

August 24, 2023

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

Class: "B" Beer, Wine & Liquor License

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

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

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

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

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

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

(f) **Corporate Standing:** M8 Spring Garden, LLC is a MD LLC and as of 8/3/2023 is active and in good standing.

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

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

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

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

Board's Decision

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

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

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

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

Please select one option and fill out the requested information

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

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

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

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

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

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

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

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

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 120

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

1. Applicant A

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

618 POINTE VILLAS NORTH _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

07/1968 _____
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

RECEIVED: B.L.L.C.
 JUN 5 2023 4:49:35

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

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

Applicant A B C

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

| Name | Address | Phone | Email |
|--------------|--------------------------|------------|------------|
| JEFF OSBORNE | 1340 SMITH AVE SUITE 200 | [REDACTED] | [REDACTED] |

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

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

SEE ATTACHED

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

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

[Handwritten Signature]

x STEVEN WAYNE GROENKE

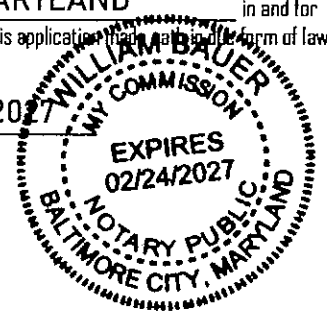
Signature of Applicant A

I hereby certify that on the 2 day of JUNE, 2023, before me, the subscriber, a notary public of the State of MARYLAND in and for BALTIMORE, personally appeared STEVEN WAYNE GROENKE the applicant(s) named in this application and, 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: *[Handwritten Signature]*

(Notary Seal) My Commission expires 02/24/2027

Printed Name: WILLIAM BAUER



Signature of Applicant B

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

Signature: _____

(Notary Seal) My Commission expires _____

Printed Name: _____

Signature of Applicant C

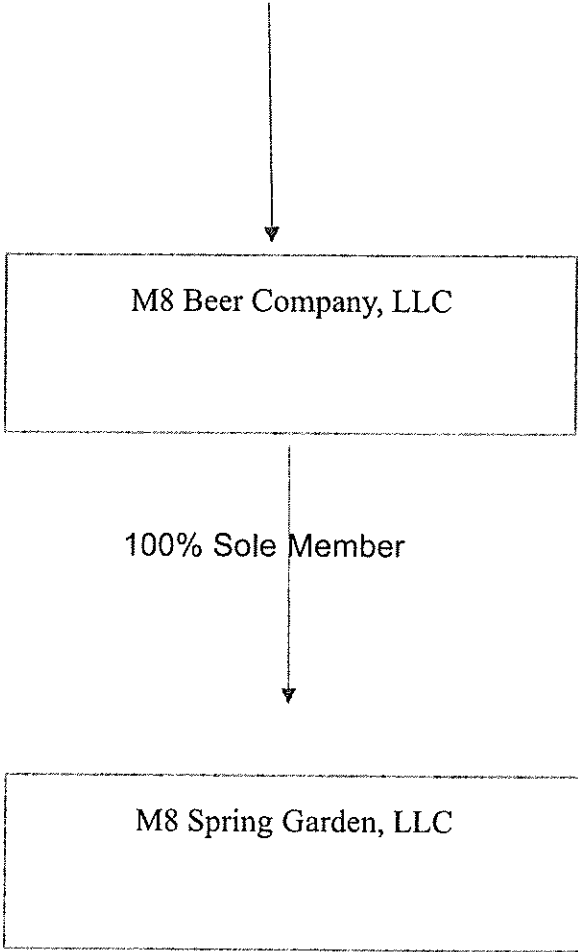
I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____ in and for _____, personally appeared _____ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true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

Signature: _____

(Notary Seal) My Commission expires _____

Printed Name: _____

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



Name and Address of the owners of the premise/landlord:

SPRING GARDEN ASSOCIATES, LLC
1340 SMITH AVE
BALTIMORE MD 21209
c/o SAMUEL K. HIMMELRICH, JR.

Phone Number: [REDACTED]

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

(I, WE) **SPRING GARDEN ASSOCIATES, LLC c/o SAMUEL K. HIMMELRICH, JR.** HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at **175 WEST OSTEND ST** Baltimore, City with a Zip Code of **21230**, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

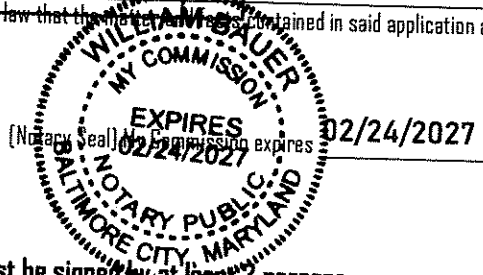
[Handwritten Signature]
Signature of Owner of the Property

x SAMUEL K. HIMMELRICH, JR.

I hereby certify that on the 2nd day of **JUNE**, 20**23** before me, the subscriber, a notary public of the State of **MARYLAND**, in and for **BALTIMORE**, personally appeared **SAMUEL K. HIMMELRICH, JR.** the landlord/property owner named in this application made oath in due form of law that the information contained in said application are true and correct.

As witness, my hand and notarial seal
[Handwritten Signature]

Notary Signature: _____
Notary Printed Name: **WILLIAM BAUER**



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

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




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

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

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

127 W OSTEND ST

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

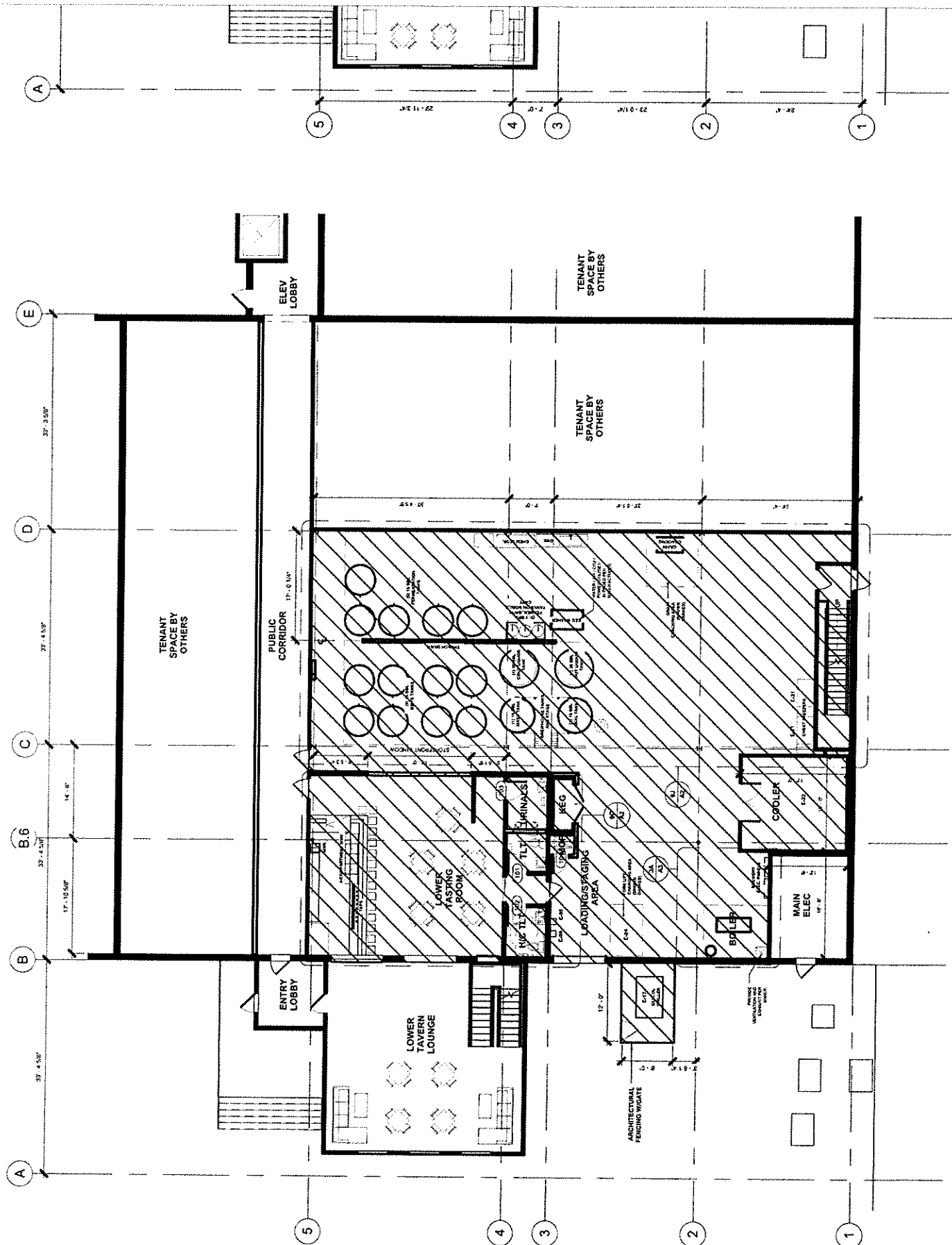
| Names | Address | Signature | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|--------------------------|---|--|------------------|---|
| KATHRYN KRISTINE GROENKE | 818 PONTE VILLAS NORTH BALTIMORE, MARYLAND 21230 |  | 07/1968 | 37 YEARS |
| SHERLOCK GILLET | 3316 O'DONNELL STREET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

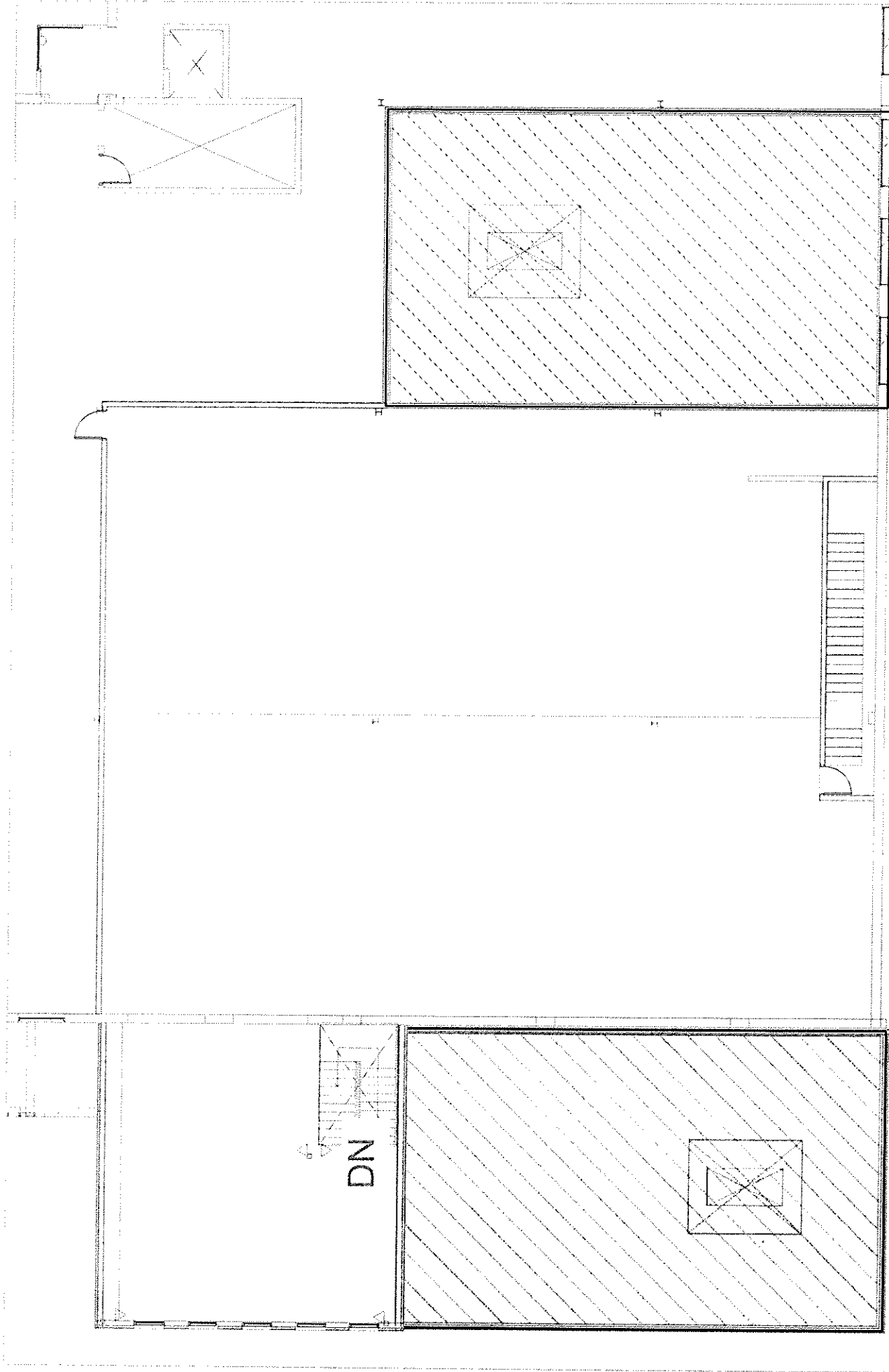
Board of Liquor License Commissioners for the City of Baltimore
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
 Phone: 410-396-4377 Fax: 410-396-4382

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127 WEST OSTEND STREET

FLOOR PLAN | LEVEL I





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

M8 SPRING GARDEN, LLC: W24011819

Department ID Number:

W24011819

Business Name:

M8 SPRING GARDEN, LLC

Principal Office: ⓘ

175 W. OSTEND STREEET
BALTIMORE MD 21230

Resident Agent: ⓘ

MATTHEW L. KIMBALL
SUITE 200
1340 SMITH AVENUE
BALTIMORE MD 21209

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

05/26/2023

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 175 W. Ostend st, 21230

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 1

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1 _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR _____

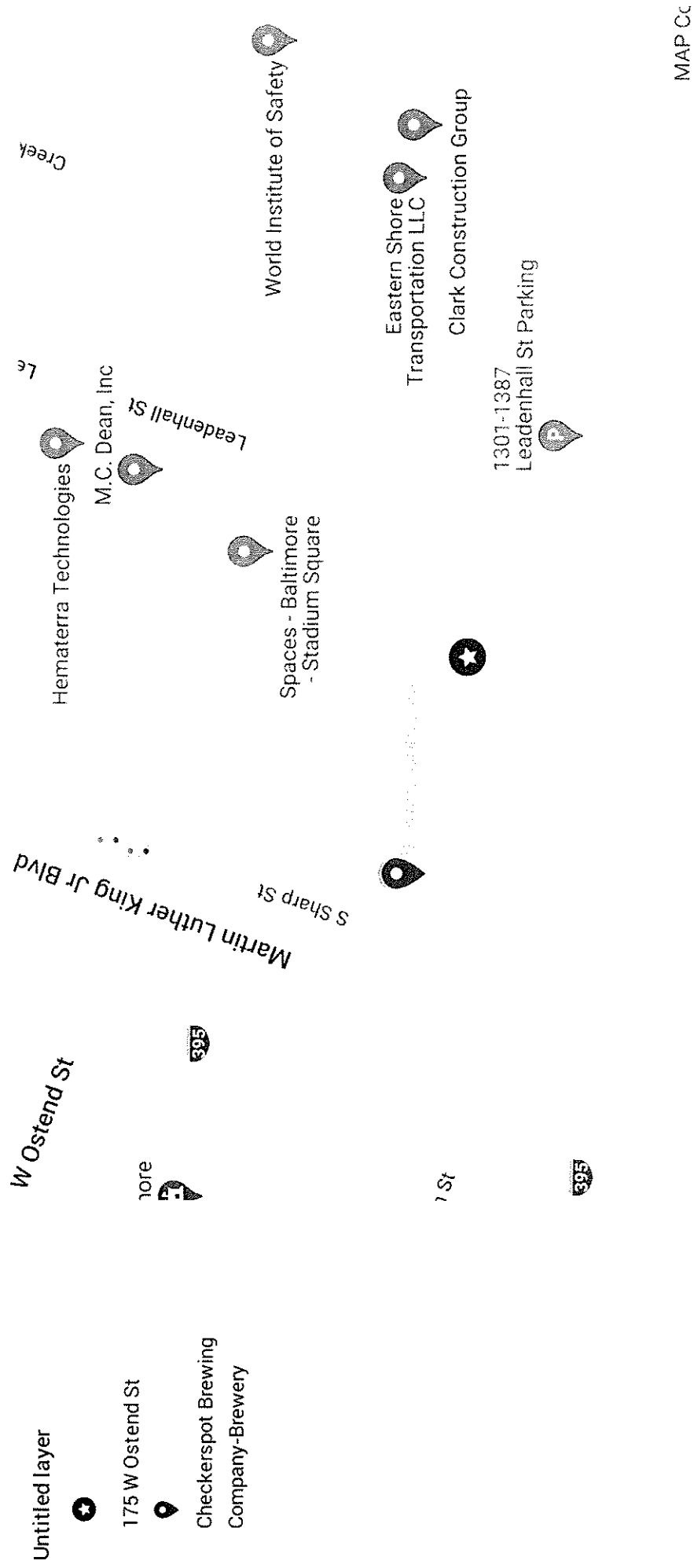
ARENA _____

HOTEL/MOTEL _____

RACING _____

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

175 W. Ostend str, 21230



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

| | |
|--|--|
| Licensee Information (Trade Name): | M8 Beer |
| Corporation Name: | M8 Spring Garden, LLC |
| Location Address: | 175 W. Ostend St, 21230 |
| License Type: | Class "B" Beer, Wine and Liquor <input type="checkbox"/> |
| Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING) | Yes <input type="checkbox"/> |
| Is the location within 300 feet of Church and/or School? | No <input type="checkbox"/> |
| Date Posted? | 6/26/2023 <input type="checkbox"/> |
| Estimated Date of Removal? | 7/6/2023 <input type="checkbox"/> |
| Are there any other licensed establishments within a two block radius? | Yes <input type="checkbox"/> |

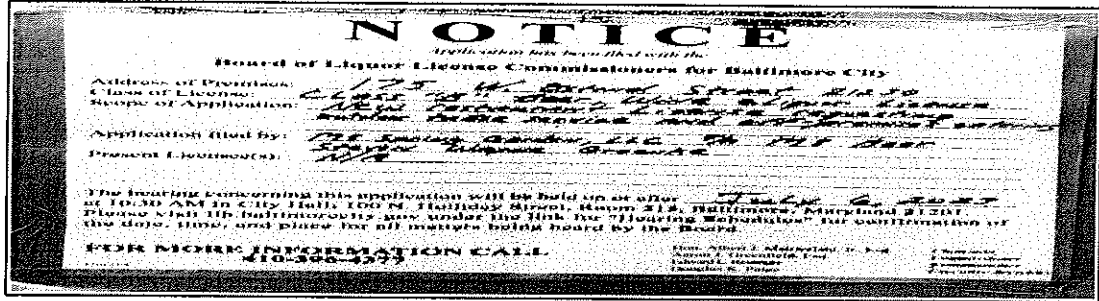
Other licensed locations - Describe/Note:

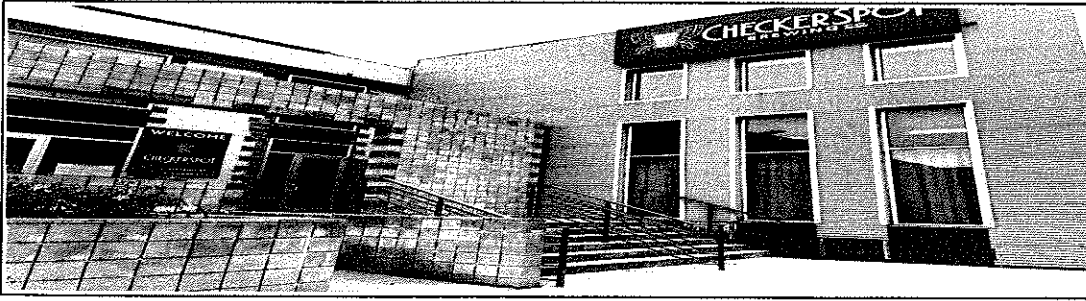
See Map

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

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

Insert Photo of Sign and location:





Attach Additional Photos

| | | | |
|--|--|---------------|------------|
| Inspector Name | | Date and Time | |
| <i>i:\0#\w\baltimore\cindy-leigh.tudhope</i> | | 6/26/2023 | 3:52:20 PM |
| Name of Licensee (if present) | | | |
| <input type="text"/> | | | |
| Approve | | Disapprove | |

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Steven Wayne Groenke

Address of Premises: 175 W Ostend str, Baltimore MD 21230

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

Date Posted: 6/26/2023

Time Posted: 2:45 PM

Date Rechecked:

Time Rechecked:

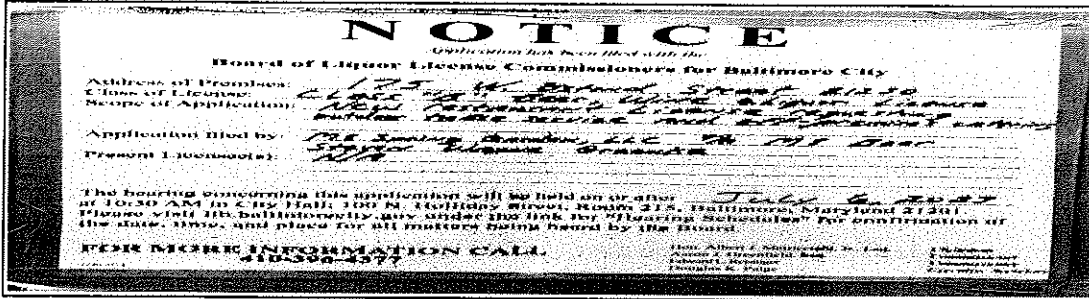
Manager or Owner when sign posted:

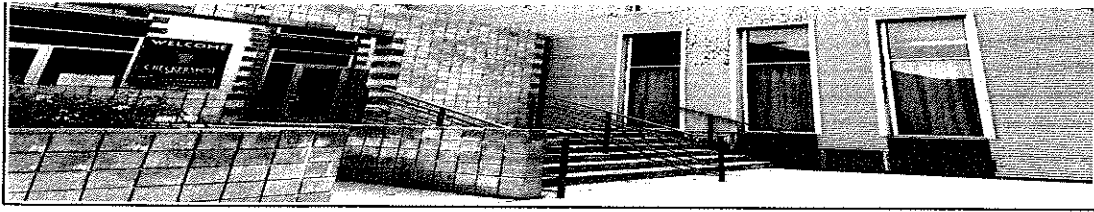
Summary on location of sign posted:

Front Window

Summary on location of sign rechecked:

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 175 W. Ostend Street 21230
Class of License: CLASS "B" Beer, Wine & Liquor License
Scope of Application: New Restaurant License requesting
outdoor table service AND off-premises catering
Application filed by: M8 Spring Garden, LLC T/A M8 Beer
Present Licensee(s): Steven Wayne Groenke
N/A

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

FOR MORE INFORMATION CALL
410-396-4377

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



Master: USE2023-52880 **Record:** 5/31/2023
Addr: 175 W OSTEND ST **Status:** INS(N)
Ward/Section: 23-07 **Issue:**
Block/Lot: 0974-001 **Final:**
District: 901(21230-3792) **Exp:**

GIS GMap BlockPlat MHI
 All Notices on this Proper

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

Question/Suggestion

User ID: LEEC(ZON-35)

Main:USE2023-52880 175 W OSTEND ST INS Print Activity Print Fee Refresh

- P&CE ©2009
- > My Task
- > New Task
- > Msg Due
- > Search
- > WWP
- > Report
- > My Bucket - Zone(292)
- > Bucket Admin

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

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

Condition Add Condition

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

Search

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

August 24, 2023

Applicant(s): Brandon M. Wylie
Fleurs d'Ave, Inc., T/a Trade Name Pending
1200 W. North Avenue 21217

Class: "A-7" Beer, Wine & Liquor License

Application for a new Class "A-7" Beer, Wine and Liquor restaurant license, requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Brandon M. Wylie was born in Baltimore, MD in November of 1979. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Brandon M. Wylie (49%); and (2) Ashley Rock Wylie (51%).

