August 26, 2021

Applicant(s): Sanjeev Kumar Ghimire and Vivian D. Boone

Mt. Everest Enterprise, Inc., T/a Pepper's Liquors

5440 Reisterstown Road 21215

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership of a reissued "BD7" BWL License.

(a) Applicant(s) Information: (1) Sanjeev Kumar Ghimire was born in Nepal in April of 1976. He lives in Lancaster, PA; and (2) Vivian D. Boone was born in Baltimore, MD in May of 1958. She lives in Baltimore; MD.

- (b) Ownership Breakdown: (1) Sanjeev Kumar Ghimire (100%); and (2) Vivian D. Boone (0%).
- (c) **Purchase Price of Business:** The purchase price of the business is \$2,000,000. Deposit of \$50,000 to be paid at closing. Remaining balance to be paid via personal savings, and SBA Loan.
- (d) Qualified Voters: Brian Knight, Ann Mcrae and Rodney Williams are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the property as a retail package goods store and a tavern-not including live entertainment.
- (f) **Corporate Standing:** Mt. Everest Enterprise, Inc. is a MD Corporation and as of 8/9/2021 is active and in good standing.
- (g) **Posting Report**: The location was posted on 716/2021, and checked on 7/26/2021. This meets the 10-day rule. There is 1 licensed liquor establishment(s) in the 2x2 area "B" BWL-1.
- (h) **Timeline**: Last Inspection by BLLC was performed 7/20/2021. 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 Alcoholic 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/AMENOMENT(S) APPLICATION FEE - \$600.00

City	State	Zip Code	(period of residency in Baltimore City)
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(Tel	ephone no.)		E-mail (Required)
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JUN 01 2021

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Applicants Applying as Business I list all authorized persons.) Pleas please attach a list of the name incorporation, pertnership agr	e note that all licens is and address of all compost or extirles o	eas MUST have a Fl. outstanding stock i of opposization	HANGIAL INTEREST in th holders who at the time	e licanse applied for as p of application own any at	er Ak:, Bay. Art. 8 4-109 (a)(II) ock of the corporation and the). If necessary, articles of
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regulations relating to the sale grants permission to the State authorized agents and employe premises and any and all parts remains a resident of Baltimorius Signature of Applicant A I hereby certify that on the	Comptroller, his dul es, and any peace of thereof upon and in e City throughout the	y authorized deputi ficer of Baltimore C which said business duration of this lic	es, inspectors and clerk lity or the State of Mary s is to be conducted. If it ense.	s, The Board of License C land to inspect and sear cense is issued, the applic	ommissioners for Baltimore C ch et any end all hours, withou cents must ensure that at leas	ity, its duly t warrent, the t one licensee
Verice Bo Signature of Applicant B	ay S. y			mmission expires	NOTARY PUBLIC Howard County, Man My Commission Expires 04	yland 301 <i>20</i> 25
hereby certify that on the 28 Ho person that the matter and facts contains	Thay of May nelly appeared ed in seid application a	. 20 <u>24</u> , befor Vivian are true and correct.	e me, the subscriber, a n D. Bone As witness, my hand and	otary public of the State of the applicant(s) name notarial seal.	Trurylan of ed in this application made oath i	in and for in due form of law
Signature:	Jung 1. 9	20-	[Notary Seal] My Co	nmission expires	Jay S. Yoo NOTARY PUBL	IC
Printed Name:	Jay S.	400			Howard County, Ma My Commission Expires 0	ryland
Signature of Applicant C						
I hereby certify that on the				otary public of the State of		in and for
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SONO CONTROL OF DWALK OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND
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Tout (I am, we are) the owner(s) of the property located at S440 Reisterstown Rd . Beitimere. City with a 7.5
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- New service was under the service of the service
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the business is to be conducted, and any and all parts of the building in which said business is to be conducted, and all hours
same to the contract of the co
OF.
Signature of Uwner of the Property
AHA 1441
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therapy certainy that on the 4th day at May 2021 before me the rubscriber, a potenty public of the State of Many land so and 100 me to the state of Many land so and 1
iondiard/property owner in Gred in this application made nath in due form of law that the matter and facts contained in said application are true and correct.
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Motory Seal) My Commission expices 16 21 2029
Notary Printed Name: Ci H. WW
BORDER & LUCK SEG. (MERLEK).
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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.

!				 r) Acquainted with the Applicant(s)
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Board of Liquor License Commissioners for the City of Baltimore l North Charles Street, Suite 1500, Baltimore, Maryland 21201

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

Name and Address of the owners of th	e premise/landlord:		_ Phone Number: _	
(I, WE)	OF PREMISES REQUIRED IN CONNECTION Name property located at	to the Board of Liquor Licens the license applied for, and he Commissioners of Baltimore C nd, to inspect and search, wit	Baltir	HEREBY CERTIFY, nore, City with a Zip s of Baltimore City e State Comptroller, his rized agents and premises upon which
Signature of Uwner of the Proper I hereby certify that on the da for, personal landlord/property owner named in this	ty y of, 20, before me, th ly appeared application made oath in due form of law tha	ne subscriber, a notary public of at the matter and facts containe	the State of	, in and the a are true and correct.
As witness, my hand and notarial seal.				
Notary Signature:	(Nota	ry Seal) My Commission expires		
Notary Printed Name:				
We, the undersigned citizens, recovered by the present applicati	The following certificates must be eal estate owners and registered von is to be conducted. We certify to Eity and a resident of the State (oters in the City of Baltin hat the qualifying applica	nore in which t nt(s) is/are pe	rsonally known to
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
BRIAN KNIGht	2023 NWAShingtor St 3 Alb in 21213	Bu Knot	12/1958	20 yens
AND MCRAE Rodney Williams	5418 Purdu An Bultinone ma 2029 MOGRENWOOD And	Rodney Willen	2	20 Years 104Ro
				1944 All Style og seg en greger fragt fragt fragt fragt en greger fragt fragt fragt fragt fragt fragt fragt fr

