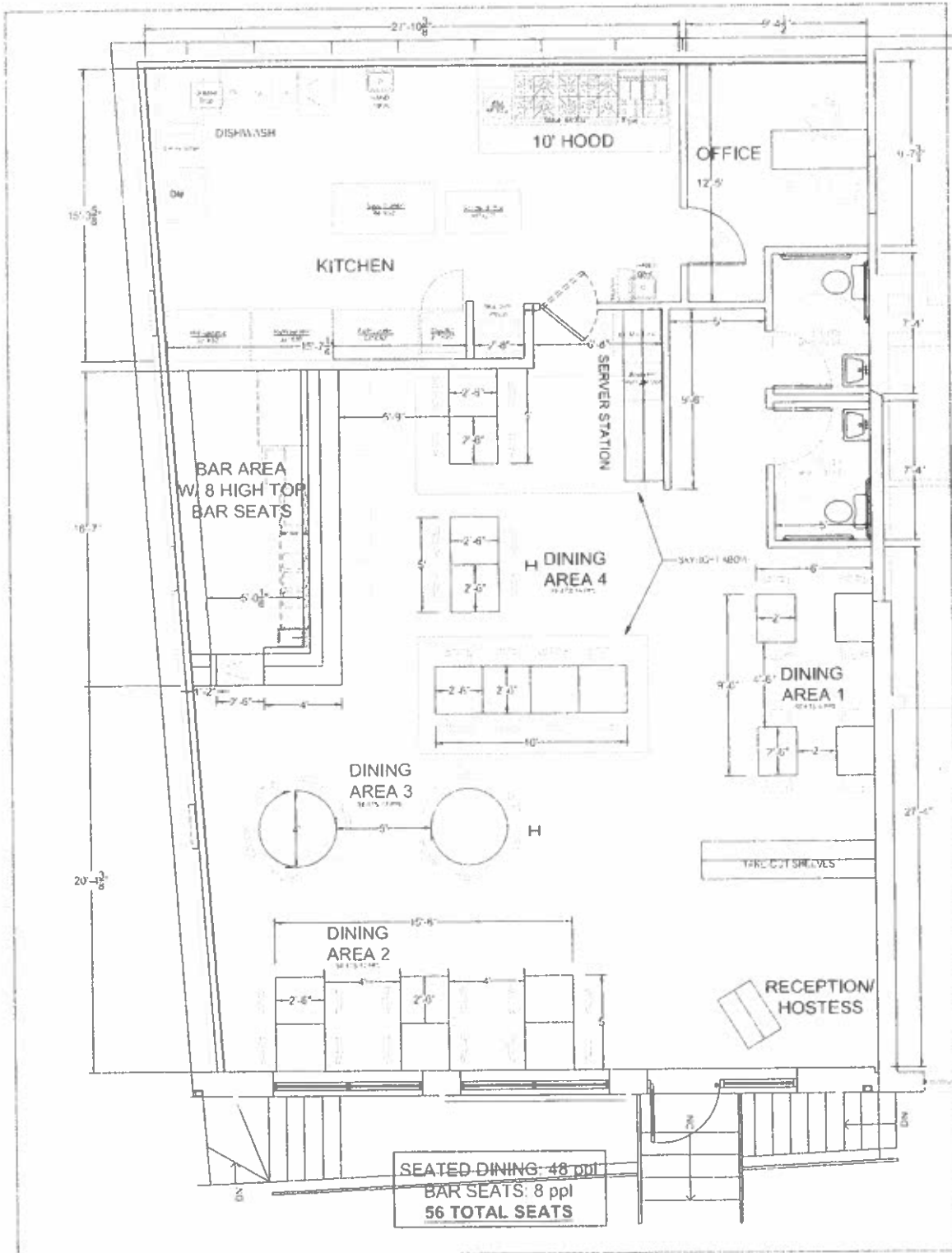
The following certificates must be signed by at least 3 persons.

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)
Ashley Mettawiparee	742 E Lake Ave Baltimore Md 21212		09/1/90	11 years
Shawn Simon	1463 Weldon Pl. N Baltimore, MD 21211		05/01/1984	10 years
Matthew Wyma	5608 Greenspring Ave Balt. MD 21209		01/01/91	29 years
Sarah Breitenbach Sarah Breitenbach	5608 Greenspring Ave Balt MD 21209		11/01/83	11 years

Board of Liquor License Commissioners for the City of Baltimore
 200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
 Phone: 410-396-4377 Fax: 410-396-4382

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



3100 GREENMOUNT AVE,
BALTIMORE, MD
PROPOSED RESTAURANT
FLOOR PLAN

DATE:	02/15/24
BY:	GW
APP:	GW
REV:	01
REV:	02
REV:	03
REV:	04
REV:	05
REV:	06
REV:	07
REV:	08
REV:	09
REV:	10
REV:	11
REV:	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 291**

Cert Num: **0775**

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

License Date: **5/1/2024**

License Year: **2024**

CR Number: **09987050**

Payment Date: **04-23-24**

2023 - 2024 TPP Paid

2024 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **ROYAL THAI, LLC**

Trade Name: **THAI RESTAURANT**

Zone Code: **46**

Phone: **410-889-6003**

Block Num: **3316**

City: **BALTIMORE**

Street: **GREENMOUNT AVENUE**

State: **MD**

Zip: **21218**

CR Number: **09987050**

Portion of Business Used:

FIRST FLOOR FOR BUSINESS

Restriction:

BEER, WINE & LIQUOR TO BE AVAILABLE ONLY WITH MEALS & HOURS WHEN LUNCH OR DINNER IS AVAILABLE. NO ALCOHOLIC BEVERAGES SERVED BEFORE 11:00 A.M. NO OFF PREMISES SALES. NO SEPARATE BAR.

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JAVALAK	METTAWIPAREE	2318 LONG RIDGE ROAD	REISTERSTOWN	MD	21136	Edit	Remove Owner
NUTTAWOOD	METTAWIPAREE	742 E. LAKE AVENUE	BALTIMORE	MD	21212	Edit	Remove Owner

Comments

Date	Comment	Action
06/21/2024	Establishment ceased alcoholic beverage operations on 12/31/23. Transfer application submitted on 5/13/24 which was 134 days after the establishment closed. The license is viable. MW	Delete
06/07/2024	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 3316 Greenmount Avenue to 3100 Greenmount Avenue filed on behalf of Royal Thai, LLC T/a Thai Restaurant, Nuttawood Mettawiparee and Javalak Mettawiparee on 5/13/2024 /kk	Delete
04/03/2022	* Licensee(s) changed during 2022 renewal period - Nuttawood Mettawipree replaced Kate Deleon * /kk	Delete
12/14/2020	Alcohol Awareness expires on 11/28/24 Nuttawood Mettawiparee(certified by John S. Murray)..../sb	Delete
08/09/2019	Submitted 2018 Trader's License during renewal.... /sb	Delete
11/22/2016	Alcohol Awareness expires 10/24/20 (Nuttawood Mettawiparee)... /sb	Delete

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

License num: LBD7 291

Address: 3316 GREENMOUNT AVENUE

Trade Name: THAI RESTAURANT

Comment:

[Add Comment](#)

Hold Info



ROYAL THAI, LLC.: W05875398

Department ID Number:

W05875398

Business Name:

ROYAL THAI, LLC.

Principal Office: 

3316 GREENMOUNT AVE
BALTIMORE MD 21218

Resident Agent: 

JAVALAK METTAWIPAREE
3316 GREENMOUNT AVE
BALTIMORE MD 21218

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

06/28/2000

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 3100 Greenmount AVE

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA _____






HOTEL/MOTEL _____

RACING _____





PREPARED BY: R. Brown DATE: 4/8/24

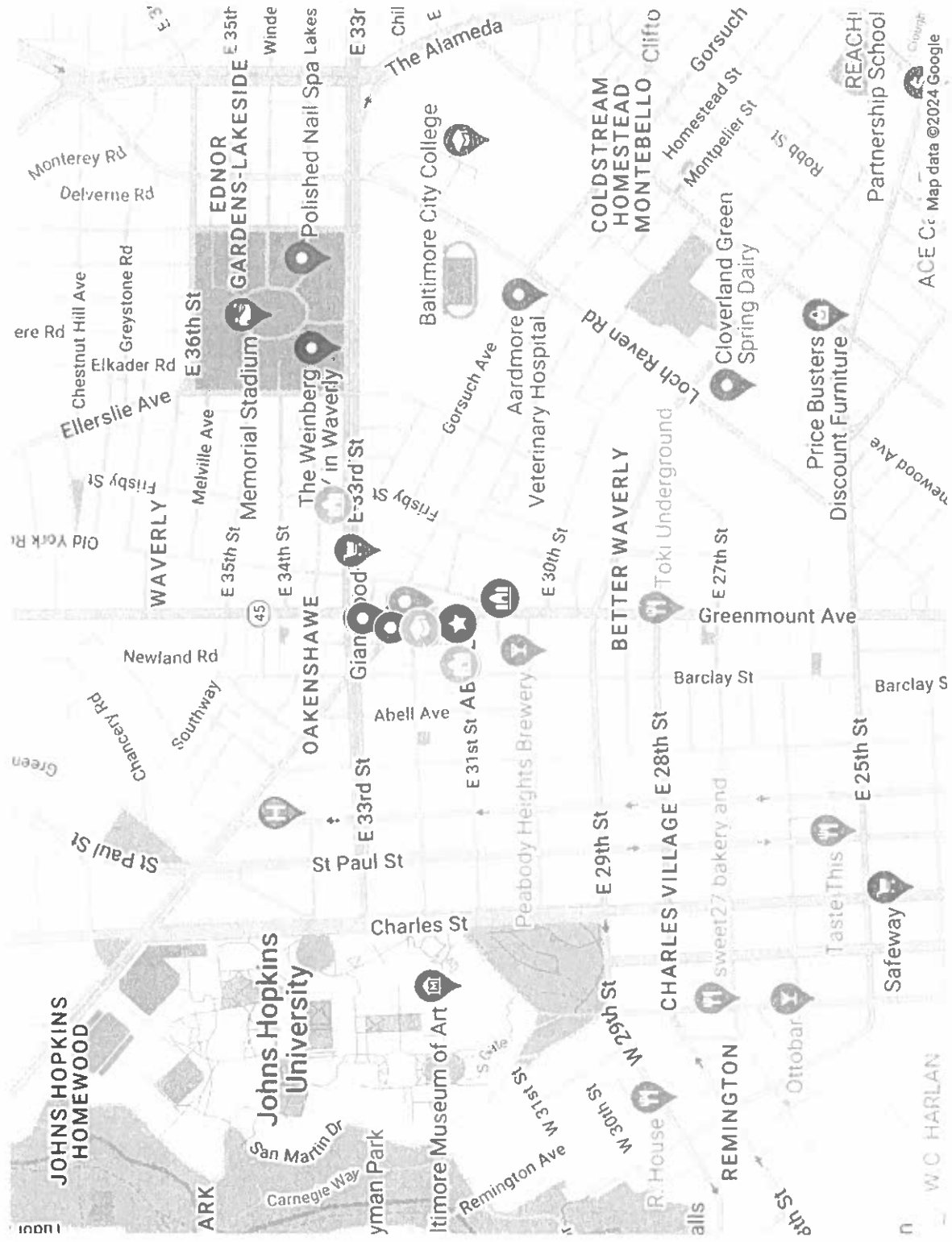
3100 Greenmount Ave

Licensed Establishments

-  Thai Restaurant - LBD7
-  Red Emma's Bookstore
Coffeehouse-LB
-  Melba's Place-LBD7
-  Kitty's Lounge-LBD7
-  Harry's Liquor-LA

School and or Church

-  The Baltimore Free School
-  New Waverly United Methodist Church
-  St Moses Church
-  St. John's Episcopal Church