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

(d) **Qualified Voters:** Jacqueline Holt, Aldonna Wylie, and Atyia Kane are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a florist with an A-7 beer, wine and liquor license.

(f) **Corporate Standing:** Fleurs d'Ave, Inc. is a MD Corporation and as of 6/28/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/22/2023 and checked on 7/3/2023. This meets the 10-day rule. There are 3 licensed liquor establishments in the 4x4 area: "A" BWL- 2; and "BD7" BWL- 1.

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

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

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

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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: Florist will be able to sell Beer, wine and liquor CLASS TYPE: A7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 1200 W. North Ave Baltimore, Md 21217

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

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Fleurs d' Ave Inc. TRADE NAME: _____

BUSINESS PHONE NUMBER: 4105230864 BUSINESS EMAIL ADDRESS: bwylie@fleursdave.com

ATTORNEY FOR THE APPLICANT: Charles Siegal ADDRESS: 20 S Charles St Bal, Md PHONE: 4105397558

Part of Premises Used (Note: Floors and Areas for Storage): Floral Sales 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: 150

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

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

2325 Ashburton St. Baltimore Md 21216
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

11/ 1979 male Baltimore MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[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 |
|------------------|-------------------------|-------|-------|
| Brandon M. Wylie | 3530 Derby Shire Circle | | |

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-103 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: Brandon M. Wylie ADDRESS: 2325 Ashburton St Baltimore TITLE: owner %OF STOCK HELD: 49
 2) NAME: Ashley Rock Wylie ADDRESS: 3530 Derby Shire Circle W TITLE: CEO %OF STOCK HELD: 51
 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 2nd day of June, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Brandon M. Wylie 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: Pamela Carrington
 Printed Name: Pamela Carrington

(Notary Seal) My Commission expires 02-07-2026
PAMELA CARRINGTON
 NOTARY PUBLIC
 BALTIMORE COUNTY
 MARYLAND
 My Commission Expires 02-07-2026

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: _____ (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: Brandon M. Wylie Phone Number: [REDACTED]

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

(I, WE) Brandon M. Wylie HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1200 W. North Ave, Baltimore, City with a Zip Code of 21217, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

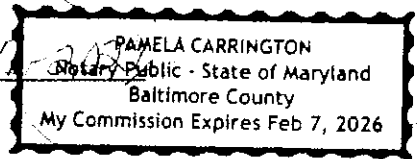
[Signature]
Signature of Owner of the Property

I hereby certify that on the 2nd day of June, 2023 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City personally appeared Brandon M. Wylie 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: Pamela Carrington
Notary Printed Name: Pamela Carrington

[Notary Seal] My Commission expires 2-7-2026



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) |
|------------------------|---|--------------------|------------------|---|
| <u>Tartha Wylie</u> | <u>206 S Augusta Ave, Baltimore MD 21229</u> | <u>[Signature]</u> | <u>4/82</u> | <u>10 yrs</u> |
| <u>Destiny Barnes</u> | <u>2710 Virginia Ave Baltimore MD 21215</u> | <u>[Signature]</u> | <u>01/94</u> | <u>5 yr</u> |
| <u>Albert P. Wylie</u> | <u>2325 Washington St Baltimore, MD 21216</u> | <u>[Signature]</u> | <u>07/46</u> | <u>43 yr</u> |
| | | | | |
| | | | | |

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

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

Name and Address of the owners of the premise/landlord: Brandon M. Wylie Phone Number: [REDACTED]

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

(I, WE) Brandon M. Wylie HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1200 W. North Ave, Baltimore, City with a Zip Code of 21217, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 2nd day of June, 2023 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City personally appeared Brandon M. Wylie the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

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

(Notary Seal) My Commission expires 27 Feb 2026
PAMELA CARRINGTON
Notary Public, State of Maryland
Baltimore County
My Commission Expires Feb 7, 2026

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

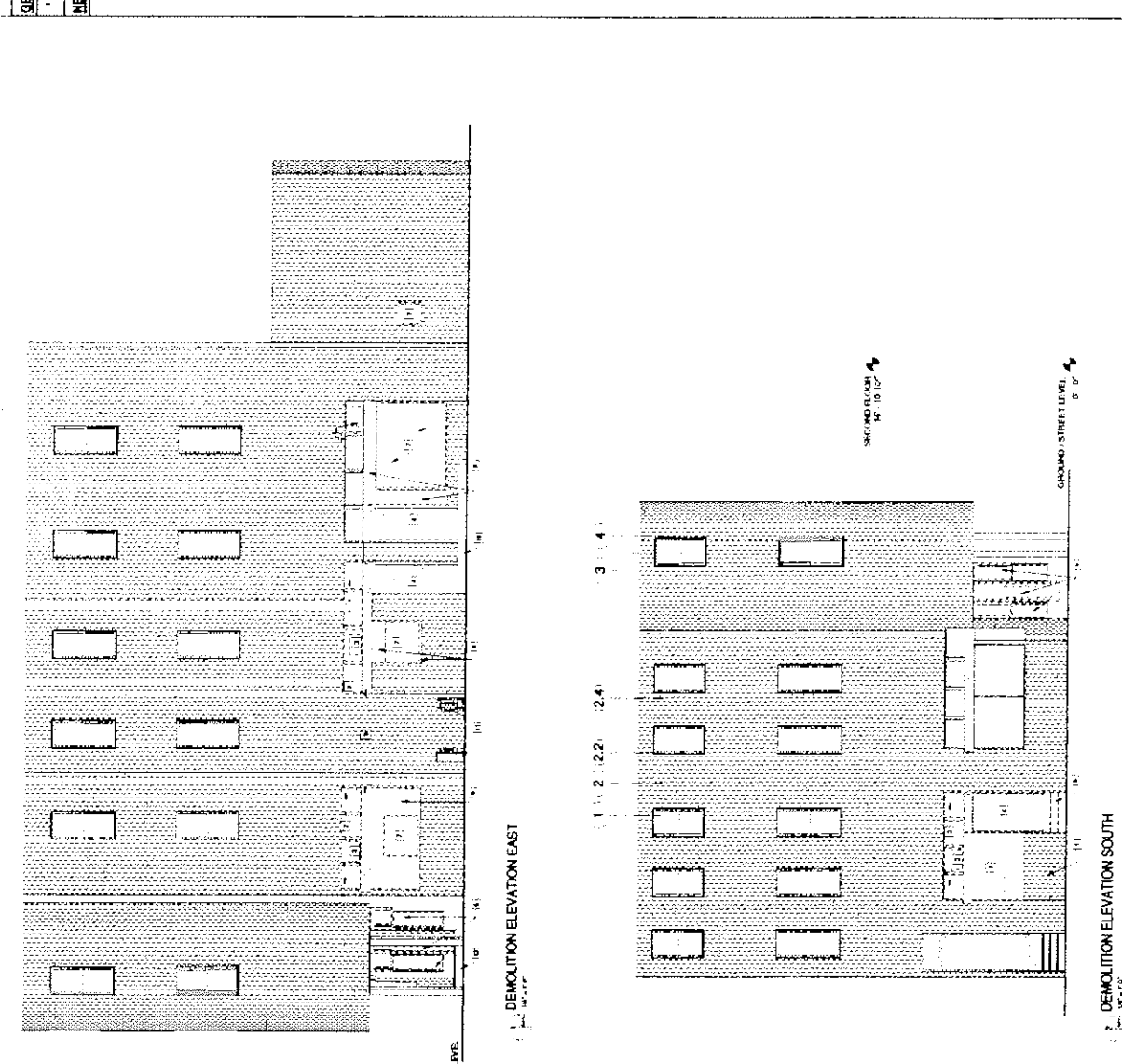
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

| Names | Address | Signature | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|-----------------|---|--------------------|------------------|---|
| Aldonna R Wylie | 2319 DuKeland St Baltimore MD 21216 | <u>[Signature]</u> | 03/47 | 40 yrs |
| Jacqueline Hill | 4218 Norfolk Ave Baltimore, MD 21216 | <u>[Signature]</u> | 09/57 | 20 yrs |
| Alycia Kane | 1046 Glenage rd Baltimore, MD 21239 | <u>[Signature]</u> | 05/81 | 28 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.

- ### GENERAL NOTES
1. SEE ARCHITECT'S GENERAL NOTES.
 2. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 3. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
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- ### NEW WORK KEYS NOTES
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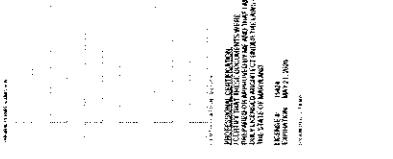
THE CONSULTANTS' OFFICE
 1000 NORTH AVENUE, SUITE 200
 BALTIMORE, MD 21202
 TEL: 410.528.2200
 FAX: 410.528.2201
 WWW.BSBCONSULTANTS.COM

OWNER/CLIENT
FLEURS D'AVE BOUTIQUE
 1000 NORTH AVENUE, SUITE 200
 BALTIMORE, MD 21202

MEP CONSULTANT
JAN CONSULTANTS, INC.
 1000 NORTH AVENUE, SUITE 200
 BALTIMORE, MD 21202
 TEL: 410.528.2200
 FAX: 410.528.2201
 WWW.JANCONSULTANTS.COM

**FLEURS D'AVE BOUTIQUE
 INTERIOR TENANT IMPROVEMENT
 NEW WORK FLOOR PLANS - MAIN &
 MEZZANINE LEVELS**

| | |
|-------------|-----------------------|
| PROJECT NO. | 18-0274 |
| DATE | 01/12/20 |
| REV. | |
| NO. | DESCRIPTION |
| 1 | ISSUED FOR PERMITTING |
| 2 | ISSUED FOR PERMITTING |
| 3 | ISSUED FOR PERMITTING |



NEW WORK PLAN LEGEND

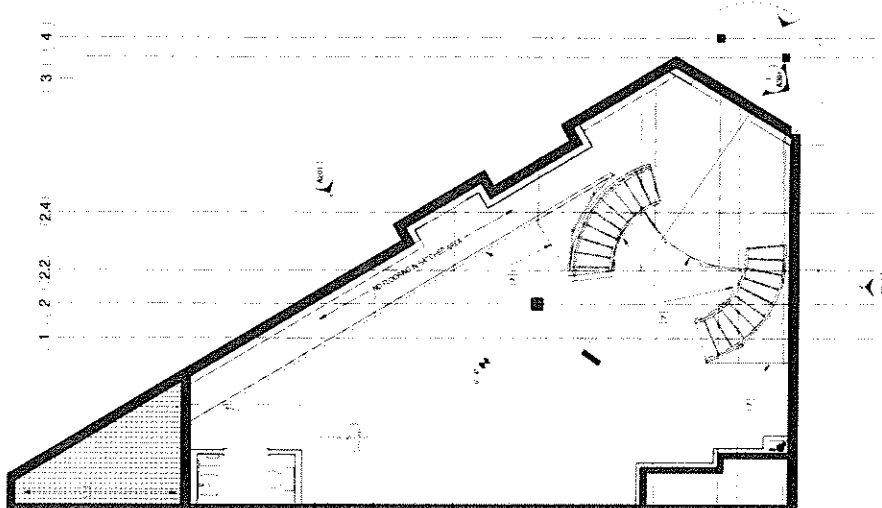
- EXISTING WALL PARTITION
- NEW WALL PARTITION
- NEW WALL
- NEW WOOD FLOOR
- SPIGOLE AS SHOWN IN CONTRACTING

GENERAL NOTES

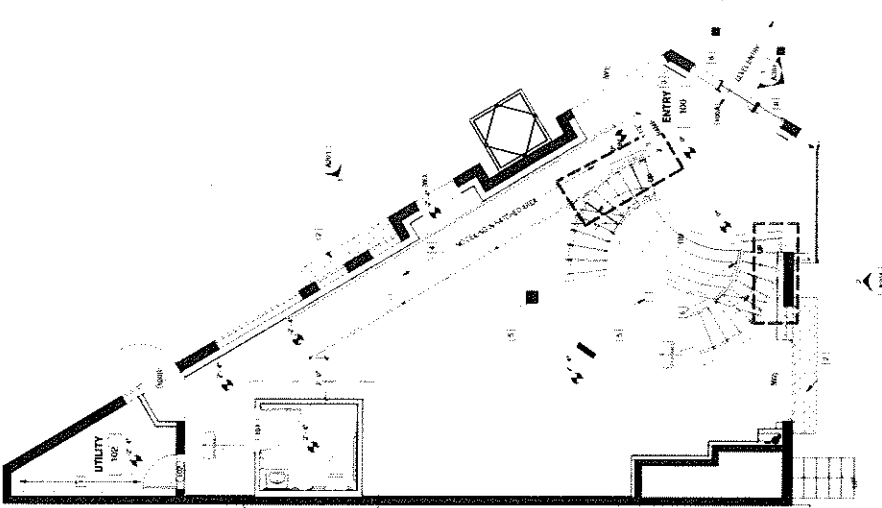
1. DEMOLITION AND REPAIR WORK SHALL BE ACCORDING TO THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AND STANDARDS.
2. NEW CONSTRUCTION SHALL BE ACCORDING TO THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AND STANDARDS.
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NEW WORK KEYED NOTES

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MEZZANINE LEVEL - NEW



GROUND (STREET) FLOOR PLAN - NEW WORK



B3B CONSULTANTS
 274 MARKET STREET, SUITE 500
 COLUMBIA, MO 64101
 PHONE: (314) 438-9900
 FAX: (314) 438-9901
 WWW.B3BCONSULTANTS.COM

OWNER/CLIENT
 FLEURS D'AVE BOUTIQUE
 1008 N. NORTH AVENUE, BALTIMORE, MD 21201

ARCHITECT
 JAK CONSULTANTS INC.
 100 N. KUMBERG DRIVE, SUITE 100
 BALTIMORE, MD 21201
 PHONE: (410) 528-1100
 FAX: (410) 528-1101
 WWW.JAKCONSULTANTS.COM

OWNER/CLIENT
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 PHONE: (410) 528-1100
 FAX: (410) 528-1101
 WWW.JAKCONSULTANTS.COM

PROJECT
 FLEURS D'AVE BOUTIQUE
 INTERIOR TENANT IMPROVEMENT
 1008 N. NORTH AVENUE, BALTIMORE, MD 21201

REFLECTED CEILING PLANS

DATE
 18/02/24

BY
 JAK CONSULTANTS INC.

PROJECT
 1008 N. NORTH AVENUE, BALTIMORE, MD 21201

PROFESSIONAL ENGINEER
 JAK CONSULTANTS INC.
 100 N. KUMBERG DRIVE, SUITE 100
 BALTIMORE, MD 21201
 LICENSE NO. 17482
 EXPIRES 12/31/2025

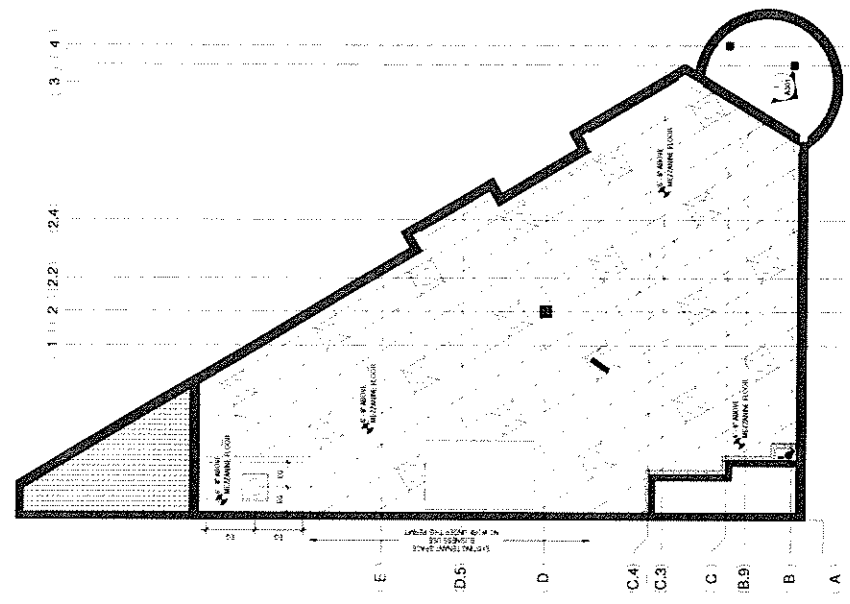
A102

REFLECTED CEILING PLAN LEGEND

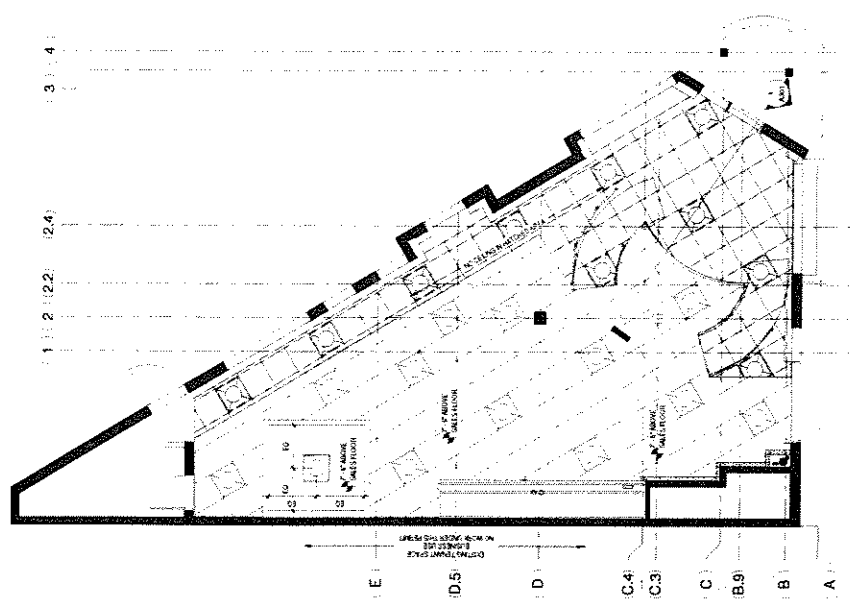
- SIZE**
- 1/2" = 1'-0" (1/4" = 1'-0")
 - 1/4" = 1'-0" (1/8" = 1'-0")
 - 1/8" = 1'-0" (1/16" = 1'-0")
 - 1/16" = 1'-0" (1/32" = 1'-0")
 - 1/32" = 1'-0" (1/64" = 1'-0")
- SYMBOLS**
- REFLECTED CEILING PANELS
 - MECHANICAL EQUIPMENT
 - △ LIGHT FIXTURES
 - ◇ DIFFUSERS
 - ◇ DOWNLIGHTS
 - ◇ RECESSED DOWNLIGHTS
 - ◇ RECESSED DOWNLIGHTS WITH TRAY
 - ◇ RECESSED DOWNLIGHTS WITH TRAY AND GUARD RAIL
 - ◇ RECESSED DOWNLIGHTS WITH TRAY AND GUARD RAIL AND DOWNLIGHT INLET

GENERAL NOTES

1. DIMENSIONS AND FINISHES ARE TO FACE UNLESS OTHERWISE NOTED.



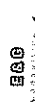
MEZZANINE - REFLECTED CEILING PLAN
 1/2" = 1'-0"



GROUND & SALES LEVELS - REFLECTED CEILING PLAN
 1/2" = 1'-0"

