

August 25, 2022

Applicant(s): Jessica Coco and Dale Nirode
JFO, Inc., T/a O'Donnell's Pub
531 S. Potomac Street 21224

Class: "BD7" Beer Wine & Liquor License

Application to transfer ownership with continuation of outdoor table service.

(a) **Applicant(s) Information:** (1) Jessica Coco was born in Baltimore, MD in March of 1994. She lives in Baltimore, MD; and (2) Dale Nirode was born in Baltimore, MD in August of 1990. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Jessica Coco (5%); (2) Dale Nirode (5%); and (3) John O'Donnell (90%).

(c) **Purchase Price of Business:** N/A – (ownership transfer only).

(d) **Qualified Voters:** Albert Lewandowski, Travis Webb, and Lisa Foran are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premises as a tavern/restaurant, with outdoor table service per BMZA2013-00021 approved on 2/19/2013 with conditions.

(f) **Corporate Standing:** J.F.O., Inc. is a MD Corporation and as of 8/9/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 7/28/2022 and checked on 8/6/2022. This meets the 10-day rule. There are 5 licensed liquor establishments in the 4x4 area: "D" BWL-1 "and "BD7" BWL-4.

(h) **Timeline:** Last Inspection by BLLC was performed 6/22/2021. 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:

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

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

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

EXPLANATION OF REQUEST: Transfer of ownership CLASS TYPE: _____

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: 531 S. Potomac St.

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: JFO, Inc TRADE NAME: O'Donnells Pub

BUSINESS PHONE NUMBER: 410-675-0160 BUSINESS EMAIL ADDRESS: JFOBRAUD@comcast.net

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

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.): Basement for storage Off Premises Catering of Food and Alcohol? Yes No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 50

Please note that as per Aic. Gov. Art. 51C-107(a)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

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

529 S Potomac St Baltimore MD 21229 _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

03/1994 _____
 (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

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

4108 Granite Rd Baltimore MD 21206 _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

08/1990 _____
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

3. Applicant C

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Rev. Art. 8-4-AD9 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: John O'Donnell ADDRESS: 8059 Rodyn ave TITLE: President %OF STOCK HELD: 90
- 2) NAME: Jessica Coco ADDRESS: 5295 Potomac St TITLE: secretary %OF STOCK HELD: 5
- 3) NAME: Dale Niode ADDRESS: 1108 Granite Rd TITLE: secretary %OF STOCK HELD: 5
- 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.

Jessica Coco
Signature of Applicant A

I hereby certify that on the 2nd day of February, 2022 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Jessica Coco 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: Michelle M Lewandowski [Notary Seal] My Commission expires June 10, 2024

Printed Name: Michelle M Lewandowski

Dale Niode
Signature of Applicant B

I hereby certify that on the 2nd day of February, 2022 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Dale Niode 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: Michelle M Lewandowski [Notary Seal] My Commission expires June 10, 2024

Printed Name: Michelle M Lewandowski

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: John O'Donnell Phone Number: [REDACTED]

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

(I, WE) John O'Donnell HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 531 S. Potomac St, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 12th day of January, 2020 before me, the subscriber, a notary public of the State of Baltimore City and for [REDACTED], personally appeared [REDACTED] the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature] [Notary Seal] My Commission expires June 10, 2024

Notary Printed Name: Michael M. Lewandowski

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

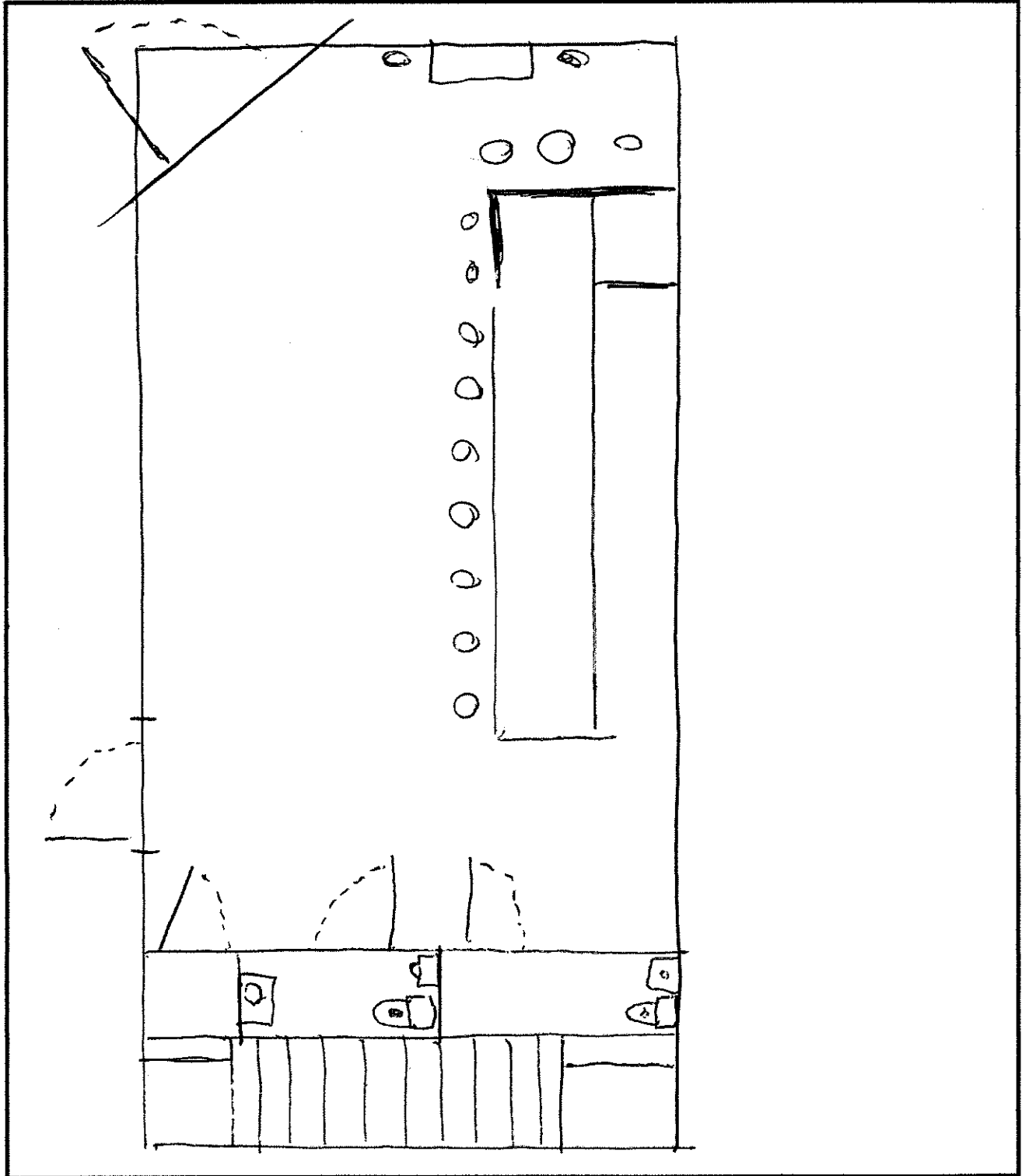
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Albert Lewandowski	2729 Canton Ave	[Signature]	2-1957	30 years
Travis Webb	601 S. Potomac St.	[Signature]	2-86	5 yrs
Lisa Foran	641 S. Decker Ave.	[Signature]	9-84	4 yrs

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

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

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





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 368** Cert Num: **1022** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2022 License Year: 2022
 CR Number: 04193522
 Payment Date: 05-16-22

2021 - 2022 TPP Paid
 2022 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **J.F.O., INC.**
 Trade Name: **O'DONNELL'S PUB**
 Zone Code: 12
 Phone: 410-675-0160

Block Num: 531 Street: **POTOMAC STREET SOUTH**
 City: **BALTIMORE** State: **MD** Zip: **21224**

CR Number: 04193522

Portion of Business Used:
 CONTINUE TO USE AS A TAVERN/RESTAURANT, ADDING OUTDOOR TABLE SERVICE PER
 BMZ2013-00021 APPROVED ON 2/19/13 FOR 4 TABLES WITH 4 CHAIRS EACH

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
GARY C.	PARKER, JR.	3308 FAIT AVENUE	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
05/13/2022	Application for transfer of ownership with continuation of outdoor table service filed on behalf of JFO, Inc. T/a O'Donnell's Pub, Jessica Coco and Dale Nirode on 2/1/2022 /kk	Delete
08/27/2020	PAID IN FULL \$225.00 for Violation Hearing dated on August 06, 2020; Invoice # 1199444..../sb	Delete
08/20/2020	Given an Invoice to Chief Inspector John for Violation Hearing fee dated on August 6, 2020 Fine Fee to be paid \$225.00.... /mb.	Delete
08/07/2020	08/06/2020 - Virtual Public Hearing Re: Violation of Rule 4.16 Illegal Conduct; Violation of Rule 3.12 General Welfare; Rule 4.16 – Fined \$50, Rule 3.12 – Fined \$50, \$100 + \$125 admin fee, \$225 total fine, 30 days to pay (3-0 vote)...../sb	Delete
03/26/2018	Alcohol Awareness expires 03/12/22 (John F. O'Donnell, III)..... /sb	Delete
05/24/2013	4/4/2013 Public Hearing re: Application to add outdoor table service. APPROVED.	Delete

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

License num: LBD7 368 Address: 531 POTOMAC STREET SOUTH
 Trade Name: O'DONNELL'S PUB

Comment:

[Add Comment](#)

Hold Info



J.F.O., INC.: D02352896

Department ID Number:

D02352896

Business Name:

J.F.O., INC.

Principal Office: ⓘ

531 S. POTOMAC STREET
BALTIMORE MD 21224

Resident Agent: ⓘ

JOHN F. O'DONNELL
531 SOUTH POTOMAC STREET
BALTIMORE MD 21224

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

06/03/1987

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 531 S. Potomac St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 5

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 4

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Darryl Clark DATE: 8/9/22

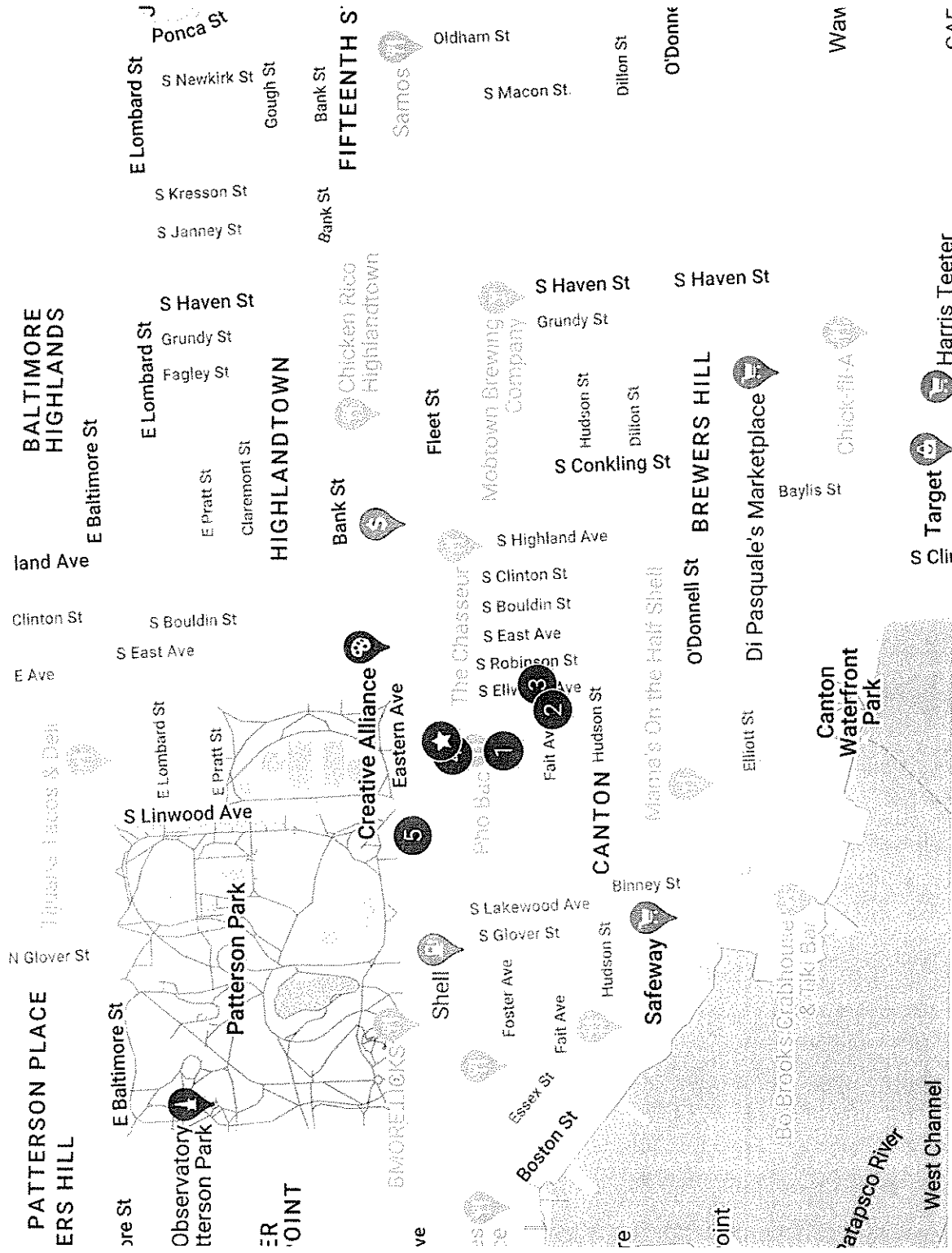
531 S. Potomac St.

Proposed Location

- ★ 531 S Potomac St

Licensed Establishment

- 1 Pho Bac LBD7
- 2 The Canton Local LBD7
- 3 Tutti Gusti LD
- 4 Baltimore Taphouse LBD7
- 5 Sharky's Bar LBD7



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):	O'Donnells Pub
Corporation Name:	JFD, INC
Location Address:	531 S. Potomac St
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)	Yes <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	7/28/2022 <input type="checkbox"/>
Estimated Date of Removal?	8/6/2022 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

Other licensed locations - Describe/Note:

See attached map

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

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

Insert Photo of Sign and location:



Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Jessica Coco, Dale Nirode

Address of Premises: 531 S. Potomac St.