ACE Co. Map data ©2024 Google

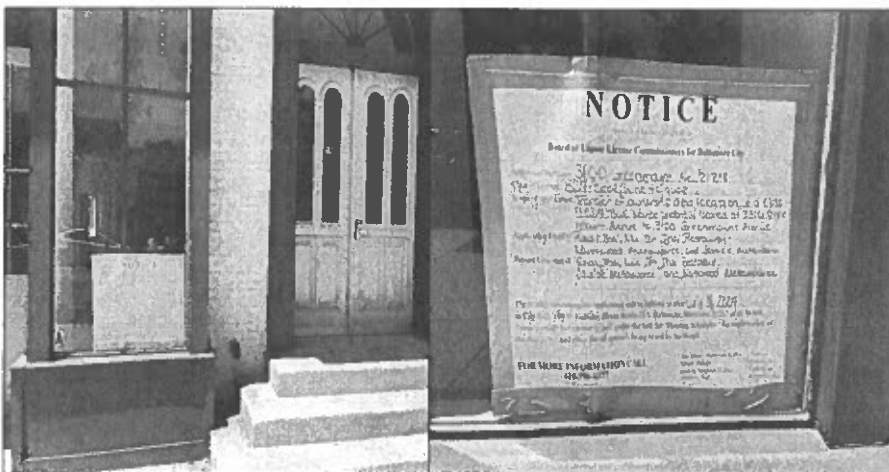
TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)	Corporation Name	Location Address
Thai Restaurant	Royal Thai LLC	3100 Greenmount Avenue
License Type	Date Posted?	Estimated Date of Removal?
Class "BD17" Beer, Wine and Liquor	06/28/2024	07/08/2024
Is the location within 300 feet of Church and/or School?	Are there any other licensed establishments within a two block radius?	Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)
Yes	Yes	No

Other licensed locations - Describe/Note	Comments and Follow-up Items(s)
Please see attached map for additional locations	Filed application for transfer of ownership and location

Licensee Name	Inspector Name
Nuttawood Mettawiparee, Javalak Mettawiparee	BALTIMORE\regina brown

Photo(s) Taken	Submission Date	
<input type="button" value="Choose Files"/> No file chosen	07/03/2024	10:00 AM



Posting Sign Report

Applicants Name

Nuttawoorn Mettaviparee, Javalak Mett

Premises Address

3100 Greenmount Ave

Inspector Name

BALTIMORE\regina brown

Posted Date/Time

06/28/2024
12:35 PM

Rechecked Date/Time

07/05/2024
12:00 PM

Manager

N/A

Posted Summary

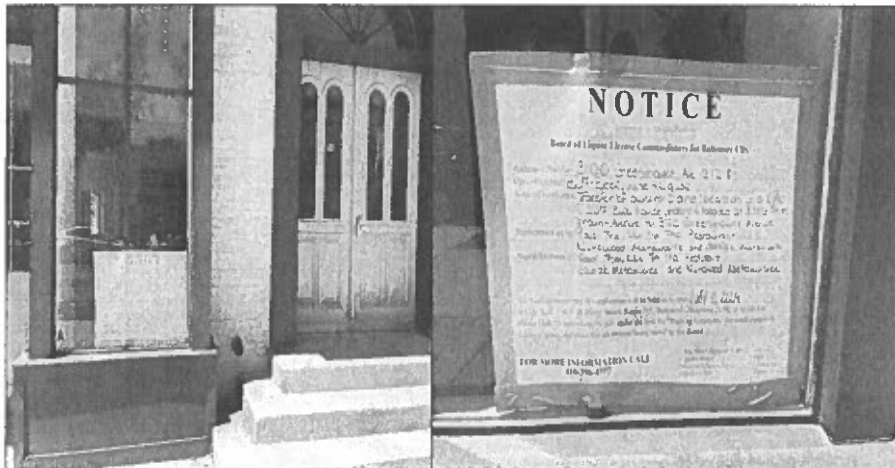
Sign is now posted on front window.

Rechecked Summary

Sign still posted on front window

Photo(s) Taken

No file chosen



Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3100 Greenmount Ave. 21218
Class of License: BD7-Beer, Wine & Liquor
Scope of Application: Transfer of ownership and location of a class
"BD7" B&L license presently located at 3106 Green-
mount Avenue to 3100 Greenmount Avenue
Application filed by: Royal Thai, LLC The Thai Restaurant
Nuttawood Methawiparee and Javalak Methawiparee
Present Licensee(s): Royal Thai, LLC The Thai Restaurant
Javalak Methawiparee and Nuttawood Methawiparee

The hearing concerning this application will be held on or after July 11, 2024
in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.
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.

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

FOR MORE INFORMATION CALL
410-396-4377



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

Account: [REDACTED]

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

Project Name: 3100 GREENMOUNT AVENUE

[Guest Access](#)

VSE2024-52057

USE FIRST FLOOR AS RESTAURANT WITH LIQUOR LICENSE (NEW OPERATOR)



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

August 22, 2024

Applicant(s): Jessica Elynn Wiley Pineda
KOL Project 2, LLC, T/a The Beverly House
4505 Harford Road 21202

Class: "BD7" Beer, Wine & Liquor License

Amended application to transfer ownership and location of a Class "BD7" BWL license presently located at 1000 E. Hoffman Street to 4505 Harford Road requesting delivery of alcoholic beverages.

(a) Applicant(s) Information: (1) Jessica Elynn Wiley Pineda was born in Ancon, Panama in October of 1986. She lives in Baltimore, MD.

(b) Ownership Breakdown: (1) Jessica Elynn Wiley Pineda (100%).

(c) Purchase Price of Business: Purchase price of business is \$40,000. A deposit of \$5,000 was made. Balance to be paid at settlement.

(d) Qualified Voters: Tyrekia Jackson, Shirly Wiley-Curtis, and Joseph Manning, Jr. are qualified Baltimore City voters.

(e) Zoning: Applicant has applied for a USE permit, for the use of a portion premises as a 7-day tavern with Boutique Wine, Beer & Spirits Shop.

(f) Corporate Standing: KOL Project 2, LLC is a MD LLC and as of 8/7/2024 is active and in good standing.

(g) Posting Report: The location was posted on 6/24/2024 and checked on 7/3/2024. This meets the 10-day rule. There are 6 licensed liquor establishment(s) in the 2x2 area: "A" BW-1; "A" BWL-2; "B" BWL-1; and "BD7" BWL-2.

(h) Attorney of Record: Melvin Kodenski

(i) Timeline: Transfer approved by Board on 8/24/23. Amended application was filed on 5/17/24 which was 267 days after the original application was approved. License is viable.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Amend transfer with new location and ownership CLASS TYPE: BD7

Please select one option and fill out the requested information

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

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

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 1000 E Hoffman Street
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 4505 Harford Road

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: KOL Project 2 ,LLC TRADE NAME: The Beverly House

BUSINESS PHONE NUMBER: pending BUSINESS EMAIL ADDRESS: pending

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

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ Band, Etc.)? _____ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 82

Please note that as per Alc. Bev. Art. 8-12-407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

Jessica Elynn Wiley Pineda _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
1213 Lakeside Avenue Baltimore MD 21218 35 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
10/1986 _____ Female Ancon, Panama
 (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: BILLG
 NOV 17 2024 04:34

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.

License is being transferred from 1000 E. Hoffman St.

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)(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: Jessica E. Wiley Pineda ADDRESS: 1213 Lakeside Avenue TITLE: Sole Member %OF STOCK HELD: 100
 2) NAME: ADDRESS: Balto. MD 21218 TITLE: %OF STOCK HELD:
 3) NAME: ADDRESS: TITLE: %OF STOCK HELD:
 4) NAME: ADDRESS: TITLE: %OF STOCK HELD:

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

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

Signature of Applicant A: [Signature]
 I hereby certify that on the 16th day of May, 2024, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Jessica Elynn Wiley Pineda 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 04/27/27
 Printed Name: Elaine Pappas

Elaine Pappas
 Notary Public
 Baltimore County
 Maryland
 My commission expires:

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

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

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

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

Name and Address of the owners of the premise/landlord: KOL LLC Phone Number: [REDACTED]
4505 Harford Rd, 21214

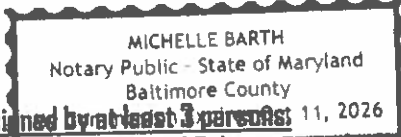
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND
 (I, WE) KOL LLC HEREBY CERTIFY.
 That (I am, we are) the owner(s) of the property located at 4505 Harford Rd, Baltimore, City with a Zip Code of 21214, which is named in the present application made to the 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.

Tyrone Jackson, member
 Signature of Owner of the Property

I hereby certify that on the 15th day of May, 2024 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Tyrone Jackson, member 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: Michelle Barth
 Notary Printed Name: Michelle Barth

(Notary Seal) My Commission expires Oct 11, 2024



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

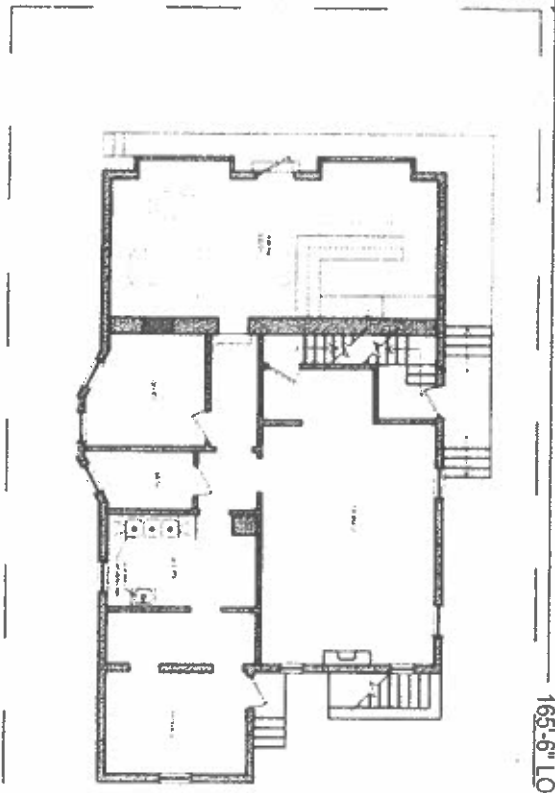
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

	Name	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
①	Tyrone Jackson	7 N Belnod Ave	<u>Tyrone Jackson</u>	3/1992	9 years
②	Shirley Curtis Wiley	3316 Westcawall Ave	<u>Shirley Curtis Wiley</u>	7/1934	51 yrs
X③	Robert Wilson	3905 Mondawmin Ave	<u>R. Wilson</u>	3/1969	25 yrs
X④	Kadeem Clifton	1600 Winford Rd.	<u>Kadeem Clifton</u>	9/99	10 years
⑤	Joseph Manning, Jr.	3807 Segun Ave	<u>Joe Manning</u>	3/56	12 yrs