EQUIPMENT PLAN LEGEND

| MARK | DESCRIPTION | MANUFACTURER & MODEL |
|------|--|--|
| 001 | ACQUISITION COOLER | PROVIDED BY OWNER - COMMERCIAL EQUIPMENT OWNER |
| 002 | RECEPTION VAN/CLERK | PROVIDED BY OWNER - COMMERCIAL EQUIPMENT OWNER |
| 003 | 47" SHELVING | PROVIDED BY OWNER - COMMERCIAL EQUIPMENT OWNER |
| 004 | FLUORESCENT LIGHT | PROVIDED BY OWNER - COMMERCIAL EQUIPMENT OWNER |
| 005 | 200 AMP/30 AMP/10 AMP/5 AMP/10 AMP/5 AMP | PROVIDED BY OWNER - COMMERCIAL EQUIPMENT OWNER |
| 006 | 200 AMP/30 AMP/10 AMP/5 AMP/10 AMP/5 AMP | PROVIDED BY OWNER - COMMERCIAL EQUIPMENT OWNER |
| 007 | CONCRETE AREA/CURT | PROVIDED BY OWNER - COMMERCIAL EQUIPMENT OWNER |
| 008 | CONCRETE AREA/TILES | PROVIDED BY OWNER - COMMERCIAL EQUIPMENT OWNER |
| 009 | CEILING LIGHT | PROVIDED BY OWNER - COMMERCIAL EQUIPMENT OWNER |
| 010 | OFFICE DESK | PROVIDED BY OWNER - COMMERCIAL EQUIPMENT OWNER |



OWNER CLIENT
 FLEURS D'AVE BOULANGERIE
 100 W. NORTH AVENUE, SUITE 2000
 NEW ORLEANS, LA 70116

OWNER CLIENT
 FLEURS D'AVE BOULANGERIE
 100 W. NORTH AVENUE, SUITE 2000
 NEW ORLEANS, LA 70116

OWNER CLIENT
 FLEURS D'AVE BOULANGERIE
 100 W. NORTH AVENUE, SUITE 2000
 NEW ORLEANS, LA 70116

FLEURS D'AVE BOULANGERIE
 INTERIOR TENANT IMPROVEMENT
 FINISHES, FURNISHINGS AND
 EQUIPMENT PLANS & SCHEDULES

100 W. NORTH AVENUE, SUITE 2000
 NEW ORLEANS, LA 70116

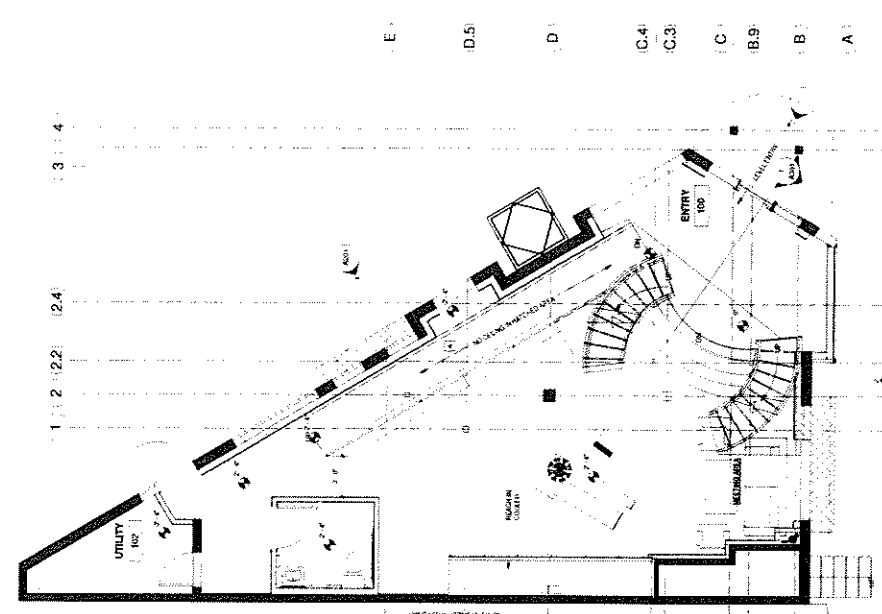
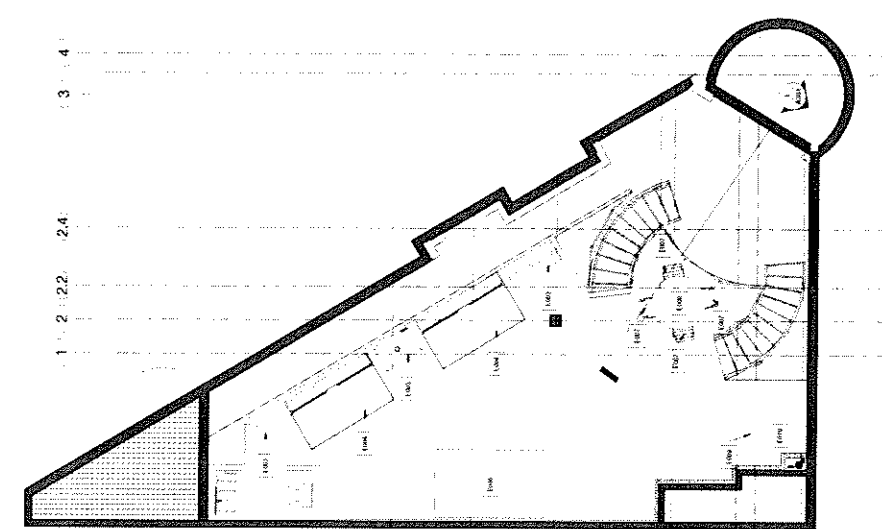
DATE
 01/15/2014

REV
 1: REVISION

PROJECT
 FLEURS D'AVE BOULANGERIE

OWNER
 FLEURS D'AVE BOULANGERIE

ARCHITECT
 BAG ARCHITECTS



MEZZANINE LEVEL - EQUIPMENT

GROUND (STREET) FLOOR PLAN - EQUIPMENT

GENERAL NOTES

1. CONSULTING UNIT FROM HANGAR SIDE OF INTERIOR UNIT

NEW WORK KEYS NOTES

- 1. NEW SECOND FLOOR WINDOW ABOVE SOUTH ELEVATION INDICATING INFORMATION
- 2. NEW SECOND FLOOR WINDOW ABOVE EAST ELEVATION INDICATING INFORMATION
- 3. HANGAR SIDE AT TRANSITION REGIONAL
- 4. HANGAR SIDE AT TRANSITION REGIONAL
- 5. HANGAR SIDE AT TRANSITION REGIONAL
- 6. HANGAR SIDE AT TRANSITION REGIONAL



OWNER/CLIENT
 FLEURS D'AVE BOUTIQUE
 1200 N. NORTH AVENUE, SUITE 2020
 DENVER, CO 80202

ARCHITECT
 A.B. CONNOR, ARCHITECTS
 1200 N. NORTH AVENUE, SUITE 2020
 DENVER, CO 80202

DATE
 10/20/2014

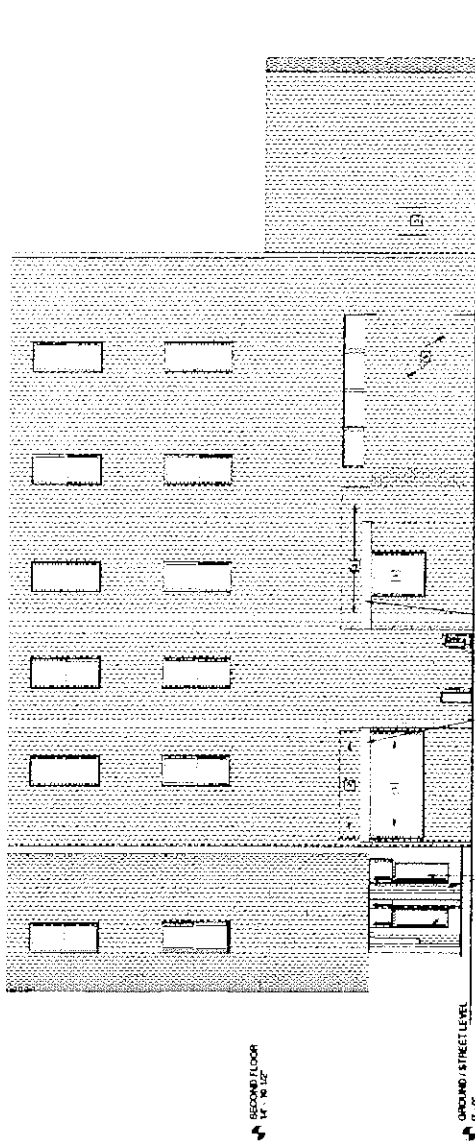
PROJECT
 FLEURS D'AVE BOUTIQUE
 INTERIOR TENANT IMPROVEMENT
 EXTERIOR ELEVATIONS - NEW WORK

SCALE
 1/8" = 1'-0"

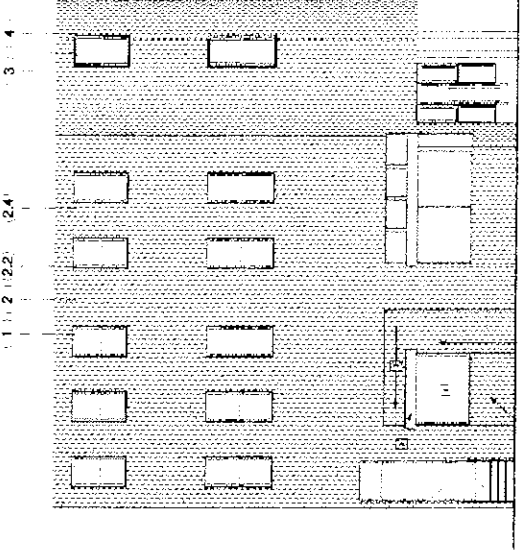
DATE
 10/20/2014

PROJECT
 FLEURS D'AVE BOUTIQUE

DESCRIPTION
 EXTERIOR ELEVATIONS - NEW WORK
 INTERIOR TENANT IMPROVEMENT



1. EAST ELEVATION - NEW WORK



2. SOUTH ELEVATION - NEW WORK



278 EASTMONT STREET, BALTIMORE, MD 21201
TEL: 410.524.1100
WWW.FLEURSDAVE.COM

OWNER/CLIENT
FLEURS D'AVE BOUTIQUE
1000 W. NORTH AVENUE, BALTIMORE, MD 21201

STRUCTURAL CONSULTANT
STRUCON CONSULTANTS
1000 W. NORTH AVENUE, BALTIMORE, MD 21201

MEP CONSULTANT
JIM CONNELL & ASSOCIATES
1000 W. NORTH AVENUE, BALTIMORE, MD 21201

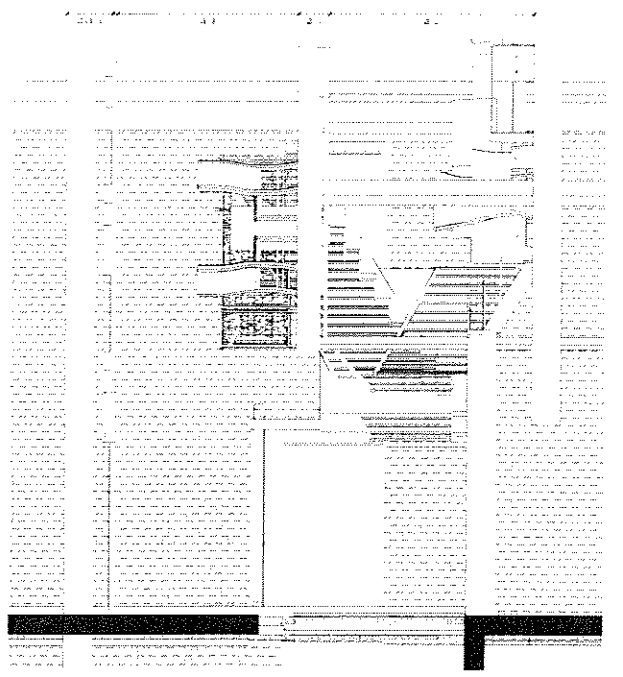
ARCHITECT
JIM CONNELL & ASSOCIATES
1000 W. NORTH AVENUE, BALTIMORE, MD 21201

FLEURS D'AVE BOUTIQUE INTERIOR TENANT IMPROVEMENT 1000 W. NORTH AVENUE, BALTIMORE, MD 21201 INTERIOR SECTIONS

PROJECT NO. 17-001
DATE 10/10/17
SHEET NO. 01

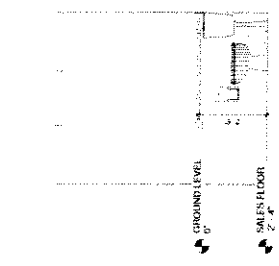
REV. 10/10/17
DATE 10/10/17
BY JAC

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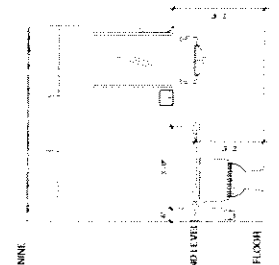


- SECOND FLOOR
14' - 10 1/2"
- MEZZANINE
10' - 4"
- GROUND LEVEL
0'
- SALES FLOOR
7' - 4"
- BASEMENT
5' - 0"

1 SECTION @ ENTRY
1/8" = 1'-0"



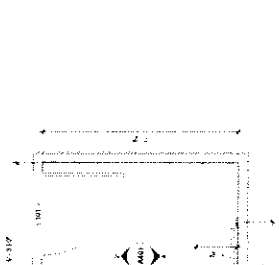
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12'-0" x 11'-0"



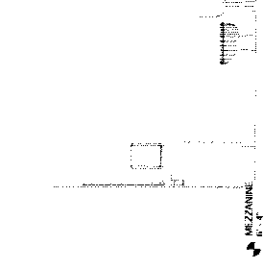
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12'-0" x 11'-0"



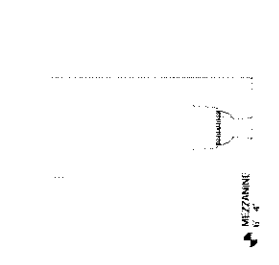
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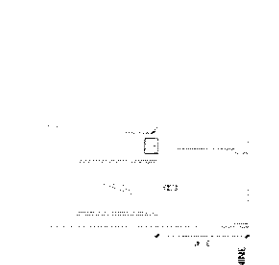
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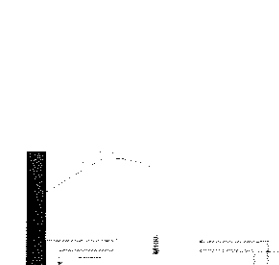
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12'-0" x 11'-0"



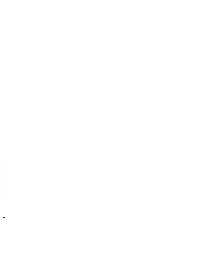
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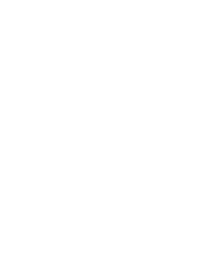
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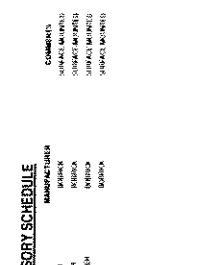
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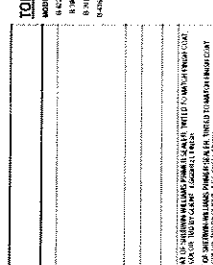
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12'-0" x 11'-0"



10. MEZZANINE LEVEL - RESTROOM
12'-0" x 11'-0"



11. GROUND LEVEL - RESTROOM
12'-0" x 11'-0"



12. MEZZANINE LEVEL - RESTROOM
12'-0" x 11'-0"



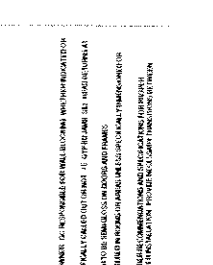
13. GROUND LEVEL - RESTROOM
12'-0" x 11'-0"



14. MEZZANINE LEVEL - RESTROOM
12'-0" x 11'-0"



15. GROUND LEVEL - RESTROOM
12'-0" x 11'-0"



16. MEZZANINE LEVEL - RESTROOM
12'-0" x 11'-0"

TOILET ROOM ACCESSORY SCHEDULE

| MODEL | DESCRIPTION | MANUFACTURER |
|-------|------------------------|--------------|
| 1 | SINK | BRAND A |
| 2 | TOILET | BRAND B |
| 3 | MIRROR | BRAND C |
| 4 | TOILET PAPER DISPENSER | BRAND D |
| 5 | TOILET BRUSH | BRAND E |
| 6 | TOILET SEAT | BRAND F |

FINISH SCHEDULE

| FINISH | DESCRIPTION |
|--------|--------------------|
| F-01 | CONCRETE FLOOR |
| F-02 | CERAMIC TILE FLOOR |
| F-03 | CERAMIC TILE WALL |
| F-04 | PAINT |
| F-05 | CEILING |
| F-06 | BASE |

INTERIOR FINISH GENERAL NOTES

1. FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. ALL FINISHES TO BE INSTALLED OVER A PROPERLY PREPARED SUBSTRATE.
3. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

DATE: 04/13/2016
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



THE BUREAU OF GEOMETRIC DESIGN
 100 N. WASHINGTON STREET
 SUITE 200
 WASHINGTON, DC 20004
 TEL: 202.638.1234
 WWW.BGGDESIGN.COM

OWNER/CLIENT
 FLEURS DAVE BOUTIQUE

ARCHITECT
 STRUCTURAL CONSULTANT
 ARCHITECTURAL CONSULTANT

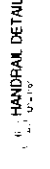
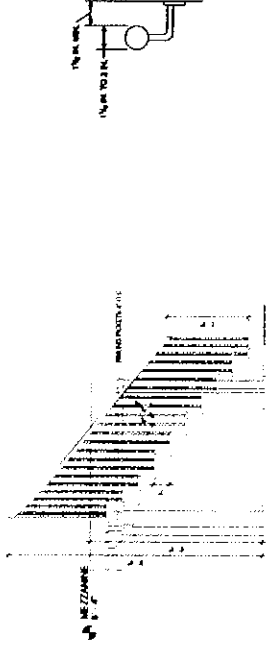
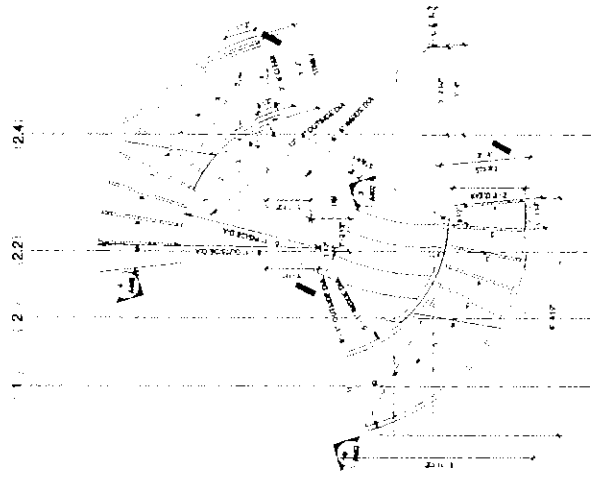
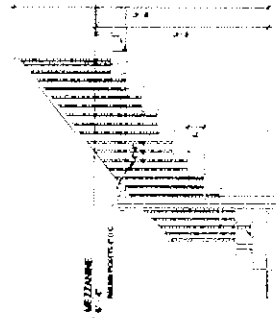
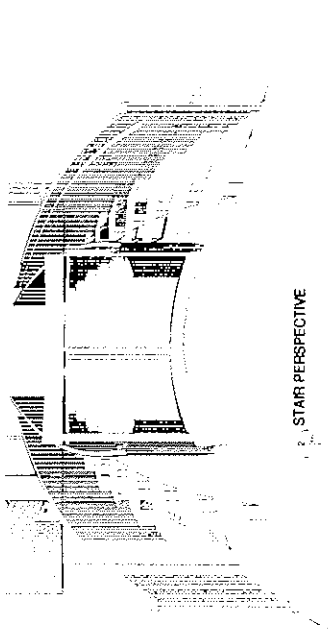
MEP CONSULTANT
 ALL CONSULTING INC.