Inspector: i:0#.w|baltimore\andy.perez

Date Posted: 7/28/2022

Time Posted:

Date Rechecked: 8/8/2022

Time Rechecked:

Manager or Owner when sign posted:

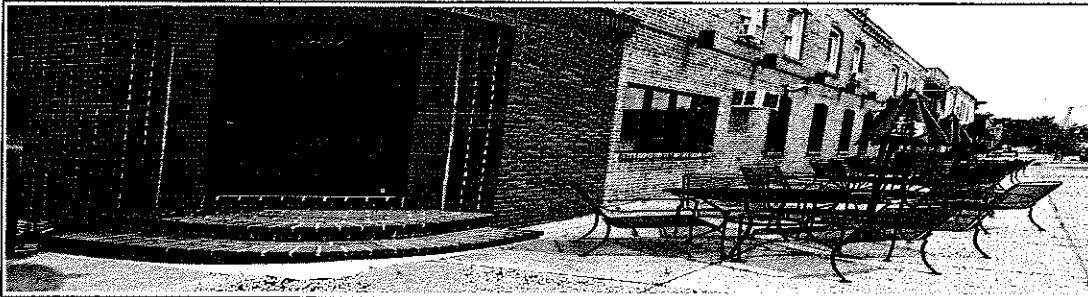
Summary on location of sign posted:

Sign posted on front door

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:



Back

BLLC Routine Inspection

Business Information

Address: 531 POTOMAC STREET SOUTH 21224

Trade Name: O'DONNELL'S PUB

Corporation Name: J.F.O., INC.

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

Date/Time of Inspection: 8/2/2022 3:06:01 PM

Manager/Licensee: John O'donnell

Open/Closed Status

Open/Closed: Open

Closed Date:

Physical Appearance

Clean and Free of Debris: Satisfactory

Bar Information

Location of Bar: Front

Shape of Bar: L

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: No

Separate Pkg. Goods Dept.: No

Separate Pkg. Goods Store: No

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: No ▼

Dining Area

Capacity: 50

Location of Dining Area: Front

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

Business Records

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 3/12/2018

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date: Breakthru Inv#344985255 Cust#... 7/21/2022

Inspector

Inspector Comments: Rear

Restroom

Inspector Comments: Rear

Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity: 50

Outdoor Seating Capacity: 4

Adult Entertainment - If Applicable

License is Valid:

N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

Food and Services

Live Entertainment (Describe):

Outdoor Table Service N/A ▼

Violations

Violation Issued: No ▼

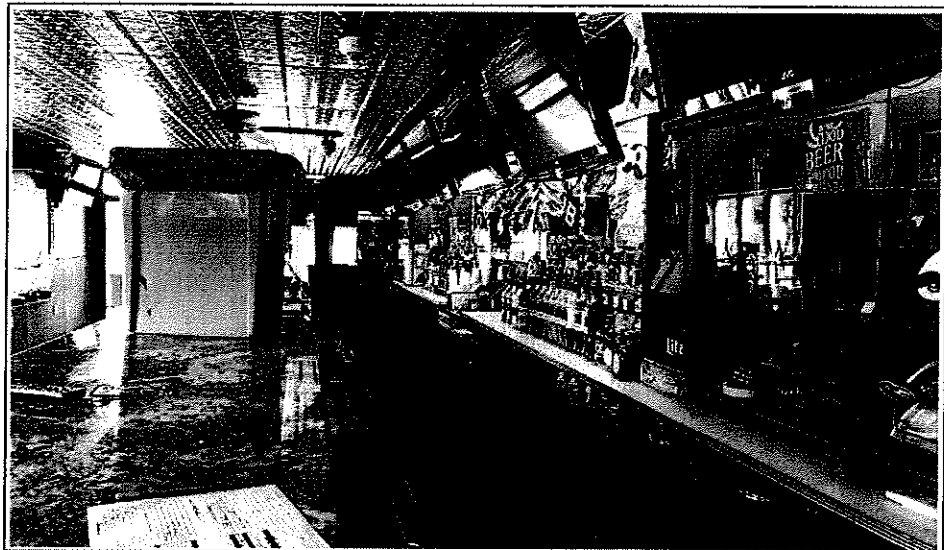
Violations Noted:

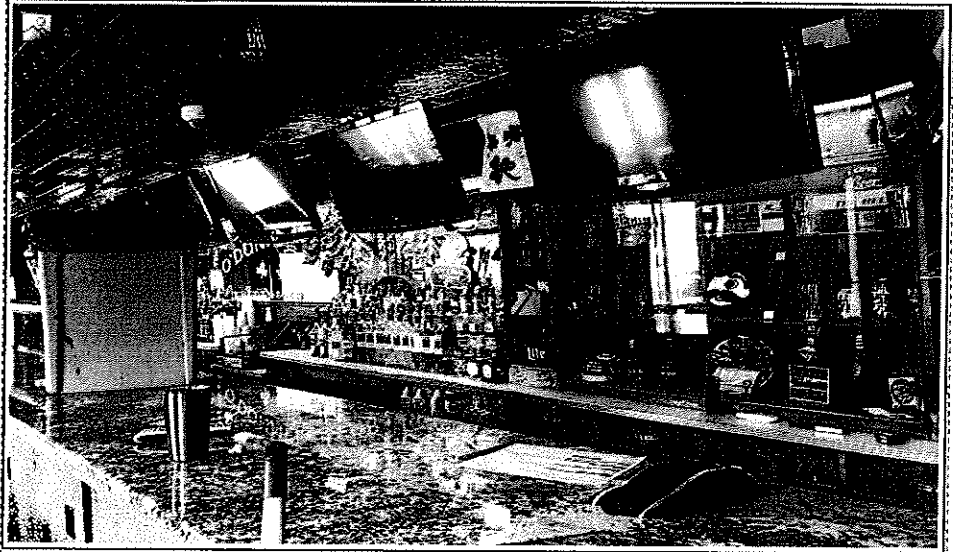
Violations

Instructions Given to Licensee:

Inspector's Comments: Posted transfer of ownership sign on 7/28/22

Photo Taken:





Attach Additional Photos

Owner Email:

Submitted by Inspector

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

**Online Use & Occupancy Permit
Application**

Property Address: 531 S POTOMAC ST Block/Lot: 1793/038

Permit No: **USE2022-51706**

Applicant:
JESSICA COCO

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

Owner/Lessee:
Owner JOHN F O'DONNELL III

Total : **98.00**

Lessee O'DONNELLS PUB & GRILL

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Tavern

Proposed Use : (Commercial) Tavern

	Dwelling:	Rooming:	Efficiency:
Existing Count:	01	0	0
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	03/10/2022		LDZI
HEALTH DEPARTMENT INSPECTION	03/10/2022		JWEL
Application Received		02/15/2022	
Zoning Sign-off	02/15/2022	02/15/2022	
REMINDER	02/15/2022	02/16/2022	
One Stop Permit Office Review	02/16/2022		SMITHJO
REMINDER	02/15/2022	02/16/2022	

District:202

MINOR PRIVILEGE:

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

CONTINUE TO USE AS A TAVERN/RESTAURANT, WITH OUTDOOR TABLE SERVICE PER BMZ2013-00021 APPROVED ON 2/19/13 WITH CONDITIONS

AFFIDAVIT BY: JESSICA COCO

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: 531 S POTOMAC STREET

Owner First Name:

Role: Applicant

Owner Last Name Or O'DONNELLS PUB & GRILL

Applicant: COCO,JESSICA

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

August 25, 2022

Applicant(s): Jaswinder Singh, and Richard Hackett
New Eastern, LLC T/a New Eastern Lounge
1601 Eastern Avenue 21231

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership with continuation of live entertainment, requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Jaswinder Singh was born in India in June of 1972. He lives in Elkridge, MD; and (2) Richard Hackett was born in Baltimore, MD in March of 1951. He lives in Baltimore, MD. Mr. Singh is the former licensee of Hamilton Liquors located at 5418-20 Harford Road.

(b) **Ownership Breakdown:** (1) Jaswinder Singh (100%); and (2) Richard Hackett (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$425,000. Down payment of \$29,750 was made. Remaining balance to be paid at settlement.

(d) **Qualified Voters:** Kevin Sanders, Denise Williams., and John Dunn are qualified Baltimore City voters.

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

(f) **Corporate Standing:** New Eastern, LLC is a MD LLC and as of 8/9/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 7/21/2022 and checked on 7/30/2022. This meets the 10-day rule. There are 9 licensed liquor establishments in the 4x4 area: "A" BWL-1; "B" BWL-2; "C" BWL-1; "D" BWL-2; and "BD7" BWL-3.

(h) **Timeline:** Last Inspection by BLLC was performed 2/18/2020. 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:

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

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

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

EXPLANATION OF REQUEST: transfer of ownership CLASS TYPE: LBD7

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: 1601 Eastern Ave; 21231

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: New Eastern, LLC TRADE NAME: New Eastern Lounge

BUSINESS PHONE NUMBER: _____ BUSINESS EMAIL ADDRESS: _____

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

Part of Premises Used (Note: floors and areas for storage): 1st Flr Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? dj & sm band 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: 90

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

1. Applicant A

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

6831 Sanctuary Ct, Elkridge, MD 2175
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

06/11/1972 MALE INDIA
 (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

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

1621 WOODBOURNE AVE BALTO. MD. 21239
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

03/1/1951 M BALTIMORE, MD.
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

3. Applicant C

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

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

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

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

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

[Empty box for response to question 1]

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

[Empty box for response to question 2]

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

[Empty box for response to question 3]

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

A.) Yes. Harford Rd (Hamilton) and 1542 Light St.
B.) No

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

[Empty box for response to question 5]

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

[Empty box for response to question 6]

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

[Empty box for response to question 7]

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

[Empty box for response to question 8]

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

[Empty box for response to question 9]

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

Applicant A B C

[Empty box for response to question 10]

re: 1601 Eastern Ave.

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

Applicant A B C

[Empty box for explanation]

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

Applicant A B C

[Empty box for explanation]

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

Applicant A B C

[Empty box for explanation]

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

Applicant A B C

a) Yes Jaswinder Singh - 5418-20 Hartford Rd 2016-2018

b) No

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

Applicant A B C

[Empty box for explanation]

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

[Empty box for explanation]

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

Applicant A B C

[Empty box for explanation]

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

[Empty box for explanation]

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

[Empty box for explanation]

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

Applicant A B C

[Empty box for explanation]

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: Jaswinder Singh ADDRESS: 6831 Sanctuary Ct. TITLE: Sole Member %OF STOCK HELD: 100%
- 2) NAME: Richard E. Hackett ADDRESS: 1621 Woodbourne Ave TITLE: Sec %OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: 21239 %OF STOCK HELD: ✓
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

will be compensated monthly

*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.

Jaswinder Singh
Signature of Applicant A

I hereby certify that on the 21st day of April, 2021 before me, the subscriber, a notary public of the State of Maryland in and for Montgomery County, personally appeared Jaswinder Singh 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: Nina N. Stewart (Notary Seal) My Commission expires May 25, 2025
Printed Name: Nina N. Stewart

Richard E. Hackett
Signature of Applicant B

I hereby certify that on the 21st day of April, 2021 before me, the subscriber, a notary public of the State of Maryland in and for Montgomery County, personally appeared Richard E. Hackett 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: Nina N. Stewart (Notary Seal) My Commission expires May 25, 2025
Printed Name: Nina N. Stewart

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: _____

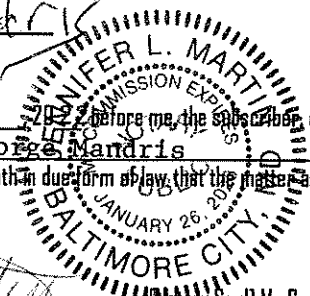
Name and Address of the owners of the premise/landlord: GEORGE MANDRIS, 9847 Magledt Rd. 21234 Phone Number: [REDACTED]

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

(I, WE) GEORGE MANDRIS HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1601 Eastern Avenue, Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

George Mandris
Signature of Owner of the Property
George Mandris

I hereby certify that on the 29th day of April, 2022 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared George Mandris 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. Martin
Notary Printed Name: Jennifer L. Martin

(Notary Seal) My Commission expires 01/26/2023

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

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

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

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.

George Mandris
9847 Magledt Rd.
21234



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

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

(I, WE) George Mandris HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1601 Eastern Ave, Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

✓
Signature of Owner of the Property _____
I hereby certify that on the 4th day of 11, 2020, before me, the subscriber, a notary public of the State of _____ in and _____ personally appeared _____ the landlord/property owner named in this application made oath in the form of law that the matter and facts contained in said application are true and correct.
As witness, my hand and notarial seal.
Notary Signature _____ Notary Seal] My Commission expires _____
Notary Printed Name: 11

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Kevin D. Sanders	2808 Riggs Ave 21216	[Signature]	5/54	20+ yrs
Denise Williams	5307 Fairlawn Ave 21215	Denise Williams	10/54	10 yrs
Ronald A. Sanders	4205 Gelston Dr	Ronald A. Sanders	11/45	10 yrs
Lucius E. Taylor	3820 Grantley Rd.	Lucius E. Taylor	4/52	15 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.

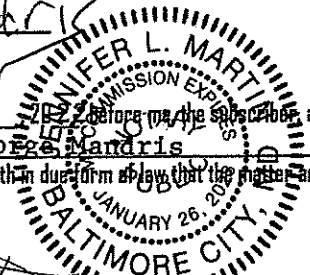
additional signatures for 1601 Eastern Ave

Name and Address of the owners of the premise/landlord: GEORGE MANDRIS, 9847 Magledt Rd. 21234 Phone Number: [REDACTED]

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

(I, WE) GEORGE MANDRIS HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 1601 Eastern Avenue, Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

George Mandris
 Signature of Owner of the Property
 George Mandris



I hereby certify that on the 29th day of April, 2022, before me, the undersigned, a notary public of the State of Maryland, in and for Baltimore City personally appeared George Mandris the landlord/property owner named in this application made oath in due form of law that the matters and facts contained in said application are true and correct.