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

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

45'-0" LOT

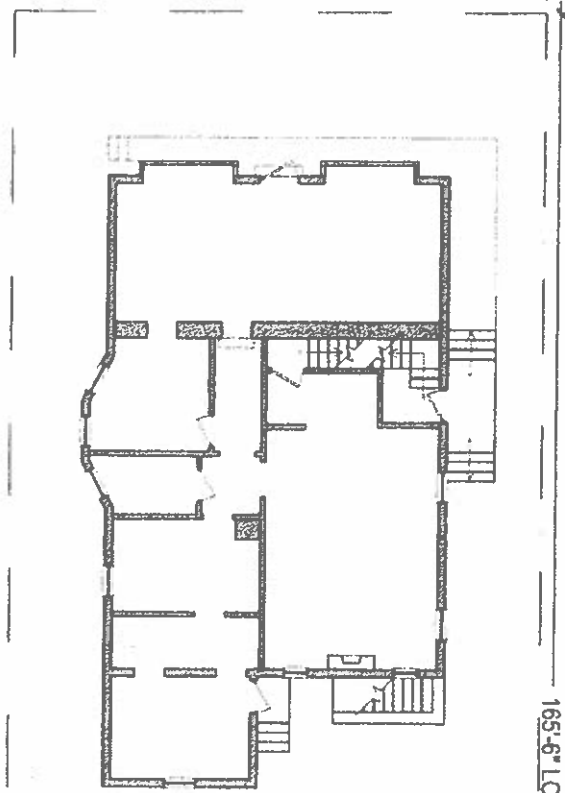


165'-6" LOT



OWNERSHIP : KOL LLC
 OWNERSHIP ADDRESS :
 7 N BELNORD AVE
 BALTIMORE MD 21224-0000

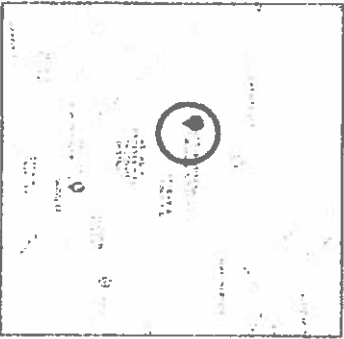
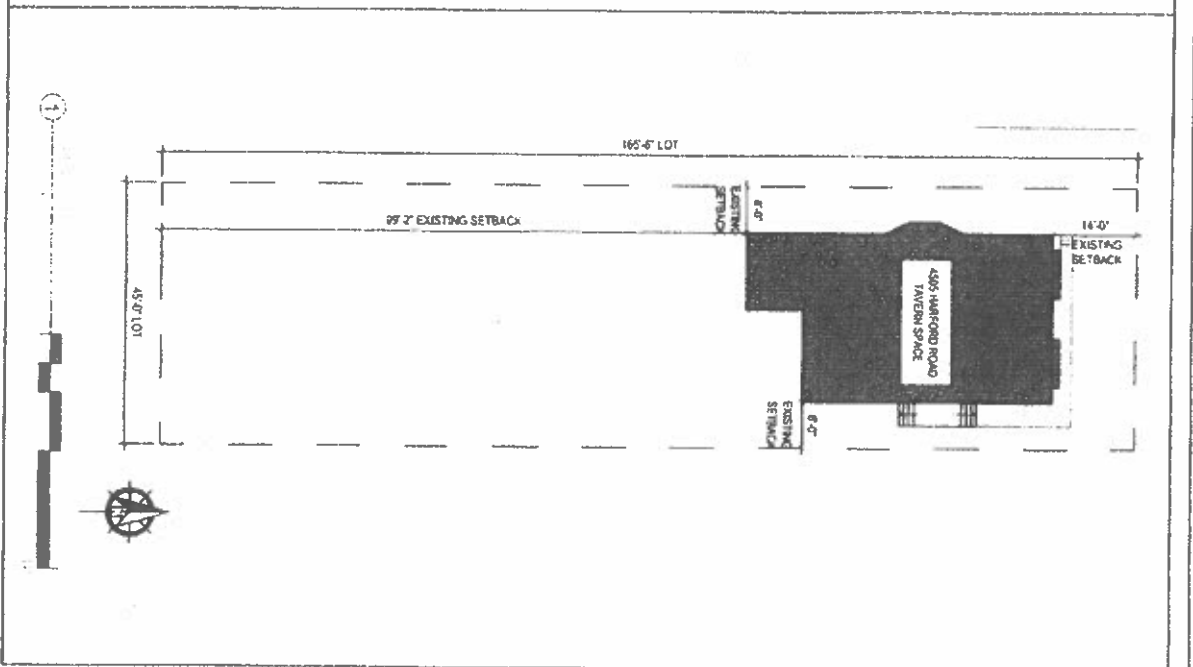
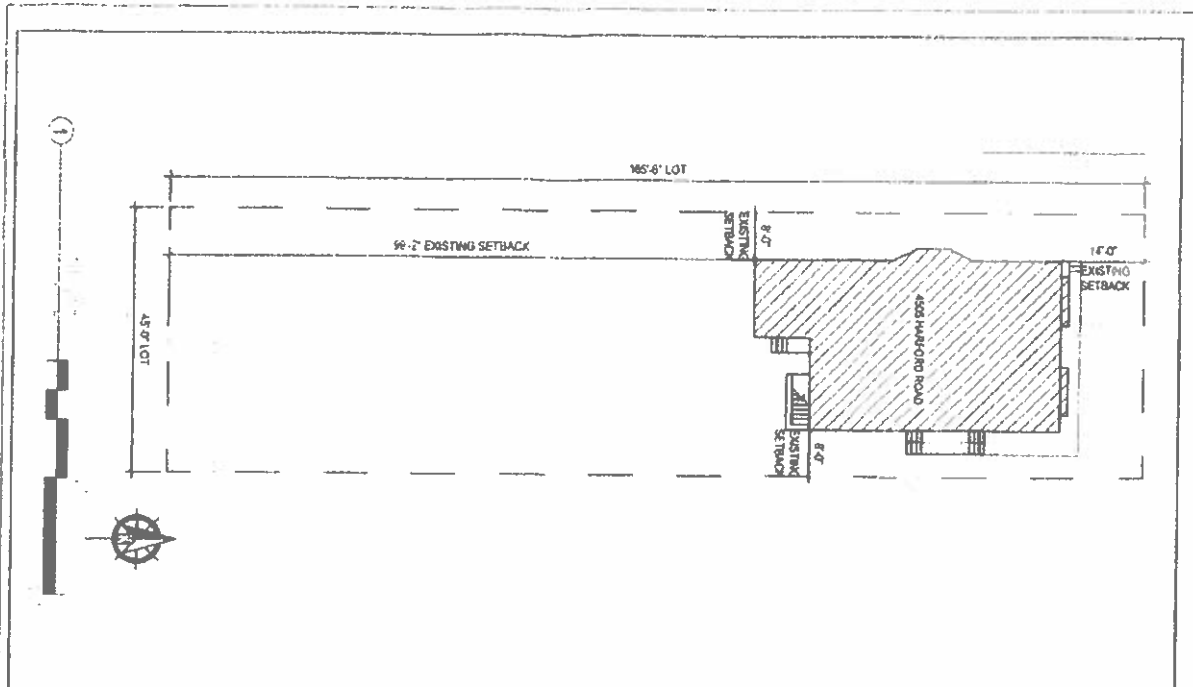
45'-0" LOT



165'-6" LOT



CONSTRUCTION TYPE :
 Type 3B - Masonry Ext. Wall - Unprotected
 IBC USE GROUP :
 A-2 Assembly



4505 HARFORD ROAD
EXISTING 2 STORY w/ BASEMENT
Lot Area = 45'-0" x 165'-6" = 7,447 SF
Zoning = C-1
Scope of Work: -Change of use to Tavern
Relief Request: To Convert Existing Use to Tavern Use

OWNERSHIP: KOL LLC
 OWNERSHIP ADDRESS:
 7 N BELNORD AVE
 BALTIMORE, MD 21224-0000

CONSTRUCTION TYPE:
 Type 3B - Masonry Ext. Wall - Unprotected

IBC USE GROUP:
 A-2 Assembly

5

Current Corporation: KOL Project 2 LLC

Amending Corporation: KOL Project 2, LLC

May 17th, 2024

License Class BD7

License #: LBD7 064

Licensee: Jessica E. Wiley Pineda

To: Baltimore City Liquor Board

This letter is to inform you why we are requesting to amend the transfer of this license with a new location and ownership. *Submitted on May 17th, 2024, I am seeking to adjust this license to ensure its validity during our renovation/build-out and to update the licensee's information.*

Please reach out to Melvin Kodenski, Esq. (410-685-5100) with any questions or concerns.

Sincerely,

KOL Project 2 LLC



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 064**

Cert Num: **0147**

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

License Date: **5/1/2024**

License Year: **2024**

CR Number: **11462790**

Payment Date: **05-17-24**

2023 - 2024 TPP Paid

2024 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **N/A**

Trade Name: **LARAE'S LOUNGE**

Zone Code: **16**

Phone: **443-943-7869**

Block Num: **1000**

City: **BALTIMORE**

Street: **HOFFMAN STREET EAST**

State: **MD**

Zip: **21202**

CR Number: **11462790**

Portion of Business Used:

FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE

Restriction:

THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS TO BE SOLD OVER THE BAR. JOHN WESLEY BROOKS BARRED FROM PREMISES IN ANY CAPACITY.

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
INDIA N.	SOLOMON	1504 KIA COURT, #3B	BALTIMORE	MD	21202	Edit	Remove Owner

Comments

Date	Comment	Action
06/18/2024	Transfer approved by Board on 8/24/23. Amended application was filed on 5/17/24 which was 267 days after the original application was approved. License is viable. MW	Delete
06/07/2024	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 1000 E. Hoffman Street to 4505 Harford Road requesting delivery of alcoholic beverages filed on behalf of KOL Project 2, LLC T/a The Beverly House, Jessica Elynn Wiley Pineda on 5/17/2024 (Amended) /kk	Delete
03/11/2024	3/7/2024 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*..../jr	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
01/29/2024	PAID IN FULL \$1,320.00 FOR 2023-2024 ANNUAL LIQUOR LICENSE FEE; Invoice #131717...../sb	Delete
01/29/2024	January 26, 2024; Letter from Attorney, Mel Kodenski has requested for a Transfer Hardship; Invoice #131716...../sb	Delete
08/29/2023	8/24/2023 - Public Hearing Re: Amended application to transfer ownership and location of a Class "BD7" BWL license presently located at 1000 E. Hoffman Street to 4505 Harford Road requesting delivery of alcoholic beverages - APPROVED (3-0 vote).../jr	Delete
05/05/2023	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 1000 E. Hoffman Street to 4505 Harford Road requesting delivery of alcoholic beverages filed on behalf of Kol Project 2, LLC T/a Trade Name Pending, Cheryl Denise Wiley on 3/10/2023 /kk (Amended)	Delete
01/06/2023	12/15/2022 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer**...../jr	Delete
11/22/2022	Received Transfer Hardship Extension Request from attorney Melvin Kodenski; Invoice #127518...../jr	Delete
10/18/2022	90 Day pending Transfer letter sent to all listed applicant's and attorneys on 10/05/2022...k/r	Delete
10/14/2022	Time expired on 3/28/2022-Pending Transfer..k/r	Delete
06/17/2022	6/16/2022 - Public Hearing Re: Amended application to transfer ownership and location of a Class "BD7" BWL license presently located at 1000 E. Hoffman Street to 4505 Harford Road requesting delivery of alcoholic beverages - APPROVED (3-0 vote).../jr	Delete
05/06/2022	Application for transfer of ownership and location of a class "BD7" BWL license presently located at 1000 E. Hoffman Street to 4505 Harford Road requesting delivery of alcoholic beverages filed on behalf of KOL Project, LLC T/a Trade Name Pending, Cheryl Denise Wiley on 3/28/2022 /kk (Amended)	Delete
04/01/2022	Time expired on 03/28/2022-Pending Transfer. so this file is DEAD (per K. Robinson)...../sb	Delete
02/22/2022	Mail Returned: 2022 Renewal Application..../sb	Delete
01/18/2022	1/13/2022 - Virtual Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*..../jr	Delete
12/20/2021	Letter sent by Attorney, Mel Kodenski Requesting Transfer Hardship; Invoice #123612...../sb	Delete
10/27/2020	10/22/2020 - Virtual Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)...../jr	Delete
07/31/2020	07/30/2020 - Virtual Hearing Re: Application for transfer ownership - POSTPONED..../sb	Delete
06/30/2020	Temporary Outdoor Table Service letter was returned...../sb	Delete
04/28/2020	04/17/20 - COVID-19 Letter was Returned..../sb	Delete
03/13/2020	3/12/2020 - Public Hearing Re: Application to transfer ownership - The Board has granted the request for postponement. This matter will be scheduled for a future hearing date..../jr	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/mb	Delete
01/15/2020	Application for transfer of ownership filed on behalf of India Solomon, LLC T/a India Soloman, India Solomon on 12/26/2019 /kk	Delete
12/30/2019	12/27/19 - Ms. Solomon submitted Use and Occupancy permit receipt..../sb	Delete
12/27/2019	12/26/19 - Ms. Solomon came into office and paid for 2019-2020 License; Invoices #118491, 118492, 118493 and 118494. Also she submitted Transfer of Ownership Application, Invoice #118495 and 118496. DS T.Akras advised her to get the Use and Occupancy permit ASAP...../sb	Delete
12/10/2019	Licensee India Solomon visited the office today, Tuesday, December 10, 2019 and spoke with ES Paige regarding her license. Ms. Solomon was informed that renewal fee of \$1,320.00 must	Delete

	be paid and an application for transfer must be filed by the December 27, 2019 deadline. See previous notes in comment section. DKP	
12/04/2019	Licensee called this morning in reference to wanting to know exactly what she needs to do in order to save the license by the expiration deadline of Dec 27, 2019; Also asked if she could get an additional hardship. I advised licensee that she would need to bring us a Transfer application by Dec 27, 2019 and that the board does not grant additional hardships...../jr	Delete
10/31/2019	250 Day Hardship Extension Warning Letter mailed to licensee and Atty Mel Kodenski; Copy placed in file...../jr	Delete
10/25/2019	10/24/2019 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)...../jr	Delete
06/26/2019	Rec'd Request letter for Hardship from Licensee; Invoice # 117162...../jr	Delete
03/12/2019	MAIL RETURNED: 03/07/19 Returned To Sender; Insufficient Address; Unable To Forward.... /sb	Delete
02/26/2019	02/26/19-Resend Application to home address (1).... /sb	Delete
02/26/2019	02/25/19 Return To Sender; Vacant; Unable To Forward..... /sb	Delete
02/04/2019	Personal Property Tax Owed to City of Baltimore was cleared on February 4, 2019..../mb.	Delete
01/10/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee/s Home Address on January 09, 2019.*** /mb	Delete
12/07/2018	12/07/18 - Return To Sender-Attempted-Not Known-Unable To Forward (Sales of Dangerous Knives and certain Packaging Products)..... /sb	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
05/20/2016	Submitted "Good Standing" document... /sb	Delete
04/27/2016	***** RELEASED STATE TAX HOLD***** /sb	Delete
02/10/2016	*****Sent another Tax Hold letter to licensee(s) home address..... /sb	Delete
12/08/2015	PAID \$500.00 for Hearing Fine Dated September 04, 2014; Invoice #100104. PAID \$125.00 for Hearing Admin Fee Dated September 04, 2014; Invoice #100105.... /sb	Delete
12/08/2015	Licensee called office and will come down and pay fine... /sb	Delete
10/15/2015	Sent letter to licensee about past due violation fine of \$625.00 from hearing date September 04, 2014.... /sb	Delete
11/28/2014	9/4/2014 Public Hearing re: Violation od Rule 4.01(a) Licensee FTA . Guilty \$500 Fine + \$125 admin fee \$625 Total (30 days to pay)	Delete
07/11/2005	07/07/05 Public Hearing re: Violation of rule 4.01(a) DECISION: GUILTY \$500 OR 5 DAYS / SUSPENDED \$200. FINE \$300 OR 3 DAYS + \$125 = \$425	Delete