FLEURS DAVE BOUTIQUE
 INTERIOR TENANT IMPROVEMENT
 STAIR PLANS, SECTIONS AND DETAILS

DATE: 10/20/14
 SHEET: 14 OF 24

BY: [Signature]
 CHECKED: [Signature]

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 FLEURS D'AVE BOULANGER
 1000 W. NORTH AVENUE, SUITE 200
 COLUMBIA, MD 21046
 (410) 727-1234
 WWW.FLEURSD'AVE.COM

OWNER / CLIENT
 FLEURS D'AVE BOULANGER
 1000 W. NORTH AVENUE, SUITE 200
 COLUMBIA, MD 21046
 (410) 727-1234
 WWW.FLEURSD'AVE.COM

STRUCTURAL CONSULTANT
 BRADY AND ASSOCIATES, INC.
 1000 W. NORTH AVENUE, SUITE 200
 COLUMBIA, MD 21046
 (410) 727-1234
 WWW.BRADYANDASSOCIATES.COM

M&P CONSULTANT
 M&P CONSULTANTS, INC.
 1000 W. NORTH AVENUE, SUITE 200
 COLUMBIA, MD 21046
 (410) 727-1234
 WWW.M&PCONSULTANTS.COM

FLEURS D'AVE BOUTIQUE
 INTERIOR TENANT IMPROVEMENT
 FOR BRANDON

NO. 200A
 1000 W. NORTH AVENUE, SUITE 200
 COLUMBIA, MD 21046
 (410) 727-1234

DATE
 04/15/2019

PROJECT NO.
 19-001

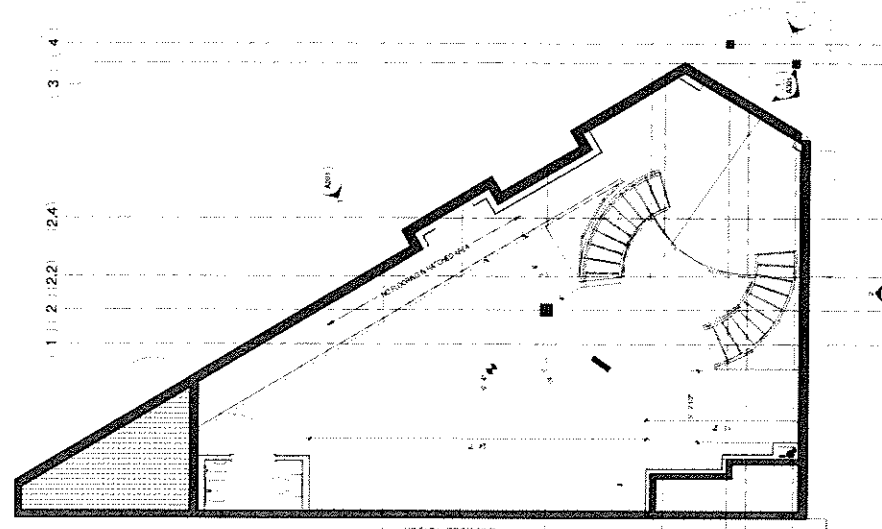
DATE
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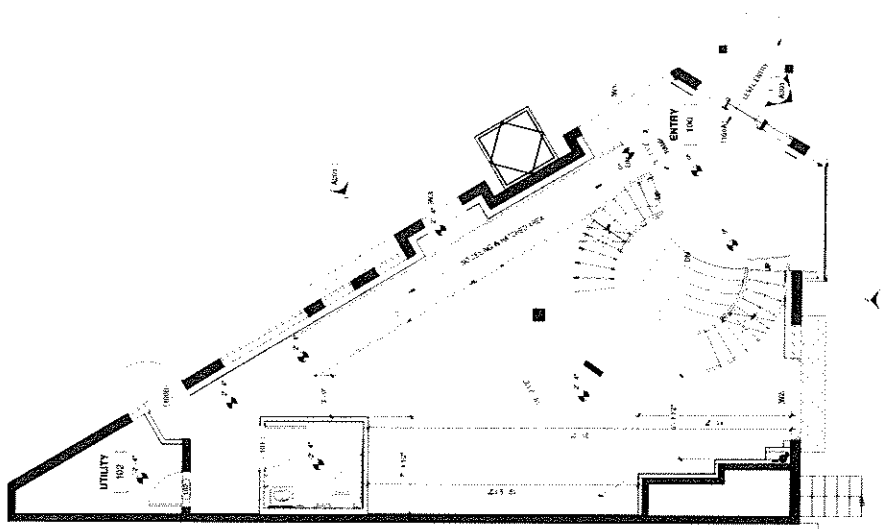
PROJECT NO.
 19-001

DATE
 04/15/2019

SCALE
 1/8" = 1'-0"



MEZZANINE LEVEL - NEW - BRANDON



GROUND (STREET) FLOOR PLAN - NEW WORK



B&B CONSULTANTS
 200 MARKET STREET, SUITE 200
 SAN FRANCISCO, CA 94102
 TEL: 415.774.1100
 WWW.BANDBCONSULTANTS.COM

OWNER/CLIENT
 FLEURS D'AVE BOUTIQUE
 1000 MARKET STREET, SUITE 100
 SAN FRANCISCO, CA 94102

STRUCTURAL CONSULTANT
 WARD AND ASSOCIATES, INC.
 1000 MARKET STREET, SUITE 100
 SAN FRANCISCO, CA 94102

M/E/P CONSULTANT
 JAH CONSULTANTS, INC.
 1000 MARKET STREET, SUITE 100
 SAN FRANCISCO, CA 94102

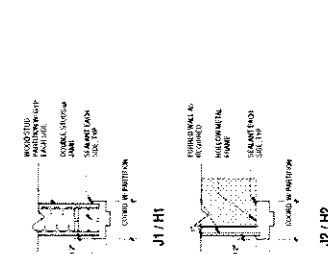
FLEURS D'AVE BOUTIQUE
 INTERIOR TENANT IMPROVEMENT
 2200 NORTH AVENUE, SUITE 200
 SAN FRANCISCO, CA 94133

DATE: 07/12/2018
 DRAWING NO: U419

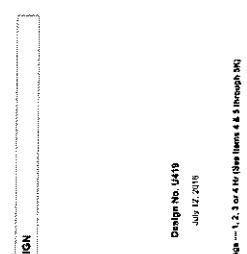
| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 1 | 07/12/2018 | ISSUED FOR PERMIT |
| 2 | 07/12/2018 | ISSUED FOR PERMIT |

DESIGNATION OF CONTRACT DOCUMENTS:
 1. PERMIT APPLICATION AND BIDDING DOCUMENTS
 2. CONTRACT AGREEMENT AND BIDDING DOCUMENTS
 3. PERMIT APPLICATION AND BIDDING DOCUMENTS
 4. CONTRACT AGREEMENT AND BIDDING DOCUMENTS

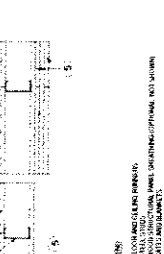
PROJECT NO.: U419
DATE: 07/12/2018



J1 / H1
 WINDOW HEAD/JAMB DETAIL
 1/4" = 1'-0"



J2 / H2
 WINDOW HEAD/JAMB DETAIL
 1/4" = 1'-0"

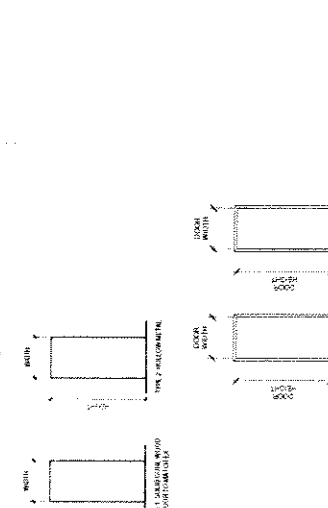


2 HEAD-JAMB DETAIL
 1/4" = 1'-0"

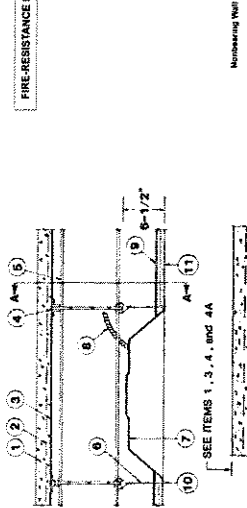
DETAILS:

1. WINDOW HEAD/JAMB DETAIL
2. WINDOW HEAD/JAMB DETAIL
3. WINDOW HEAD/JAMB DETAIL
4. WINDOW HEAD/JAMB DETAIL
5. WINDOW HEAD/JAMB DETAIL
6. WINDOW HEAD/JAMB DETAIL
7. WINDOW HEAD/JAMB DETAIL
8. WINDOW HEAD/JAMB DETAIL
9. WINDOW HEAD/JAMB DETAIL
10. WINDOW HEAD/JAMB DETAIL
11. WINDOW HEAD/JAMB DETAIL
12. WINDOW HEAD/JAMB DETAIL

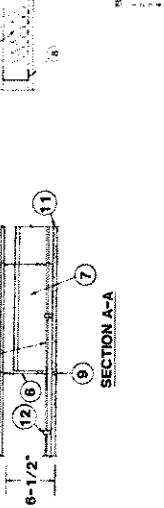
UL FLOOR DESIGN - G201
 1/4" = 1'-0"



J1 / H1
 WINDOW HEAD/JAMB DETAIL
 1/4" = 1'-0"



J2 / H2
 WINDOW HEAD/JAMB DETAIL
 1/4" = 1'-0"



2 HEAD-JAMB DETAIL
 1/4" = 1'-0"

DETAILS:

1. WINDOW HEAD/JAMB DETAIL
2. WINDOW HEAD/JAMB DETAIL
3. WINDOW HEAD/JAMB DETAIL
4. WINDOW HEAD/JAMB DETAIL
5. WINDOW HEAD/JAMB DETAIL
6. WINDOW HEAD/JAMB DETAIL
7. WINDOW HEAD/JAMB DETAIL
8. WINDOW HEAD/JAMB DETAIL
9. WINDOW HEAD/JAMB DETAIL
10. WINDOW HEAD/JAMB DETAIL
11. WINDOW HEAD/JAMB DETAIL
12. WINDOW HEAD/JAMB DETAIL

UL FLOOR DESIGN - G201
 1/4" = 1'-0"

| Mark | Width | Height | Type | Material | Finish | Frame Material | Frame Type | Jamb | Head | Comments |
|------|-------|--------|--------|----------|--------|----------------|------------|------|------|----------|
| 101 | 3'-0" | 7'-0" | Window | WOOD | WOOD | WOOD | WOOD | WOOD | WOOD | WOOD |
| 102 | 3'-0" | 7'-0" | Window | WOOD | WOOD | WOOD | WOOD | WOOD | WOOD | WOOD |
| 103 | 3'-0" | 7'-0" | Window | WOOD | WOOD | WOOD | WOOD | WOOD | WOOD | WOOD |



2 HEAD-JAMB DETAIL
 1/4" = 1'-0"



2 HEAD-JAMB DETAIL
 1/4" = 1'-0"

DETAILS:

1. WINDOW HEAD/JAMB DETAIL
2. WINDOW HEAD/JAMB DETAIL
3. WINDOW HEAD/JAMB DETAIL
4. WINDOW HEAD/JAMB DETAIL
5. WINDOW HEAD/JAMB DETAIL
6. WINDOW HEAD/JAMB DETAIL
7. WINDOW HEAD/JAMB DETAIL
8. WINDOW HEAD/JAMB DETAIL
9. WINDOW HEAD/JAMB DETAIL
10. WINDOW HEAD/JAMB DETAIL
11. WINDOW HEAD/JAMB DETAIL
12. WINDOW HEAD/JAMB DETAIL

UL FLOOR DESIGN - G201
 1/4" = 1'-0"



2 HEAD-JAMB DETAIL
 1/4" = 1'-0"



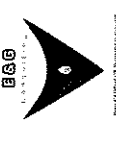
2 HEAD-JAMB DETAIL
 1/4" = 1'-0"

DETAILS:

1. WINDOW HEAD/JAMB DETAIL
2. WINDOW HEAD/JAMB DETAIL
3. WINDOW HEAD/JAMB DETAIL
4. WINDOW HEAD/JAMB DETAIL
5. WINDOW HEAD/JAMB DETAIL
6. WINDOW HEAD/JAMB DETAIL
7. WINDOW HEAD/JAMB DETAIL
8. WINDOW HEAD/JAMB DETAIL
9. WINDOW HEAD/JAMB DETAIL
10. WINDOW HEAD/JAMB DETAIL
11. WINDOW HEAD/JAMB DETAIL
12. WINDOW HEAD/JAMB DETAIL

UL FLOOR DESIGN - G201
 1/4" = 1'-0"

UL FLOOR DESIGN - G201
 1/4" = 1'-0"



PHYSICAL CONSULTING
DESIGN AND CONSTRUCTION
ENVIRONMENTAL CONSULTING
URBAN PLANNING CONSULTING
REAL ESTATE CONSULTING

OWNER/CLIENT
FLEURS D'AVE BOUTIQUE
100 W NORTH AVENUE, SUITE 1000
NEWARK, NJ 07102

STRUCTURAL CONSULTANT
STANTEC
100 W NORTH AVENUE, SUITE 1000
NEWARK, NJ 07102

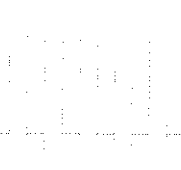
MER CONSULTANT
MER CONSULTANTS, INC.
100 W NORTH AVENUE, SUITE 1000
NEWARK, NJ 07102

MEP CONSULTANT
MEP CONSULTANTS, INC.
100 W NORTH AVENUE, SUITE 1000
NEWARK, NJ 07102

FLEURS D'AVE BOUTIQUE INTERIOR TENANT IMPROVEMENT DETAILS

DATE: 10/15/2018
PROJECT: INTERIOR TENANT IMPROVEMENT
NO.: 18-2024

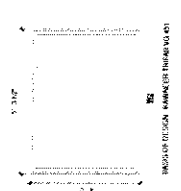
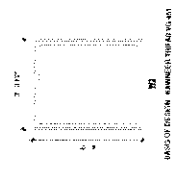
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DATE: 02/10/2019



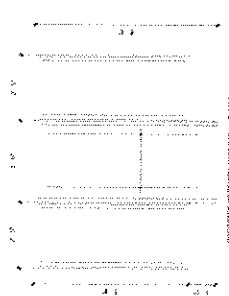
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LENSING & ARCHITECTURE
100 W NORTH AVENUE, SUITE 1000
NEWARK, NJ 07102

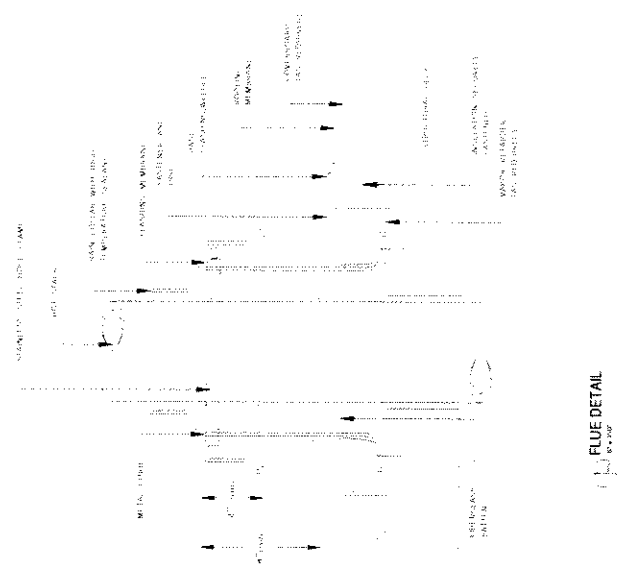
A602



WINDOW ELEVATIONS 10' 0" (2743 mm) 6' 0" (1829 mm)



ENTRANCE ELEVATION 10' 0" (2743 mm) 6' 0" (1829 mm)



FLUE DETAIL 6' 0" (1829 mm)

FLEURS D'AVE, INC.: D18759779

Department ID Number:

D18759779

Business Name:

FLEURS D'AVE, INC.

Principal Office: 

638 NORTH GILMOR STREET
BALTIMORE MD 21217

Resident Agent: 

CHARLES J. SIEGEL
STE 1200
20 SOUTH CHARLES STREET
BALTIMORE MD 21201

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

04/19/2018

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 1200 W. North Avenue

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 2

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Jarryl Clark (Agent) DATE: 6/26/23

1200 W. North Ave

Licensed Establishments

Jason Liquor LA

Sugar Hill Tavern LBD7

Bacchus Bar & Liquor A-7

Fleurs d'Ave

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

Industrial USA

Spwithpuzzles
Clothing store

Greenwood Towing, Inc

Everyone's Place
African Cultural Center
Cultural center

Street Runnas
Clothing store

Masjid as-Saffat
Bigoshandcarwash

Fleurs d'Ave
Florist

Standard Auto Parts
Auto parts store

DRU/Mondawmin
Healthy Families, Inc

North Avenue Crown

Druid Heights
Community...

2 God B The
Glory Women Housing...

Morris St

Madison Ave

Stoddard Alley

Baker St

Gold St

Division St

Sylvania Ave

Hardware Plus Inc
Hardware store

NEW CLASS A-7 BWL

at Linnert
& Ducatel

Carter Hodge
Construction

Love Crowd Christian
Light Church

Eutaw Estates

Remnant
Church-God In Christ

Standard Auto Parts
Auto parts store

BP

Street Runnas
Clothing store

North Avenue Crown

DRU/Mondawmin
Healthy Families, Inc

2 God B The
Glory Women Housing...

Druid Heights
Community...

Stoddard Alley

McCulloch St

Bloom St
Tiffany Alley

Madison Ave

Linden Ave

Doroth
Element:

Reed Winsto

W North Av

Eutaw Pl

Medeso Manor

Morris St

Berea Ten
Seventh-day Adventi

Map data ©2023 Google

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

| | |
|--|--|
| Licensee Information (Trade Name): | <input type="text"/> |
| Corporation Name: | FLEURS D' AVE INC |
| Location Address: | 1200 W NORTH AVE BALTIMORE MD 21217 |
| License Type: | Class "A" Beer, Wine and Liquor <input type="checkbox"/> |
| Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING) | Yes <input type="checkbox"/> |
| Is the location within 300 feet of Church and/or School? | Yes <input type="checkbox"/> |
| Date Posted? | 6/22/2023 <input type="checkbox"/> |
| Estimated Date of Removal? | 7/3/2023 <input type="checkbox"/> |
| Are there any other licensed establishments within a two block radius? | Yes <input type="checkbox"/> |

Other licensed locations - Describe/Note:

PLEASE SEE MAP FOR ADDITIONAL LOCATIONS

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

NEW CLASS A7 LICENSE FLORIST WILL BE ABLE TO SELL BEER, WINE AND LIQUOR

Insert Photo of Sign and location:



Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

Summary on location of sign posted:

THE SIGN IS POSTED ON THE FRONT LEFT SIDE OF THE WINDOW

Summary on location of sign rechecked:

THE SIGN IS STILL POSTED ON THE FRONT LEFT SIDE OF THE WINDOW

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1200 W. North Avenue 21217

Class of License: Class "A-7" Beer, Wine & Liquor License

Scope of Application: New Class 'A-7' BWL License requesting delivery of alcoholic beverages

Application filed by: Fleurs d'Ave, Inc. T/A Trade Name Pending
Brandon M. Wylie

Present Licensee(s): N/A

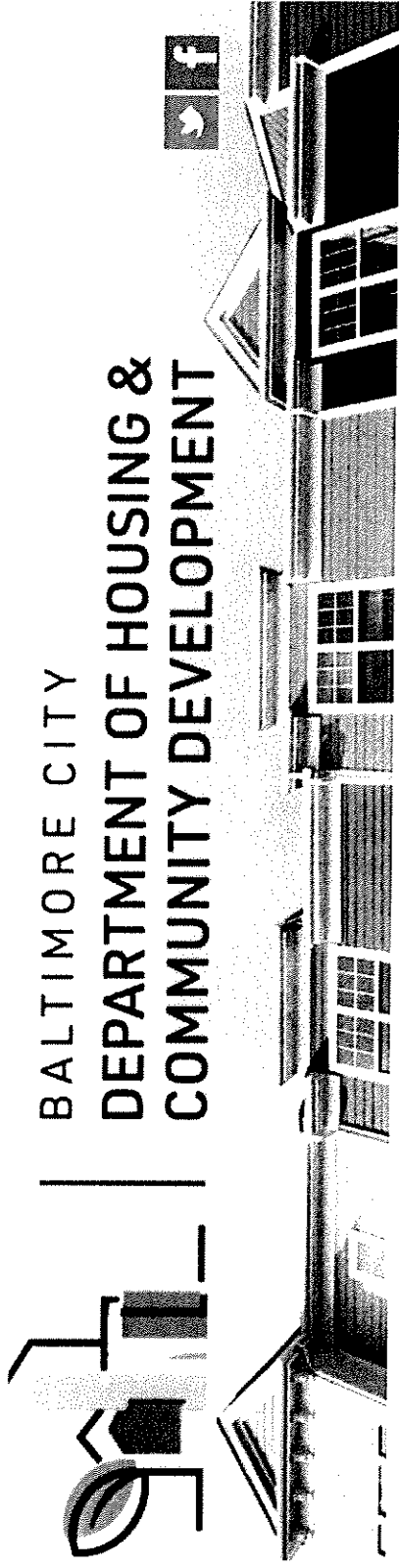
The hearing concerning this application will be held on or after July 6, 2023
at 10:30 AM in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21201.

Please visit 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

Hon. Albert J. Matricciani, Jr., Esq.
Aaron J. Greenfield, Esq.
Edward L. Reisinger
Douglas K. Palge

Chairman
Commissioner
Commissioner
Executive Secretary



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

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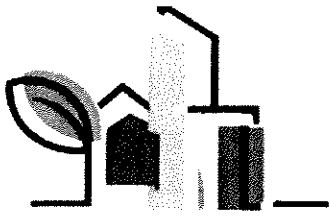
| Contact us | Status | ID App | Permit Number | Project Name | Create Submit Accept | Status | Fee Due | Fee Paid | Notes | | | |
|------------|--------|--------|---------------|--------------|----------------------|--------|---------|----------|-------|--|--|--|

| | | | | | | | | | | |
|------------|------------|--------|---------------|---------------|--|-----------|--|---------|---------|--------|
| Contact us | Status | 109658 | USE2018-56415 | D'AVE | 12/26/2018 12/26/2018 12/27/2018 | Submitted | | \$98.00 | | |
| Contact us | Status | 379550 | USE2023-52221 | FLEURS D' AVE | 4/24/2023 4/24/2023 | Submitted | | | Archive | Delete |
| Manage | Contact us | 109658 | USE2018-56415 | D'AVE | 12/26/2018 12/26/2018 12/27/2018 | Submitted | | \$98.00 | Archive | Delete |

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Project Name: FLEURS D' AVE

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FLORIST WITH AN A-7 BEER WINE AND LIQUOR LICENCE



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

Chapter 388

(Senate Bill 588)

AN ACT concerning

Baltimore City – 40th District – Alcoholic Beverages

FOR the purpose of authorizing the Board of License Commissioners for Baltimore City to issue a Class C beer, wine, and liquor license in a certain area of the 40th alcoholic beverages district in Baltimore City under certain circumstances; prohibiting certain license holders in certain areas of the 40th alcoholic beverages district from selling alcoholic beverages at certain times of day; authorizing the Board to issue a Class A-7 beer, wine, and liquor license in a certain area of the 40th alcoholic beverages district in Baltimore City under certain circumstances; providing that a certain license may be issued and an existing license may be moved to a building that is within a certain distance of a place of worship or school under certain circumstances; and generally relating to alcoholic beverages in Baltimore City.