Board of Liquor License Commissioners for the City of Baltimore I 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. gervice counter Customer Mean Coolers. ENTRANCE Service Counter CUSTOMER AREA L ReiSPERSTOWN RD



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: LBD7 064

Cert Num: 0172

Fee: \$1,320.00 Status: Renewed

License Date:5/1/2021

License Year: 2021

CR Number: 16022418

Payment Date: 04-30-21

2020 - 2021 TPP Paid

2021 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: H&S INC.

Trade Name: PEPPER'S LIQUORS

Zone Code: 49

Phone: 410-358-6928

Block Num: 5440

Street: REISTERSTOWN ROAD

City: BALTIMORE

State: MD

Zip: 21215

CR Number: 16022418

Portion of Business Used:

(USE) USE PREMISES AS A RETAIL PACKAGE GOODS STORE (LIQUOR STORE) AND A

TAVERN-NOT INCL LIVE ENTERTAINMENT

UNDER THE PROVISIONS OF ALC. BEV. ART. § 12-2004, THE HOURS OF SALE ARE 9AM -10PM EACH DAY FOR CLASS "BD7" BEER, WINE, AND LIQUOR LICENSES WITHIN THE PARK HEIGHTS MASTER PLAN AREA AS SPECIFIED IN HB22/SB809 EFFECTIVE JULY 1,

2018. This Class "8D7" Beer, Wine, and Liquor License is being reissued as authorized Edit the License Location Info Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
SOON SE	JHIN	5440 REISTERSTOWN ROAD	BALTIMORE	MD	21215	Edit	Remove Owner

Comments

Date	Comment	Action

Application for transfer of ownership of a reissued "BD7" BWL License filed on behalf of Mt.	Ī
06/29/2021 Everest Enterprise, Inc. T/a Pepper's Liquors, Sanjeev Kumar Ghimire and Vivian D. Boone on 6/1/2021 (June 2021 Ad) /kk	Delete
02/08/2021 Submitted 2020 Trader's License/sb	Delete
10/11/2019 10/10/2019 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - GUILTY - Rule 4.01(a)-Fined \$1,500; \$1,500 + \$125 admin fee = \$1,625 total fine, 30 days to pay (3-0 vote)/jr	Delete
10/10/2019 Paid In full (\$1,625.00) for Violation hearing dated 10/10/2019; Invoice #118106/jr	Delete
07/16/2019 Alcohol Awareness expires on June 19, 2023; Jung Han Wang and Jung T. Hwang (certified by Korean-American Social Agency)/sb	Delete
07/03/2019 Alcohol Awareness expires on 05/21/23 Soon Se Jhin and Chol Hwan Jhin (certified Korean- American Social Agency)/sb	Delete
04/29/2019 * Licensee(s) changed during 2019 renewal period - Son Hee Shin was removed as licensee * /kk	Delete
12/10/2018 Personal Property Tax Owed to City of Baltimore was cleared on December 10, 2018/mb.	Delete
11/23/2018 Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18/mb.	Delete
09/28/2018 Reissuance of BD7 License processed and delivered to establishment, rec'd old license - placed in parent file; Invoice #113472/jr	Delete
Spoke to licensee regarding there Reissuance of BD7 license in 41st district, advised 09/26/2018 application was approved and for them to bring in the old license along w/ check or money order for \$20 duplicating fee. Stating that she would be in by Friday/jr	Delete
09/19/2018 Application for Reissuance of BD7 in 41st district given to Agent Darryl Clark for compliance inspection/jr	Delete
09/18/2018 9/17/2018 - Rec'd BD7 BWL 7-Day License application and Check for \$100; Invoice #113343, placed application in file and given to S. Russell (9/18/2018)/jr	Delete
Letter regarding the hours of operation restrictions changing due to HB22/SB809 was mailed to 06/21/2018 the establishment and delivered via Inspector on 6/21/18. This letter allows the establishment to open daily from 9AM-10PM - effective 7/1/18. /kk	Delete
03/01/2018 Mailed letter of recognition for underage drinking compliance check on 1/31/2018 /kk	Delete
01/02/2018 PAID IN FULL \$275.00 for Violation Hearing dated December 14, 2017; Invoice #109245/sb	Delete
$\frac{12/18/2017}{150.00 \text{ fine} + \$125 \text{ admin fee} = \$275.00 \text{ total fine, 30 days to pay.(2-0 Vote)/sb}$	Delete
11/03/2017 09/28/17 Public Hearing Re: Violation of Rule 4.20(c)(iii) GUILTY (3-0 VOTE), Rule 4.20(c)(ii) – No fine assessed \$125.00 Admin Fee, 30 days to pay /sb	Delete
10/20/2017 PAID IN FULL \$125.00 for Violation Hearing dated September 28, 2017; Invoice #108892 /sb	Delete
10/19/2017 Given an Invoice to Chief Inspector M. Fosler for Violation Hearing administrative fee dated on September 28, 2017; No Fine Fee, only administrative fee to be paid for \$125.00 /mb.	Delete
09/26/2017 Mailed letter of recognition for underage drinking compliance check on 6/7/17 /kk	Delete
Letter delivered to licensee via inspector on 8/18/17 regarding the hours of operatation 08/23/2017 restrictions being removed - establishment not located within the Park Heights Redevelopment area /kk	Delete
08/04/2017 08/03/17 - Public Hearing re: Violation of Rule 4.20(c)(ii) Open and Operating Tavern at all Times - POSTPONED	Delete
07/27/2016 Alcohol Awareness expires 06/17/19 (Soon Se Jhin)	Delete
07/30/2015 Hearing Dated: 07/30/15 Paid \$100.00 fee, Invoice #99305 /sb	Delete
07/30/2015 7/30/2015 Public Hearing re: Transfer of Ownership APPROVED	Delete
06/30/2015 Alcohol Awareness expires 06/17/19 (Soon Se Jhin and Chol Hwan Jhin)	Delete
11/28/2014 9/25/14 Public Hearing re: Violation of Rule 4.01(a) GUILTY \$750 Fine + \$125 admin fee \$875 Total PAID	Delete
01/02/2014 12/05/2013 Public Hearing re: Violation of Rule 4.01(a) GUILTY \$500 Admin Fee \$125 Total Fine \$625 PAID fine	Delete
02/18/2009 2/17/09 \$500 (GAMBLING VIOL.) PAID IN LIEU OF 3/5/09 HEARING #65760	Delete
11/24/2008 10/23/08 \$500 PAID IN LIEU OF 10/23/08 HEARING #64959	Delete
10/15/2008 10/14/08 \$100 COMPLIANCE CONF.FEE PAID IN FULL #65158	Delete
03/17/2008 03/17/08 \$100 CONF.FEE PAID IN FULL #62218	Delete
03/17/2008 03/13/08 Transfer Hearing re: Application to transfer ownership.DECISION: APPROVED.	Delete