Print History (Print Card)

License num: LBD7 064

Address: 1000 HOFFMAN STREET EAST

Trade Name: LARAE'S LOUNGE

Comment:

Add Comment

Hold Info

Powered by:



KOL PROJECT 2 LLC: W23742729

Department ID Number:

W23742729

Business Name:

KOL PROJECT 2 LLC

Principal Office: 

4505 HARFORD ROAD
BALTIMORE MD 21214

Resident Agent: 

KOL PROJECT LLC
4505 HARFORD ROAD
BALTIMORE MD 21214

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:

02/24/2023

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 4505 Harford Rd

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 6

"A" BEER & WINE 1

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 2

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA _____



HOTEL/MOTEL _____

RACING _____



PREPARED BY: Chase DATE: 7/3/24

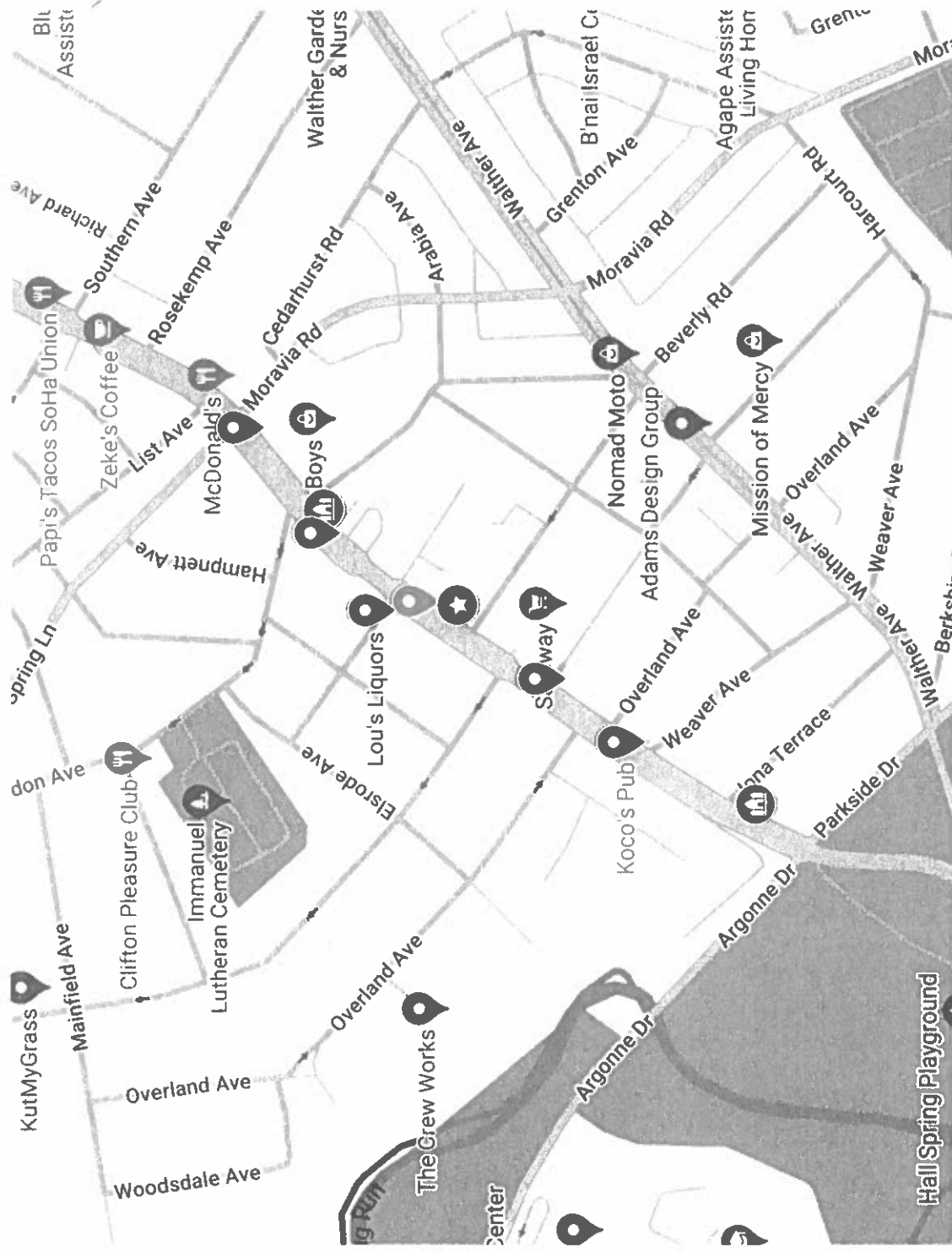
4505 Harford Rd

Liquor Establishments

-  The Beverly House LBD7
-  Wilson's Tavern LBD7
-  Lou's Liquors LA
-  Maggie's Farm LB
-  Atlantic Caterer-WA
-  Koco's Pub LBD7
-  Harford Road Liquors LA

Church

-  Shepherd Community Baptist Church
-  Christ Power Church



TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

The Beverly House

Corporation Name

KOL Project 2, LLC

Location Address

4505 Harford Rd

License Type

Class "BD7" Beer, Wine and Liquor

Date Posted?

06/24/2024

Estimated Date of Removal?

07/03/2024

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

Yes

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

Yes

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

Yes

Other licensed locations - Describe/Note

Please see maps for additional locations.

Comments and Follow-up Items(s)

Filed application for an amended transfer of ownership and location from 1000 E Hoffman St. to 4505 Harford Rd. The establishment is not operating at this time.

Licensee Name

N/A

Inspector Name

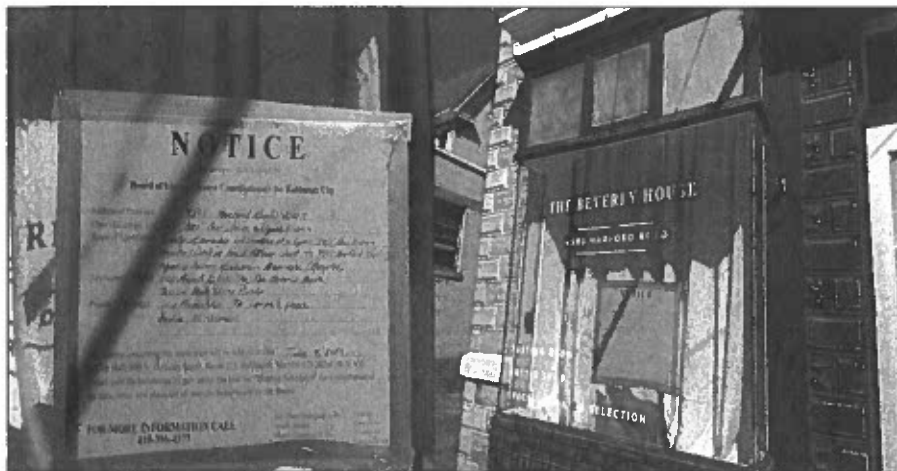
BALTIMORE\Terri.Chase

Photo(s) Taken

[Choose Files](#) No file chosen

Submission Date

06/26/2024 10:00 AM



Save

Cancel

Posting Sign Report

Applicants Name

Jessica Elynn Wiley Pineda

Premises Address

4505 Harford Rd

Inspector Name

BALTIMORE\Terri Chase

Posted Date/Time

06/24/2024

05:35 PM

Rechecked Date/Time

07/03/2024

11:00 AM

Manager

N/A

Posted Summary

The sign is posted on the front window.

Rechecked Summary

The sign is still posted on the front window.

Photo(s) Taken

No file chosen



NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 4505 Harford Road 21214
Class of License: Class "B07" Beer, Wine & Liquor License
Scope of Application: Transfer of ownership and location of a Class "B07" Bull License
Presently located at 1000 E. Hoffman Street to 4505 Harford Road
Requesting delivery of alcoholic beverages (Amended)
Application filed by: KOL Project 2, LLC 71a The Beverly House
Jessica Elynn Wiley Pineda
Present Licensee(s): Sole Proprietship TA Larae's Lounge
India N. Solomon

The hearing concerning this application will be held on or after July 7, 2024
at City Hall, 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.
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., (Ret.) *Chairman*
Edward L. Reisinger *Commissioner*
Granville Templeton, III, Esq. *Commissioner*
Executive Secretary



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > My Permit Application List

Account: [Redacted]

My Permit Application List [Logout](#)

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

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

Most Current(Past 3 months) All Active Archived Deleted

Show 10 entries

Search:

			ID App	Permit Number	Project Name	Create Submit Accept	Status	Fee Due	Fee Paid	Notes	
Edit			424204		4505 HARFORD RD	12/21/2023	Initial				Archive
Manage	Contact us	Status	408718	USE2023-55164	KOL 4505	10/4/2023 10/4/2023 10/4/2023	Submitted				Archive
Manage	Contact us		371292	USE2023-51148	KOL PROJECT 2 LLC	3/10/2023 3/10/2023	Submitted				Archive
Manage	Contact us	Status	296417	USE2022-61454	KOL PROJECT	1/31/2022 1/31/2022 2/10/2022	Submitted		\$98.00		Archive

Showing 1 to 4 of 4 entries

[Previous](#) | [1](#) | [Next](#)



Mayor Brandon M. Scott & Alice Kennedy, Commissioner



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



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

Account: [REDACTED]

[Back](#)

[Logout](#)

Project Name: KOL 4505

[Guest Access](#)

USE PORTION OF PREMISES AS A 7 DAY TAVERN WITH BOUTIQUE WINE, BEER & SPIRITS SHOP.



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

August 22, 2024

Applicant(s): Shu Juan Chen
Blue Crab Express JCZ, LLC, T/a Blue Crab Express
1020 W. Patapsco Avenue 21230

Class: "D" Beer, Wine & Liquor License

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

(a) Applicant(s) Information: (1) Shu Juan Chen Obrecht was born in China in April of 1981. She lives in Baltimore, MD.

(b) Ownership Breakdown: (1) Shu Juan Chen (100%).

(c) Purchase Price of Business: The purchase price of the business is \$230,000.

(d) Qualified Voters: Homer Green, Sterling Comegys, and Larry Ricks are qualified Baltimore City voters.

(e) Zoning: Applicant has applied for a USE permit, for the use of premise as a restaurant with outdoor table service with seven (7) tables in Pud #20 per planning commission approval on 6/9/09 Thomas J Stodsur Director Seasonal outdoor tables to be continued within the existing six contiguous parking spaces adjacent to the restaurant with the tables to be buffered with planters along parking lot side and buffering against the handicapped space.

(f) Corporate Standing: Blue Crab Express JCZ, LLC is a MD LLC and as of 7/24/2024 is active and in good standing.

(g) Posting Report: The location was posted on 6/24/2024 and checked on 7/3/2024. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "BD7" BWL-1; and "Arena"-1.