As witness, my hand and notarial seal.
 Notary Signature: Jennifer L. Martin
 Notary Printed Name: Jennifer L. Martin

(Notary Seal) My Commission expires 01/26/2023

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

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

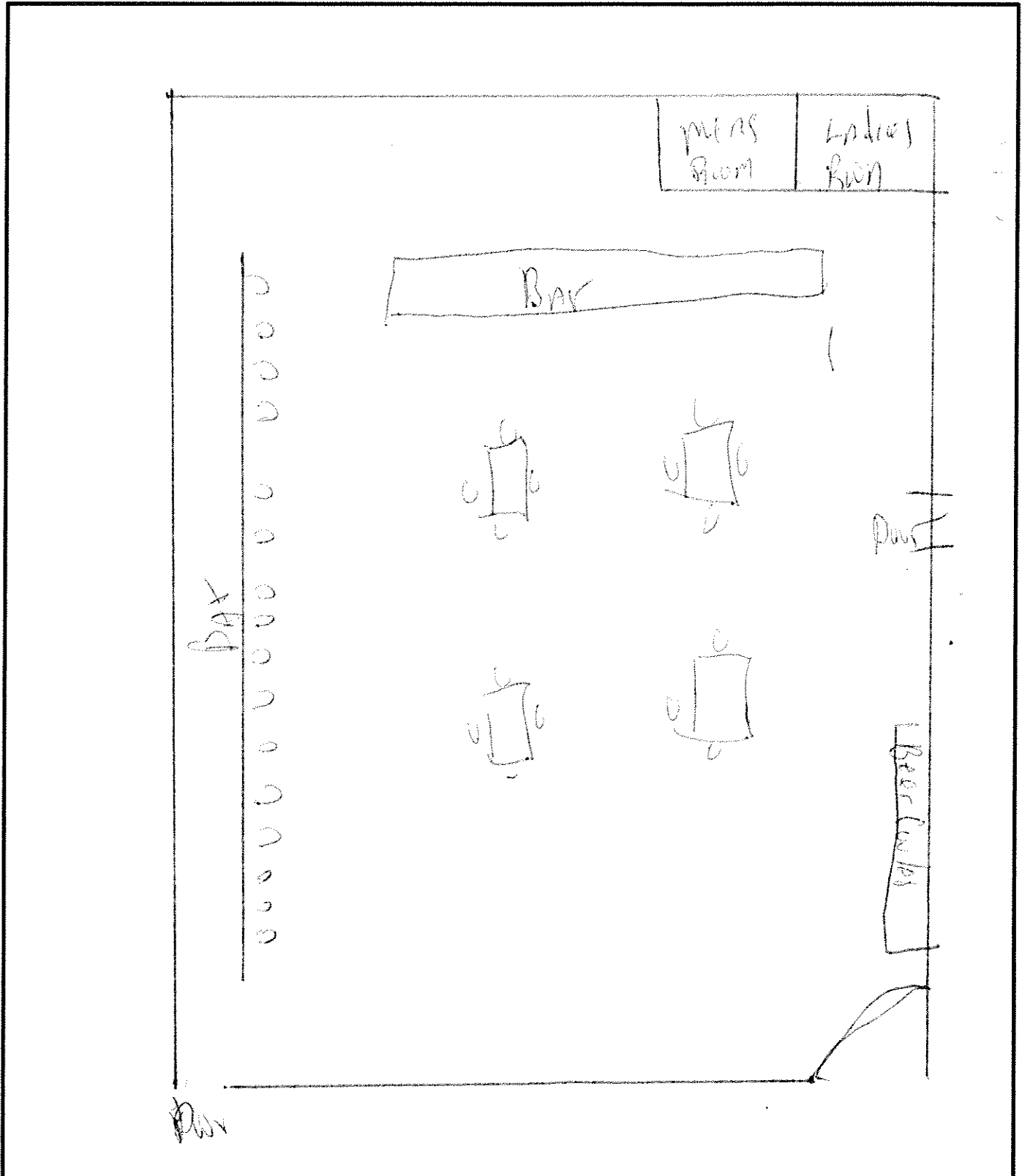
	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
①	John Dunn	2218 Christie	[Signature]	07/05	8 years
②	[Signature]	4911 CATALPA	[Signature]	[REDACTED] 1/22	7 years
③	STEVEN WISE	7630 DANIELS AVE	Steven Wise	2/[REDACTED] 62	6 YEARS

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

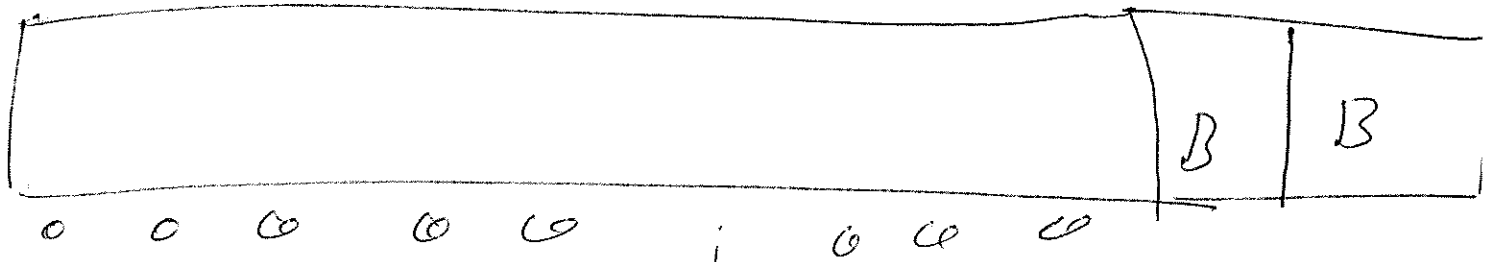
Please note that this is a public document and upon request will be provided to the general members of the public.

1601 Eastern Ave.

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



BAR CL



M D 0/2



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 209** Cert Num: **0416** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2022 License Year: 2022
 CR Number: 08242310
 Payment Date: 04-14-22

2021 - 2022 TPP Paid
 2022 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **PO'SAM, INC.**
 Trade Name: **BRASS MONKEY SALOON**
 Zone Code: 23
 Phone: 410-426-7893

 Block Num: 1601 Street: EASTERN AVENUE
 City: BALTIMORE State: MD Zip: 21231

 CR Number: 08242310

Portion of Business Used:
 FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE - LICENSEE MAY HAVE LIVE ENTERTAINMENT.

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
GEORGE J.	MANDRIS	9847 MAGLEDT ROAD	BALTIMORE	MD	21234	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
06/10/2022	Application for transfer of ownership with continuation of live entertainment, requesting delivery of alcoholic beverages filed on behalf of New Eastern, LLC T/a New Eastern Lounge, Jaswinder Singh and Richard E. Hackett on 4/29/2022 /kk	Delete
02/11/2020	Sent 180-day admin letter to licensee(s) regarding closed inspections and to follow up with the BLLC /kk	Delete
11/06/2019	Sent letter to licensee(s) regarding closed inspections and to follow up with inspector on 11/6/19 /kk	Delete
11/01/2019	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on November 1, 2019..../mb.	Delete
09/26/2019	Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19..... /sb	Delete
07/30/2019	Submitted 2019 Trader's License..... /sb	Delete
04/18/2018	Alcohol Awareness expires 03/28/22 (George J. Mandris).... /sb	Delete
04/29/2016	***** RELEASED STATE TAX HOLD ***** /sb	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
02/09/2015	1/19/2015 Alcohol Awareness Certified TAM expires 4/29/2018	Delete
05/14/2012	5/12 Transfer of ownership, BD7-BWL, George Brown, Sandra Brown, S&G Brown, LLC	Delete

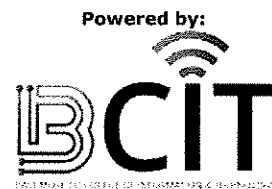
[Print History \(Print Card\)](#)

License num: LBD7 209 Address: 1601 EASTERN AVENUE
 Trade Name: BRASS MONKEY SALOON

Comment:

[Add Comment](#)

Hold Info



NEW EASTERN, LLC: W22908420

Department ID Number:

W22908420

Business Name:

NEW EASTERN, LLC

Principal Office: 

1601 EASTERN AVENUE

BALTIMORE MD 21231

Resident Agent: 

JASWINDER SINGH

1601 EASTERN AVENUE

BALTIMORE MD 21231

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

04/29/2022

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1601 Eastern Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 9

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR 2

"BD7" BEER, WINE & LIQUOR 3

ARENA _____

HOTEL/MOTEL _____

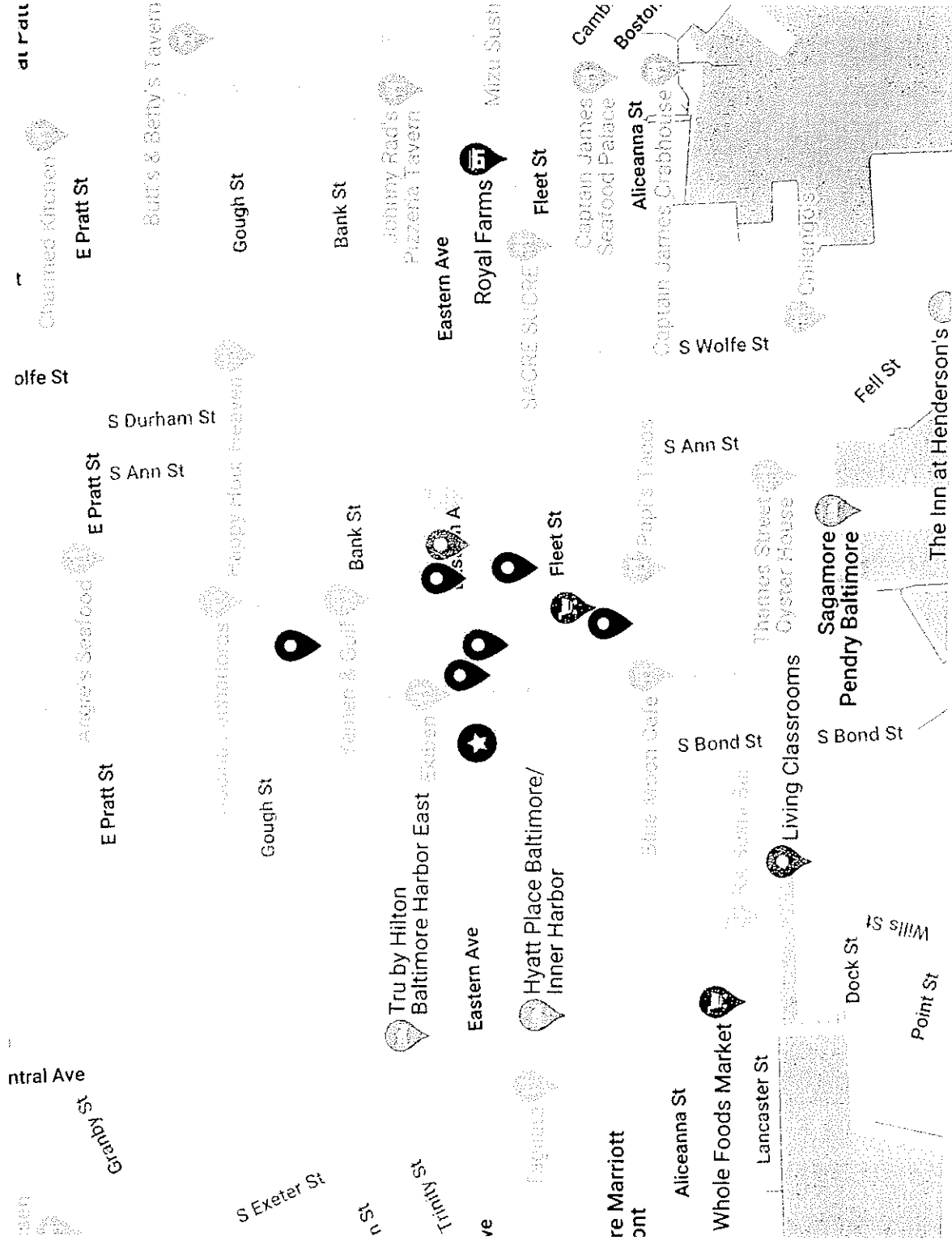
RACING _____

PREPARED BY: Walter Robinson DATE: _____

1601 Eastern Ave

Licensed Establishments

- 📍 1601 Eastern Ave
- 📍 Enigma Bar and Restaurant LD
- 📍 BMORE TAQUERIA WD
- 📍 Polish National Alliance LC
- 📍 Not Just Crab LB
- 📍 Tela Mares Restaurant LB
- 📍 Broadway Liquors LA
- 📍 Bristol Wine & Spirit BD7
- 📍 Sajhoma Restaurant BD7



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="New Eastern Lounge"/>
<i>Corporation Name:</i>	<input type="text" value="New Eastern LLC"/>
<i>Location Address:</i>	<input type="text" value="1601 Eastern Ave"/>
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	<input type="text" value="7/21/2022"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="7/30/2022"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

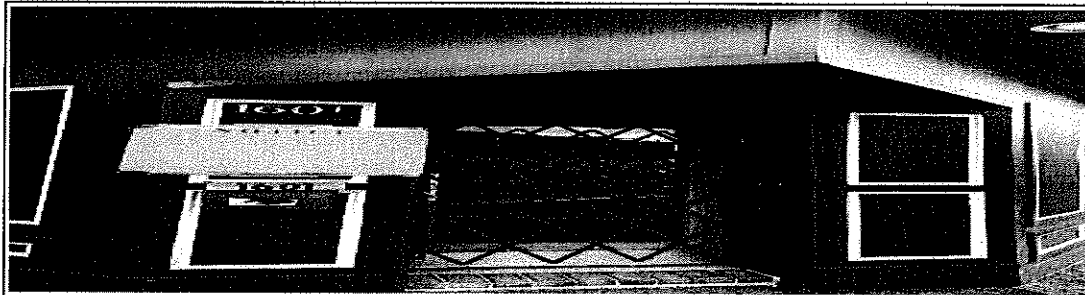
Other licensed locations - Describe/Note:

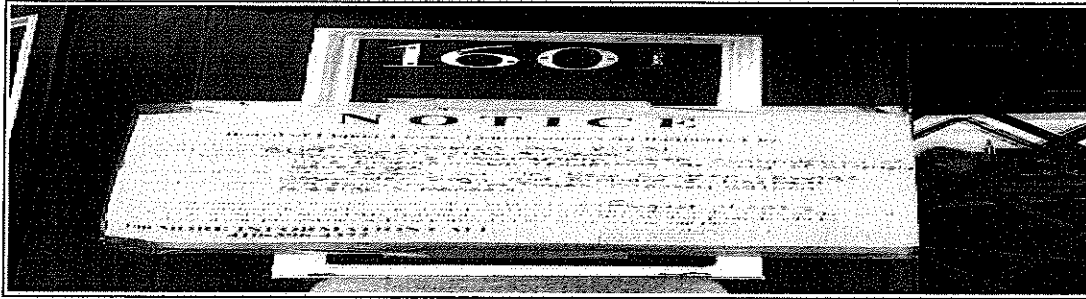
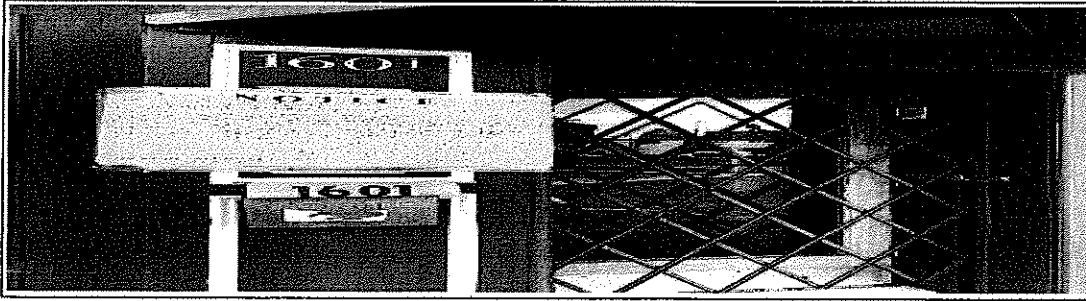
See attached map

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

Establishment is not currently open and operating
Establishment filing for Transfer of owner with delivery of alcohol and live entertainment

Insert Photo of Sign and location:





Inspector Name		Date and Time	
<input type="text" value="i:0#w baltimore\walter.farley-robins"/>		<input type="text" value="7/26/2022"/>	<input type="text" value="3:55:50 PM"/>
Name of Licensee (if present)			
<input type="text"/>			

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	<input type="text" value="Jaswinder Singh; Richard Hackett"/>
<i>Address of Premises:</i>	<input type="text" value="1601 Eastern Ave"/>
<i>Inspector:</i>	<input type="text" value="i:0#.w baltimore\walter.farley-robins"/>
<i>Date Posted:</i>	<input type="text" value="7/21/2022"/>
<i>Time Posted:</i>	<input type="text" value="12:00 PM"/>
<i>Date Rechecked:</i>	<input type="text" value="8/1/2022"/>
<i>Time Rechecked:</i>	<input type="text" value="3:50 PM"/>
<i>Manager or Owner when sign posted:</i>	<input type="text"/>

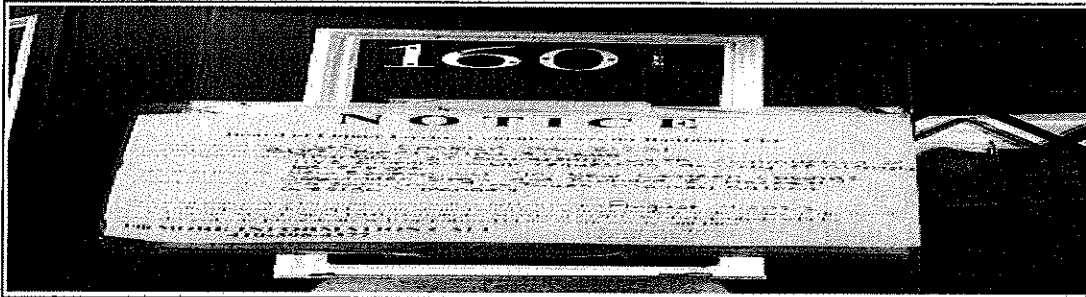
Summary on location of sign posted:

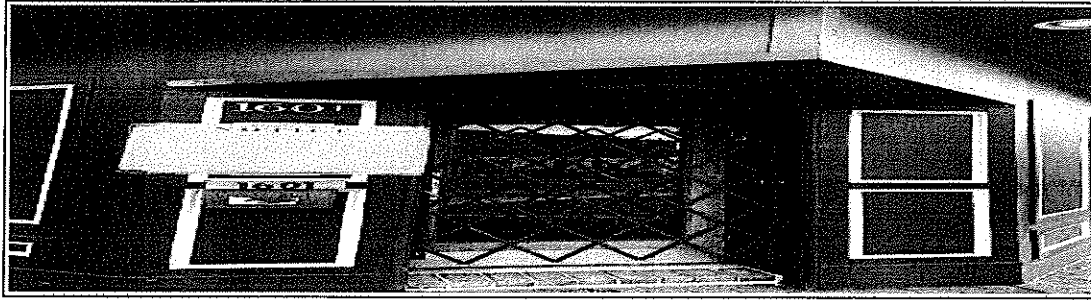
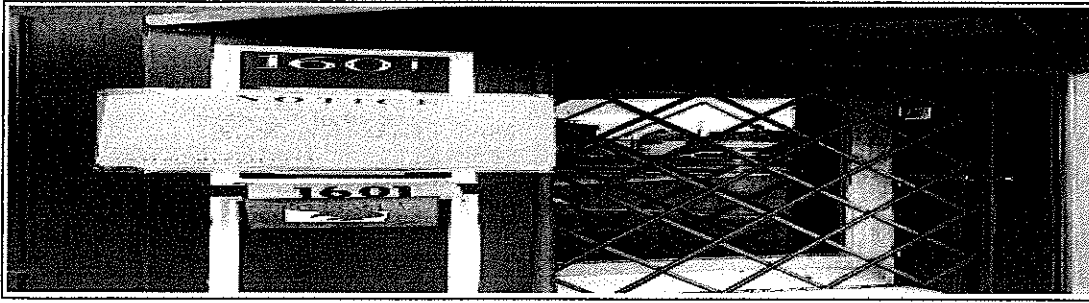
Sign posted on front door

Summary on location of sign rechecked:

Sign remained as posted on front door

Insert Photo of Sign and location:





BLLC Routine Inspection

General Information

Address: 1601 EASTERN AVENUE 21231

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

Open/Closed Status

Open/Closed: Open

Closed Date:

Clean and Free of Debris

Clean and Free of Debris: Satisfactory

Bar Location and Shape

Location of Bar: Rear

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/807 Checklist

Bulletproof Partitioning: No

Separate Pkg. Goods Dept.: No

Separate Pkg. Goods Store: No

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: No

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

General

Traders License: Yes

Alcohol Awareness Certification Date Issued: 3/28/2018

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Notes

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid:

N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Auxiliary Services

Live Entertainment (Describe):

yes

Outdoor Table Service No

Complaint

Violation Issued: No

Violations Noted:

Remarks

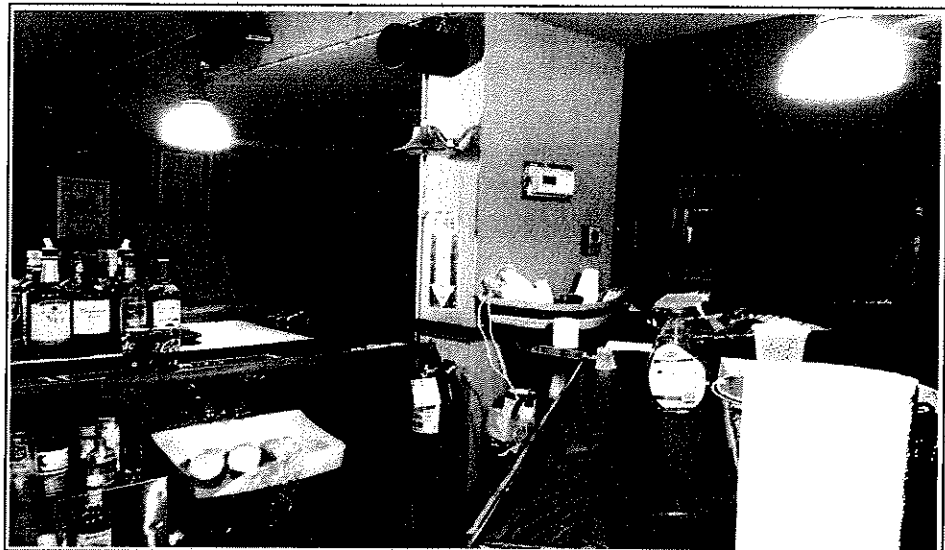
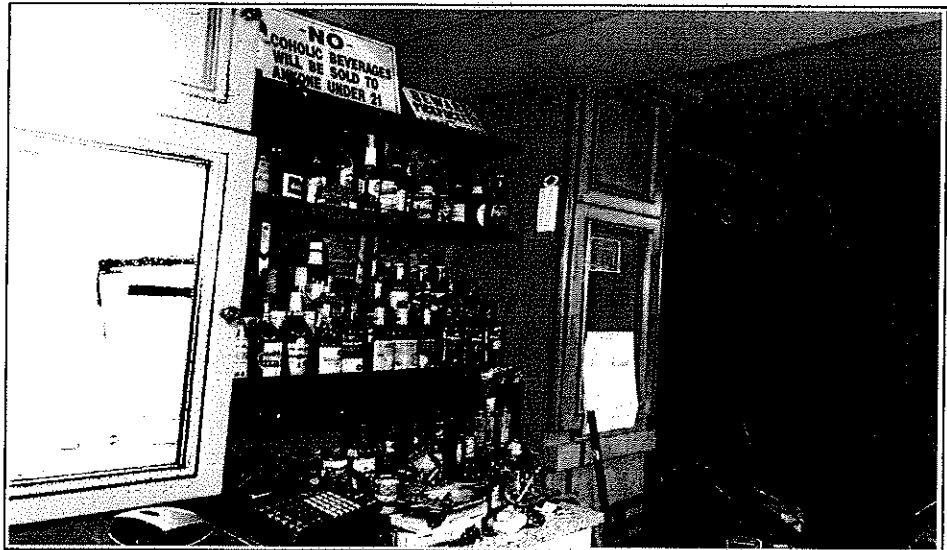
Instructions Given to Licensee:

Must provide alcohol purchase invoices to agent on or before 2/21/2020.

Inspector's Comments:

Inspected 2/14/2020

Photo Taken:



Owner Email:

Submitted by Inspector

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

No: 000127667

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

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

WARD	SEC. BLOCK	LOT	ISSUE DATE	DISTRICT	MINOR PRIVILEGE	PLANS NO.
02	05	1445	038	8/30/99	201	P013539

PROPERTY ADDRESS: 1601-1603 EASTERN AVE

K/A ADDRESS: 1603 EASTERN AVE

OWNER: GEORGE MANDRIS

ADDR: 2825 CLEARVIEW AVE

LESSEE:

ADDR:

CONTR:

ADDR:

LIC. NO. :

ELECTRICAL CONTRACTOR:

LIC. NO. :

PLUMBING CONTRACTOR:

LIC. NO. :

GAS FITTER:

LIC. NO. :

HVAC & R CONTR.:

LIC. NO. :

WORK COST	EXPIRATION DATE	LAND USE CODES 5823 1113 6112 0000

USE)USE A PORTION OF EXISTING 1ST FLOOR TAVERN FOR LIVE ENTERTAINMENT AND DANCING.

001-139-260-00-000 R. INSP.	A-001-131-260-09-000 MISC.	A-001-131-260-09-000 CH. USE	45.00	A-001-132-260-01-000 NEW BLDG.	A-001-132-260-02-000 ADDITIONS
001-132-260-03-000 TERATIONS	A-001-132-260-04-000 REPAIRS	A-001-132-260-05-000 MISC. CONST.		A-001-133-260-00-000 ELECT.	A-001-134-260-01-000 HYDRONIC/STEAM HEAT
001-134-260-02-000 TRIB/EXH	A-001-134-260-03-000 AIR COND.	A-001-134-260-04-000 DISP. TANKS		A-001-134-260-05-000 FIRE	A-001-134-260-06-000 FUEL-BURNING EQUIPMENT
001-136-260-00-000 EVATOR	A-001-135-260-00-000 PLUMBING	A-001-132-260-07-000 S & E CONTROL	0.00	A-001-868-570-01-000 CHAP	A-001-051-150-00-000 TAX
001-132-260-06-000 LING	A-001-137-260-00-000 FILING FEE	A-001-132-260-02-000 LOW VOLTAGE/TELECOM		A-001-131-260-09-000 PENALTY	TOTAL FEES
					3.00
					48.00

INSPECTORS REPORT OF INSPECTION

DATE	TYPE OF INSPECTION & NOTE	INITIAL	DATE	TYPE OF INSPECTION & NOTE	INITIAL
COMPLETION DATE			INSPECTORS SIGNATURE		

August 25, 2022

Applicant(s): Jasmine Knorr, Elizabeth Rafferty, and Michael Moran
Birroteca Management, LLC T/a Birroteca
1520 Clipper Mill Road 21211

Class: "B" Beer Wine & Liquor License

Application to transfer ownership with continuation of live entertainment.

(a) **Applicant(s) Information:** (1) Jasmine Knorr was born in Fairmont, WV in February of 1981. She lives in Hebron, MD; (2) Elizabeth Rafferty was born in Cheverly, MD in December of 1972. She lives in Baltimore, MD; and (3) Michael Moran was born in Pennsylvania in September of 1967. He lives in Baltimore, MD. Ms. Knorr was a licensee at 164 Kelly Ave T/a Nickel Tap House from 11/2013 to 10/2018. Ms. Rafferty was a licensee at 164 Kelly Ave T/a Nickel Tap House from 11/2013 to 10/2018, and at Encantada located at 800 Key Highway from 7/2015 to 1/2019. Mr. Moran was a licensee at 1226 Baltimore Pike T/a Birroteca located in Belair, MD from 10/2014 to 3/2020.

(b) **Ownership Breakdown:** (1) Jasmine Knorr (10%); (2) International Inv., Inc. (60%); (3) Fred Haas (estate) (30%); (4) Elizabeth Rafferty (0%); and (5) Michael Moran (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$605,000 to be paid at settlement.