BY repealing and reenacting, without amendments,

Article – Alcoholic Beverages
Section ~~12-102 and 12-1603(a) and (b)~~, 12-1603(a) and (b), and 12-1605(a)(1)
Annotated Code of Maryland
(2016 Volume and 2022 Supplement)

BY repealing and reenacting, with amendments,

Article – Alcoholic Beverages
Section ~~12-1603(c)(14) and (15)~~, 12-1605(a)(2), and 12-2005(d)
Annotated Code of Maryland
(2016 Volume and 2022 Supplement)

BY adding to

Article – Alcoholic Beverages
Section ~~12-1603(c)(16)~~ and (17)
Annotated Code of Maryland
(2016 Volume and 2022 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
That the Laws of Maryland read as follows:

Article – Alcoholic Beverages

12-102.

This title applies only in Baltimore City.

12-1603.

(a) The alcoholic beverages districts described in this section at all times are coterminous with the legislative districts in the Legislative Districting Plan of 2012.

(b) Except as provided in subsection (c) of this section, the Board may not issue a new license in:

- (1) the 40th alcoholic beverages district;
- (2) the 41st alcoholic beverages district;
- (3) the 43rd alcoholic beverages district;
- (4) the 44th alcoholic beverages district; and
- (5) the 45th alcoholic beverages district.

(c) The Board may issue:

(14) a Class B–D–7 license in the 700 block of Washington Boulevard in the 40th alcoholic beverages district if:

(i) average daily receipts from the sale of food are at least 65% of the applicant's total daily receipts;

(ii) the applicant executes a memorandum of understanding with a community association;

(iii) the applicant does not create a separate package goods department;

(iv) alcoholic beverages are served to patrons seated at tables; and

(v) alcoholic beverages are served only with meals to patrons provided with outdoor table service; **[and]**

(15) a Class B–D–7 license in the 300 block of North Charles Street in the 40th alcoholic beverages district to an establishment that has a minimum capital investment, not including the cost of land and buildings, of \$50,000 for the establishment's facilities; ~~AND~~

(16) A CLASS C BEER, WINE, AND LIQUOR LICENSE IN THE 3600 BLOCK OF HICKORY AVENUE IN THE 40TH ALCOHOLIC BEVERAGES DISTRICT TO A HOLDER OF A CLASS C BEER AND LIGHT WINE LICENSE; AND

(17) A CLASS A-7 BEER, WINE, AND LIQUOR LICENSE IN THE 1200 BLOCK OF WEST NORTH AVENUE IN THE 40TH ALCOHOLIC BEVERAGES DISTRICT, IF:

(I) THE APPLICANT EXECUTES A MEMORANDUM OF UNDERSTANDING WITH THE PENN NORTH COMMUNITY ASSOCIATION;

(II) ALCOHOLIC BEVERAGES ARE SOLD ONLY AS PART OF A GIFT BASKET OR FLORAL ARRANGEMENT; AND

(III) THE APPLICANT DOES NOT HOLD OR APPLY FOR A CLASS BWLT BEER, WINE, AND LIQUOR (ON-PREMISES) TASTING LICENSE.

12-1605.

(a) (1) (i) Except as otherwise provided in this subsection, a new license may not be issued for and an existing license may not be moved to a building that is within 300 feet of the nearest point of the building of a place of worship or school.

(ii) In the 45th legislative district, a new Class A license of any type may not be issued for a building that is within 500 feet of the nearest point of the building of a place of worship or school.

(2) Paragraph (1)(i) of this subsection does not apply to:

(i) A CLASS A-7 BEER, WINE, AND LIQUOR LICENSE ISSUED UNDER § 12-1603(C)(17) OF THIS SUBTITLE;

(II) a Class B beer and wine license outside the 46th legislative district;

[(ii)] (III) a Class B beer, wine, and liquor license outside the 46th legislative district;

[(iii)] (IV) a Class B-D-7 license in the Old Goucher Revitalization District under § 12-1603(e) of this subtitle;

[(iv)] (V) a Class C beer and wine license; and

[(v)] (VI) a Class C beer, wine, and liquor license.

12-2005.

(d) (1) This subsection does not apply to:

- (i) a Class B beer and light wine (restaurant) license;
- (ii) a Class B beer, wine, and liquor (restaurant) license issued under § 12-1603(c)(1)(ii) of this title;
- (iii) a Class B-BWL (H-M) license;
- (iv) a Class C beer and wine license;
- (v) a Class C beer, wine, and liquor license;
- (vi) an arena license; or
- (vii) a marketplace license.

(2) For a license holder in the 40th alcoholic beverages district, the hours of sale for alcoholic beverages may not begin before 10 a.m. or end after 10 p.m.:

- (i) within an area bounded:

1. from the intersection of Reisterstown Road and Quantico Avenue, northwest on Reisterstown Road to the intersection with Wylie Avenue, northeast on Wylie Avenue to the intersection with Pimlico Road, northwest on Pimlico Road to the intersection with Dupont Avenue, east on Dupont Avenue to the intersection with Pall Mall Road, southeast on Pall Mall Road to the intersection with Edgecombe Circle North, east on Edgecombe Circle North to the intersection with Finney Avenue, south on Finney Avenue to the intersection with Oakford Avenue, west on Oakford Avenue to the intersection with Pall Mall Road, southeast on Pall Mall Road to the intersection with Loyola Northway, southwest on Loyola Northway to the intersection with Pimlico Road, southeast on Pimlico Road to the intersection with Quantico Avenue, and southwest on Quantico Avenue to the intersection with Reisterstown Road; and

2. from the intersection of Millington Avenue with Wilkens Avenue, northwest on Millington Avenue to the intersection with Frederick Avenue, northeast on Frederick Avenue to the intersection with West Pratt Street, east on West Pratt Street to the intersection with South Mount Street, south on South Mount Street to the intersection with Eagle Street, southwest on Eagle Street to the intersection with South Smallwood Street, northwest on South Smallwood Street to the intersection with Wilkens Avenue, and southwest on Wilkens Avenue to the intersection with Millington Avenue;

- (ii) within the area of West North Avenue between the [1300] **1000** block of West North Avenue and the 3200 block of West North Avenue, inclusive; and

- (iii) for a license holder within 250 yards in any direction of the area described in item (ii) of this paragraph.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2023.

Approved by the Governor, May 3, 2023.

Memorandum of Understanding

This Memorandum of Understanding (the "Memorandum") is made on April 19, 2023, by and between Fleurs d' Ave, Inc, of 1200 W. North Ave, Baltimore, Maryland 21217 (hereinafter referred to as "FDV") and Penn North Community Association, of 2567 Francis St. Baltimore, Maryland 21217 (hereinafter referred to as "PNCA") for the purpose of achieving the various aims and objectives relating to the A Class A-7 Beer Wine and Liquor license for Fleurs d' Ave, Inc (the "Project").

WHEREAS FDV and PNCA desire to enter into an agreement in which FDV and PNCA will work together to complete the Project;

AND WHEREAS FDV and PNCA are desirous to enter into a Memorandum of Understanding between them, setting out the working arrangements that each of the partners agree are necessary to complete the Project;

Purpose

The purpose of this Memorandum is to provide the framework for any future binding contract regarding the A Class A-7 Beer Wine and Liquor licence for Fleurs d' Ave, Inc between FDV and PNCA.

Obligations of the Partners

The Partners acknowledge that no contractual relationship is created between them by this Memorandum, but agree to work together in the true spirit of partnership to ensure that there is a united visible and responsive leadership.

Cooperation

The activities and services for the Project shall include, but not limited to:

- a. Services to be rendered by FDV include:

We agree to the terms of the liquor license approved by the state of Md. We will provide the option of having our flower bouquet and arrangements to be accompanied by alcohol in a package. We will also deliver arrangements that contain beer wine or liquor.

- b. Services to be rendered by PNCA include:

We are in support of the FDV expanding their business by adding additional value added services. We are in agreement with FDV packaging beer, wine, and liquor with their floral arrangements. We understand this is not a liquor store and beer wine and liquor will not be sold directly to customers as packaged goods.

Resources

The Partners will endeavor to have final approval and secure any financing necessary to fulfill their individual financial contributions at the start of the planning for the development of the Project.

- a. FDV agrees to provide the following financial, material and labor resources in respect of the Project:

No Financial

Obligation

- b. PNCA hereby agrees to provide the following financial, material and labor resources in respect of the Project:

No Financial
Obligation

Communication Strategy

Where it does not breach any confidentiality protocols, a spirit of open and transparent communication should be adhered to. Coordinated communications should be made with external organizations to elicit their support and further the aims of the Project.

Liability

No liability will arise or be assumed between the Partners as a result of this Memorandum.

Dispute Resolution

In the event of a dispute between the Partners in the negotiation of the final binding contract relating to this Project, a dispute resolution group will convene consisting of the Chief Executives of each of the Partners together with one other person independent of the Partners appointed by the Chief Executives. The dispute resolution group may receive for consideration any information it thinks fit concerning the dispute. The Partners agree that a decision of the dispute resolution group will be final. In the event the dispute resolution group is unable to make a compromise and reach a final decision, it is understood that neither party is obligated to enter into any binding contract to complete the Project.

Term

The arrangements made by the Partners by this Memorandum shall remain in place from as long as the A Class A-7 Beer Wine and Liquor licence is enforce.

Notice

Any notice or communication required or permitted under this Memorandum shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

Governing Law

This Memorandum shall be construed in accordance with the laws of the State of Maryland.

Assignment

Neither party may assign or transfer the responsibilities or agreement made herein without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

Amendment

This Memorandum may be amended or supplemented in writing, if the writing is signed by the party obligated under this Memorandum.

Severability

If any provision of this Memorandum is found to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Memorandum is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

Prior Memorandum Superseded

This Memorandum constitutes the entire Memorandum between the parties relating to this subject matter and supersedes all prior or simultaneous representations, discussions, negotiations, and Memorandums, whether written or oral.

Understanding


It is mutually agreed upon and understood by and among the Partners of this Memorandum that:

- a. Each Partner will work together in a coordinated fashion for the fulfillment of the Project.
- b. In no way does this agreement restrict involved Partners from participating in similar agreements with other public or private agencies, organizations, and individuals.
- c. To the extent possible, each Partner will participate in the development of the Project.
- d. Nothing in this memorandum shall obligate any Partner to the transfer of funds. Any endeavor involving reimbursement or contribution of funds between the Partners of this Memorandum will be handled in accordance with applicable laws, regulations, and procedures. Such endeavors will be outlined in separate agreements that shall be made in writing by representatives of the Partners involved and shall be independently authorized by appropriate statutory authority. This Memorandum does not provide such authority.
- e. This Memorandum is not intended to and does not create any right, benefit, or trust responsibility.
- f. This Memorandum will be effective upon the signature of both Partners.
- g. Any Partner may terminate its participation in this Memorandum by providing written notice to other Partner.

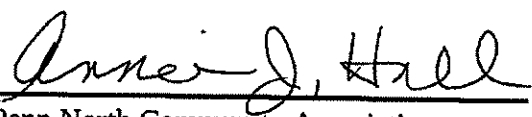
The following Partners support the goals and objectives of the A Class A-7 Beer Wine and Liqour licence for Fleurs d' Ave, Inc:

Signatories

This Agreement shall be signed on behalf of Fleurs d' Ave, Inc by Brandon M. Wylie, President, and on behalf of Penn North Community Association by Anne J. Hall, its President. This Agreement shall be effective as of the date first written above.

By: 
 Fleurs d' Ave, Inc
 Brandon M. Wylie, its
 President

Date: April 19, 2023

By: 
 Penn North Community Association
 Anne J. Hall, its President

Date: 04/19/2023

August 24, 2023

Licensee(s): Judith Neff
Checkerspot Brewing, LLC, T/a Checkerspot Brewing
1421 Ridgely Street 21230

Class: "D" Beer License

Application to transfer location of a Class "D" Beer license presently located at 175 W. Ostend Street, Suite B-1 to 1421 Ridgely Street.

(a) Applicant(s) Information: (1) Judith Neff was born Honolulu, HI in September of 1975. She lives in Baltimore, MD.

(b) Ownership Breakdown: (1) Judith Neff (51%); (2) Robert Neff (43%); (3) Thomas and Kelly Neff (1%); (4) Michael Nugent (1%); and (5) Jennifer Brown (1%). See attachment for full breakdown.

(c) Purchase Price of Business: N/A

(d) Qualified Voters: Monica Macander, John Sullivan, and David Wunder are qualified Baltimore City voters.

(e) Zoning: Applicant has applied for a USE permit, for the use of the premise as a brewery with taproom where beer brewed on premises is served.

(f) Corporate Standing: Checkerspot Brewing, LLC is a MD LLC and as of 8/3/2023 is active and in good standing.

(g) Posting Report: The location was posted on 7/25/2023, and checked on 8/3/2023. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "B" BWL-1; "BD7"-1; and "CASINO"-1.

(h) Timeline: Last Inspection by BLLC was performed 6/7/2023. At that time, the establishment was open and operating.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of location only 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: _____

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 175 W. Ostend St., Ste B1, Baltimore, MD 21231

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 1421 Ridgely St., Baltimore, MD 21230

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Checkerspot Brewing, LLC TRADE NAME: Checkerspot Brewing

BUSINESS PHONE NUMBER: (410) 591-5527 BUSINESS EMAIL ADDRESS: judy@checkerspotbrewing.com

ATTORNEY FOR THE APPLICANT: Stephan Fodler ADDRESS: 1720 Thames St., Baltimore, MD 21231 PHONE: (410) 258-8500

Part of Premises Used (Note: Floors and Areas for Storage): 1st 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: 252

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

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

2520 E. Baltimore St Baltimore MD 21224 20 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

09/1975 Female Honolulu, HI
 (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?

APPROVED BY: _____
 DATE: 2/22/2023

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

We have only this liquor license at the current location (175 W. Oxford St.) since 2018.

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

| Name | Address | Phone | Email |
|-------------|--|-------|-------|
| Judith Neff | 2520 E. Baltimore St., Baltimore, MD 21224 | | |

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

- 1) NAME: Robert Neff ADDRESS: 2520 E. Baltimore St., Baltimore, MD 21224 TITLE: Owner % OF STOCK HELD: 43
- 2) NAME: Thomas and Kelly Neff ADDRESS: 2106 Knights Squire Rd. Mt Airy, MD 21771 TITLE: Owner % OF STOCK HELD: 1
- 3) NAME: Michael Nugent ADDRESS: 729 E. Fort Ave., Baltimore, MD 21230 TITLE: Owner % OF STOCK HELD: 1
- 4) NAME: Jennifer Brown ADDRESS: 700 W. 36th St., Baltimore, MD 21211 TITLE: Owner % OF STOCK HELD: 1

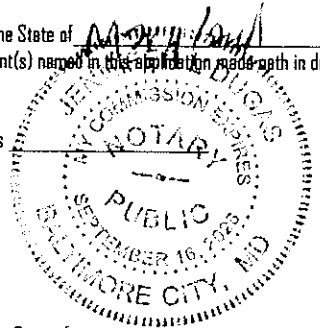
*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.

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.

Judith Neff
 Signature of Applicant A

I hereby certify that on the 15 day of June, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Judith Neff 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: *Jennifer L. Dugas* (Notary Seal) My Commission expires _____
 Printed Name: Jennifer L. Dugas



Signature of Applicant B

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

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

Signature of Applicant C

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

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

List of outstanding stock holders who own any stock in the LLC

Kristen Bates
439 Old Mill Rd.
Millersville, MD 21108
1% ownership

Cindy and John McCauley
434 Rose Ave.
Mill Valley, CA 94941
1% ownership

Suzanne Amsbaugh and Dana Proulx
1011 Avery Ct. SW
Vienna, VA 22180
1% ownership

Name and Address of the owners of the premise/landlord: Checkerspot Properties, LLC Phone Number: [REDACTED]

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

(I, WE) Judith Neff HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1421 Ridgely St., Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

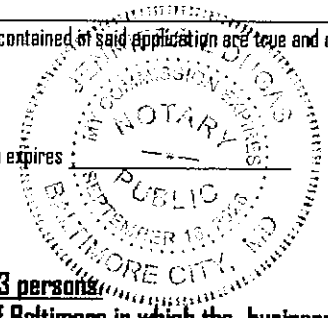
Judith Neff
Signature of Owner of the Property

I hereby certify that on the 15 day of June, 2023 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Judith Neff the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Jennifer L Dugas
Notary Printed Name: Jennifer L Dugas

[Notary Seal] My Commission expires _____



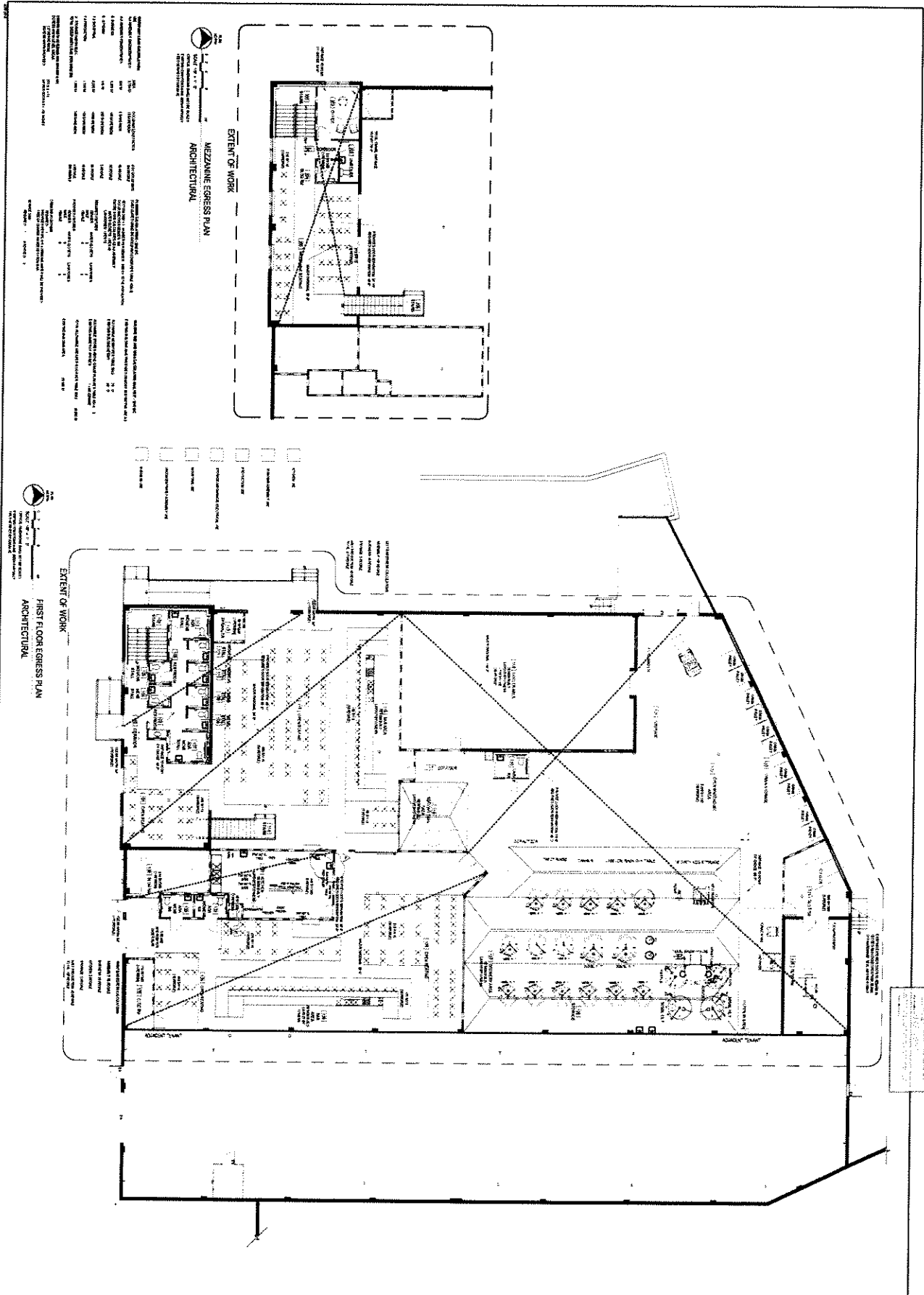
The following certificates must be signed by at least 3 persons.

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

| Names | Address | Signature | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|--------------------|---|--------------------|------------------|---|
| Monica C. Macander | 2512 East Fox Baltimore, MD Baltimore, MD | <u>[Signature]</u> | 09/1981 | 14.5 years |
| David M. Winder | 2512 E. Baltimore St. Baltimore, MD 21224 | <u>[Signature]</u> | 06/1974 | 14.5 years |
| Jeanne Sullivan | 2516 E Baltimore St. 21224 | <u>[Signature]</u> | 09/1972 | 14.5 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.