License num: LBD7 064	Address: 5440 REISTERSTOWN ROAD	
Trade Name: PEPPER'S LIQUORS		
Comment:		
TOTAL TRANSPORT		
To Annual Principles of the Control		
	parameter and the second secon	1
	Add Comment	

Hold Info



MT. EVEREST ENTERPRISE, INC.: D21752381

Department ID Number: D21752381
Business Name: MT. EVEREST ENTERPRISE, INC.
Principal Office: 5440 REISTERSTOWN ROAD BALTIMORE MD 21215
Resident Agent: SANJEEV GHIMIRE 5440 REISTERSTOWN ROAD BALTIMORE MD 21215
Status: INCORPORATED
Good Standing: THIS BUSINESS IS IN GOOD STANDING
Business Type: CORPORATION
Business Code: 03 ORDINARY BUSINESS - STOCK

05/13/2021

State of Formation:

Date of Formation/Registration:

MD

Stock Status:

STOCK

Close Status:

YES

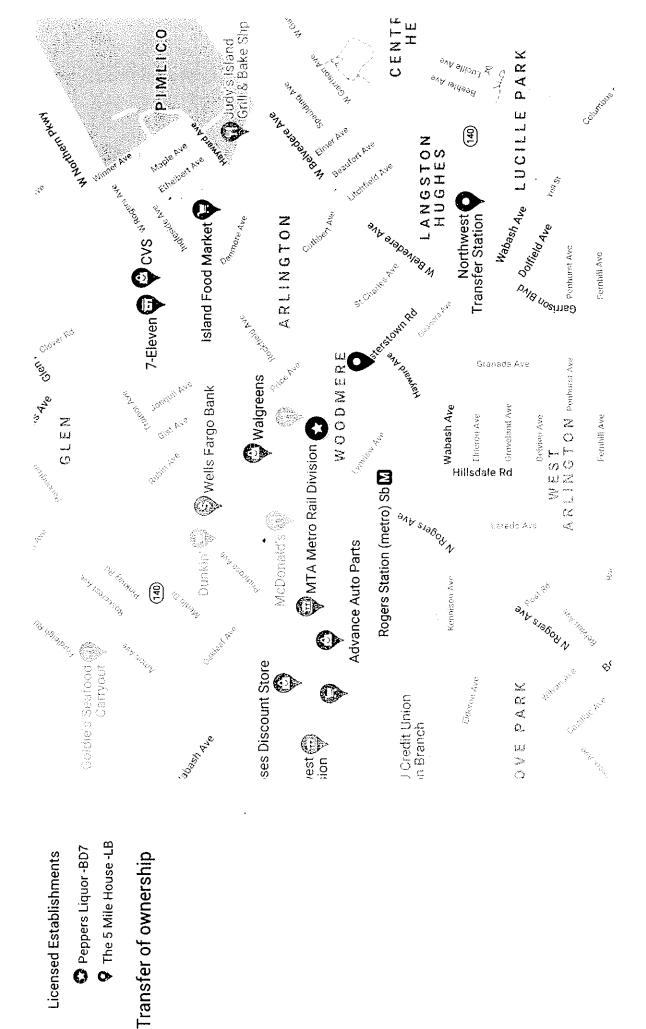
PROPOSED LOCATION: 5440 REISTERSTOWN ROAD

MAP SUMMARY (RECAPITULATION)