(d) **Qualified Voters:** Melissa Gotsh, Duane Dennis Sr., and Elizabeth Lopez are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premises as a restaurant/tavern including live entertainment and dancing per BMZA 123-03 approved 11/14/2003.

(f) **Corporate Standing:** Birroteca Management, LLC is a MD LLC and as of 8/9/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 7/21/2022 and checked on 7/30/2022. This meets the 10-day rule. There are 4 licensed liquor establishments in the 4x4 area: "A" BWL-1; and "B" BWL-3.

(h) **Timeline:** Last Inspection by BLLC was performed 7/26/2021. 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 ownership CLASS TYPE: LB

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: 1520 Clipper Road, Baltimore, Maryland 21211

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: Birroteca Management, LLC TRADE NAME: Birroteca

BUSINESS PHONE NUMBER: 443-759-5178 BUSINESS EMAIL ADDRESS: mmoran@southernboysconcepts.com

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

Part of Premises Used (Note: Floors and Areas for Storage): entire building Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? bands and DJ 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: 190 inside and 26 outside

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

Jasmine Knorr
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
7176 Cherry Walk Road Hebron MD 21830 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
02/1981 Female Fairmont, WV
 (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

Elizabeth Rafferty
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
405 Woodford Road Baltimore MD 21212 18 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
12/1972 Female Cheverly, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

Michael Moran
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
405 Woodford Road Baltimore MD 21212 25 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
09/1967 Male Pennsylvania
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

RECEIVED: BLLC
 JUN 7 2022 PM 4:44

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

[Empty response box for question 1]

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

[Empty response box for question 2]

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

[Empty response box for question 3]

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

See Attachment.

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

[Empty response box for question 5]

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

[Empty response box for question 6]

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

A. Yes - See attachment B. No C. No

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

[Empty response box for question 8]

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

[Empty response box for question 9]

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

Applicant A B C

[Empty response box for question 10]

Page 2 Attachment to liquor license transfer application:
Applicant: Birroteca Management, LLC

4.

Applicant A: Jasmine Knorr
was on liquor license at Nickel Tap House, Baltimore City, 1604 Kelly Avenue, from 11/2013 until 10/2018

Applicant B: Elizabeth Rafferty
was on liquor license at Nickel Tap House, Baltimore City, 1604 Kelly Avenue, from 11/2013 until 10/2018
was on liquor license at Encantada, Baltimore City, 800 Key Highway, from 07/2015 until 01/2019

Applicant C: Michael Moran
was on liquor license at Birroteca, Harford County, 1226 Baltimore Pike, Bel Air, MD from 10/2014 until 03/2020

7.

Applicant A: Jasmine Knorr
Her husband, Carl Knorr, is a licensee on 4 licenses in Salisbury, MD, Wicomico County

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

Name	Address	Phone	Email
Michael Moran	405 Woodford Rd Baltimore, MD 21212		

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.

- applicant and owner of Birreteca Management, LLC
7156 Cherry Walk Rd
- 1) NAME: Jasmine Knorr ADDRESS: Hebron MD 21830 TITLE: member %OF STOCK HELD: 10%
- owner 2) NAME: International Inv. Inc ADDRESS: 200 Elmwood St TITLE: member %OF STOCK HELD: 60%
- owner 3) NAME: Estate of Fred Haas deceased ADDRESS: 2109 Caterdale Rd. TITLE: member %OF STOCK HELD: 30%
- applicant 4) NAME: Elizabeth Rafferty ADDRESS: 405 Woodford Rd. TITLE: Sec. %OF STOCK HELD: 0%

0% will be compensated monthly

*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.

Michael Moran
Signature of Applicant A

I hereby certify that on the 20th day of May, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Jasmine Knorr 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: Elaine Pappas (Notary Seal) My Commission expires 11/19/22

Printed Name: Elaine Pappas

Elizabeth Rafferty
Signature of Applicant B

I hereby certify that on the 20th day of May, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Elizabeth Rafferty 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: Elaine Pappas (Notary Seal) My Commission expires 11/19/22

Printed Name: Elaine Pappas

Michael Moran
Signature of Applicant C

I hereby certify that on the 20th day of May, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Michael Moran 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: Elaine Pappas (Notary Seal) My Commission expires 11/19/22

Printed Name: Elaine Pappas

Name and Address of the owners of the premise/landlord: Constance Kolper
5239 Old Hanover Rd. Phone Number: [REDACTED]
Westminster, MD 21158

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

(I, WE) Constance Kolper HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 1520 Clipper Rd, Baltimore, City with a Zip
 Code of 21211, 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.

Constance Kolper
 Signature of Owner of the Property

I hereby certify that on the 20th day of May, 2022, before me, the subscriber, a notary public of the State of Maryland, in and
 for Balto, MD, personally appeared Constance Kolper 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: Elaine Pappas (Notary Seal) My Commission expires 11/19/2022
 Notary Printed Name: Elaine Pappas

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

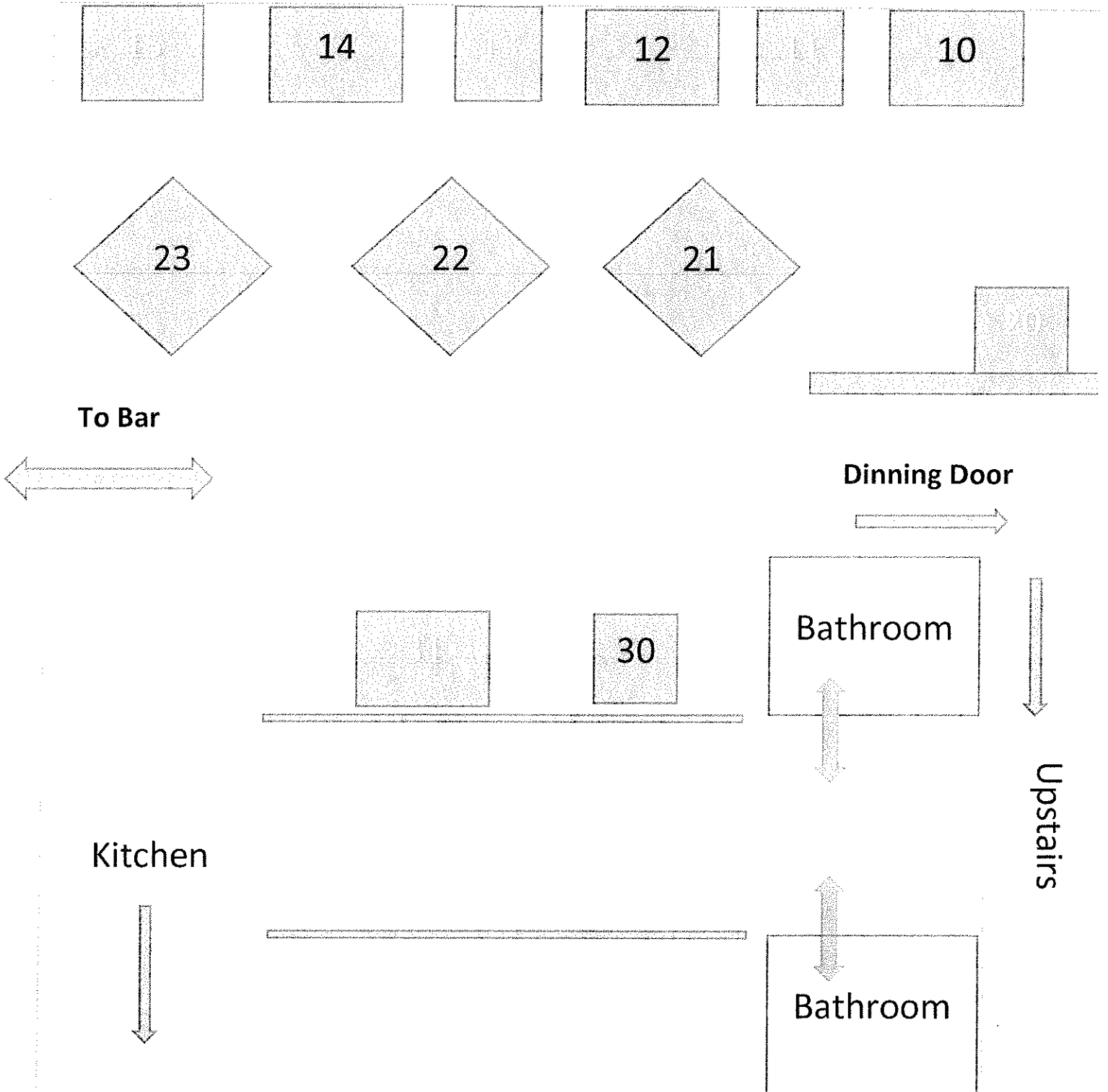
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business
 covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to
 us and is a resident of Baltimore City and a resident of 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>Richard J. Ito</u>	<u>5102 Whiteford Rd Baltimore, MD 21212</u>	<u>[Signature]</u>	<u>10/1920</u>	<u>28+ years</u>
<u>Melisse Gotsch</u>	<u>1001 S Robinson St Baltimore MD 21221</u>	<u>[Signature]</u>	<u>02/73</u>	<u>15+ years</u>
<u>Duane Dennis</u>	<u>1515 Baldwin St Baltimore, MD 21211</u>	<u>Duane Dennis</u>	<u>01/64</u>	<u>11/24 yrs</u>
<u>Elizabeth Lopez</u>	<u>408 Woodford Rd Baltimore, MD 21212</u>	<u>[Signature]</u>	<u>05/54</u>	<u>15+ years</u>
<u>Peter C Dwyer</u>	<u>408 Woodford Rd Baltimore MD 21212</u>	<u>Peter C Dwyer</u>	<u>09/44</u>	<u>20 yrs</u>
<u>Elizabeth Storms</u>	<u>3225 Munkelbell Ter 21214</u>	<u>Eli. St.</u>	<u>12/79</u>	<u>15+ years</u>

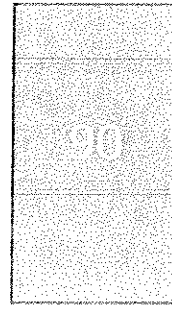
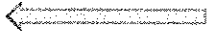
Board of Liquor License Commissioners for the City of Baltimore
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
 Phone: 410-396-4377 Fax: 410-396-4382

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

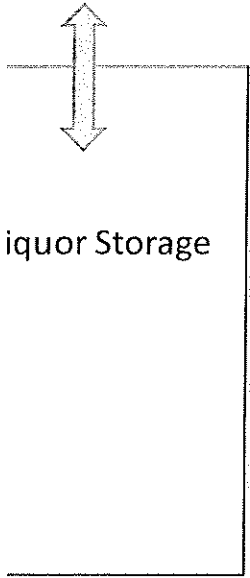
Dining



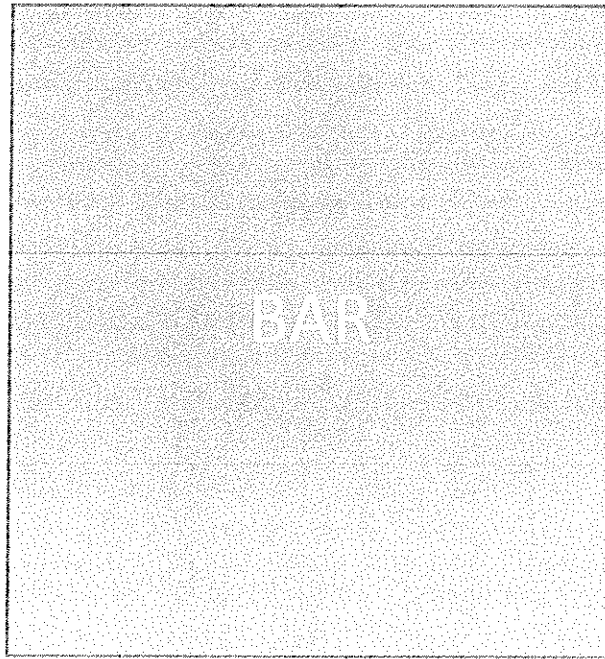
Bathrooms



200's



Bar



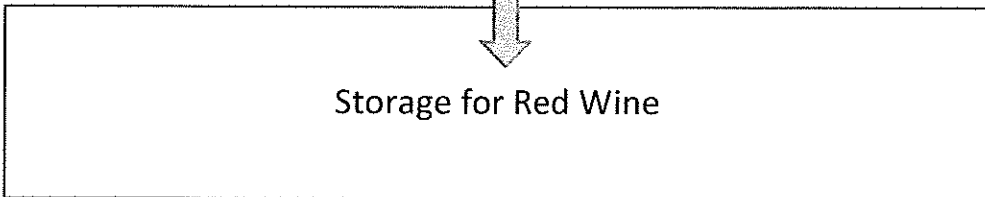
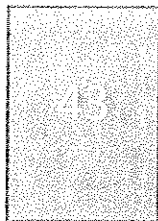
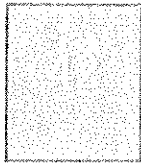
100's

300's

Door to Outside

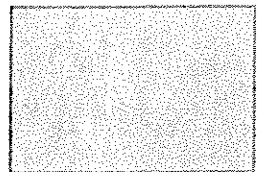
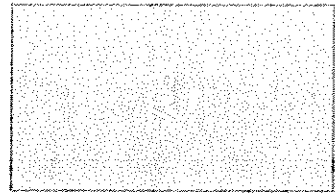
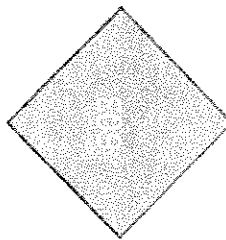
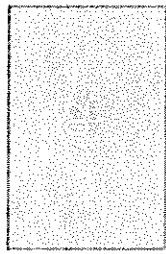
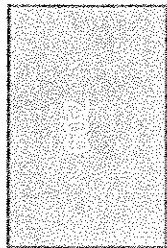
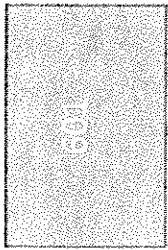