MEZZANINE EGRESS PLAN

ARCHITECTURAL

| NO. | DESCRIPTION | DATE | BY | CHKD. |
|-----|---------------------------|------------|----|-------|
| 1 | ISSUED FOR PERMIT | 11/11/2024 | AR | AR |
| 2 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 3 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 4 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 5 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 6 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 7 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 8 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 9 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 10 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |

FIRST FLOOR EGRESS PLAN

ARCHITECTURAL

| NO. | DESCRIPTION | DATE | BY | CHKD. |
|-----|---------------------------|------------|----|-------|
| 1 | ISSUED FOR PERMIT | 11/11/2024 | AR | AR |
| 2 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 3 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 4 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 5 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 6 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 7 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 8 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 9 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |
| 10 | REVISED PER CITY COMMENTS | 11/11/2024 | AR | AR |

CITY OF BALTIMORE
APPROVED PERMIT SET

Wes Moore
Governor

Alcohol and Tobacco Commission

Jeffrey A. Kelly
Executive Director

Alcohol and Tobacco Licensing Unit
Annapolis, Maryland

Aruna Miller
Lt. Governor

Class 5 Manufacturer's License - Brewery

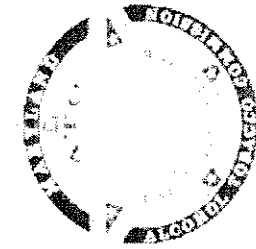
THIS IS TO CERTIFY that

License No. M5-02056

JUDITH NEFF & ROBERT NEFF
FOR THE USE OF
CHECKERSPOT BREWING LLC
175 W. Ostend St Ste B1 Baltimore, MD 21230-3792

is licensed by the STATE OF MARYLAND to establish in this state a plant for brewing and bottling malt beverages at the location therein described, to import beer from holders of Non-Resident Dealer's Permits, and to sell and deliver beer to any wholesale licensee in the state and to persons outside of this state, authorized to acquire same.

This license does not permit the holder to sell or deliver alcoholic beverages to retail licensees.
Issued under authority of the Annotated code of Maryland, Alcoholic Beverages Article.



WITNESS the hand and official seal of the Office of the Executive Director
this FIRST day of MAY, 2023.
Cost of License: \$1,500.00
Notice ID: 160005060006

This License shall continue in force until the first of May next.

Executive Director



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: D 004

Cert Num: 0247

Fee: \$150.00

Status: Renewed

License Date: 5/1/2023

License Year: 2023

CR Number: 16558047

Payment Date: 04-20-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Print License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: CHECKERSPOT BREWING, LLC

Trade Name: CHECKERSPOT BREWING

Zone Code: 27

Phone: 443-388-8912

Block Num: 175

City: BALTIMORE

Street: OSTEND STREET WEST SUITE B-1

State: MD

Zip: 21230

CR Number: 16558047

Portion of Business Used:

BREWERY WITH TAPROOMS WHERE BEER BREWED ON PREMISES IS SERVED. REFERENCE BUILDING PERMIT COM 2018-0331.

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

| First Name | Last Name | Street | City | State | Zip | Action | Change Owner |
|------------|-----------|--------------------------|-----------|-------|-------|----------------------|------------------------------|
| JUDITH | NEFF | 2520 E. BALTIMORE STREET | Baltimore | MD | 21224 | Edit | Remove Owner |

Comments

| Date | Comment | Action |
|------------|--|--------|
| 07/10/2023 | Application for transfer of location of a Class "D" Beer license presently located at 175 W. Ostend Street, Suite B-1 to 1421 Ridgely Street filed on behalf of Checkerspot Brewing, LLC T/a Checkerspot Brewing, Judith Neff on 6/21/2023 /kk | Delete |
| 01/23/2023 | Provided 2022 Traders License .../sb | Delete |
| 03/16/2022 | 3/16/2022 90 day pending warning letter was sent to all applicant(s) and attorney(s)...k/r | Delete |
| 12/17/2021 | 12/16/2021 - Virtual Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)..../jr | Delete |
| 11/05/2021 | Application for transfer of ownership filed on behalf of Checkerspot Brewing, LLC T/a Checkerspot Brewing, Judith Neff on 11/2/2021 /kk | Delete |
| 06/22/2020 | Issued Outdoor License extension starting from June 22, 2020 until the governor has lifted his executive order; Housing permit #TMP2020-50129...../sb | Delete |
| 07/23/2019 | The Expansion application check #385 was processed to wrong address 4800 Curtis Ave. on 06/27/19, inv. #117311. I noticed the error after the check was given to finance for deposit.../mb. | Delete |
| 07/11/2019 | 6/27/2019 - Public Hearing Re: Request to expand premises to include 2nd Floor taproom - APPROVED (3-0 vote)...../jr | Delete |
| 07/01/2019 | Application to expand premise to include 2nd floor filed on behalf of Checkerspot Brewing, LLC T/a Checkerspot Brewing, Judith Neff and Stephen Marsh on 5/7/19 - May 2019 Ad. (Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this application) /kk | Delete |
| 07/01/2019 | License expansion transfer completed; Invoice #117453..../jr | Delete |
| 06/28/2019 | Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this expansion application until today's date. The expansion application was received and processed by the BLLC on 5/7/2019.Please check invoice # 117418..k/r | Delete |
| 06/22/2019 | Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter licensee issuance information until 6/22/2019. The license was initially issued on 5/7/2019...../jr | Delete |
| 09/20/2018 | New Class "D" Brewery License issued to Checkerspot Brewing LLC on 09/20/18..../sb | Delete |

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

License num: D 004

Address: 175 OSTEND STREET WEST SUITE B-1

Trade Name: CHECKERSPOT BREWING

Comment:

[Add Comment](#)

Hold Info

CHECKERSPOT BREWING, LLC: W17233149

Department ID Number:

W17233149

Business Name:

CHECKERSPOT BREWING, LLC

Principal Office: ⓘ

2520 E. BALTIMORE ST.
BALTIMORE MD 21224

Resident Agent: ⓘ

JUDITH NEFF
2520 E. BALTIMORE ST.
BALTIMORE MD 21224

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

05/04/2016

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1421 Ridgely St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

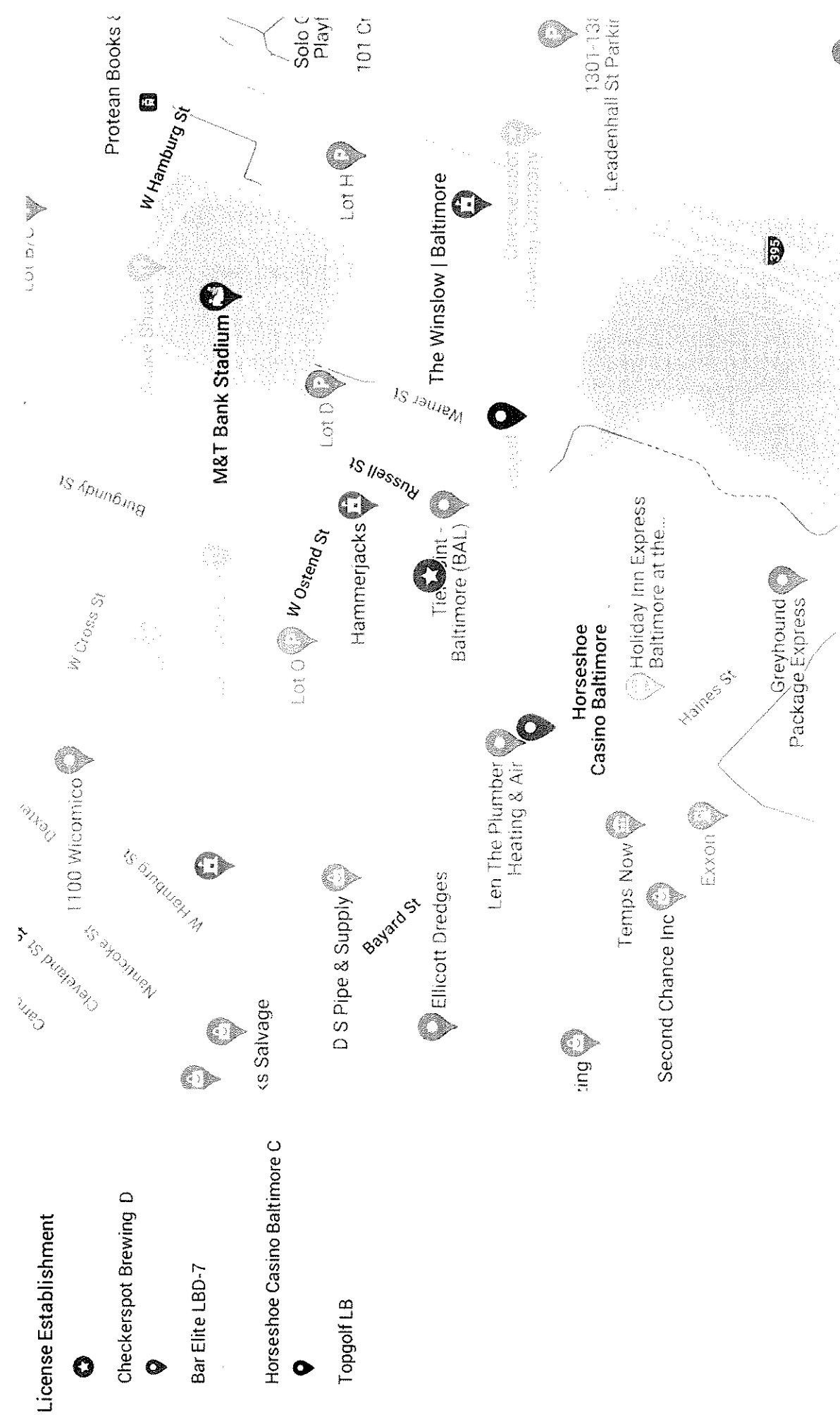
HOTEL/MOTEL _____

RACING _____

Casino 1

PREPARED BY: Steven Han DATE: 7/26/23

1421 Ridgely St.



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

| | |
|--|------------------------------------|
| Licensee Information (Trade Name): | Checkerspot Brewing |
| Corporation Name: | Checkerspot Brewing LLC |
| Location Address: | 1421 Ridgely St. |
| License Type: | Select... D ▼ |
| Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING) | No ▼ |
| Is the location within 300 feet of Church and/or School? | No ▼ |
| Date Posted? | 7/25/2023 <input type="checkbox"/> |
| Estimated Date of Removal? | 8/3/2023 <input type="checkbox"/> |
| Are there any other licensed establishments within a two block radius? | Yes ▼ |

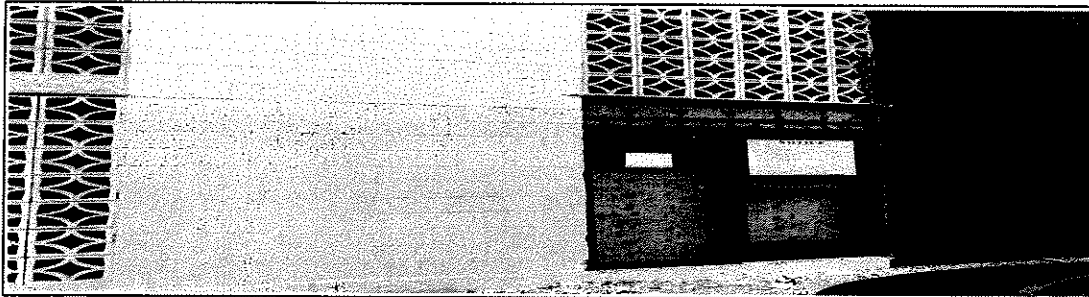
Other licensed locations - Describe/Note:

see map

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

Transfer of location of class D beer license

Insert Photo of Sign and location:



NOTICE

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 421 Ridgely St. 21280
Name of Licensee: None
Receipt of Application: Form 42-16, Location 220, Class CC, D4 Beer, License
previously issued on 122 M. Ostend Street, Suite 211, St.
Application filed by: 421 Ridgely Street
Chickadee Brewery, LLC, 716 Chestnut Street, Baltimore
Present Licensee(s): None
Chickadee Brewery, LLC, 716 Chestnut Street, Baltimore
Justin, MD

The hearing concerning this application will be held on or after August 9, 2023
at 10:30 AM in City Hall, 110 N. Holliday Street, Room 215, Baltimore, Maryland 21201.
Please visit <http://baltimorecity.gov> under the link for "Hearing Schedule" for confirmation of
the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL:
410-396-4377

John Albert J. Kelly, Chairman, At-Large
Dorothy J. Greenberg, At-Large
Christopher M. Taylor
J. McManus
J. Campbell
J. Campbell
J. Campbell

Attach Additional Photos

| | | |
|---|--|---|
| Inspector Name | Date and Time | |
| <input type="text" value="i:0#w/baltimore\steven.han"/> | <input type="text" value="7/26/2023"/> | <input type="text" value="1:03:44 PM"/> |
| Name of Licensee (if present) | | |
| <input type="text"/> | | |
| Approve | | Disapprove |

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Judith Neff

Address of Premises:

1421 Ridgely St.

Inspector:

i:\0#w|baltimore\steven.han

Date Posted:

7/25/2023

Time Posted:

Date Rechecked:

8/3/2023

Time Rechecked:

Manager or Owner when sign posted:

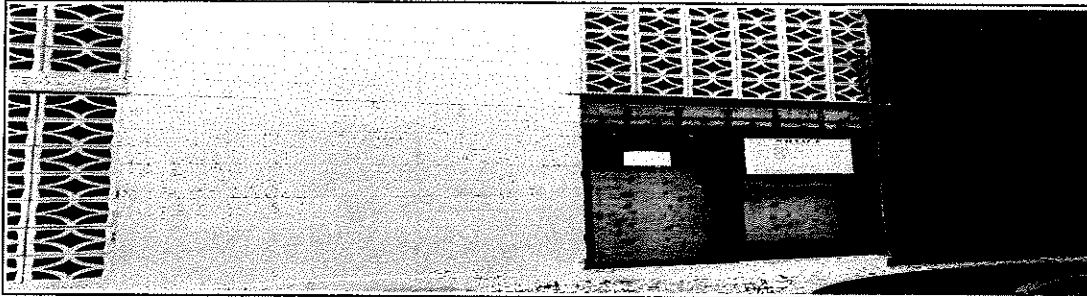
Summary on location of sign posted:

FRONT DOOR

Summary on location of sign rechecked:

Was up for ten days

Insert Photo of Sign and location:



NOTICE

Board of Liquor License Commissioners for Baltimore City
Address of Premises: 1421 Ridgely St. 21220

Class of License: Secretary
 Scope of Application: Transfer of location of a Class C D' Seat House
 Application filed by: 1671 Ridge Rd. Prince
Charles, Maryland, 20782
 Present License(s): Class C D' Seat House
Class C D' Seat House

The hearing concerning this application will be held on or after August 3, 2023
 at 10:30 AM in City Hall, 100 N. Holliday Street, Room 218, Baltimore, Maryland 21201.
 Please visit [ID Baltimore](#) any under the link for "Hearing Schedule" for confirmation of
 the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL:
 410-396-4377

John A. Smith, Secretary, Jr. | 410-396-4377
 William J. Chism, Clerk | 410-396-4377
 Douglas S. Jones | 410-396-4377

Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1421 Ridgely St. 21230
Class of License: D - Brewery
Scope of Application: Transfer of location of a Class "D" Beer License
presently located at 175 W. Ostend Street, Suite B-1 to
1421 Ridgely Street
Application filed by: Checkerspot Brewing, LLC T/A Checkerspot Brewing
Judith Neff
Present Licensee(s): Checkerspot Brewing, LLC T/A Checkerspot Brewing
Judith Neff

The hearing concerning this application will be held on or after August 3, 2023
at 10:30 AM in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21201.
Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of
the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

1210-524

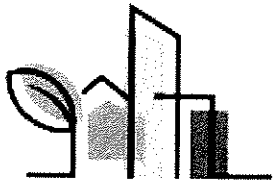
Hon. Albert J. Maticciani, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*
Edward L. Reisinger *Commissioner*
Douglas K. Paige *Executive Secretary*



City of Baltimore - ePermits - USE Fee Paid - USE2023-52473

DHCD Email Service <no_reply.DHCD@baltimorecity.gov>
Reply-To: no_reply.DHCD@baltimorecity.gov
To: JUDY@checkerspotbrewing.com

Thu, May 18, 2023 at 11:02 AM



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

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

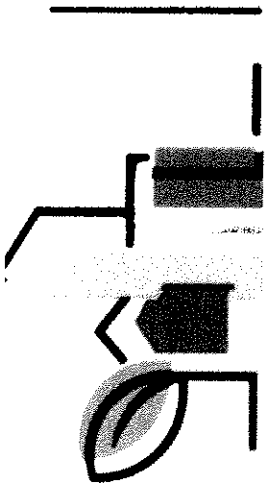
Project name: USE & OCCUPANCY RIDG

Property Address(1st): 1421RIDGELY ST

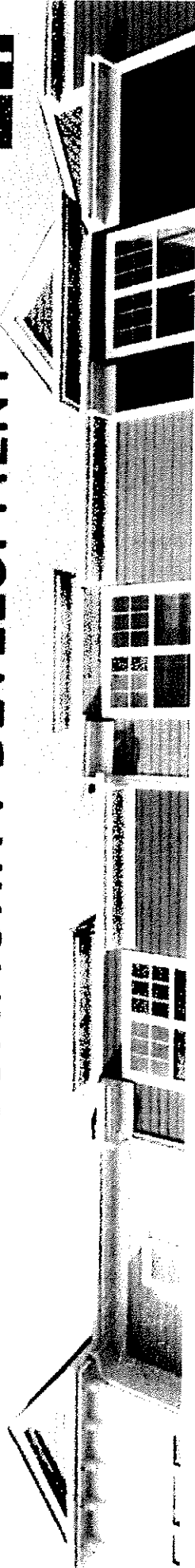
Permit number: USE2023-52473

Fee Type: USE Permit Fee

Notes: Payment ID: 9000306611 , Amount: 98.00



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

Account: judy@checkerspotbrewing.com

Back Logout **Project Name: USE & OCCUPANCY RIDGELY**

Guest Access

BREWERY WITH A TAPROOM WHERE BEER BREWED ON PREMISES IS SERVED. REFERENCE BUILDING PERMIT # COM2022 - 03400.



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

August 24, 2023

Applicant(s): Cheryl Denise Wiley
Kol Project 2, LLC, T/a Trade Name Pending
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) Cheryl Denise Wiley was born Baltimore, MD in June of 1961. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Cheryl Denise Wiley (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$40,000 from personal savings. Down payment of \$5,000. Remaining balance to be paid at settlement.

(d) **Qualified Voters:** Tyrekia Jackson, Joseph Manning, and Shirley Wiley are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise first floor as a restaurant that will serve alcoholic beverages.

(f) **Corporate Standing:** Kol Project 2, LLC is a MD LLC and as of 8/3/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 7/25/2023, and will be checked on 8/3/2023. This meets the 10-day rule. There are 6 licensed liquor establishment(s) in the 2x2 area: "A" BW - 1; "A" BWL-1; "B" BWL-2; and "BD7"-2.

(h) **Timeline:** On 12/26/2019, staff received application to transfer ownership. Board approved the transfer on 10/22/2020. Due to Governor's Executive Order all timelines were tolled from 3/12/2020 through 6/30/2021. On 12/20/2021, staff received a 90-day transfer hardship request letter. Board approved request on 1/13/2022. On 3/28/2022, staff received first amended application to transfer ownership and location. Board approved amended application on 6/16/2022. On 11/22/2022, staff received a 90-day transfer hardship request letter. Board approved request on 12/15/2022. On 3/10/2023, staff received second amended application to transfer ownership and location. Application was received 267 days after Board approval of first amended application, (within 270 days allowed). License is valid.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: 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: pending

BUSINESS PHONE NUMBER: pending BUSINESS EMAIL ADDRESS: _____

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

Part of Premises Used (Note: Floors and Areas for Storage): 1st fl. and basement 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. 8 12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

Cheryl Denise Wiley _____
 (Full name) (Telephone no.) E-mail (Required)
 3316 Westerwald Avenue Baltimore MD 21218 11 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 06/1961 Female Baltimore
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

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
 MAR 10 2023 PM 3:15

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 *per Atty 5/13/99*

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.

LBD 7 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: Cheryl D. Wiley ADDRESS: 3316 Westerwald 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.

Cheryl D. Wiley
Signature of Applicant A

I hereby certify that on the 10 day of March, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Balto. City, personally appeared Cheryl Wiley 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: Dorothea Loeco (Notary Seal) My Commission expires 07/14/26

Printed Name: Dorothea Loeco

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 _____

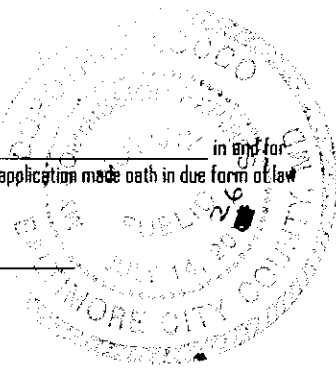
Printed Name: _____

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, 7 N. Belnord Ave., 21224

Phone Number: [REDACTED]

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 Road, 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.