"A" BEER & WINE	
"B" BEER & WINE	
"C" BEER & WINE	
"D" BEER & WINE	
"A" BEER, WINE & LIQUOR	
"A-2" BEER, WINE & LIQUOR	
"B" BEER, WINE & LIQUOR	
"C" BEER, WINE & LIQUOR	
"D" BEER, WINE & LIQUOR	
"BD7" BEER, WINE & LIQUOR	
ARENA	
HOTEL/MOTEL	
RACING	

PREPARED BY: April Benefit Burner Date: 423/21

5440 Reisterstown Road



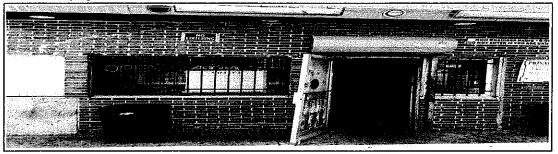
Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

ERO/ITEN ATTEICATIONS
PEPPER'S LIQUORS
MT. EVEREST ENTERPRISE INC.
5440 REISTERSTOWN ROAD
Class "BD7" Beer, Wine and Liquor
Yes
No
7/16/2021
7/27/2021
Yes
out the location):

Insert Photo of Sign and location:



nspector Name	Date and Time	
i:0#.w baltimore\april.bennett-burman	7/23/2021	2:05:47 AM
Name of Licensee (if present)		

Board of Liquor License Commissioners

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

POSTING SIGN	S REPORT
Applicant(s) Name:	SANJEER KUMAR GHIMIRE; VIVIAN D. BOONE
Address of Premises:	5540 REISTERSTOWN ROAD
Inspector:	i:0#.w baltimore\april.bennett-burman
Date Posted:	7/16/2021
Time Posted:	2:20 PM
Date Rechecked:	7/26/2021
Time Rechecked:	8:00 PM
Manager or Owner when sign posted:	SOON SE JIN
Summary on location of sign posted:	
SIGN POSTED IN FRONT WINDOW AND AFFIXED TO INSIDE OF WINDOW.	
Summary on location of sign rechecked:	
SIGN REMAINS AFFIXED IN ORIGINAL LOCATION AS WHEN POSTED.	
Insert Photo of Sign and location:	

Attach Additional Photos

Approve

Disapprove

TO THE RESERVE THE PARTY OF THE

Application has been led with the

r License Commi Joners for Baltimo

Board of Lio

9	License	"LBB" >		per's Liquer	2) Booke		
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Chairman Commissi Commiss

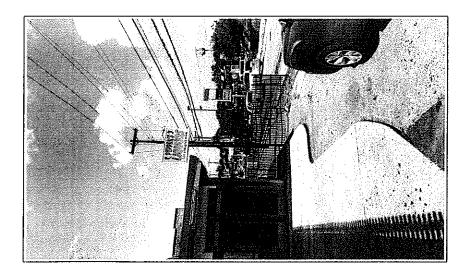
BLLC Routine Inspection

Licensee Information

Address:	5440 REISTERSTO	OWN ROAD 2121:	5		
Trade Name:	PEPPER'S LIQUO	९ऽ		 	
Corporation Name	H&S INC.			 	
Type of License:	Class "BD7" Beer,	, Wine and Liquo	r		
Date/Time of Inspection:	7/20/2021		8:46:43 PM		
Manager/Licensee	Chol H Jhin				
Open/Closed:	Open	Open/Closed S	Statu s		
Closed Date:					
Clean and Free of Debris:	Satisfactory	External Apped	stance		
Lasakian af Dan		Internal Apoe	raronce		
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				
	P	ackage Goods/Bi	D7 Checklist		
Bulletproof Partitioning:	Yes				
Separate Pkg. Goods Dept.:	N/A				
Separate Pkg. Goods Store:	Yes				
Bar/Tavern Open and Operating:	N/A				
Selling Household/Grocery:	N/A				

	Diminipal Area
Capacity:	
Location of Dining Area:	
Condition of Dining Area/Floors:	N/A
Sanitation:	Satisfactory
Menu:	N/A
	Business Records
Traders License:	
Alcohol Awareness Certification Date Issued:	5/22/2019
Employee Records:	Yes
Alcohol Beverage Information Invoice Numbers and Date:	Break Thru INV# 340242862 CUS 7/13/2021
	kitchen
Inspector Comments:	N/A
	8estroom
Inspector Comments:	N/A
	Public Safety
Exits Marked, Unobstructed:	Yes
Fire Capacity:	40
Outdoor Seating Capacity:	N/A
	Adult Entertainment - If Applicable
License is Valid:	N/A
Dancers Present 18 and older:	N/A

Cleanliness of Dressing Room:	N/A
	Ancillary Services
Live Entertainment (Describe):	
Outdoor Table Service	N/A
	Violations
Violation Issued:	No
Violations Noted:	
	Wrap-Up
Instructions Given to Licensee:	License instructed to forward copy of updated health permit upon receipt. Routine Inspection conducted on July 16, 2021 of the establishment identified as Pepper's Liquors'
Inspector's Comments:	Inspector will follow-up in 7-14 business days.
Photo Taken:	





Owner Emoil:

Submitted by Inspector i:0#.w/baltimore\april.bennett-burman

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

Certificate of Occupancy

No: USE2015-02702

THIS WEITTIN INSTRUMENT WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVED THE THORIZS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPLYPRIATE SPACES BROWN ANY AND ALL THROUGH DISCOURT OR RECEIVED LADGE THIS WITTEN INSTRUMENT SHALL BE DOING OR RECEIVED IN STRUCT COMPLIANCE WITH THE APPLICATION RESELVED. THIS BEPAREMENT FOR AUTHORITY CONTAINED HEREIN, INCLUDING BAY AND ALL LAWS UNDIVIDED AND OTHER DATA OR INCOMMATION ATTACHED THEREO, AND SUBJECT TO ANY AND ALL LAWS UNDIVIDED AND OTHER DATA OR INCOMMATION ATTACHED THEREO, AND SUBJECT TO ANY AND ALL LAWS UNDIVIDED AND OTHER DATA OR INCOMMATION ATTACHED THEREOF AND SUBJECT TO ANY AND ALL LAWS UNDIVIDED AND OTHER DATA OR INCOMMATION ATTACHED THERE OR THE PROPERTY OF BAILTHON OF PEET 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 28 01 4507 8/6/15

PROPERTY ADDRESS:

5440 REISTERSTOWN ROAD

OWNER:

HWAN B & JULIA K YEO

ADDR;

906 MONOGHAN CT LUTHERVI

LESSEE:

H &S INC

ADDR:

5440 REISTERSTOWN RD BALTIN

LAND USE CODES 5920 5823 0000 0000

(USE) USE PREMISES AS A RETAIL PACKAGE GOODS STORE (LIQUOR STORE) AND A TAVERN-NOT INCL LIVE ENTERTANMENT

PS. NO.	1001 SERVICE 1-00 17 PASS 430-555. NESC:	EN 138E 45.00		ADDITIONS
ATTRATIONS	REPAIRS	MIRC CIRRL (X) 03328 500 12201 137186	100 6000 105 11110 1042 11107	HOLOGOGO SOE NOOLA SIE HYDRONICS YEAWHEAT
DISTRIBUTION TO THE STATE OF	AM COND.	1614800 74E 1915, 2013 see tono	nte	Palarase olograms
ELEVATOR	PLEMBESG 0.00	IOSOON IDS 1900, 12015 5 & F CONTROL	CHAP	(A)
TOTAGOGE SOR THE ESSENT BATTAG	10.366 (SEC 1986 4858) 10.36 (SEC 1986 4858) 50.00	ON YOUTH THE REPORT OF THE PROPERTY OF THE PRO	PENALTY	3.00 3.00 98.00

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



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 SIDEWAIK, OR ANY OTHER PUBLIC WAY, UNLESS PERMISSION TO DO SO HAS BEEN BURST SELVED FROM THE PROPER AUTHORITY.

August 26, 2021

Applicant(s): Steven W. Stansbury, II

The One Sports Bar & Lounge, LLC, T/a Trade Name Pending

4314-16 Curtis Avenue 21226

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership with continuation of live entertainment.

(a) **Applicant(s) Information:** (1) Steven W. Stansbury, II was born in Baltimore, MD in August of 1970. He lives in Baltimore, MD. Mr. Stansbury, II was a licensee at 4314-16 Curtis Avenue t/a One Sports Bar & Lounge from 2017-2019.

(b) Ownership Breakdown: (1) Steven W. Stansbury, II (100%).

- (c) Purchase Price of Business: Purchase price is \$10,000 to be paid at settlement.
- (d) **Qualified Voters**: Sharon Stansbury, Michelle Stansbury and Steven Stansbury are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of property as a tavern with live entertainment and dancing.
- (f) Corporate Standing: The One Sports Bar & Lounge, LLC is a MD LLC and as of 8/9/2021 is active and in good standing.
- (g) **Posting Report**: The location was posted on 8/5/2021, and checked on 8/16/2021. This meets the 10-day rule. There are 7 licensed liquor establishment(s) in the 2x2 area "A" BWL-3; and "BD7"-4.
- (h) **Timeline**: Location closed on 6/28/2019. On 10/3/2019 staff received hardship request from the attorney for the licensee(s). The Board granted a hardship extension on 11/7/2019. Applicants had until 6/22/2020 to file a transfer application. Due to Governor's Executive Order issued on 3/12/2020, that extended timelines under Alc. Bev. Art. 12-2202. License is valid.
- (j) Letters of Support/Opposition: At this time the Board has no letter(s) of opposition or support.

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

Board's Decision:

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 APPLI	CATION: TRANS	FER 🖭 N	EW 🗆 EXPANSI	ON DF PREMISES □ AMENDMENT(S) □
EXPLANATION OF REQUEST:				CLASS TYPE:
	Please select ond	e option and fil	out the requested i	information
A) NEW LICENSE REQUEST : ADDRESS OF	PROPOSED LOCATION:			
B) TRANSFER OF OWNERSHIP ONLY: ADD	RESS OF CURRENT LIE	CENSE: 4314 C	Curtis Ave, Baltimo	оге, MD 21226
C) TRANSFER OF OWNERSHIP AND LOCA	I tion : Current ador	ESS OF LICENS	ED LOCATION:	
CORPORATE/LLC/LLP/PARTNERSHIP NAME	THE ONE SPORTS BA	R & LOUNGE, LI	.c TRADE	E NAME:
				RTSBARANDLOUNGE@GMAIL.COM
				PHONE:
				Provided? □Yes ☑ No Delivery of alcohol? □ Yes ②
ve Entertainment provided? ☑Yes ☐ No What	Kind (Ex. DJ, Band, Etc.)	DJ & BAND		Off Premise Catering of Food and Alcohol? 🗖 Yes 🗹
ning Receipt or Current Certificate of Occupan	cy Permit attached to A	pplication? 🗹	Yes □ No Estimated	Seating Capacity: 290
Please note that as per Alc. Bev. Art. § 12-14	107(A)(2). an applicati	ion for the issu	ance or transfer, is i	not complete unless the applicant has obtained approv
	nd/or verification from	n the Baltimori	e Municipal Zoning Ap	peals (BMZA)
I. Applicant A STEVEN W STANSBUR II	4		_	
(Full name)	(Tel	ephone no.)		E-mail (Required)
2925 GLENDALE AVE (Residence) Street	BALTIMORE Lity	MD State	21234 Zip Code	25YEARS (period of residency in Baltimore City)
08/1970	•	ALE	Tih enns	BALTIMORE, MD
(Month/Year of Birth)	(5	ex: Male or Fei	nale)	(Place of Birth)
Check: ✓ Yes □ No Are you currently a	resident of the City of	Baltimore?		
2. Applicant B				
(Full name)	(Tel	ерһопе по.)		E-mail (Required)
(Residence) Street	City	State	Zip Code	(period of residency in Baltimore City)
(Month/Year of Birth)		ex: Male or Fer	nale)	(Place of Birth)
Check: ☐ Yes ☐ No Are you currently a	resident of the City of	Baltimore?		
3. Applicant C				
(Full name)	(Tel	ephone no.)	<u></u>	E-mail (Required)
(Residence) Street	City	State	Zip Code	(period of residency in Baltimore City)
(Month/Year of Birth)		ex: Male or Fer	nale)	(Place of Birth)

1. Has the application Applicant A 🖸	ant(s) been a B 🗆	adjudged guilty of a felony in the State of Maryland or any other? 🗀 Yes 🖸 No - If yes, indicate applicant and explain. C 🗀
2. Has the applica Maryland? ☑ Ye Applicant A ☑	nt(s) been a es ② No - If B □	djudged guilty of violating the laws-governing the sale of any alcoholic-beverage or for gambling in any State, includic yes, mark applicant and provide explanation in adjacent space provided. C 🖂
3/14/2019 1	lioldjun	3.08(4) 500+725 (Sanlation)
3. State whether the United States Applicant A 🖸	the applicar s, or against B □	nt(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State withing the United States (Federal Crime)? Yes 2 No - If yes, mark applicant and explain.
		had a license for the sale of alcoholic beverages in the State of Maryland? 🗹 Yes 🗌 No If yes, mark applicant and dates that the applicant was a licensee, and the trade name). C 🗀
The One Licensed	Sports	Bar and Lounge 4314 Curtis Are Baltinure, th 2 1226
5. Has the applica Applicant A 🗹	ant(s) ever l B □	had a liquor license suspended or revoked? 🗆 Yes 🗵 No If yes, mark applicant and explain. C 🗀
2XXX	K.K.	n 6/11/2021
has been applied	for, granted	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license I, and issued? Yes No If yes, mark applicant and explain (address of location and trade name).
Applicant A 🗵	B□	
7. Do the spouses Baltimore City or Applicant A 🖸	or dependen any other jur 8 🗆	nt children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in risdiction in the State of Maryland? 🗆 Yes 🗹 No If yes, mark applicant and explain (address of location and trade name). C 🗆
B. Are you financ Applicant A ☑	ially interesi B 🗆	ted in any other alcoholic beverages license applied, granted or issued? 🔲 Yes 🗹 No If yes, please explain. C 🗀
l. Is the licensed Late Date	premise cur of ope	rrently open and operating? Yes No If no, then provide date of last day of operation of the establishment. Rahm: Sawary 2020
rewer, distiller,	or wholeseld	— personally or through an entity – have any indebtedness or other financial obligations to any manufacturer, er at the time of making this application? Yes No If yes, please explain. If yes, please explain. If yes, please provide information as tersonally or through an entity – the amount of the indebtedness, and the name of the manufacturer, brewer, distiller C

			18	Email
plicants Applying as Business Entities - t all authorized persons.) Please note it base attach a list of the names and a corporation, partnership agraement	that all licensees MUST have a FIN. address of all outstanding stock ho	'ANCIAL INTEREST in the license a	oplied for as per Alc. Bev	Art 8 4-109 (a)(II). If necessary,
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	ADDRESS:			%OF STOCK HELD:
) NAME:	ADDRESS:		TITLE:	%OF STOCK HELD:
NAME:	AODRESS:		THTLE:	%OF STOCK HELO:
Extract from Law: If any affidavit or o uilty of parjury. And upon indictman	with required under the provisions	of this Act shall contain any false .	statements, the offender s	hell be deemed
ONATION: III ANDIKSAIFA				
hereby certify that on the <u>Sth</u> day of the standard personally appropriate the matter and facts contained in sei	of	As witness my hand and notarial se [Hot iny Seal] My Romanis (Hoting Seal)	ophicant(s) nameu an this app ial. xprasvoj 25 2123 4	oicabon made oath in dua noish of k
hereby certify that on the 5th day of the facts contained in seing gnature.	of	As witness! my hand and notarial se [Notary Seal] My Company NOTAR' BALTIMO MAR'	apricant(s) nameo in this app eal.	a to action sub all area observable
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_ Phone I	Number:	