400's

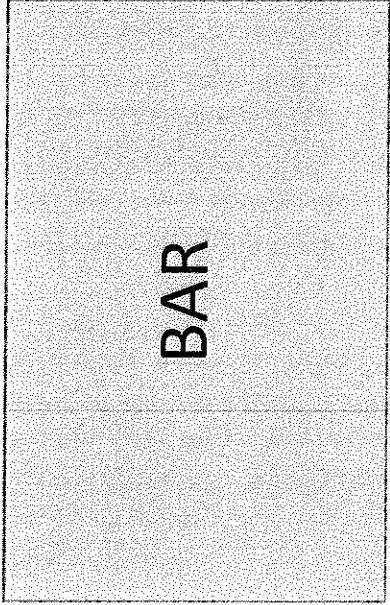


Storage for Red Wine

Upstairs



Stairs to First Level



800's

900's

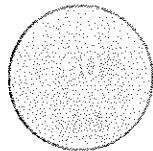
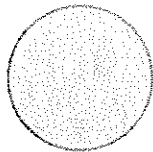
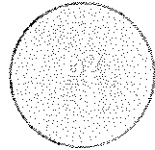
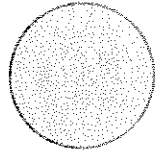
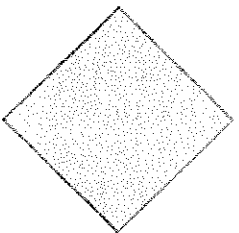
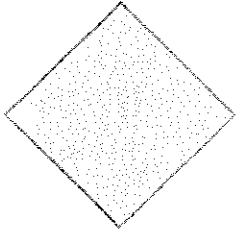
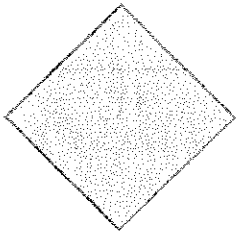
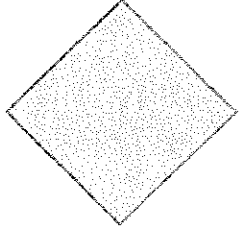
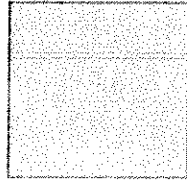


Kitchen

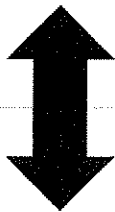


Kitchen

Outside



Walk In Cooler for beer kegs, bottle/can
beer and bottle wine



Door to Bar area



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LB 022** Cert Num: **0243** Fee: **\$2,350.00** Status: **Renewed**
 License Date: 5/1/2022 License Year: 2022
 CR Number: 12365984
 Payment Date: 04-12-22

2021 - 2022 TPP Paid
 2022 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **KOLPER PROPERTIES, INC.**
 Trade Name: **BIRROTECA**
 Zone Code: 38
 Phone: 443-925-4028

Block Num: 1520 Street: CLIPPER ROAD
 City: BALTIMORE State: MD Zip: 21211

CR Number: 12365984

Portion of Business Used:
 USE PREMISES AS A RESTAURANT/TAVERN INCLUDING LIVE ENTERTAINMENT AND DANCING

Restriction:
 LICENSEE MAY PROVIDE REFILLABLE CONTAINERS AS AUTHORIZED IN ARTICLE 2B SECTION 8-203(E)

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
DAVID	KOLPER	5239 OLD HANOVER ROAD	WESTMINSTER	MD	21158	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
06/10/2022	Application for transfer of ownership with continuation of live entertainment filed on behalf of Birroteca Management, LLC T/a Birroteca, Jasmine Knorr, Elizabeth Rafferty, and Michael Moran on 6/7/2022 /kk	Delete
04/25/2022	*****RELEASED STATE OF MD TAX HOLD*****.... /mb	Delete
01/31/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
10/14/2020	Alcohol Awareness expires on 01/04/23 Michael Moran (certified by TIPS)..../sb	Delete
06/15/2020	*****RELEASED STATE OF MD TAX HOLD*****..... /mb	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/mb	Delete
10/30/2019	Received Certificate of Good Standing and so the business is cleared from the hold list of Personal Property Tax on October 30,2019.../mb	Delete
09/26/2019	Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19..... /sb	Delete
09/18/2019	Submitted 2019 Trader's License..... /sb	Delete
07/19/2019	Alcohol Awareness expires on 01/04/23 Michael J. Moran (certified by TIPS)...../sb	Delete
07/19/2019	Submitted 2018 Trader's License.... /sb	Delete
05/01/2019	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee on January 25, 2019.***/sb	Delete
01/10/2019	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on January 9, 2019..../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/19/18../mb	Delete
04/02/2018	*****RELEASED STATE OF MD TAX HOLD*****..... /sb	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
07/21/2016	Alcohol Awareness expires 10/04/18 (Michael Moran)	Delete
01/20/2016	Alcohol Awareness Training (Tim Conder) expires 1/11/2020 John S Murray	Delete
02/12/2015	Alcohol Awareness Certified 08/29/2014-08/29/2018 Nicholas Rumey	Delete
10/08/2013	9/19/2013 Public Hearing re: Violation of Rule 4.01(a) GUILTY \$500 admin fee \$125 total fine \$625 Fine PAID	Delete
09/13/2012	9/6/2012 Public Hearing re: To determine status of license. GRANTED 180 day extension.	Delete
09/13/2012	9/16/2012 Public Hearing re: Request to reopen. GRANTED.	Delete
11/08/2010	11/04/10 Public Hearing re: Violation of Art.2B,Sec.12-108(d). DECISION: GUILTY AS TO ALL CHARGES FINED \$500 FOR TWO CHARGES.FINE \$1000 + \$125 ADM.FEE = \$1125	Delete
08/07/2006	08/07/06 CONF.FEE \$100 PAID IN FULL #57379	Delete
08/07/2006	08/03/06 Transfer Conf.re: request for live entertainment,outdoor table service and off premises catering.DECISION: APPROVED.	Delete
06/01/2006	10/30/03 Public hearing re: application for a new Class "B" Beer, Wine & Liquor license under the provisions of Rule 2.08 requiring capital investment of \$200,000 and seating capacity for a minimum of 75 people APPROVED (Live entertainment not approved at this time)	Delete

Print History (Print Card)

License num: LB 022

Address: 1520 CLIPPER ROAD

Trade Name: BIRROTECA

Comment:

Add Comment

BIRROTECA MANAGEMENT, LLC: W14802110

Department ID Number:

W14802110

Business Name:

BIRROTECA MANAGEMENT, LLC

Principal Office: ⓘ

1520 CLIPPER ROAD
BALTIMORE MD 21211

Resident Agent: ⓘ

JEFFREY E. BADGER
124 EAST MAIN ST
SALISBURY MD 21801

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:

07/27/2012

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1520 CLIPPER ROAD

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR _____

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Asst. Larry Clark DATE: 7/26/22

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	<input type="text" value="Birroteca"/>
Corporation Name:	<input type="text" value="Birroteca Management LLC"/>
Location Address:	<input type="text" value="1520 Clipper Road, Baltimore MD 21211"/>
License Type:	Class "B" Beer, Wine and Liquor <input type="button" value="v"/>
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="button" value="v"/>
Is the location within 300 feet of Church and/or School?	No <input type="button" value="v"/>
Date Posted?	<input type="text" value="7/21/2022"/> <input type="button" value="v"/>
Estimated Date of Removal?	<input type="text" value="7/30/2022"/> <input type="button" value="v"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="button" value="v"/>

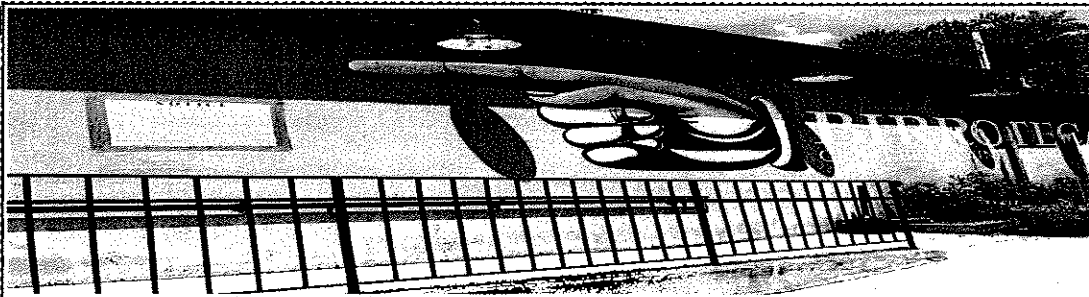
Other licensed locations - Describe/Note:

Please see map for other licensed locations

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

Transfer of ownership class type LB with live entertainment and outdoor table service

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: Jasmine Knorr; Elizabeth Rafferty; Michael Moran

Address of Premises: 1520 Clipper Rd Baltimore MD 21211

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

Date Posted: 7/21/2022

Time Posted: 3:00 PM

Date Rechecked: 7/30/2022

Time Rechecked: 5:30 PM

Manager or Owner when sign posted:

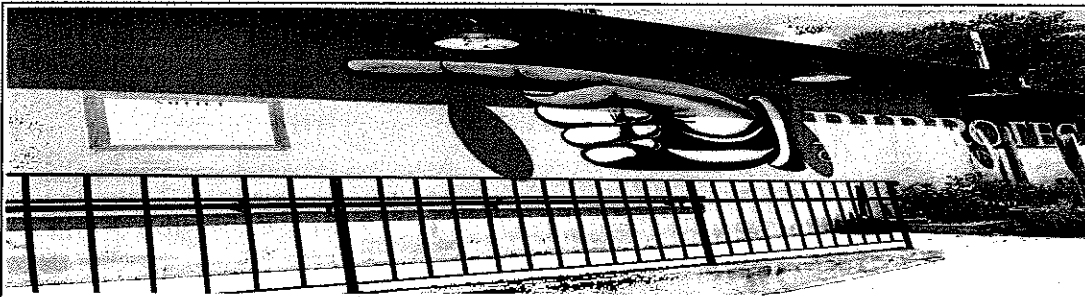
Summary on location of sign posted:

Sign is posted on front wall

Summary on location of sign rechecked:

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

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1520 Clipper Road 21211
Type of License: CLASS "B" Beer, Wine & Liquor License
Nature of Application: TRANSFER OF OWNERSHIP WITH CONTINUATION
OF live entertainment
Application filed by: BIRROTECA Management, LLC T/A Birroteca
Jasmine Knorr, Elizabeth Rafferty, AND Michael Mor
Applicant Licensee(s): KOLPER Properties, Inc. T/A Birroteca
David Kolper

A hearing concerning this application will be held on or after August 4, 2022.
Persons who oppose this application should send their written protest to the office of the Board,
401 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be
acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL
410-396-4377

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

Chairman
Commissioner
Commissioner
Executive

Back

BLLC Routine Inspection

General Information

Address: 1520 CLIPPER ROAD 21211

Trade Name: BIRROTECA

Corporation Name: KOLPER PROPERTIES, INC.

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

Date/Time of Inspection: 7/26/2022

12:20:36 PM

Manager/Licensee: Michael Moran

Open/Closed Status

Open/Closed: Open

Closed Date:

Inspection Results

Clean and Free of Debris: Satisfactory

Bar Area

Location of Bar: Center

Shape of Bar: Square

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD? Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A ▼

Dining Area

Capacity: 190

Location of Dining Area: Throughout

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

Business Records

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 1/17/2019

Employee Records: N/A ▼

Alcohol Beverage Information Invoice Numbers and Date: CONSTANTINE WINES INV# 5016... 7/19/2022

Notes

Inspector Comments: SATISFACTORY

Notes

Inspector Comments: SATISFACTORY

Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity: 190

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid:

N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

Facility Services

Live Entertainment (Describe):

Outdoor Table Service N/A ▼

Inspection

Violation Issued: No ▼

Violations Noted:

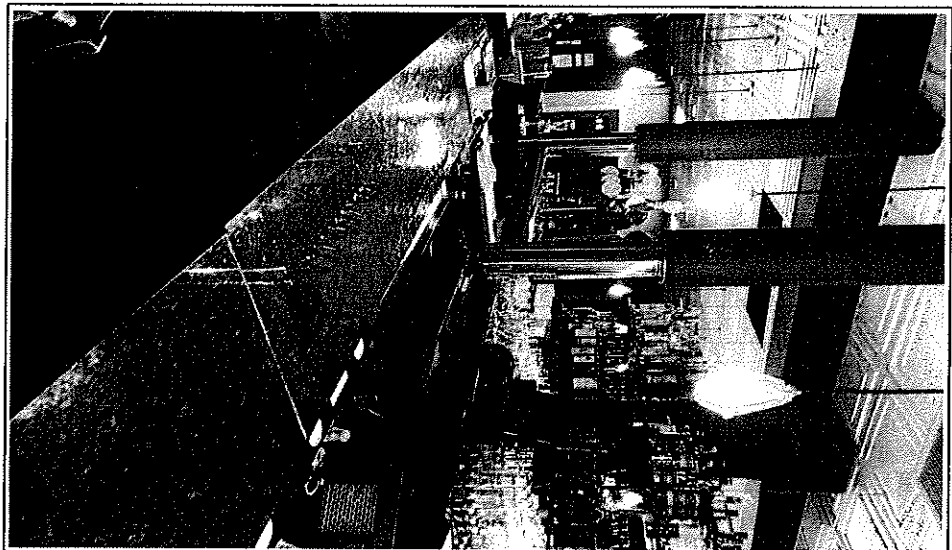
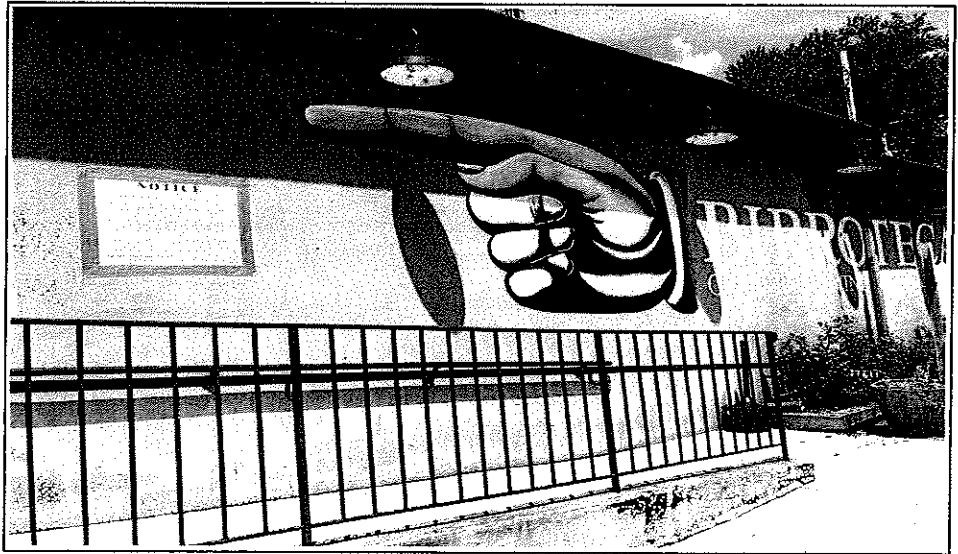
Remarks