(h) Attorney of Record: Gary Maslan

(i) Timeline: Transfer application filed on 5/4/24 indicates that establishment is not open and operating. BLLC inspections conducted on 2/15/24 and 6/24/2024 show the establishment was open and operating. License is viable.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: TRANSFER OF LICENSE CLASS TYPE: D

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: 1020 W PATAPSCO AVE

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: BLUE CRAB EXPRESS JCZ LLC TRADE NAME: BLUE CRAB EXPRESS

BUSINESS PHONE NUMBER: 410-355-6009 BUSINESS EMAIL ADDRESS: BLUECRABEXPRESSJCZ@GMAIL.COM

ATTORNEY FOR THE APPLICANT: GARY R MASON ADDRESS: 7108 BAITERON BLVD PHONE: 410-282-2700

Part of Premises Used (Note: Floors and Areas for Storage): 1ST FLOOR + Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.): GET SIDE TRUCKS 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: 35

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

Shu Juan Chen [Redacted] [Redacted]

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

3205 Magnolia Ave Baltimore MD 21227 3 weeks

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

04/1981 F China

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

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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)(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: Shu Juan Chen ADDRESS: 3205 Magnolia Ave TITLE: owner % OF STOCK HELD: 100%
- 2) NAME: _____ ADDRESS: Baltimore MD 21227 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 15th day of April, 2024, before me, the subscriber, a notary public of the State of Maryland in and for Harford Co., personally appeared SHU JUAN CHEN 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: Rosaline Ivey

(Notary Seal) My Commission expires 6/17/25



Signature of Applicant B

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

Signature: _____
Printed Name: _____

(Notary Seal) My Commission expires _____

Signature of Applicant C

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

Signature: _____
Printed Name: _____

(Notary Seal) My Commission expires _____

Name and Address of the owners of the premise/landlord: SUNSHINE PROPERTY GROUP, LLC Phone Number: [REDACTED]

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

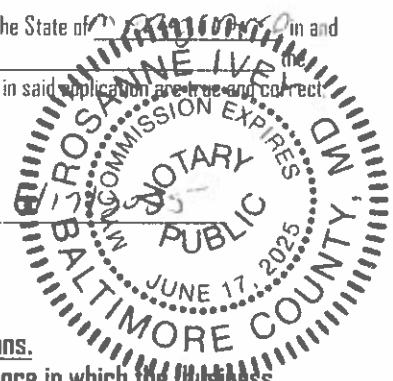
(I, WE) SUNSHINE PROPERTY GROUP, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1020 W PATAPSCO AVE, Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

H.S. [Signature]
Signature of Owner of the Property

I hereby certify that on the 24th day of April, 2024, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared TESTY STARV 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: Rosaline Ivy

(Notary Seal) My Commission expires _____



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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Homer Green	3205 Magnolia Ave	[Signature]	9-49	13
Sterling Conyers	3017 MARSHALL AVE	[Signature]	03-1968	29
ANTHONY HODGE	3021 MARSHALL AVE	[Signature]	11-66	29

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

1020 W. PATARSCO
AVENUE

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

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

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

Signature of Owner of the Property _____

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

As witness, my hand and notarial seal

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

Notary Printed Name _____

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

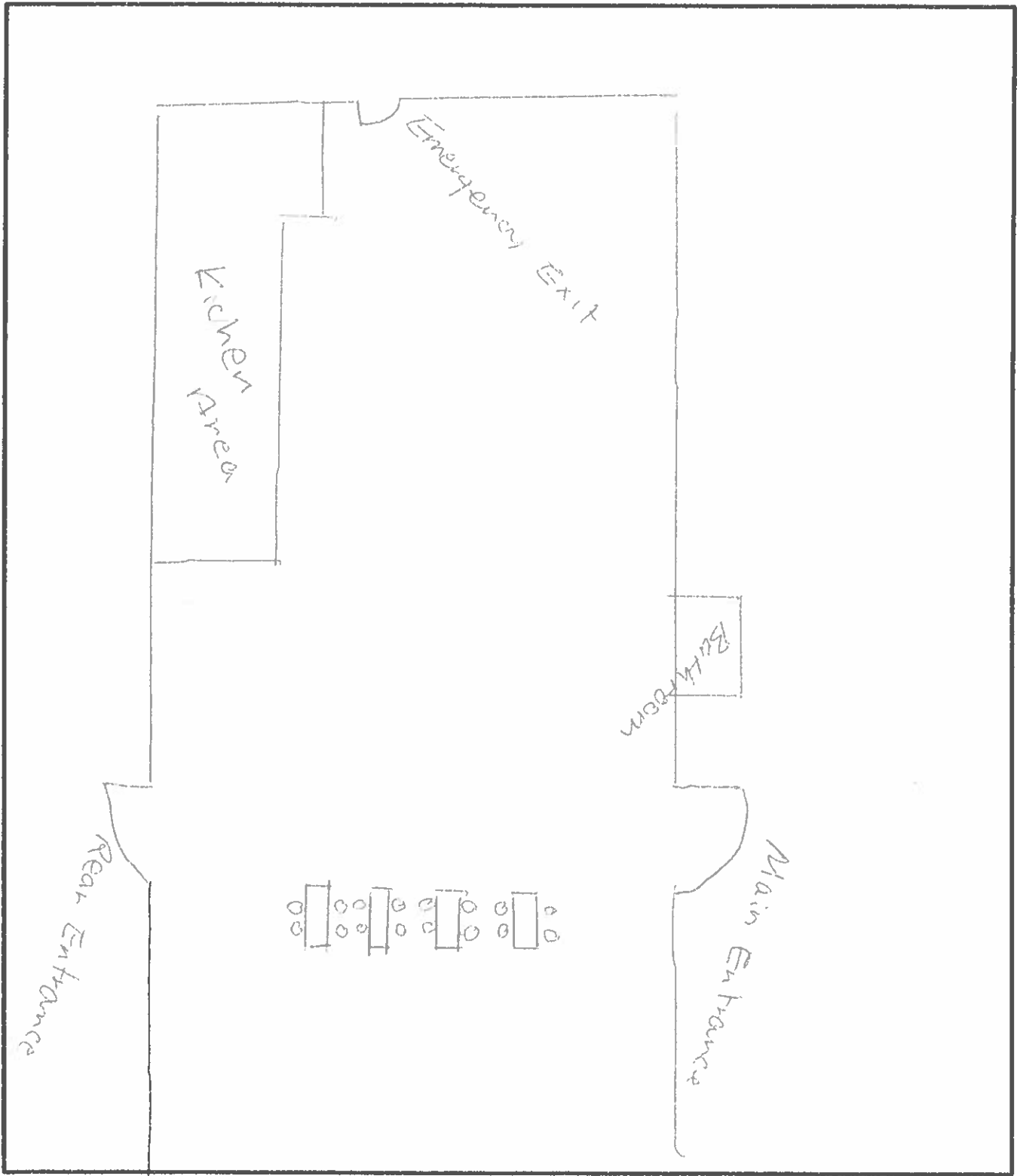
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
X LARRY T. RICKS JR	112 S. KOSSUTH ST BALTIMORE MD 21229	Larry T. Ricks Jr	10/79	4 YRS
ALORESE DINUSAN	2421 ARBUTON AVE BALTIMORE MD 21230	Alorese	09/82	7 YRS

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

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: **LD 042**

Cert Num: **0951**

Fee: **\$825.00**

Status: **Renewed**

License Date: **5/1/2024**

License Year: **2024**

CR Number: **12541238**

Payment Date: **05-02-24**

2023 - 2024 TPP Paid

2024 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **BLUE CRAB EXPRESS & CAFE, INC.**

Trade Name: **BLUE CRAB EXPRESS & CAFE**

Zone Code: 3

Phone: **410-355-6007**

Block Num: **1020**

City: **BALTIMORE**

Street: **PATAPSCO AVENUE WEST**

State: **MD**

Zip: **21230**

CR Number: **12541238**

Portion of Business Used:

FIRST FLOOR FOR BUSINESS. USE PREMISES AS A RESTAURANT WITH OUTDOOR TABLE SERVICE WITH (7) SEVEN TABLES IN PUD #20 PER PLANNING COMMISSION APPROVAL ON 6/9/09. SEANSOAL OUTDOOR TABLES TO BE CONTAINED WITHIN THE EXISTING SIX CONTINUOUS PARKING SPACES ADJACENT TO THE RESTAURANT WITH THE TABLES TO BE

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
ANDREW	SHIN	5115 SHEPPARD LANE	ELLICOTT CITY	MD	21042	Edit	Remove Owner
HYO S.	WOO	3205 NAGNOLIA AVENUE	BALTIMORE	MD	21217	Edit	Remove Owner

Comments

Date	Comment	Action
06/18/2024	Transfer application filed on 5/4/24 indicates that establishment is not open and operating. The last BLLC inspection was conducted on 2/15/24 and the establishment was open and operating. License is viable. MW	Delete
06/07/2024	Application for transfer of ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages filed on behalf of Blue Crab Express JCZ, LLC T/a Blue Crab Express, Shu Juan Chen on 5/4/2024 /kk	Delete
05/13/2024	Alcohol Awareness expires on 05/06/2028; SHU JUAN CHEN (certified by John S. Murray)..../sb	Delete
05/06/2024	****RELEASE STATE OF MD TAX HOLD...SRM	Delete
04/15/2024	Per DES Wirzberger, calculation of deadline is in accordance with Md. General Provisions Code Ann. § 1-302(b)(1). As such, late fees will be assessed for applications received after April 1, 2024	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
09/11/2023	Alcohol Awareness expires on 09/05/2027; TESTU SHIN (certified by John S. Murray)..../sb	Delete
06/30/2022	*****RELEASED STATE OF MD TAX HOLD***** /mb	Delete
03/18/2022	03/18/2022 - Time expired on Pending Transfer, so this file is DEAD (per K. Robinson)..../sb	Delete
03/17/2022	12/28/2021 Application for transfer of ownership filed on behalf of Blue Crab Express, Inc. T/a Blue Crab Express, Mital Patel and David Michael Green has been expired. Applicant did not complete their application within 180 days and due to the requirements of AB Article 12-1705 and 12-2202...k/r	Delete
03/17/2022	12/15/2021 Application for transfer of ownership filed on behalf of Blue Crab Express, Inc. T/a Blue Crab Express, Mital Patel and David Michael Green has been expired. Applicant did not complete their application within 180 days and due to the requirements of AB Article 12-1705 and 12-2202...k/r	Delete
02/02/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
06/16/2021	6/10/2021 - Virtual Public Hearing Re: Application to transfer ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages - APPROVED (3-0 vote)...../jr	Delete
05/07/2021	Application for transfer of ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages filed on behalf of Blue Crab Express, Inc. T/a Blue Crab Express, Mital Patel and David Michael Green on 3/9/2021 /kk	Delete
04/11/2019	Alcohol Awareness expires on 04/06/23, certified by John S Murray (Testu Y. Shin).... /sb	Delete
09/28/2018	Mailed letter of recognition on 7/23/18 for underage drinking compliance check on 7/18/18 /kk	Delete
11/27/2017	Re: Sunday extension for 12/10/17, 12/17/17, 12/24/17 & 12/31/17 - Invoice# 109119	Delete
11/23/2016	Re: Sunday extension for 12/4/16, 12/11/16, 12/18/16 & 12/25/16 - Invoice# 104488	Delete
08/26/2009	08/20/09 Public Hearing re: Violation of rule 4.01 (a),rule 4.19,rule 3.02 & Art.2B,Sec.10-301 (j) (1)DECISION: ALL CHARGES DISMISSED	Delete
06/16/2009	06/12/09 \$100 CONF.FEE PAID IN FULL #69375	Delete
05/15/2009	05/09 Request to add outdoor table service, Andrew Shin, Hyo S. Woo, Blue Crab Express & Cafe, Inc.	Delete
02/26/2009	01/15/09 Public Hearing re: Violation of rules 4.19,4.18,and Art.2B,Sec.301 (j)(1)DECISION: CASE POSTPONED	Delete
02/26/2009	08/29/08 \$500 (SALE TO MINOR FINE) PAID IN FULL #64762	Delete

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

License num: LD 042

Address: 1020 PATAPSCO AVENUE WEST

Trade Name: BLUE CRAB EXPRESS & CAFE

Comment:

BLUE CRAB EXPRESS JCZ LLC: W24926891

Department ID Number:

W24926891

Business Name:

BLUE CRAB EXPRESS JCZ LLC

Principal Office: 

1020 W PATAPSCO AVE

BALTIMORE MD 21230

Resident Agent: 

SHU JUAN CHEN

15112 RED RIDGE PL

BOWIE MD 20715

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

04/05/2024

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1020 W. Patapsco Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA 1