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND (I. WE) Steven Stansbury II HEREBY CERTIFY
(I, WE) Steven Stansbury II HEREBY CERTIFY. That (I am, we are) the owner(s) of the property located at 4314 Curtis Ave , Baltimore, City with a Zip Code of 21226 , 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 Uwner at the Property
I hereby certify that on the day of
As witness, my hand and notarial seal.
Notary Signature Connect Makes [Notary Seal] My Commission expires 12/12/1054 CIARRA R. MILES
Notary Printed Name: Cica ica E Mules NOTARY PUBLIC BALTIMORE CITY
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	008 (Month/Year)	Length of time Acquainted with the Applicant(s)
Sharron R. Stansbury	5604 Gerland Ave Baltimore, MD 21206	theor the	8/1952	46yrs
Steven Stansbury	3801 Bayonne Ave Baltimore, MD 21206	Steer Jetaty	2/1981	46yrs
Michelle R. Stansbury-Feri	oee 2925 Glendale Ave Baltimore, MD 21234	Micheletrulia	-5/1975	20yrs

Board of Liquor License Commissioners for the City of Baltimore
I North Charles Street, Suite 1500, Baltimore, Maryland 2128
Phone: 410-396-4377 Fax: 410-396-4382

Revised January 2020

WAY 2.77

Baltimore City
Liquor Board

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

Baltimore City Liquor Board

Resident Registran Resission BAK



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: LB 002

Cert Num: 0354

Fee: \$2,300.00 Status: Renewed

License Date:5/1/2021

License Year: 2021

CR Number: 30189080

Payment Date: 07-13-21

2020 - 2021 TPP Paid

2021 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: SECURED CREDITOR

Trade Name: N/A Zone Code: 2

Phone: 443-392-0463

Block Num: 4314-16

Street: CURTIS AVENUE

City: BALTIMORE

State: MD

Zip: 21226

CR Number: 30189080

Portion of Business Used:

CONTINUE TO USE AS A TAVERN WITH LIVE ENTERTAINEMNT AND DANCING-CHANGE OF

LESSEE Restriction:

> UNDER ARTICLE 2B,SEC.6-201(D)(V)(4) FOR 47THLEG.DIST.,NO PACKAGE GOODS SALES PERMITTED 12 AM SAT. UNTIL 2 AM MONDAY, PERMISSION GRANTED TO REMAIN ^ OPEN AFTER 2 AM FOR THE PURPOSE OF SERVING FOOD TO PATRONS SEATED AT

TABLES FOR DINING.
Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
FERDINAND	GREEFF	700 SOUTH RIVER LANDING RD	EDGEWATER	MD	21037	Edit	Remove Owner

Comments

Date	Comment	Action

07/12/2021	Application for transfer of ownership with continuation of live entertainment filed on behalf of The One Sports Bar & Lounge, LLC T/a Trade Name Pending, Steven W. Stansbury, Il on 5/27/2021 /kk	Delete
	Received documentation from an Attorney, Ronald Katz of a Foreclosure Sale to be held on Wednesday, September 09, 2020 @1:00pm. Spoke with Mel Kodenski on this matter, he is aware of this action/sb	Delete
03/04/2020	250 Day Hardship Extension Warning Letter mailed to secured creditor and attorney; Copy placed in file/jr	Delete
	Cease and Desist letter posted with sign to establishment today (2/27/2020) and mailed to Atty. Melvin Kodenski, Secured Creditor Ferdinand Greeff, and Resident Agent of the LLC Dennis McCoy. Establishment is prohibited from distributing, furnishing, or providing alcoholic beverages to patrons for purchase or consumption. Please see file for letter. /kk	Delete
02/20/2020	02/20/20-Resend 2020-2021 Renewal Applications to home address (1)/sb	Delete
02/20/2020	02/20//20 - Return To Sender; Attempted; Not Known; Unable To Forward/sb	Delete
11/08/2019	11/7/2019 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)/jr	Delete
10/03/2019	Rec'd Hardship request letter extension from atty. Melvin Kodneski; Invoice #118071/jr	Delete
09/26/2019	Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19/sb	Delete
08/06/2019	SUBSTITUTE APPLICATION WAS SUBMITTED REMOVING STEVEN STANSBURY AND REPLACING HIM WITH FERDINAND GREEFF. PLEASE CHECK INVOICE # 117702(APPLICATION FEE) AND INVOICE # 117703(TRANSFER FEE)K/R	Delete
07/23/2019	PAID IN FULL for Bounced Check (2019 License Fee): Invoice #117614=\$500.00 + #117615=\$500.00 + #117616=\$500.00 + #117617=\$400.00 + #117618=\$330.00 + #117619=\$70.00 and Invoice #117620=\$30.00 /sb	Delete
07/19/2019	PAID IN FULL for Bounced Check (Violation Fine): Invoice #117587=\$125.00 + #117588=\$500.00 and Bounce Check Fee, Invoice #117590=\$30.00 /sb	Delete
07/16/2019	Violation Fine Fee \$625.00 paid on April 20, 2019 Inv. # 115777 was bounced due to insufficient fund. A notification letter was given to inspector John to deliver to the address/mb	Delete
	7/11/2019 - Public Hearing Re: Violation of Rule 3.08(b) Sanitation and Safety and Violation of Rule 4.16 Illegal Conduct - Rule 3.08(b)-Dismissed; Rule 4.16-Dismissed; Admin fee waived; No fine assessed (3-0 vote)/jr	Delete
07/01/2019	6/13/2019 - Public Hearing Re: Violation of Rule 3.08(b) Sanitation and Safety and Violation of Rule 4.16 Illegal Conduct - POSTPONED/jr	Delete
06/27/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter licensee issuance information until today's date. The license was initially issued on 5/31/19. /kk	Delete
06/26/2019	5/23/2019- Public Hearing Re: Violation of Rule 3.08(b) Sanitation and Safety ; Violation of Rule 4.16 Illegal Conduct POSTPONED S.R	Delete
06/24/2019	*****RELEASED STATE OF MD TAX HOLD on June 06, 2019***** /sb	Delete
04/20/2019	Re: Public Violation Hearing 3/14/2019 fine PAID IN FULL; see invoice 115777 /kk	Delete
04/17/2019	4/17/19- The One Sports Bar and Lounge has an outstanding Fine Balance of 625.00 that you have given me on Monday and was due on April 12, 2019. Agent Martin has been by the location and has left 2 messages without a call back. We will monitor the location to see if it opens and Agent Clarke will drive by on Saturday evening when the usually operate. If they are open he will take the license until the fine is paid in full- per J. Chrissomalis	Delete
04/15/2019	The business was closed by Fire Department as per inspector John/mb	Delete
04/02/2019	Given an Invoice to Ass. Chief Inspector John for Violation Hearing fee dated on March 14,2019; Fine Fee to be paid \$625.00 /mb.	Delete
	3/14/2019 - Public Hearing Re: Violation of Rule 3.08(b) Sanitation and Safety - ADMISSION OF GUILT - Rule 3.08(b)-Fined \$500; \$500 + \$125 admin fee; \$625 total fine, 30 days to pay (3-0 vote)/jr	Delete
03/12/2019	Establishment was closed by SCTF by Fire Marshals office. On 3/8/19 S.R per J Chrissomallis	Delete
01/25/2019	****STATE OF MD TAX HOLD, letter sent to the Business address on January 25, 2019.****/mb	Delete
	7/12/2018 - Public Hearing RE: Violation of Alcoholic Beverage Rule 3.12 General Welfare - MOTION TO DISMISS requested by attorney for licensee - MOTION GRANTED (3-0 vote)/jr	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 2/15/2018 /kk	Delete
	Previous was Taste International, renewed License before transfer was completed 05/09/17 /sb	Delete
04/14/2017	MARYLAND SALES TAX HOLD (CR#12568547-TRANSFER) 03/16/2017K/R	Delete