Instructions Given to Licensee:

Inspector's Comments:

*On July 21, 2022, a routine inspection was conducted for BIRROTECA
The establishment was open and presented all requested documents upon inspection no violations
observed or with nothing further to report.*

Photo Taken:



Attach Additional Photos

Owner Email:

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

**Online Use & Occupancy Permit
 Application**

Property Address: 1520 CLIPPER RD
 Block/Lot: 3525B/006

Permit No: **USE2022-53766**

Applicant:
 ELAINE PAPPAS

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

Owner/Lessee:
 Owner CONSTANCE KOLPER

Total : **98.00**

Lessee BIRROTECA MANAGEMENT, LLC, T/A BIRROTECA

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

	Dwelling:	Rooming:	Efficiency:
Existing Count:	000	000	000
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
F02 - REGULATED FLOODPLAIN BFE FIRE DEPARTMENT REFERRAL	05/25/2022		PLAN
Application Received		05/25/2022	
Zoning Sign-off	05/25/2022	05/25/2022	
One Stop Permit Office Review	05/25/2022		WILCOXL
HEALTH DEPARTMENT INSPECTION	05/25/2022		JWEL

District:502

MINOR PRIVILEGE:

THIS IS NOT A PERMIT. THIS DOCUMENT IS PROOF OF APPLICATION FOR A PERMIT. YOU MUST OBTAIN THE ACTUAL PERMIT OR CERTIFICATE OF OCCUPANCY BEFORE THE BELOW STATED WORK OR USE CAN BEGIN. FOR MORE INFORMATION CONTACT THE ONE STOP SHOP PERMIT CENTER AT 443.984-1809.

CONTINUE TO USE PREMISES AS A RESTAURANT/TAVERN INCLUDING LIVE ENTERTAINMENT AND DANCING PER BMZA 123-03 APPROVED 11/14/03- CHANGE OF OPERATOR

AFFIDAVIT BY: ELAINE PAPPAS

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: 1520 CLIPPER ROAD

Owner First Name: CONSTANCE

Role: Agent

Owner Last Name Or

Applicant: PAPPAS,ELAINE

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

August 25, 2022

Applicant(s): Kanwarpall Manhani Singh and Anastasia Makofski
We Out Here Enterprises, LLC, T/a Uptown Liquors
2115 W. North Avenue 21217

Class: "A" Beer, Wine & Liquor License

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Kanwarpall Manhani Singh was born in Baltimore, MD in August of 1999. He lives in Randallstown, MD; and (2) Anastasia Makofski was born in Baltimore, MD in May of 1989. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Kanwarpall Manhani Singh (100%); and (2) Anastasia Makofski (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$520,000. Down payment of \$20,000 was made. Remaining balance to be paid at settlement to be paid via savings and SBA loan.

(d) **Qualified Voters:** Davinder Singh, Gene Cooke, and Sarwan Singh are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premises as a package goods store.

(f) **Corporate Standing:** We Out Here Enterprises, LLC is a MD LLC and as of 8/9/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 7/21/2022 and checked on 8/4/2022. This meets the 10-day rule. There are 3 licensed liquor establishments in the 4x4 area: "A-2" BWL-1; "B" BWL- 1; "and "BD7" BWL- 1.

(h) **Timeline:** Last Inspection by BLLC was performed 7/22/2022. 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 ownership CLASS TYPE: LA

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 2115 W. North Avenue, Baltimore, Maryland 21117

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: We Out Here Enterprises LLC TRADE NAME: Uptown Liquors

BUSINESS PHONE NUMBER: 410-669-6727 BUSINESS EMAIL ADDRESS: kpmariani@gmail.com

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

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

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

Please note that as per Alc. Bev. Art. § 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

Kanwarpall Manhani Singh _____

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

8907 Maplebrook Road Randallstown, MD 21133 _____

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

08/1999 _____ 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

Anastasia Makofski _____

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

1160 Washington Boulevard Baltimore MD 21230 _____

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

05/1989 _____ Female Baltimore, MD

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

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

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]

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-109 (a)(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: Kanwarpal M. Singh ADDRESS: 8907 Maplebrook Rd. Randallstown, MD 21113 TITLE: Sole Member %OF STOCK HELD: 100%
- 2) NAME: Anastasia Makotsh ADDRESS: 1160 Washington Blvd Balto, MD 21230 TITLE: Sec %OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: will be compensated monthly
- 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 17 day of May, 2022, before me the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Kanwarpal Singh the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 11/19/2022
Printed Name: Elaine Pappas

[Signature]
Signature of Applicant B

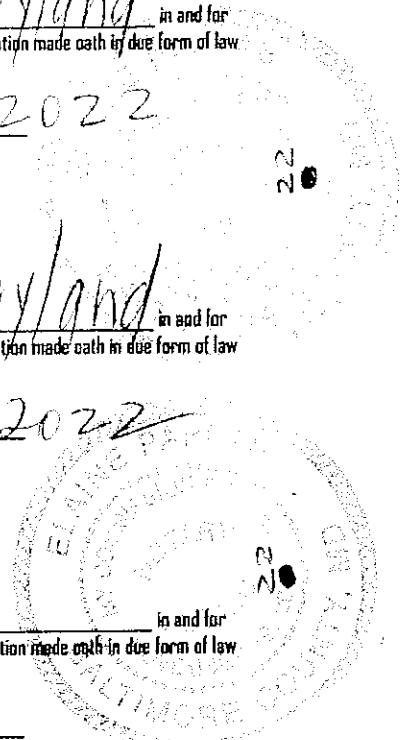
I hereby certify that on the 17 day of May, 2022, before me the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Anastasia Makotsh the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 11/19/2022
Printed Name: Elaine Pappas

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: Jennifer Youn Phone Number: [REDACTED]
2115 W. North Ave, 21217

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

(I, WE) Jennifer Youn HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2115 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.

Jennifer Youn

Signature of Owner of the Property

Maryland

I hereby certify that on the 17 day of May, 2022, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. Co., personally appeared Jennifer Youn 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.

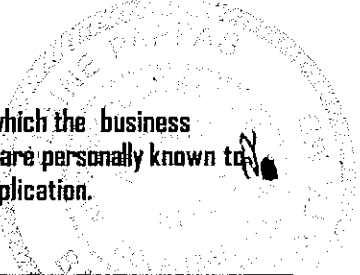
As witness, my hand and notarial seal.

Notary Signature: Elaine Pappas (Notary Seal) My Commission expires 11/19/2022

Notary Printed Name: Elaine Pappas

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.

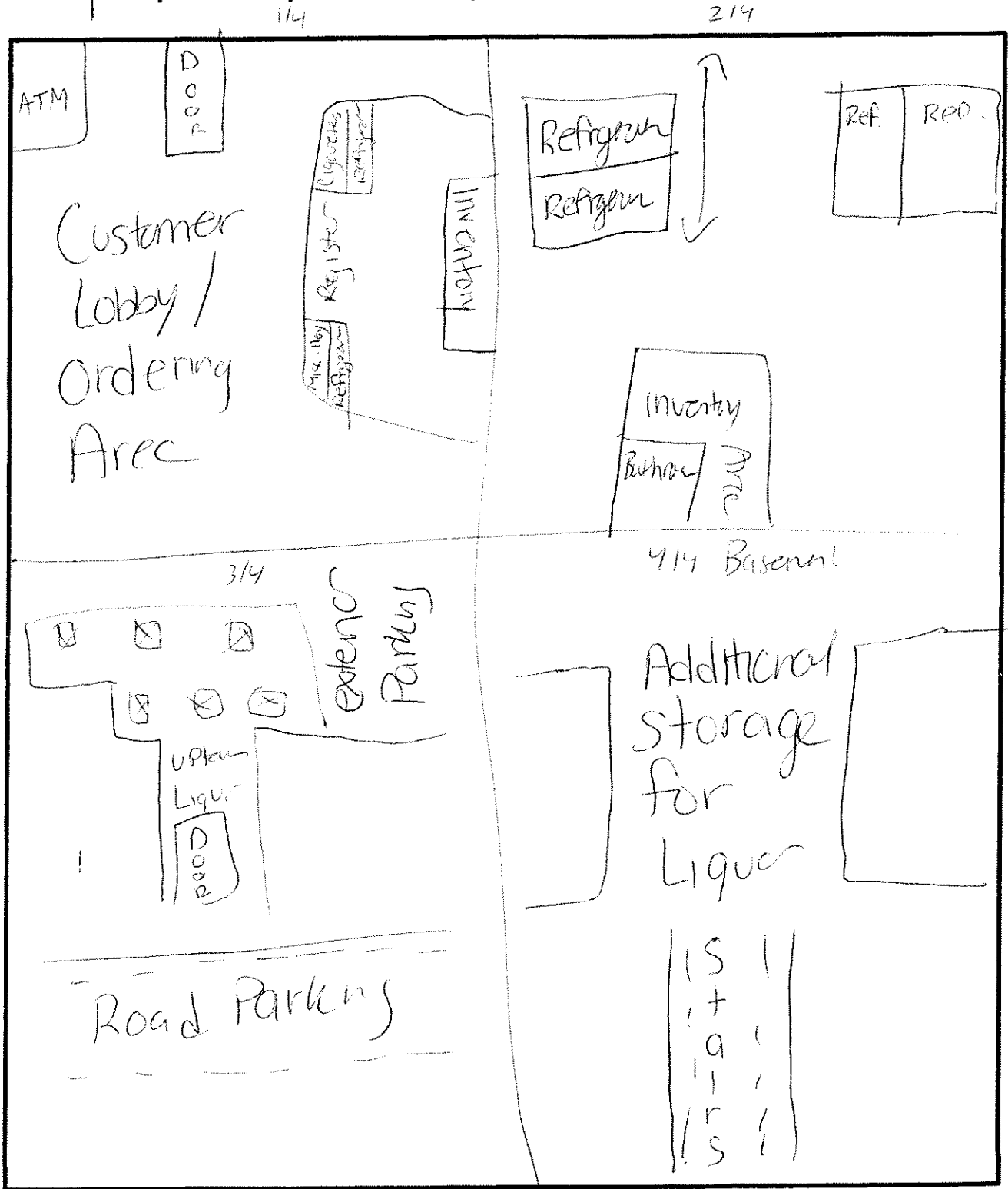


Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
① GENE COOKE	1167 NANTICOKE ST	<u>[Signature]</u>	3/68	5 yrs
② Sarwan Singh	917 Calwell RD	<u>[Signature]</u>	4/67	15+ yrs
③ Divin Singh	2335 E Oliverson	<u>[Signature]</u>	8/62	15 yrs
④ Prakash Negi	255 S hilton	<u>[Signature]</u>	5/75	6 yrs
⑤ Faruk Mohammed	2929 hustingth Ave	<u>[Signature]</u>	6/74	3 yrs

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

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

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





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LA 011** Cert Num: **0131** Fee: **\$858.00** Status: **Renewed**
 License Date: 5/1/2022 License Year: 2022
 CR Number: 15012500
 Payment Date: 04-18-22

2021 - 2022 TPP Paid
 2022 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **JJYC, INC.**
 Trade Name: **UPTOWN LIQUORS**
 Zone Code: 30
 Phone: 410-669-6727

Block Num: 2115 Street: NORTH AVENUE WEST
 City: BALTIMORE State: MD Zip: 21217

CR Number: 15012500

Portion of Business Used:
 FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE

Restriction:

UNDER THE PROVISIONS OF ALC. BEV. ART. § 12-2005, THE HOURS OF SALE FOR THIS LICENSE ARE RESTRICTED FROM 10AM TO 10PM, EVERY DAY THIS LICENSE CLASS IS AUTHORIZED TO SELL ALCOHOLIC BEVERAGES, AS SPECIFIED IN CH. 375 OF THE LAWS OF MARYLAND OF 2022 (SB 757), EFFECTIVE MAY 16, 2022.