HOTEL/MOTEL _____

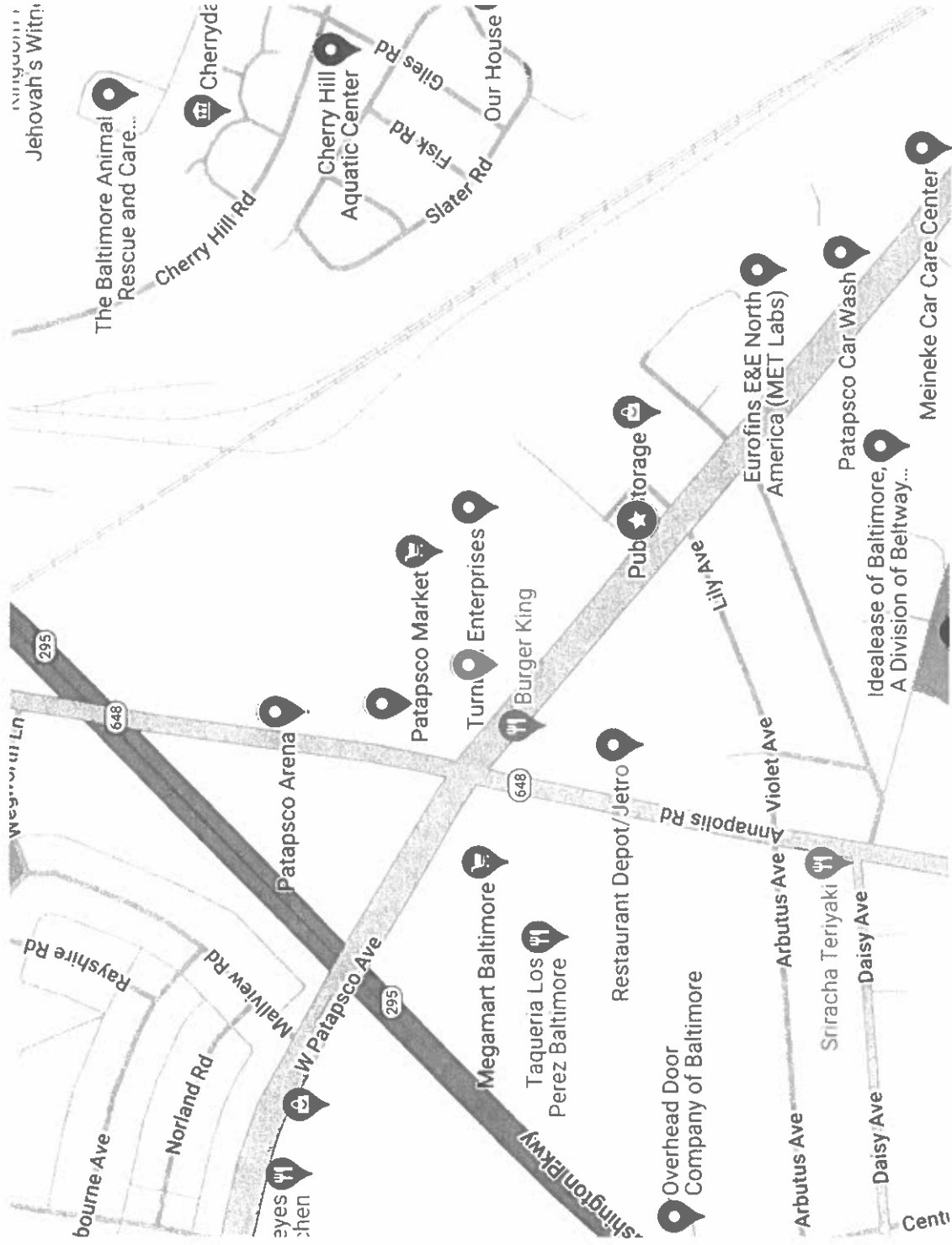
RACING _____

PREPARED BY: Chase DATE: 7/3/24

1020 W Patapsco Ave

Licensed Establishments

- ★ Blue Crab Express & Cafe Carryout (LD)
- 📍 Patapsco Village Liquors LA
- 📍 Patapsco Flea Market LBAL
- 📍 Norteno Bar LBD7



TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Blue Crab Express

Corporation Name

Blue Crab Express JC2, LLC

Location Address

1020 W. Patapsco Ave

License Type

Class "D" Beer, Wine and Liquor

Date Posted?

06/24/2024

Estimated Date of Removal?

07/03/2024

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

No

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

Yes

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

Yes

Other licensed locations - Describe/Note

Please see maps for additional locations

Comments and Follow-up Items(s)

Filed application for a transfer of ownership with outdoor table service

Licensee Name

Ted Shia

Inspector Name

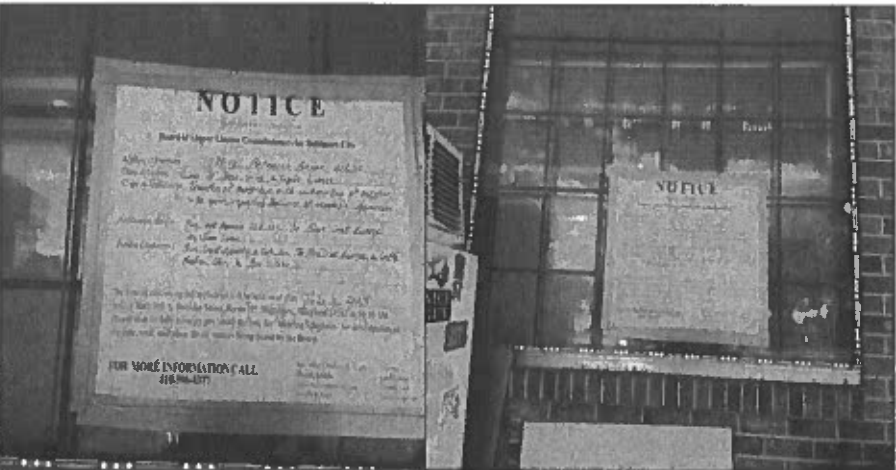
BALTIMORE\Terri Chase

Photo(s) Taken

Choose Files No file chosen

Submission Date

06/26/2024 10:40 AM



Save

Cancel

Posting Sign Report

Applicants Name

Shun Juan Chen

Premises Address

1020 W Patapsco Ave

Inspector Name

BALTIMORE\Terri.Chase

Posted Date/Time

06/24/2024

03:50 PM

Rechecked Date/Time

07/03/2024

01:00 PM

Manager

Ted Shia

Posted Summary

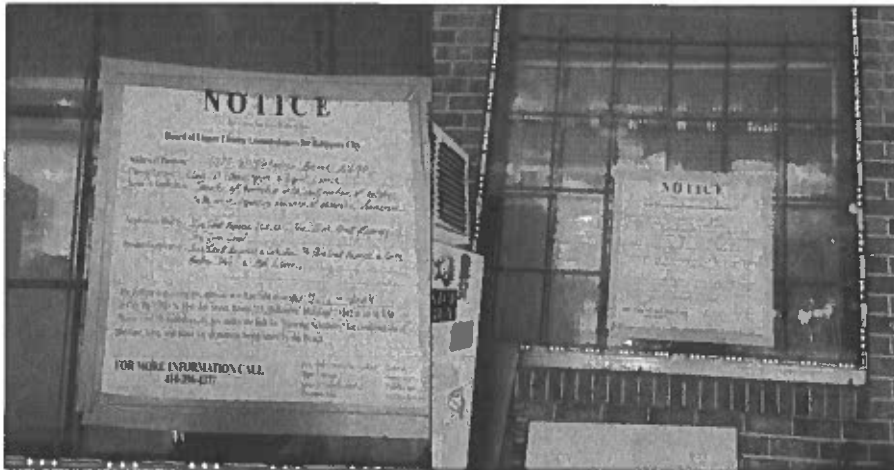
The sign is posted on the front window.

Rechecked Summary

The sign is still posted on the front window.

Photo(s) Taken

No file chosen



NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1020 W. Patapsco Avenue 21230
Class of License: Class "D" Beer, Wine & Liquor License
Scope of Application: Transfer of ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages
Application filed by: Blue Crab Express LLC 71a Blue Crab Express
Shu Juan Chen
Present Licensee(s): Blue Crab Express & Cafe, Inc. 7a Blue Crab Express & Cafe
Andrew Shin & Hyo S. Woo

The hearing concerning this application will be held on or after July 4, 2024 in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM. 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

1210-12-4

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

BLLC Routine Inspection

Address

1020 PATAPSCO AVENUE WEST 2123 ▾

Trade Name

BLUE CRAB EXPRESS & CAFE

Corporation Name

BLUE CRAB EXPRESS & CAFE, INC.

Type of License

Class "D" Beer, Wine and Liquor ▾

Inspection Date/Time

06/24/2024

03:45 PM

Manager/Licensee

Ted Shia

Open/Closed

Open ▾

Closed Date

mm/dd/yyyy

Clean and Free of Debris

Satisfactory ▾

Location of Bar

Front

Shape of Bar

L-shape ▾

Condition of Bar Area/Floors

Satisfactory ▾

Hot Water

Yes ▾

Disinfectant Solution

Yes ▾

Three Compartment/Washer

Yes ▾

Bulletproof Partitioning

N/A ▾

Separate Pkg. Goods Dept.

Yes ▾

Separate Pkg. Goods Store

N/A ▾

Bar/Tavern Open and Operating

Yes ▾

Selling Household/Grocery

N/A ▾

Capacity**Location of Dining Area****Condition of Dining Area/Floors**

N/A ▾

Sanitation

N/A ▾

Menu

Yes ▾

Traders License

Yes ▾

Alcohol Awareness Certification Date Issued

09/05/2027

Employee Records

Yes ▾

Alcohol Beverage Invoice Numbers

Breakthru In# 116200184

Invoice Date

06/07/2024

Inspector Kitchen Comments**Inspector Restroom Comments**

Rear/ Satisfactory

Front/ Satisfactory

Exits Marked, Unobstructed

Yes

Fire Capacity

▼

Outdoor Seating Capacity

▼

License is Valid

N/A

Dancers Present 18 and older

▼

N/A

Cleanliness of Dressing Room

▼

N/A

▼

Live Entertainment (Describe)

N/A

Outdoor Table Service

Yes

▼

Violations Noted

Violation Issued

N/A

▼

Instructions Given to Licensee

Please obtain a "24" traders by June 30, 2024 and send a copy to Liquor Board

Inspector's Comments

Health permit expires 10/1/24. Inspected on 6/24/24 by Chase

Photo(s) Taken

Choose Files

No file chosen

Owner Email

Submitted by Inspector

BALTIMORE\Terri.Chase



STATE OF CALIFORNIA
DEPARTMENT OF REVENUE
PROPERTY TAX

PROPERTY TAX STATEMENT

PROPERTY INFORMATION

Parcel No.	Area	Assessed Value	Market Value	Assessment Ratio
123456789	123456789	1000000	1000000	100%

ADDITIONAL INFORMATION

APPLICABLE TAXES

Tax Name	Rate	Amount
State	1.000%	10000
County	0.500%	5000
Local	0.500%	5000
Total	2.000%	20000

TOTAL TAX DUE: 20000

PAID AMOUNT: 0

AMOUNT DUE: 20000

PROPERTY TAX STATEMENT

PROPERTY INFORMATION

ADDITIONAL INFORMATION

APPLICABLE TAXES

Save

Cancel



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > My Permits > My Permit Application List

Account: [REDACTED]

My Permit Application List [Logout](#)

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

[Home](#) [My Permits](#) [License Management](#) [Inspection Scheduler](#)

Most Current (Past 3 months) All Active Archived Deleted

Show: 10 entries

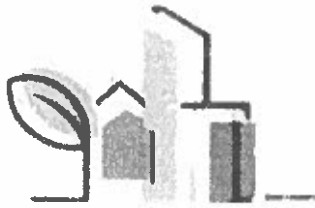
Manage	Contact us		445858	USE2024-52086	BLUE CRAB	4/24/2024 4/24/2024	Submitted				Arch
Manage	Contact us	Status	441795	USE2024-51596	6820 EASTERN	3/28/2024 3/28/2024 4/2/2024	Submitted	\$98.00			Arch
Manage	Contact us	Status	353434	USE2022-57010	1100 MARYLAND	12/5/2022 12/5/2022 12/8/2022	Issued 1/24/2024	\$98.00			Arch
Manage	Contact us	Status	128465	USE2022-54716	1002 LIGHT	7/21/2022 7/21/2022 7/22/2022	Submitted	\$98.00			Arch
Manage	Contact us	Status	249653	USE2021-50645	PATAPSCO	2/11/2021 2/11/2021 3/2/2021	Submitted	\$98.00	PATAPSCO		Arch
Manage	Message(1)		196341	TMP2020-50141	EL BUFFALO	6/22/2020 6/23/2020 6/23/2020	Submitted	\$248.00	OUTDOOR SEATING		Arch
Manage	Contact us		198308	TMP2020-50139	LA ISLA TAVERNA	6/22/2020 6/22/2020 6/22/2020	Submitted	TMPOS_FEE_DUE \$248.00 Pay	OUTDOOR TABLE SERVICE		Arch
Manage	Contact us	Status	191446	USE2020-52002	PELICAN	5/11/2020 5/11/2020 5/15/2020	Submitted	\$98.00			Arch
Manage	Contact us	Status	182524	USE2020-51285	MCCOMAS	3/10/2020 3/10/2020 3/10/2020	Submitted				Arch
Manage	Contact us	Status	57336	USE2018-50212	3738 E LOMBARD ST	1/11/2018 1/11/2018 1/11/2018	Submitted	\$95.00			Arch

Showing 1 to 10 of 10 entries

Page 1 of 1



Report generated by: W. Scott & Associates, Inc. on 4/24/2024



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



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

Account: [REDACTED]

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

Project Name: BLUE CRAB

[Guest Access](#)

CONTINUE TO USE PREMISES AS A RESTAURANT WITH OUTDOOR TABLE SERVICE WITH SEVEN (7) TABLES IN PUD #20 PER PLANNING COMMISSION APPROVAL ON 6/9/09 THOMAS J STOSUR DIRECTOR SEASONAL OUTDOOR TABLES TO BE CONTINUED WITHIN THE EXISTING SIX CONTIGUOUS PARKING SPACES ADJACENT TO THE RESTAURANT WITH THE TABLES TO BE BUFFERED WITH PLANTERS ALONG PARKING LOT SIDE AND BUFFERING AGAINST THE HANDICAPPED SPACE



Mayor Brandon M. Scott & Alicia Kennedy, Commissioners

August 22, 2024

Applicant(s): Michael Y. Tomdio
MK Liquor, LLC, T/a Trade Name Pending
1209 W. North Avenue 21217

Class: "A" Beer, Wine & Liquor License

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) Applicant(s) Information: (1) Michael Y. Tomdio was born in Ukraine in October of 1980. He lives in Baltimore, MD.