[Signature], Member
Signature of Owner of the Property

I hereby certify that on the 10th day of March, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Tyrekia 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: Dorothea Locco

(Notary Seal) My Commission expires 07/14/26

Notary Printed Name: Dorothea Locco

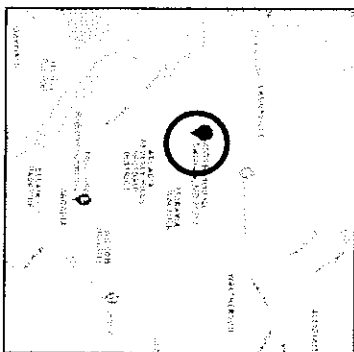
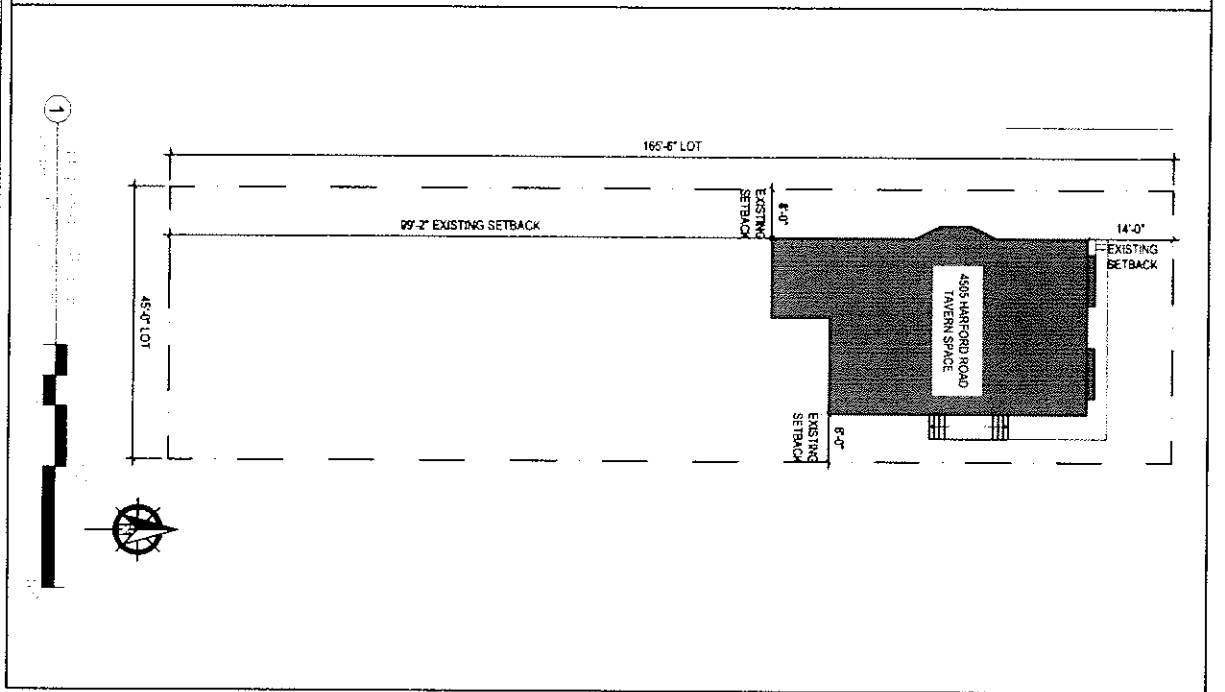
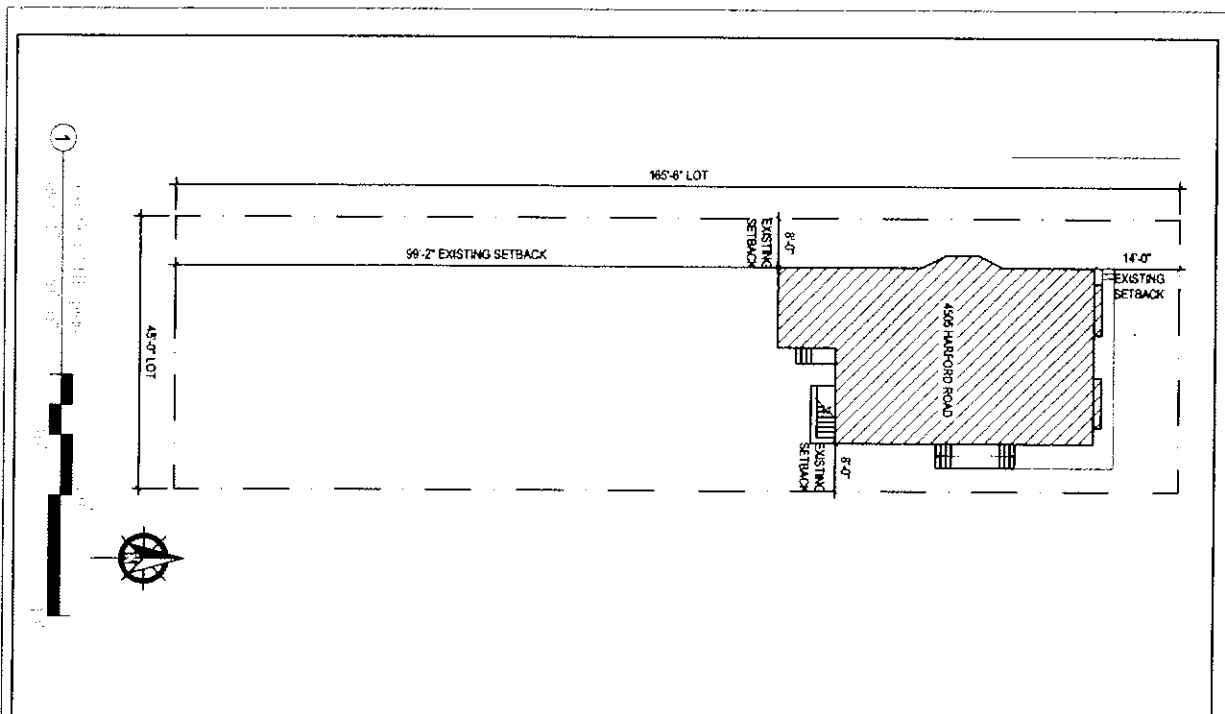
The following certificates must be signed by at least 3 persons.

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) |
|------------------|--------------------------------------|----------------------|------------------|---|
| Shirley Wiley | 3316 Westwood Ave | <u>[Signature]</u> | 7/1934 | 50 yrs |
| Tyrekia Jackson | 7 N Belnord Ave | <u>[Signature]</u> | 3/1992 | 9 years |
| Kadsem Critton | 1600 Winford Rd | <u>[Signature]</u> | 9/88 | 10 yrs |
| Robert Wilson | Robert Wilson | 3905 Mon Dew min Ave | 3/69 | 15 yrs |
| Joseph [unclear] | 3837 Sequoia Ave Baltimore, MD 21217 | <u>[Signature]</u> | 3/56 | 10 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.



| |
|--|
| 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

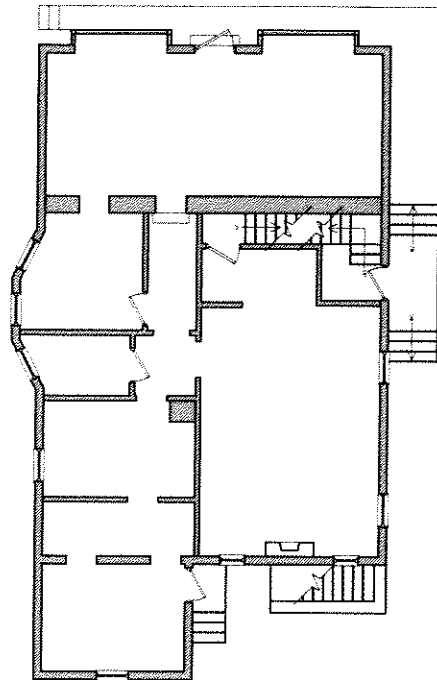
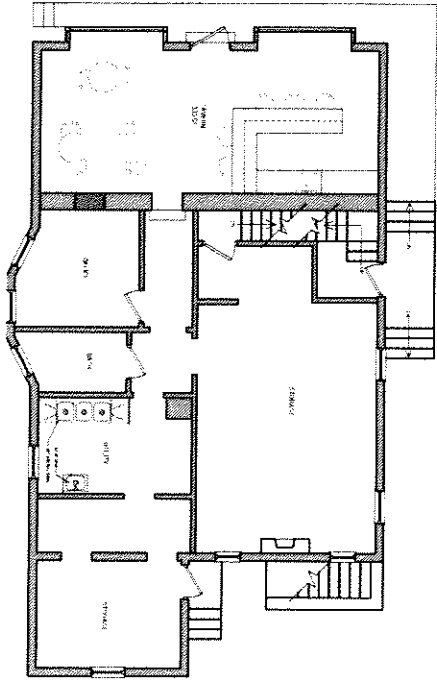
CONSTRUCTION TYPE :
Type 3B - Masonry Ext. Wall - Unprotected

IBC USE GROUP :
A-2 Assembly

5

45'-0" LOT

45'-0" LOT



165'-6" LOT

165'-6" LOT

1

1

165'-6" LOT

165'-6" LOT



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

Current Corporation: KOL Project LLC

Amending Corporation: KOL Project 2, LLC

License Class BD7

Licensee: Cheryl Wiley

March 10th, 2023

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. Filed today March 10th, 2023, I am filing amended application due to the fact it is taking a lot longer to set city approvals and sign offs than anticipated.

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 067**

Cert Num: **0139**

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

License Date: 5/1/2023

License Year: 2023

CR Number: 11462790

Payment Date: ****

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **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 |
|------------|---|---------------------------------------|
| 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) | <input type="button" value="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 | <input type="button" value="Delete"/> |
| 11/22/2022 | Received Transfer Hardship Extension Request from attorney Melvin Kodenski; Invoice #127518...../jr | <input type="button" value="Delete"/> |
| 10/18/2022 | 90 Day pending Transfer letter sent to all listed applicant's and attorneys on 10/05/2022...k/r | <input type="button" value="Delete"/> |
| 10/14/2022 | Time expired on 3/28/2022-Pending Transfer..k/r | <input type="button" value="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 | <input type="button" value="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) | <input type="button" value="Delete"/> |
| 04/01/2022 | Time expired on 03/28/2022-Pending Transfer, so this file is DEAD (per K. Robinson)..../sb | <input type="button" value="Delete"/> |
| 02/22/2022 | Mail Returned: 2022 Renewal Application..../sb | <input type="button" value="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 | <input type="button" value="Delete"/> |
| 12/20/2021 | Letter sent by Attorney, Mel Kodenski Requesting Transfer Hardship; Invoice #123612..../sb | <input type="button" value="Delete"/> |
| 10/27/2020 | 10/22/2020 - Virtual Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)..../jr | <input type="button" value="Delete"/> |
| 07/31/2020 | 07/30/2020 - Virtual Hearing Re: Application for transfer ownership - POSTPONED..../sb | <input type="button" value="Delete"/> |
| 06/30/2020 | Temporary Outdoor Table Service letter was returned..../sb | <input type="button" value="Delete"/> |
| 04/28/2020 | 04/17/20 - COVID-19 Letter was Returned..../sb | <input type="button" value="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 | <input type="button" value="Delete"/> |
| 01/28/2020 | ****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/mb | <input type="button" value="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 | <input type="button" value="Delete"/> |
| 12/30/2019 | 12/27/19 - Ms. Solomon submitted Use and Occupancy permit receipt..../sb | <input type="button" value="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 | <input type="button" value="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 be paid and an application for transfer must be filed by the December 27, 2019 deadline. See previous notes in comment section. DKP | <input type="button" value="Delete"/> |
| 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 | <input type="button" value="Delete"/> |
| 10/31/2019 | 250 Day Hardship Extension Warning Letter mailed to licensee and Atty Mel Kodenski; Copy placed in file..../jr | <input type="button" value="Delete"/> |
| 10/25/2019 | 10/24/2019 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)..../jr | <input type="button" value="Delete"/> |
| 06/26/2019 | Rec'd Request letter for Hardship from Licensee; Invoice #117162...../jr | <input type="button" value="Delete"/> |
| 03/12/2019 | MAIL RETURNED: 03/07/19 Returned To Sender; Insufficient Address; Unable To Forward.... /sb | <input type="button" value="Delete"/> |
| 02/26/2019 | 02/26/19-Resend Application to home address (1).... /sb | <input type="button" value="Delete"/> |
| 02/26/2019 | 02/25/19 Return To Sender; Vacant; Unable To Forward..... /sb | <input type="button" value="Delete"/> |
| 02/04/2019 | Personal Property Tax Owed to City of Baltimore was cleared on February 4, 2019..../mb. | <input type="button" value="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 / SUSPENDE \$200. FINE \$300 OR 3 DAYS + \$125 = \$425 | Delete |

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

License num: LBD7 067

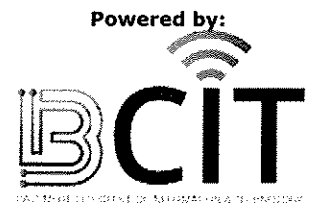
Address: 1000 HOFFMAN STREET EAST

Trade Name: LARAE'S LOUNGE

Comment:

[Add Comment](#)

Hold Info



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 Hartford Road

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 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Brown DATE: 8/2/23

4505 Harford Rd

Liquor Establishment



Pending LBD7



Wilson's Tavern-LBD7



Lou's Liquors-LA



Maggie's Farm-LB



Atlantic Caterer-WA



SECURED CREDITOR-LB

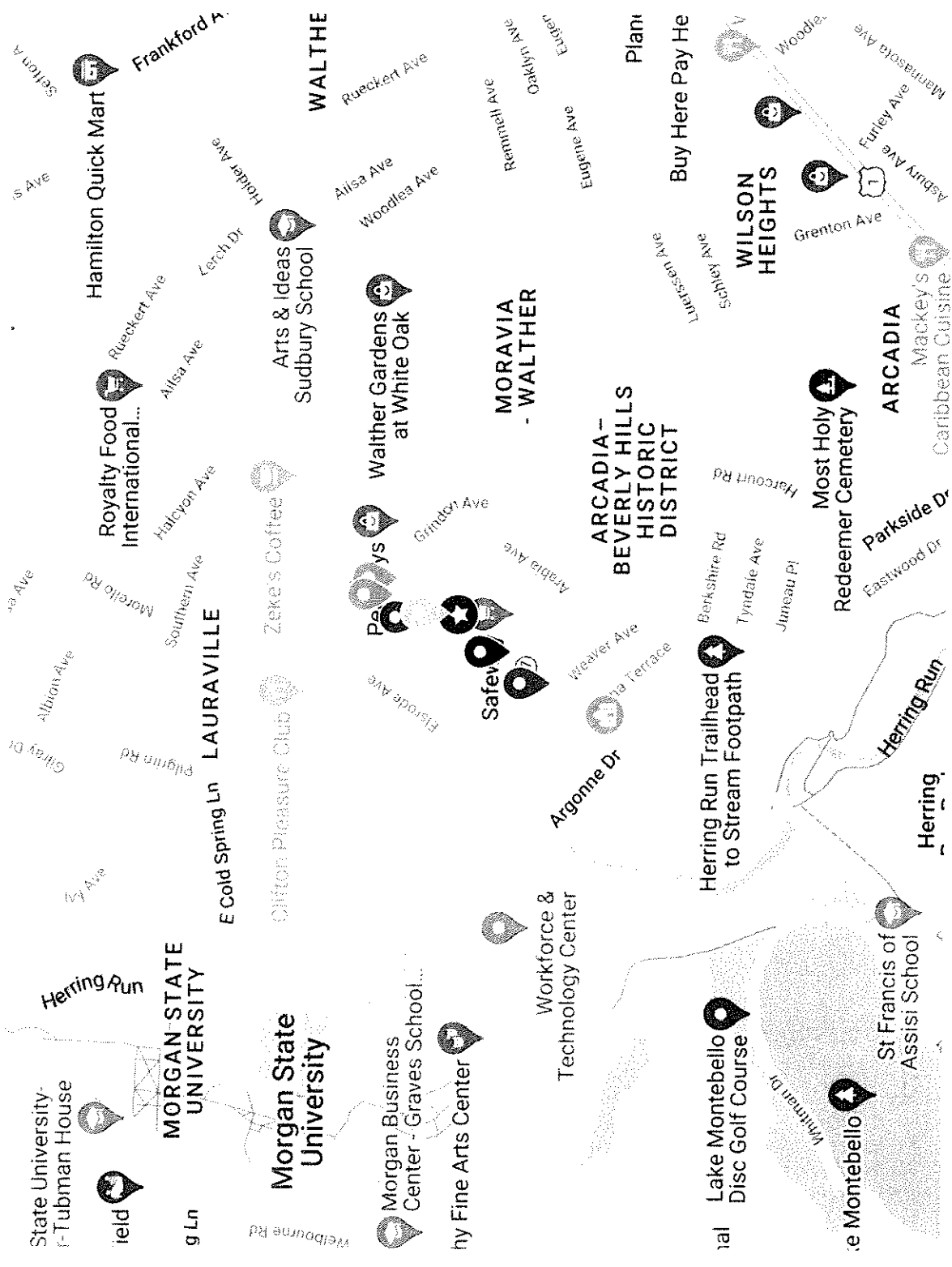


Koco's Pub LBD7

Church



Shepherd Community Baptist Church



State University-Tubman House



Field

g Ln

MORGAN STATE UNIVERSITY

Morgan State University

Morgan Business Center - Graves School...



ny Fine Arts Center

Workforce & Technology Center

Lake Montebello Disc Golf Course

St Francis of Assisi School

Albion Ave

Moretto Rd

Southern Ave

Halcyon Ave

E Cold Spring Ln

LAURAVILLE

Clifton Pleasure Club

Zeke's Coffee

PA PAYS

Walthers

Walther Gardens at White Oak

Safeway

Argonne Dr

ARCADIA - BEVERLY HILLS HISTORIC DISTRICT

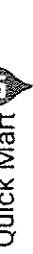
Herring Run Trailhead to Stream Footpath

Workforce & Technology Center

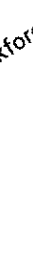
Lake Montebello Disc Golf Course

St Francis of Assisi School

Hamilton Quick Mart



Royalty Food International...



Arts & Ideas Sudbury School



WALTHER

Walther Gardens at White Oak



MORAVIA - WALTHER



ARCADIA - BEVERLY HILLS HISTORIC DISTRICT



WILSON HEIGHTS



ARCADIA



Most Holy Redeemer Cemetery



Mackey's Caribbean Cuisine



Buy Here Pay Here



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

| | |
|--|--|
| Licensee Information (Trade Name): | Pending |
| Corporation Name: | Kol Project 2 LLC |
| Location Address: | 4505 Harford Road |
| License Type: | Class "BD7" Beer, Wine and Liquor <input type="checkbox"/> |
| Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING) | No <input type="checkbox"/> |
| Is the location within 300 feet of Church and/or School? | Yes <input type="checkbox"/> |
| Date Posted? | 7/25/2023 <input type="checkbox"/> |
| Estimated Date of Removal? | 8/3/2023 <input type="checkbox"/> |
| Are there any other licensed establishments within a two block radius? | Yes <input type="checkbox"/> |

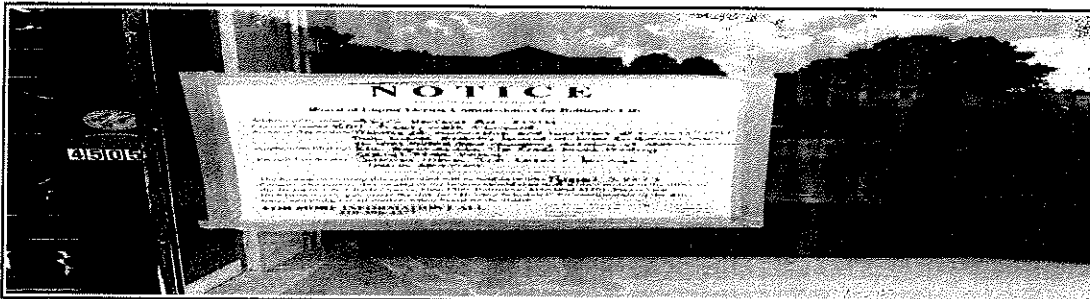
Other licensed locations - Describe/Note:

Please see maps for additional locations.

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

Filed application to amend transfer with new location and ownership from 100 E. Hoffman Street to 4505 Harford Road.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

i:0#w/baltimore\regina.brown

7/27/2023

12:49:04 PM

Name of Licensee (if present)

Approve

Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Cheryl Denise Wiley

Address of Premises: 4505 Harford Road

Inspector: i:0#w/baltimore/regina.brown

Date Posted: 7/25/2023

Time Posted: 2:00 PM

Date Rechecked: 8/3/2023

Time Rechecked: 4:00 PM

Manager or Owner when sign posted: N/A

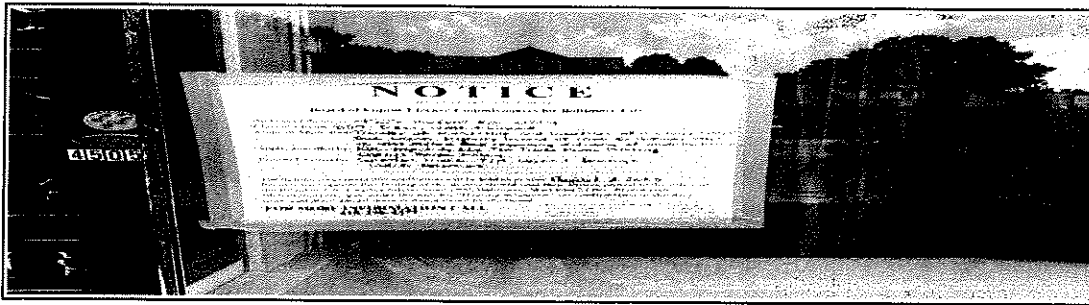
Summary on location of sign posted:

The Sign is posted on front window.