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
BARRY	MOORE	2035 W. NORTH AVENUE	BALTIMORE	MD	21217	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
JENNIFER	YOUN	239 SPRY ISLAND ROAD	JOPPA	MD	21085	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Sunday License

License Num: _____ Cert Num: _____ Fee: _____
 License Dates: _____

Comments

Date	Comment	Action
06/10/2022	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of We Out Here Enterprises, LLC T/a Uptown Liquors, Kanwarpall Manhani Singh and Anastasia Makofski on 6/7/2022 /kk	Delete
05/25/2022	Re-issued Liquor License changing operating hours (Senate Bill 757) delivered on May 18, 2022. Old license was returned to office by Inspector Tudhope and placed in parent file..../sb	Delete
05/18/2022	New License issued which changes operating hours from 10 am to 10 pm daily due to SB 757 effective May 16, 2022...../sb	Delete
08/31/2021	Mailed letter of recognition for underage drinking compliance check on 8/26/2021 /kk	Delete
03/25/2021	***** AFFIDAVIT OF COMPLIANCE WAS NOT ATTACHED WITH 2021-2022 WITH RENEWAL APPLICATION.../sb*****	Delete
02/24/2020	Mailed letter of recognition for underage drinking compliance check on 2/18/2020 /kk	Delete
10/18/2019	Mailed letter of recognition for underage drinking compliance check on 10/16/2019 /kk	Delete
08/30/2019	8/29/2019 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01 (a)-Fined \$600; \$600 + \$125 admin fee; \$725 total fine, 30 days to pay (3-0 vote)...../jr	Delete
08/29/2019	Paid in Full (\$725.00) for Violation hearing dated 8/29/2019; Invoice #117825..../jr	Delete
12/11/2018	Mailed letter of recognition for underage drinking compliance check on 12/5/18 /kk	Delete
09/28/2018	Mailed letter of recognition on 9/28/18 for underage drinking compliance check on 9/25/18 /kk	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 1/16/2018 /kk	Delete
06/26/2017	04/27/17 - License was paid for before Renewal, Invoice #107141.... /sb	Delete
05/24/2017	4/20/17- 2017 Protest of Renewal - Board voted (3-0 vote) to renew license.	Delete
07/30/2014	07/24/2014 Public Hearing Violation of Rule 4.01(a) (re Jan 31,2014 alcoholic beverage sold to an underage police cadet) GUILTY Fine violation \$500 Admin Fee \$125 Total \$625 PAID	Delete
10/02/2012	9/5/2012 Conference: Transfer.	Delete
08/09/2012	8/12 Transfer of ownership, A-BWL, Jennifer Youn, Barry Moore, JJYC, Inc.	Delete

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

License num: LA 011 Address: 2115 NORTH AVENUE WEST
 Trade Name: UPTOWN LIQUORS

Comment:

[Add Comment](#)

Hold Info



WE OUT HERE ENTERPRISES LLC: W22170138

Department ID Number:

W22170138

Business Name:

WE OUT HERE ENTERPRISES LLC

Principal Office: ⓘ

1101 WASHINGTON BOULEVARD
BALTIMORE MD 21230

Resident Agent: ⓘ

REGISTERED AGENTS INC.
5000 THAYER CENTER
STE C
OAKLAND MD 21550

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

09/14/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2115 W. North Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR 1

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Washington DATE: 7/25/22

2115 W. North Ave

Licensed Establishments

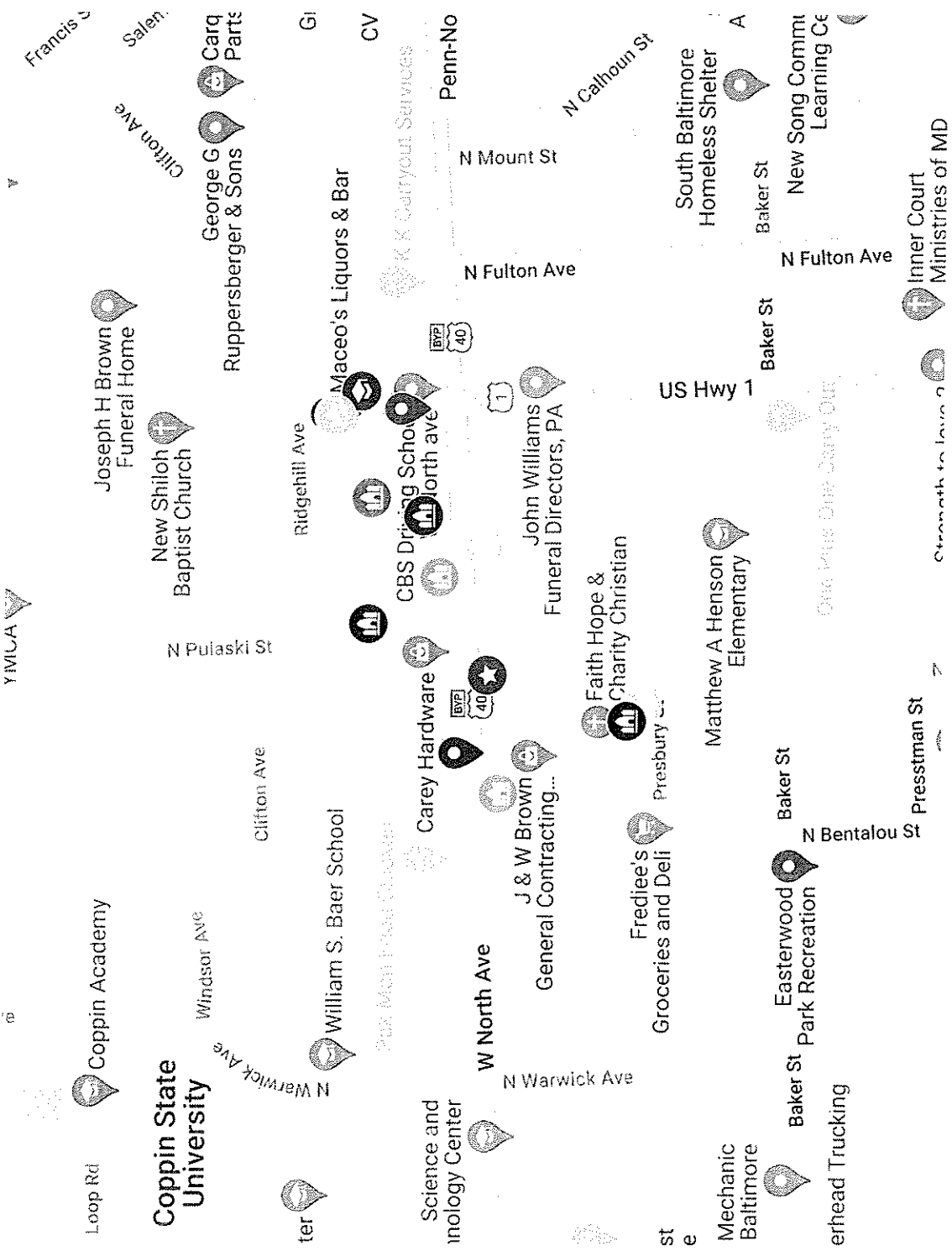
- Uptown Liquors LA
- Carlton's Liquors LA-2
- Fireside North LBD7
- Maceo's LB

Churches

- Mt Zion United Church of God
- New Mt Hebron Baptist Church
- Christian Memorial Church
- Faith Hope & Charity Christian
- Saint Johns Pentecostal Church
- Temple of Christ Baptist Church
- Calvary Evangelical Lutheran Church
- UBC Church of the Living God
- Faith Empowered Ministries

Schools

- Kinder



Back

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	<input type="text" value="Uptown Liquors"/>
Corporation Name:	<input type="text" value="We Out Here Enterprises LLC"/>
Location Address:	<input type="text" value="2115 W North Ave"/>
License Type:	Class "A" Beer, Wine and Liquor <input type="button" value="v"/>
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="button" value="v"/>
Is the location within 300 feet of Church and/or School?	No <input type="button" value="v"/>
Date Posted?	<input type="text" value="7/21/2022"/> <input type="button" value="v"/>
Estimated Date of Removal?	<input type="text" value="8/4/2022"/> <input type="button" value="v"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="button" value="v"/>

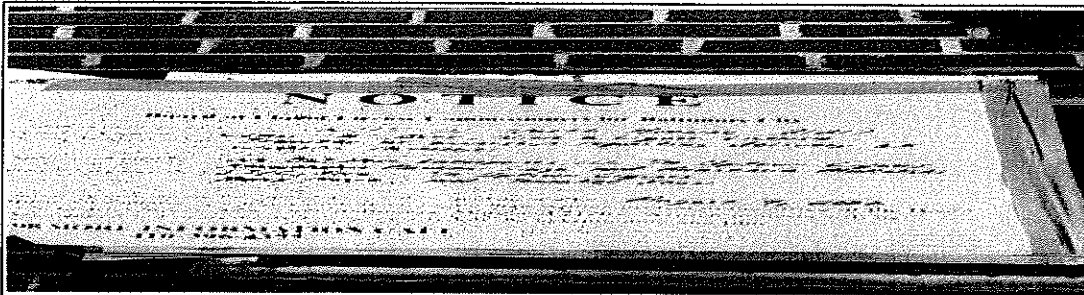
Other licensed locations - Describe/Note:

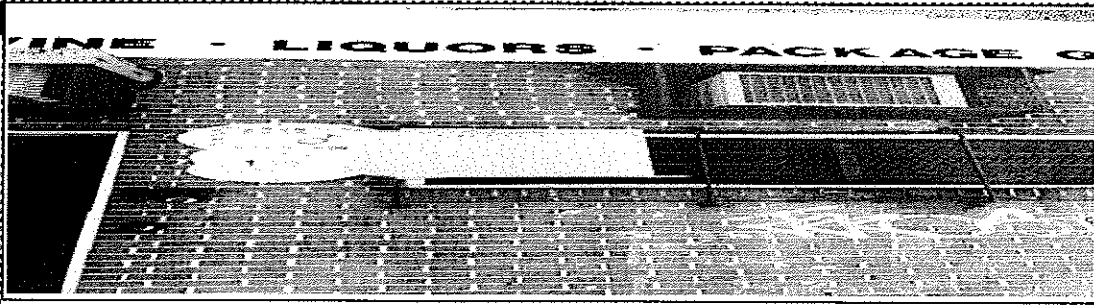
please see maps

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

Sign posted on establishment for transfer of ownership

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name	Date and Time	
i:\O#w\baltimore\kenyattag.washington	7/22/2022	9:09:28 PM
Name of Licensee (if present)		
<input type="button" value="Submit"/>		

Back

BLLC Routine Inspection

General Information

Address: 2115 NORTH AVENUE WEST 21217 ▼

Trade Name: UPTOWN LIQUORS

Corporation Name: JJYC, INC.

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

Date/Time of Inspection: 7/22/2022 9:23:07 PM

Manager/Licensee: p young

Operational Status

Open/Closed: Open ▼

Closed Date:

Sanitation

Clean and Free of Debris: Satisfactory ▼

Bar Area Inspection

Location of Bar: N/A ▼

Shape of Bar:

Condition of Bar Area/Floors: N/A ▼

Hot Water: N/A ▼

Disinfectant Solution: N/A ▼

Three Compartment/Washer: N/A ▼

Package Goods/BD7 Checklist

Bulletproof Partitioning: Yes ▼

Separate Pkg. Goods Dept.: Yes ▼

Separate Pkg. Goods Store: No ▼

Bar/Tavern Open and Operating:

Yes ▼

Selling Household/Grocery: No ▼

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A ▼

Sanitation: N/A ▼

Menu: N/A ▼

Traders License

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 4/6/2018

Employee Records: N/A ▼

Alcohol Beverage Information Invoice Numbers and Date:

Inspector

Inspector Comments:

Inspector

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity:

Outdoor Seating Capacity:

License is Valid: N/A ▼
Dancers Present 18 and older: N/A ▼
Cleanliness of Dressing Room: N/A ▼

Amusing Devices

Live Entertainment (Describe):

Outdoor Table Service N/A ▼

Violations

Violation Issued: No ▼

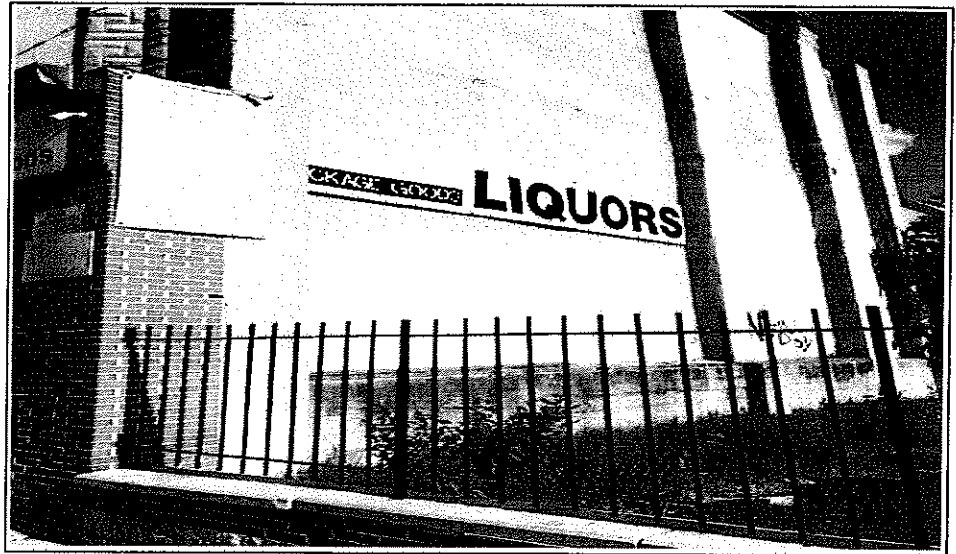
Violations Noted:

Remarks

Instructions Given to Licensee:

Inspector's Comments: *a satisfactory inspection was conducted on the above listed establishment. 7/19/22*

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
15	37	2300	015	1/28/13	700

PROPERTY ADDRESS: 2115 W NORTH AVE

OWNER: JENNIFER YOUN / JJYC, INC. ADDR: 239 SPRY ISLAND RD JOPPA MD

LESSEE: JJYC, INC. / T/A UPTOWN LIQUORS ADDR: 239 SPRY ISLAND RD JOPPA MD 2

LAND USE CODES 5920 0000 0000 0000

CONTINUE TO USE AS A PACKAGE GOODS STORE - CHANGE OF OWNERSHIP

1001-000000-2600-138600-400360 PER. INSP.	1001-000000-2600-138009-400480 MISC.	1001-000000-2600-138009-400480 CH. USE	1001-000000-2600-138301-400490 NEW BLDG.	1001-000000-2600-138302-400490 0 ADDITIONS
1001-000000-2600-138302-400490 ALTERATIONS	1001-000000-2600-138304-400490 REPAIRS	1001-000000-2600-138304-400490 MISC. CONST.	1001-000000-2600-138800-400500 ELECT.	1001-000000-2600-138901-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-138902-400510 DISTRIB/EXH	1001-000000-2600-138902-400510 AIR COND.	1001-000000-2600-138902-400510 DISP. TANKS	1001-000000-2600-138903-400510 FIRE	1001-000000-2600-138906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-139300-400520 ELEVATOR	1001-000000-2600-139900-400520 PLUMBING	1001-000000-2600-139000-400520 S & E CONTROL	1001-000000-3700-308801-401811 CHAP	1001-000000-1500-102800-400230 TAX
1001-000000-2600-138306-400490 RAZING	1001-000000-2600-139400-400540 FILING FEE	1001-000000-2600-139400-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-138009-400480 PENALTY	1001-000000-1500-102800-400230 TOTAL FEES
	0.00	45.00		3.00
	50.00			98.00

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



Michael Braverman

MICHAEL BRAVERMAN
BUILDING OFFICIAL

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

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