(b) Ownership Breakdown: (1) Michael Y. Tomdio (100%)

(c) Purchase Price of Business: The purchase price of the business is \$150,000, to be paid at settlement.

(d) Qualified Voters: Stephen Davis, Edward Pinder, and Thomas Alascio are qualified Baltimore City voters.

(e) Zoning: Applicant has applied for a USE permit, for the use of the premises 1st floor as a retail sale with alcohol, basement for storage.

(f) Corporate Standing: MK Liquor, LLC is a MD LLC and as of 7/7/2024 is active and in good standing.

(g) Posting Report: The location was posted on 2/29/2024 and will be checked on 3/11/2024. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; and "BD7" BWL-2.

(h) Attorney of Record: Abraham Hurdle

(i) Timeline: Staff received transfer application on January 30, 2024. It appears that a transfer was finalized on November 28, 2023.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Change of owner 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: 1209 W North

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: MK Liquor, LLC TRADE NAME: TBD

BUSINESS PHONE NUMBER: 202 445 9963 BUSINESS EMAIL ADDRESS: mytomdio@gmail.com

ATTORNEY FOR THE APPLICANT: Dr. Hurdle ADDRESS: 614 Bosley, 21204 PHONE: 410 685 5100

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

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

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

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

1. Applicant A

Michael Y. Tomdio [Redacted] [Redacted]

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

1405 E. Eager St, Baltimore MD 21205 3 years

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

10/1980 Male Ukraine

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

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

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

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

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

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

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

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

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

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

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

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
Michael Tomdlo	1405 E. Eager St Baltimore MD	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(II). If necessary, please attach a list of the names and 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: M Tomdlo ADDRESS: 1405 E Eager St TITLE: Member %OF STOCK HELD: 100%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

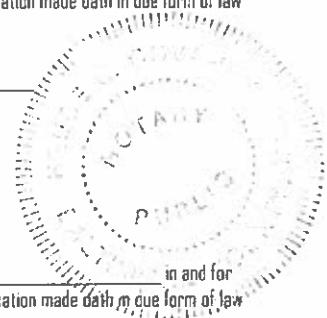
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

[Signature]
Signature of Applicant A

I hereby certify that on the 29th day of January, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Harford County, personally appeared Michael T. Tomdlo 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 5/18/27

Printed Name: Bruce B. Covehey



Signature of Applicant B

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: 1209 W North Ave LLC Phone Number: [REDACTED]

contract purchaser

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

(I, WE) 1209 W North Ave LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1209 W North, Baltimore, City with a Zip Code of _____, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

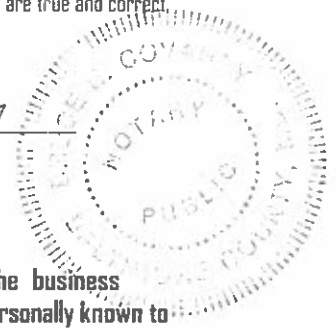
[Signature]
Signature of Owner of the Property

I hereby certify that on the 29th day of January, 2024 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County, personally appeared Muhammad Y. Toure 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 5/18/27

Notary Printed Name: Bryce Clavichy



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

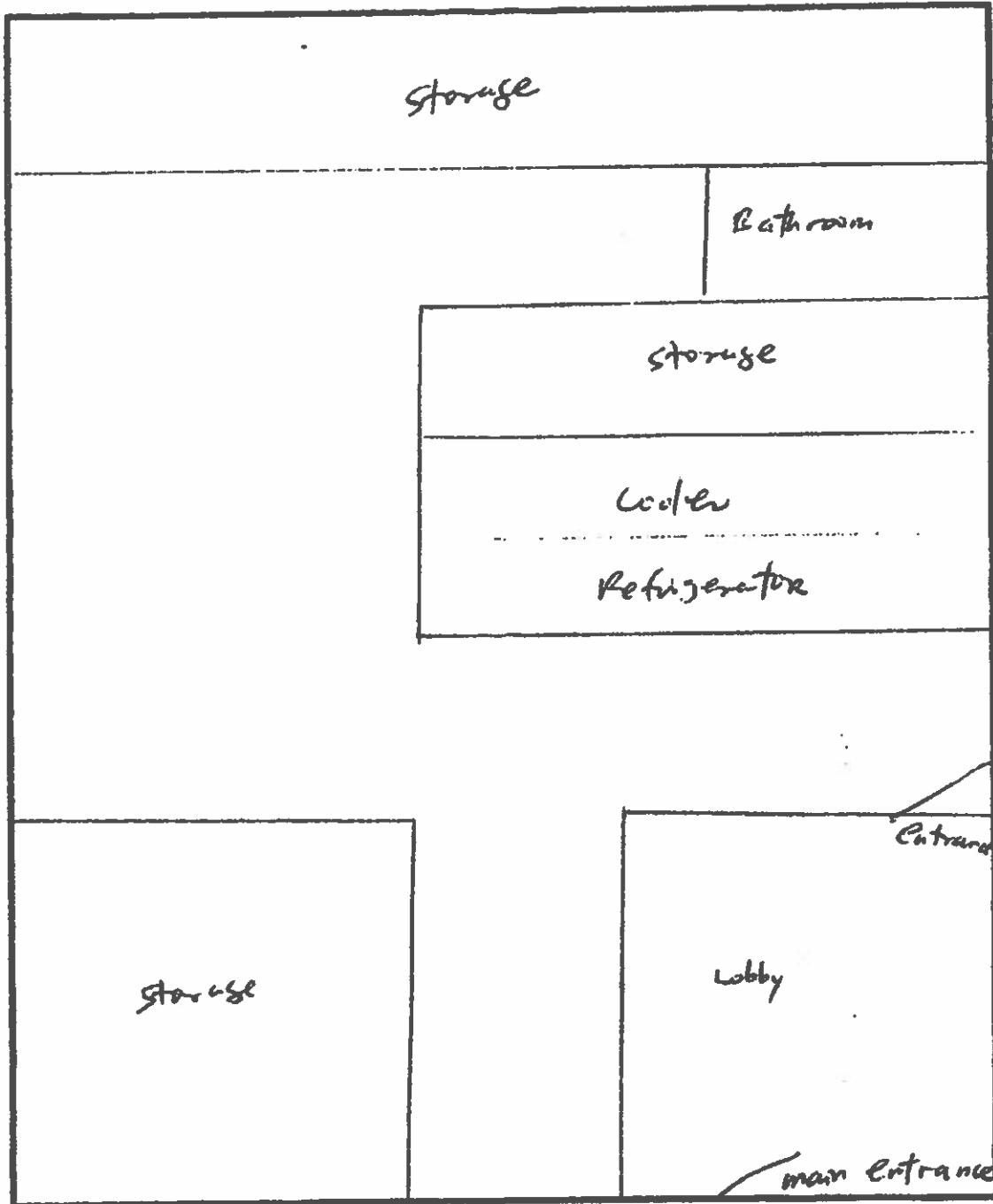
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Stephen Davis	1922 Gough St Baltimore MD 21231	<u>[Signature]</u>	11/83	13 yrs.
Edward Rinder Jr.	4044 Mainfield Ave Baltimore 21214	<u>[Signature]</u>	12/84	6 yrs
Jamal Winkler	4005 HUDSON ST. Baltimore MD 21224	<u>[Signature]</u>	5/89	5 yrs
ANTHONY A. ASANO	15W HILLS ST 21230	<u>[Signature]</u>	9/1942	5 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 159**

Cert Num: **1016**

Fee: **\$858.00**

Status: **Renewed**

License Date: **5/1/2024**

License Year: **2024**

CR Number: **19667688**

Payment Date: **07-09-24**

2023 - 2024 TPP Paid

2024 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **1613 GROCERY, LLC**

Trade Name: **JASON'S LIQUORS**

Zone Code: 19

Phone: 202-517-3756

Block Num: 1209

City: BALTIMORE

Street: NORTH AVENUE WEST

State: MD

Zip: 21217

CR Number: **19667688**

Portion of Business Used:

CONTINUE USE OF PORTION OF PREMISES, 1ST FLOOR FOR LIQUOR STORE

Restriction:

UNDER THE PROVISIONS OF ALC. BEV. ART. § 12-2005, THE HOURS OF SALE FOR THIS LICENSE ARE RESTRICTED FROM 10AM TO 10PM, EVERY DAY THIS LICENSE CLASS IS AUTHORIZED TO SELL ALCOHOLIC BEVERAGES, AS SPECIFIED IN CH. 664 OF THE LAWS OF MARYLAND OF 2021 (HB 1288), EFFECTIVE JULY 1, 2021.

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
STEPHEN	OFORI	1613 W. NORTH AVENUE	BALTIMORE	MD	21217	Edit	Remove Owner

Sunday License

License Num:
License
Dates:

Cert Num:

Fee:

Comments

Date	Comment	Action
07/30/2024	7/25/2024 - Public Hearing Re: Application to transfer ownership requesting delivery of alcoholic beverages - Request to postpone case on the record was granted for a future hearing date - APPROVED (3-0 vote)..../jr	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024..../sb	Delete
11/28/2023	TRANSFER COMPLETED & ISSUED Application for Transfer of Ownership issued to 1613 GROCERY, LLC. t/a JASON'S LIQUORS, STEPHEN OFORI on NOVEMBER 28, 2023; see Invoice #131539...../sb	Delete
11/13/2023	11/9/2023 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) * Additional 90 days granted for transfer*.../jr	Delete
10/19/2023	Letter from Attorney, Abe Hurdle has requested for a Transfer Hardship; Invoice #131384..../sb	Delete
08/11/2023	90 Day pending Transfer letter sent to all listed applicant's and attorneys on 08/11/2023...k/r	Delete
05/09/2023	5/4/2023 - Public Hearing Re: Amended application to transfer ownership requesting delivery of alcoholic beverages - APPROVED (3-0 vote)..../jr	Delete
03/10/2023	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of 1613 Grocery, LLC T/a Trade Name Pending, Stephen Ofori on 1/13/2023 /kk (Amended)	Delete
09/26/2022	9/22/2022 - Public Hearing Re: Application to transfer ownership - REQUEST FOR A POSTPONEMENT - GRANTED (3-0 vote)...../jr	Delete
07/08/2022	Application for transfer of ownership filed on behalf of Linden Liquors, LLC T/a Linden Liquors, Young Kim and Stephanie Correlli on 7/5/2022 /kk	Delete
04/13/2022	April 13, 2022: Spoke with Licensee's son Tae Lee, his father is having surgery and he will be closing the store for about 1 month. I advised Mr. Tae that if the store will be closed for more than 90 days to submit a hardship and to consult his attorney. I also asked him to give me updates on his father condition...../sb	Delete
07/27/2021	Revised License for new restriction on hours of operation of 10am-10pm per new law effective as of July 1, 2021 was given to inspectors to be delivered to licensed location...../jr	Delete
03/30/2021	Affidavit of Compliance for A Licenses submitted with 2021-2022 Renewal Application..../jr	Delete
02/08/2021	Submitted 2020 Trader's License..../sb	Delete
11/25/2019	Mailed letter of recognition for underage drinking compliance check on 11/21/19 /kk	Delete
12/14/2018	Mailed letter of recognition for underage drinking compliance check on 12/12/18 /kk	Delete
09/28/2018	Mailed letter of recognition on 9/28/18 for underage drinking compliance check on 9/25/18 /kk	Delete
07/19/2018	Trader's License shows CR #06162517.... /sb	Delete
03/28/2018	The admin Fee of \$125.00 was not paid from the Hearing Dated March 1, 2018. I was calling to the Licensee and told her to bring the remaining \$125.00.../mb	Delete
03/02/2018	3/1/2018 - Public Hearing RE: Violation of Rule 4.01 (a) - ADMISSION OF GUILT - Rule 4.01 (a) Fined \$400 + \$125 admin fee; \$525 total fine, 30 days to pay (3-0 Vote)...../jr	Delete
03/01/2018	PAID IN FULL \$400.00 for Violation Hearing dated March 01, 2018; Invoice #109601.... /sb	Delete
01/05/2018	01/04/2018 - Public Hearing RE: Application to transfer ownership - APPROVED (3-0 vote)...jr	Delete
11/09/2017	Application for transfer of ownership filed on behalf of eeLeaT, Inc., Inc. T/a Jason's Liquors, Kwang E. Lee and Vincent Edwards on 6/5/17 /kk	Delete
05/06/2015	Alcohol Awareness expirise on 3/10/2019 (Carolyn Frenkil and Michael Secter)	Delete
10/01/2008	09/23/08 COMPLIANCE CONF. APPROVED ALL FEES WAIVED	Delete
03/01/2004	5/6/99 Public hearing re: Violation of Rule 4.01 (a) (sale to ì minor) Case dismissed - police officer failed to appear 5/11/99 \$125 administrative fee paid BT 1353	Delete

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

License num: LA 159

Address: 1209 NORTH AVENUE WEST

Trade Name: JASON'S LIQUORS

MK LIQUOR LLC: W24690513

Department ID Number:

W24690513

Business Name:

MK LIQUOR LLC

Principal Office: 

1209 W NORTH AVE
BALTIMORE MD 21217

Resident Agent: 

MICHAEL TOMDIO
1405 E EAGER ST
BALTIMORE MD 21205

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

01/07/2024

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1209 W NORTH AVE

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

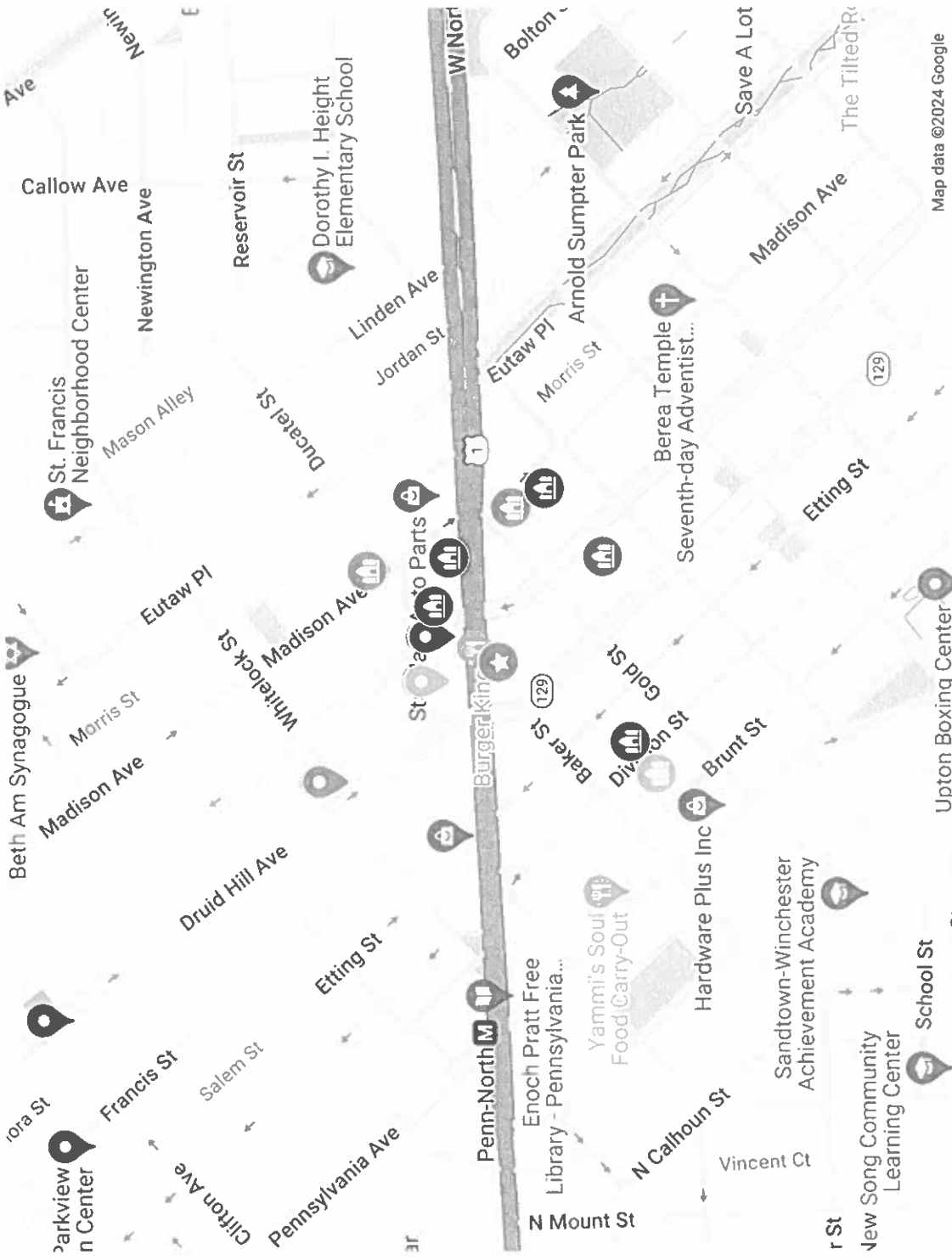
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Agent Daniel Clark DATE: 3/1/2024

1209 W. NORTH AVE



Map data ©2024 Google

Licensed Establishments

- 1209 W NORTH AVE
- Sugar Hill Tavern LBD7
- Bacchus Bar & Liquor A-7
- Fleurs d'Ave -BD7

Churches and Schools

- St Abraham Baptist Church
- Union Temple Baptist Church
- Remnant Church-God In Christ
- Madison Avenue Presbyterian
- United Brethren For Christ
- Ray's Temple Apostolic Faith
- St. Martin Church of Christ

CHANGE OF OWNERSHIP CLASS TYPE A



Patterson Asbury A.M.E. Zion
Church

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

TBD

Corporation Name

MK Liquor LLC

Location Address

1209 W North

License Type

Class "A" Beer, Wine and Liquor

Date Posted?

02/29/2024

Estimated Date of Removal?

03/11/2024

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

yes

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

Yes

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

No

Other licensed locations - Describe/Note

See attached map

Comments and Follow-up Items(s)

Transfer of Owner. Class A. establishment was closed upon inspection.

Licensee Name

Michael Y. Tomdio

Inspector Name

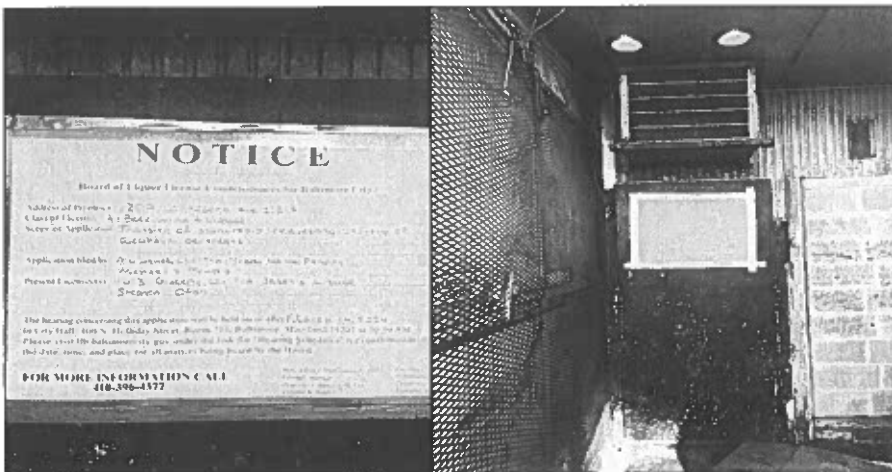
BALTIMORE\Darryl.Clark

Photo(s) Taken

Choose Files No file chosen

Submission Date

02/29/2024 04:30 PM



Save

Cancel

Posting Sign Report

Applicants Name

Michael Y. Tomdio

Premises Address

1209 W North

Inspector Name

BALTIMORE\Darryl.Clark

Posted Date/Time

02/29/2024

04:00 PM

Rechecked Date/Time

03/11/2024

05:00 PM

Manager

N/A

Posted Summary

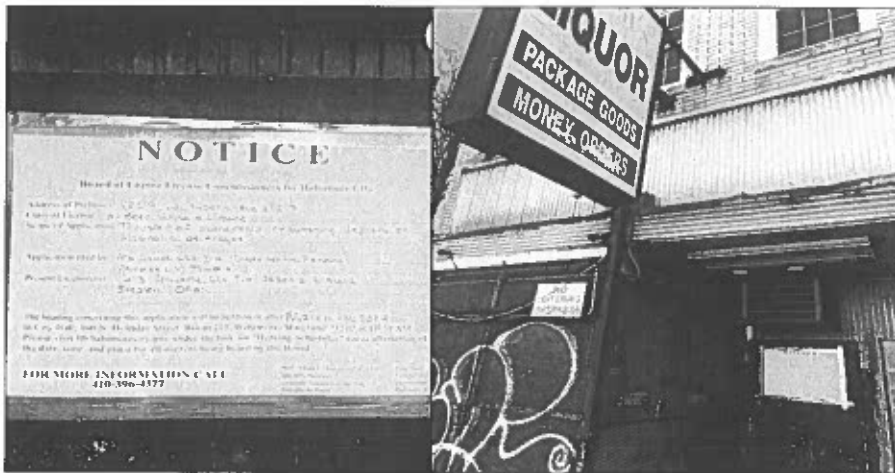
The sign is posted on the front door of the establishment.

Rechecked Summary

The sign is still posted on the front door of the establishment.

Photo(s) Taken

No file chosen



NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1209 W. North Ave 21217

Class of License: A - Beer, wine + liquor

Scope of Application: Transfer of ownership requesting delivery of alcoholic beverages

Application filed by: MK Liquor, LLC T/A Trade Name Pending
Michael Y. Tomadio

Present Licensee(s): 1613 Grocery, LLC T/A Jason's Liquor
Stephen Ofori

The hearing concerning this application will be held on or after March 14, 2024
in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.
Please visit llb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

1210-32-4

Hon. Albert J. Matrieciani, Jr. (Ret.)
Edward L. Reisinger
Granville Templeton, III, Esq.
Douglas K. Paige

Chairman
Commissioner
Commissioner
Executive Secretary



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > **Update Permit Information**

Account: [REDACTED]

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

Project Name: 1209 W NORTH MT

[Guest Access](#)

(CHANGE OF OPERATOR) CONTINUE USE ON FIRST FLOOR AS RETAIL SALES WITH ALCOHOL. BASEMENT FOR STORAGE



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

Kerns, Kimberly (LLB)

From: Abraham Hurdle [REDACTED]
Sent: Tuesday, February 13, 2024 4:32 PM
To: Kerns, Kimberly (LLB)
Subject: Re: 1209 W. North Avenue

CAUTION: This email originated from outside of Baltimore City IT Network Systems.

Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

USE2024-50432

On Tue, Feb 13, 2024 at 3:51 PM Kerns, Kimberly (LLB) <Kimberly.Kerns2@baltimorecity.gov> wrote:

Abe,

Do you have the U&O Number for 1209 W. North Avenue? I only have the scope.

Thanks,

Kimberly Kerns

Liquor Board Executive Assistant

Board of Liquor License Commissioners for Baltimore City

1 N. Charles Street, Suite 1500

Baltimore, Maryland 21201

Ph: 410-396-4380

Fax: 410-396-4382