Summary on location of sign rechecked:

The sign is still posted on front window.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 4505 Harford Rd. 21214
Class of License: BDT - Beer, Wine & Liqueur
Scope of Application: Transfer of ownership and location of a class C BOT
Full license presently located at 1000 E. Hoffman Street
to 4505 Harford Road requesting delivery of alcoholic beverage
Application filed by: KDL Project 2, LLC T/A Trade Name Pending
Cheryl Denise Wiley
Present Licensee(s): Salomon Indisa T/A Love's Lounge
India Solomon

The hearing concerning this application will be held on or after August 3, 2023.
Persons who oppose this issuing of the license should send their written protest to the office of
the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit
bb.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. Maricicant, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*
Edward L. Rosinger *Commissioner*
Douglas K. Pugh *Executive Secretary*

4505



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > My Permit Application List
Account: kofismfamilyenterprises@gmail.com

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 entries

Search

| ID App | Permit Number | Project Name | Create Submit Accept | Status | Fee Due | Fee Paid | Notes |
|------------------------|-----------------------------|--------------|----------------------|-----------------|------------------------|-----------|--|
| Manage | Contact us! | 371292 | USE2023-51443 | COL PROJECT LLC | 3/19/2023 3/10/2023 | Submitted | Archive Delete |

Showing 1 to 1 of 1 entries

Previous Next



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

**Online Use & Occupancy Permit
Application**

Property Address: 4505 HARFORD RD
Block/Lot: 5883A/002

Permit No: **USE2022-51454**

Applicant:
JERYL COLE

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

Owner/Lessee:
Owner KOL LLC

Lessee THE KOL PROJECT LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Art Gallery

| Description | Created | Completed | Assigned To |
|-------------------------------|------------|------------|-------------|
| One Stop Permit Office Review | 02/10/2022 | | SMITHJO |
| R45- LAURAVILLE | 02/22/2022 | | PLAN |
| Application Received | | 02/10/2022 | |
| Zoning Sign-off | 02/10/2022 | 02/10/2022 | |
| REMINDER | 02/10/2022 | 02/10/2022 | |
| REMINDER | 02/10/2022 | 02/10/2022 | |

Proposed Use : (Commercial) Restaurant

| | Dwelling: | Rooming: | Efficiency: |
|-----------------|-----------|----------|-------------|
| Existing Count: | 0 | 0 | 0 |
| Proposed Count: | 0 | 0 | 0 |

District:402

MINOR PRIVILEGE:

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

USE PORTION OF PREMISES, FIRST FLOOR, AS A RESTAURANT THAT WILL SERVE ALCOHOLIC BEVERAGES.

AFFIDAVIT BY: JERYL COLE

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

Project Name: KOL PROJECT

Owner First Name:

Role: Owner

Owner Last Name Or KOL LLC

Applicant: COLE,JERYL

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

IN THE MATTER OF THE
PETITION OF: CHERYL CULLEY

Baltimore City Board of Municipal
& Zoning Appeals

4505 Harford Rd
(BLOCK 5883A, LOT 002)



Rebecca Witt
Executive Director
417 E. Fayette Street, Room 922
Baltimore, MD 21202
Phone: 410-396-4301

Appeal No. 2022-463
Hearing Date: May 16, 2023

RESOLUTION

Background

This matter comes before the Baltimore City Board of Municipal & Zoning Appeals (“Board”) on appeal from the Zoning Administrator for Baltimore City denying the application of Cheryl Culley (“Appellant”) to use first floor of the premises as a tavern without live entertainment requiring conditional use approval at 4505 Harford Rd (“Property”).

Appellant filed this appeal to the Board on December 7, 2022 and appeared for a public hearing on May 16, 2023. Board and Planning Department staff prepared memoranda evaluating the appeal. Following deliberations and for the reasons set forth below, the Board voted to approve Appellant’s request to use first floor of the premises as a tavern, without live entertainment, requiring conditional use approval, by a 4-0 vote.

Facts

The Property is located in a C-1 Zoning District and is improved with a c. 1930 two-story detached building with 2,640 sq ft of above-grade floor area. The last authorized use of the premises is as an art gallery and art supplies store with accessory graphic design and tattoo studio.

The Department of Planning in its memorandum recommended that approval of the application be subject to the condition that all exterior improvements or modifications to the existing structure and property are completed or installed in accordance with plans approved by the Department of Planning.

Community residents and representatives of community associations in the area expressed concerns about the proposed use and the idea that the tavern use would be open daily from 6:00am to 2:00am. Community members were also concerned about the possibility that the business might end up operating like a liquor store for package goods only instead of a tavern for both on-premises and off-premises consumption.

Because of these concerns, the community association leaders and the Appellant negotiated a Memorandum of Understanding containing restrictions on the proposed use, with the goal of limiting harmful effects on surrounding communities. The signed MOU, dated May 9, 2023, was submitted to the Board during the hearing, and both sides requested that the Board include the MOU’s conditions as official conditions placed on the conditional use for the tavern.

Standard of Review

Conditional Use: Under City Code Article 32, § 5-406, the Board of Municipal and Zoning Appeals may not approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that: (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or

endanger the public health, safety, or welfare; (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan; (3) the authorization would not be contrary to the public interest; and (4) the authorization would be in harmony with the purpose and intent of this Code. As a further guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals must consider the following, where appropriate: (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures; (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading; (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development; (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering; (5) accessibility of the premises for emergency vehicles; (6) accessibility of light and air to the premises and to the property in the vicinity; (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided; (8) the preservation of cultural and historic landmarks and structures; (9) the character of the neighborhood; (10) the provisions of the City's Comprehensive Master Plan; (11) the provisions of any applicable Urban Renewal Plan; (12) all applicable standards and requirements of this Code; (13) the intent and purpose of this Code; and (14) any other matters considered to be in the interest of the general welfare.

Conditional uses are "presumed valid uses" of land but are subject to that presumption being rebutted by credible evidence indicating that "the proposed use has adverse effects above and beyond those inherently associated with such a [conditional use] irrespective of its location within the zone." *Schultz v. Pritts*, 291 Md. 1, 22-23 (1981). See also *Attar v. DMS Tollgate, LLC*, 451 Md. 272, 286-287 (2017).

Discussion

After a thorough review of the file, evidence and testimony submitted in support of this application, the Board evaluated this application under the conditional use approval standards found in City Code Article 32 and Maryland law.

The Board found, by clear and convincing evidence, that, under the conditions listed in the MOU, which is attached to this Resolution, the establishment, location, construction, maintenance, or operation of the tavern conditional use would not be detrimental to or endanger the public health, safety, or welfare. The Board heard testimony from community and business leaders, who state that, while they are concerned about the possibility of the tavern being operated like a liquor store, they feel confident that the conditions that they negotiated with the Appellant will protect the neighborhood. The Board also found that the use would not be precluded by any other law, including an applicable Urban Renewal Plan, that the authorization would not be contrary to the public interest, and that the authorization would be in harmony with the purpose and intent of this Code.

Under the *Schultz v. Pritts* test, the Board found that there was no evidence presented to show that a tavern use at this location would have any adverse effects above and beyond those inherently associated with a tavern use anywhere else within this C-1 Commercial zoning district. Therefore, the Board voted unanimously to approve the tavern conditional use.

Conclusion

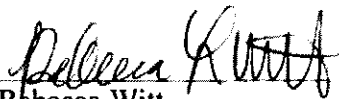
For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data submitted, and by authority of City Code Article 32, it is this 18th day of July, 2023, by the Baltimore City Board of Municipal and Zoning Appeals, hereby:

RESOLVED, that the Board finds sufficient evidence in the record to support the application of the Appellants to use first floor of the premises as a tavern without live entertainment requiring conditional use approval; and it is further,

RESOLVED, that Appeal No. 2022-463 is **GRANTED**, subject to the following **CONDITIONS**:

- (1) All exterior improvements or modifications to the existing structure and property must be completed or installed in accordance with plans approved by the Department of Planning.
- (2) Appellant shall abide by all of the terms of the Memorandum of Understanding with the Beverly Hills Improvement Association, dated May 9, 2023, including, but not limited to, the conditions listed below:
 - a. Hours of operation shall be limited to:
 - i. Sunday through Thursday: 10am - 10pm.
 - ii. Friday through Saturday: 10am - 12am.
 - iii. Outdoor service hours are the same as indoor operating hours.
 - b. Designated off-premise liquor sales shall be limited to the area set out in the MOU.
 - c. Outdoor seating: the Licensee may have up to 75-100 outdoor seats. Only guests seated at outdoor tables may consume alcoholic beverages.

DO NOT START WORK OR USE THE PROPERTY UNTIL YOU OBTAIN A BUILDING OR A USE & OCCUPANCY PERMIT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. YOU HAVE ONE YEAR FROM THE DATE OF THIS RESOLUTION TO OBTAIN A BUILDING PERMIT OR A USE & OCCUPANCY PERMIT.


Rebecca Witt
Executive Director



August 24, 2023

Licensee(s): Uzo Nwosu and Obiefule Uwadineke
UZO, LLC, T/a Good Fellas Lounge
4919 Belair Road 21206

Class: "B" Beer, Wine & Liquor License

Request for a hardship extension.

Board's Information:

(a) **Ownership Breakdown:** (1) Uzo Nwosu (100%); and (2) Obiefule Uwadineke (0%).

(b) **Corporate Standing:** UZO, LLC is a MD LLC and as of 8/3/2023 is active and NOT in good standing.

(c) **Timeline of request:** On 1/13/2023, the licenses premises ceased all active alcoholic beverages operations. On 6/30/2023, staff received a request for a hardship extension, which was 168 days after the last date of active alcoholic beverages business operations. Because the request was received within the 180-day period (on or before July 12, 2023), the request is timely under ABC Art. 12-2202.

Board's Decision:

06/30/2023

Board of Liquor License Commissioners
For Baltimore City (BLLC),
1 N. Charles Street, Suite 1500,
Baltimore, MD 21201

Dear Sir/Madam,

RE: Liquor License Renewal Hardship Extension Request.

I am writing this letter to request a Hardship Extension for the class B liquor license issued to Uzo LLC (dba Goodfellas Lounge), located at 4919 Belair road, Baltimore, MD, 21206.

This is as a result of our inability to continue doing business at that address due to unresolved issues with the landlord, while working to move to another location. The last day of operation was on 01/13/2023 when the license was voluntarily submitted to the board. *(see attachment)*

Enclosed is a payment of \$100 for the filing fee to initiate the process.

Please send all correspondence related to this license to my address at 1217 Roxboro road, Baltimore, MD, 21237 or by email to uzo6165@comcast.net.

Thanks for your assistance with this matter while we attempt to find a permanent resolution.

Sincerely,
Uzo Nwosu
Uzo LLC.
(410) 718-7834



RECEIVED: BLLC
JUN 30 2023 4:00

NOTICE

BECAUSE OF VIOLATION OF THE ALCOHOLIC BEVERAGE LAWS, THE LICENSE ISSUED AT THESE PREMISES HAS BEEN SUSPENDED FOR DAYS

FROM 1/13/23 **THRU** Until Further Notice

(This notice must be prominently displayed on the entrances of the premises during the time of suspension)

BOARD OF LIQUOR LICENSE COMMISSIONERS FOR BALTIMORE CITY

*Good Fellas Lounge
4919 Belair Rd*

Hon. Albert J. Matricianni Jr., Esq.
Aaron J. Greenfield, Esq.
Edward L. Reisinger
Douglas K. Paige

*Chairman
Commissioner
Commissioner
Executive Secretary*

*Unfulfilled
Harassment Extension Request
L20 LLC, Goodfellas Lounge*



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 262**

Cert Num: **0962**

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

License Date: 5/1/2023

License Year: 2023

CR Number: 15883474

Payment Date: ****

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Print License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **UZO, LLC**

Trade Name: **GOOD FELLAS LOUNGE**

Zone Code: 42

Phone: 443-759-6615

Block Num: 4919
City: BALTIMORE

Street: BELAIR ROAD
State: MD Zip: 21206

CR Number: 15883474

Portion of Business Used:

USE FIRST FLOOR OF PREMISES AS A RESTAURANT/TAVERN NOT INCLUDING LIVE ENTERTAINMENT OR DANCING.

Restriction:

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

Edit the License Location Info

Alternate Mailing Address

License Owners

| First Name | Last Name | Street | City | State | Zip | Action | Change Owner |
|------------|-----------|---------------------|-----------|-------|-------|--------|--------------|
| UZO | NWOSU | 1217 ROXBORO RD | Baltimore | MD | 21237 | Edit | Remove Owner |
| OBIEFULE | UWADINEKE | 5108 PLAINFIELD AVE | Baltimore | MD | 21206 | Edit | Remove Owner |

Comments

| Date | Comment | Action |
|------------|--|--------|
| 07/12/2023 | On 06/30/2023 client submitted a request for hardship extension; see invoice# 130806..k/r | Delete |
| 01/25/2023 | Per previous note: Received License; placed in file..../jr | Delete |
| 01/23/2023 | On Friday January 13, 2023, licensee Uzo Nwosu took the license off the premises in the presence of Chief Inspector Chrissomallis and provided it to the Chief Inspector to be held for safekeeping due to a dispute of a landlord and tenant nature. For the purposes of 12-2202 and 12-2203, the clock of ceasing active alcoholic beverages operations/closure shall start on this date. The premises are indefinitely unlicensed for retail sale of alcoholic beverages..../ntrb | Delete |
| 08/24/2022 | PAID IN FULL \$825.00 for Violation Hearing dated July 14, 2022; Invoice #127028.../sb | Delete |
| 08/18/2022 | Given a copy of an Invoice to Chief Inspector John Chrissomallis for Violation Hearing fee dated on July 14, 2022; Fine Fee to be paid \$825.00.... /mb | Delete |
| 08/01/2022 | Given an Invoice to Chief Inspector John Chrissomallis for Violation Hearing fee dated on July 14, 2022; Fine Fee to be paid \$825.00.... /mb | Delete |
| 07/15/2022 | 7/14/2022 - Public Hearing Re: Violation of Rule 4.14 Live Entertainment without Authorization; and Violation of Rule 4.16 Illegal Conduct - Rule 4.14-fined \$350; and Rule 4.16-fined \$350; \$700 + \$125 admin fee = \$825 total fine, 30 days to pay (3-0 vote)..../jr | Delete |
| 05/27/2022 | ***** RELEASED STATE TAX HOLD ***** /kk/mb | Delete |
| 05/09/2022 | Paid in full \$625.00 for Violation Hearing dated April 07, 2022; Invoice #126094..../sb | Delete |
| 05/06/2022 | 04-25-22 Given an Invoice to Chief Inspector John Chrissomallis for Violation Hearing fee dated on April 07, 2022; Fine Fee to be paid \$625.00.... /mb. | Delete |
| 04/08/2022 | 4/7/2022 - Virtual Public Hearing - Violation of Rule 4.01(a) Sales to Minors -ADMISSION OF GUILT - Rule 4.01(a)-Fined \$500; \$500 + \$125 admin fee = \$625 total fine, 30 days to pay (3-0 vote)...../jr | Delete |
| 02/01/2022 | ****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb | Delete |
| 01/27/2021 | PAID IN FULL for Violation Hearing dated December 01, 2020; Invoice #120321..../sb | Delete |
| 01/12/2021 | 01/12/21 violation fine fee is not able to collect since the location is closed as per chief inspector John.../mb | Delete |
| 01/05/2021 | A copy of Invoice is given to Chief Inspector John for Violation Hearing fee dated on December 1, 2020 Fine Fee to be paid \$325.00.... /mb | Delete |
| 12/01/2020 | 12/1/2020 - Virtual Public Hearing Re: Violation of Rule 4.05(a) Prohibited Hours; and Violation of Rule 4.05(b) Prohibited Hours - DENIAL - GUILTY; Rule 4.05(a)-fined \$250; and Rule 4.05(b)-Fined \$250; \$500 + \$125 admin fee = \$625 total fine, 30 days to pay (3-0 vote)..../jr | Delete |
| 08/18/2020 | Issued outdoor license extension starting August 13,2020 until the governor has lifted his executive order; Housing permit #TMP2020-50182....k/r | Delete |
| 02/03/2020 | ***STATE OF MD TAX HOLD, letter sent to business address on February 2, 2020.***/mb | Delete |
| 01/28/2020 | Submitted 2019 Trader's License..... /sb | Delete |
| 10/25/2019 | Personal Property Tax Owed to City of Baltimore was cleared and the system shows that the business is in Good Standing on October 23, 2019..../mb. | Delete |
| 09/26/2019 | ***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb | Delete |
| 06/25/2018 | Board's decision of 9/28/2017 affirmed by the Circuit Court-Case#24C17005155 DKP | Delete |
| 06/12/2018 | Sent letter to licensee regarding referral to community mediation center for mediation. CC'd Mel Kodenski, VVIA, HARBEL, and BCMC. Copy in file. TRA. | Delete |
| 05/21/2018 | PAID IN FULL \$1,125.00 for Violation Hearing dated April 05, 2018; Invoice #112386... /mb | Delete |
| 05/18/2018 | 5/17/2018 - Public Hearing RE: Protest of Renewal Petition - DECISION HELD SUB CURIA...../jr | Delete |
| 04/21/2018 | Re: Public Hearing 4/19/2018 - Protest of Renewal - POSTPONED on the record /kk | Delete |
| 04/20/2018 | Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on April 5, 2018; Fine Fee to be paid for 1,125.00.... /mb. | Delete |
| 04/06/2018 | 4/5/2018 - Public Hearing RE: Violation of Rule 4.05(a) and Violation of Rule 4.05(b) - DENIAL OF CHARGES - GUILTY - Violation of Rule 4.05(a)- Fined \$1,000, Violation of Rule 4.05(b)-Dismissed, \$1,000 + \$125 Admin fee, \$1,125 total fine -30 days to pay (3-0 Vote)...../jr | Delete |
| 02/16/2018 | 2/15/2018 - Public Hearing RE: Violation of Rule 4.05(a) and Violation of Rule 4.05(b) - POSTPONED...../jr | Delete |
| 11/21/2017 | Alcohol Awareness expires 11/14/21 (Nomso Okonkwo).... /sb | Delete |

| | | |
|------------|--|--------|
| 11/03/2017 | 09/28/17 Public Hearing Re: Violation Rule 4.05(a), Rule 3.02, Rule 3.09(b); Rule 4.05(a) – Guilty (2-1 vote) Moore & Jones – guilty, Greenfield – not guilty Rule 4.05(b) – Guilty (3-0 vote) Rule 3.02 – Guilty (3-0 vote) Rule 3.09(b) – Guilty (3-0 vote) Fined \$500.00 + \$125.00 Adm. Fee = \$625.00; 30 days to pay.... /sb | Delete |
| 10/25/2017 | A Petition for Judicial Review was filed on 09/28/17 and assigned Civil Action No. 24-C-17-00515; Invoice #108919... /sb | Delete |
| 10/05/2017 | PAID IN FULL \$625.00 for Violation Hearing dated September 28, 2017; Invoice #108784... /sb | Delete |
| 05/02/2017 | 4/27/17-Protest of Renewal (2017) Board voted 2-1 to renew the license. | Delete |
| 05/06/2015 | 4/23/15 Public Hearing re: Transfer of ownership -Postponed | Delete |
| 05/06/2015 | 4/23/15 Protest of Renewal - Postponed | Delete |
| 05/04/2015 | PAID \$100.00 HEARING FEE DATED ON 04/30/15, INVOICE #98524.... /sb | Delete |
| 03/30/2015 | Protest of renewal filed for 2015-2016 license year | Delete |
| 03/13/2015 | 02/25/2015(RE:13747473) Maryland Sales& Use tax sales hold | Delete |
| 02/24/2015 | 08/21/2014 Public Hearing Re Motion to reconsider the Board's decision of April 24,2014. Motion DISMISSED by letter | Delete |
| 02/24/2015 | 7/10/14 Public Hearing re: Motion to reconsider the Board's decision of April 24,2014. Board granted motion to reconsider Board's decision on April 24,2014. | Delete |
| 11/19/2014 | 06/26/2014 Public Hearing re: Motion to reconsider Board's decision of April 25, 2013. This matter was deterimed by the appeals court and moved off the docket. | Delete |
| 05/14/2014 | 04/24/2014 Public Hearing re: Protest of Renewal.Board dismissed hearing; determined petition was insufficient | Delete |
| 05/28/2013 | A Petition for Judicial Reveiw was filed on 5/16/13 and assigned Civil Action No. 24-C-13-002968 due to the Board's decision on 4/25/13 | Delete |
| 05/24/2013 | 4/25/2013 Public Hearing re: PROTEST OF RENEWAL. Renewed license; suspended license for the entire month of June 2013. | Delete |
| 06/03/2011 | 4/14/11 Public Hearing re: Protest of Renewal under Article 2B section 10-301(a) by ten or more residents, commercial tenants who are not holders or applicant for any license issued under Article 2B, or real estate owners in the immediate vicinity of the licensed premises. RENEWED. LICENSE SUSPENDED FOR 30 DAYS. | Delete |
| 06/03/2011 | 3/24/11 Public Hearing re: Violation of: Rule 3.12 (Disturbing the community: 9/4/10, 11/20/10), Rule 4.05(a) and (b) and Article 2B section 11-304(d)(2)(serving after hours). GUILTY Rule 3.12 (9/4/10)Fined \$3500, GUILTY Rule 3.12 (11/20/10) 30 days mandatory suspension, DISMISSED Rule 4.05(a) and (b). GUILTY Article 2B section 11-304(d)(2) no fine. | Delete |
| 01/10/2011 | 01/03/11 \$125 PAID IN LIEU OF (1/27/11 HEARING) #75501 | Delete |

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

License num: LB 262

Address: 4919 BELAIR ROAD

Trade Name: GOOD FELLAS LOUNGE

Comment:

[Add Comment](#)

Hold Info

Powered by:



PAID BY THE OFFICE OF SECRETARIES & REGISTER

UZO, LLC: W16215956

Department ID Number:

W16215956

Business Name:

UZO, LLC

Principal Office: ⓘ

1217 ROXBORO ROAD
BALTIMORE MD 21237

Resident Agent: ⓘ

UZO NWOSU
1217 ROXBORO ROAD
BALTIMORE MD 21237

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS NOT IN GOOD STANDING

Reason(s) Entity is NOT in Good Standing:

Annual Report Due For 2023

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

12/02/2014

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A