03/08/2017	03/02/17 - Public Hearing RE: Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 VOTE)	Delete
02/14/2017	****Renewal Application w/Food Form was RETURNED; Return To Sender - Vacant - Unable To Forward***** /sb	Delete
11/14/2016	PAID \$100.00 Hearing/conference Fee dated on 10/27/16; Invoice #104445 /sb	Delete
10/31/2016	10/28/16 - Sent Fax to Mel Kodenski office stating that Licensee owes \$100.00 for hearing administrative fee /sb	Delete
10/28/2016	10/27/2016- Public hearing re: request for hardship extension- APPROVED	Delete
04/10/2016	*****2015 license fee paid on 4/28/15 ck #1608\$2300.00see invoice #98063. ND	Delete
	FOOD FORM WAS ATTACHED TO 2016 RENEWAL APPLICATIONK/R	Delete
04/07/2015	3/5/15 Public Hearing re: Violation of Rule 3.12 GUILTY (\$1000 fine + \$125) both charges concurrent 21 day closure 30 days to pay	Delete
04/01/2015	PAID FINE OF \$1,125.00 ON 04/01/15. INVOICE #96795 /sb	Delete
03/19/2015	Fine due by April 05, 2015 /sb	Delete
03/19/2015	03/05/15 Public Hearing re: Violation \$1000 + \$125 Admin Fee = \$1125.00 Total.	Delete
11/17/2014	8/7/2014 Public Hearing re: Violation of Rule 4.18 GUILTY \$250 Admin Fee \$125 Total Fine \$375	Delete
07/30/2014	07/24/14-Public Hearing re: Violation of Rule 4.18 (May 4,2014 police officer observed establishment operating with an expired liquor license) Request from licensee for postponement until Aug 7,2014, the licensee was not properly served notice.	Delete
06/06/2011	5/26/11 Public Hearing re: Transfer of ownership. GRANTED.	Delete
	2/11 Transfer of ownership, B-BWL restaurant license, Shawn McClary, David Becketts, Stacy Baker, Taste Exquisite, Inc.	Delete
06/22/2010	06/22/10 \$100 CONF.FEE PAID IN FULL #74376	Delete
06/04/2010	04/22/10 Public Hearing re: Protest of renewal.DECISION: LICENSE RENEWED	Delete
05/25/2010	5/10 Transfer of Ownership, B-BWL restaurant license, Bernard S. Haynes, Promises Group, Inc.	Delete

Print History (Print Card)

License num: LB 002	Address: 4314-16 CURTIS AVENUE
---------------------	--------------------------------

Trade Name: N/A

Comment:		
	Add Comment	

Hold Info



Department ID Number:

W17693680

Business Name:

THE ONE SPORTS BAR & LOUNGE LLC: W17693680

THE ONE SPORTS BAR & LOUNGE LLC
Principal Office:
4314 CURTIS AVENUE
BALTIMORE MD 21226
Resident Agent:
STEPHAN W. FOGLEMAN, ESQUIRE
1720 THAMES STREET
BALTIMORE MD 21231
Status:
REVIVED
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
DOMESTIC LLC
Business Code:
20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration:
01/03/2017
State of Formation:
MD
Stock Status:
N/A
Close Status:
N/A
• •

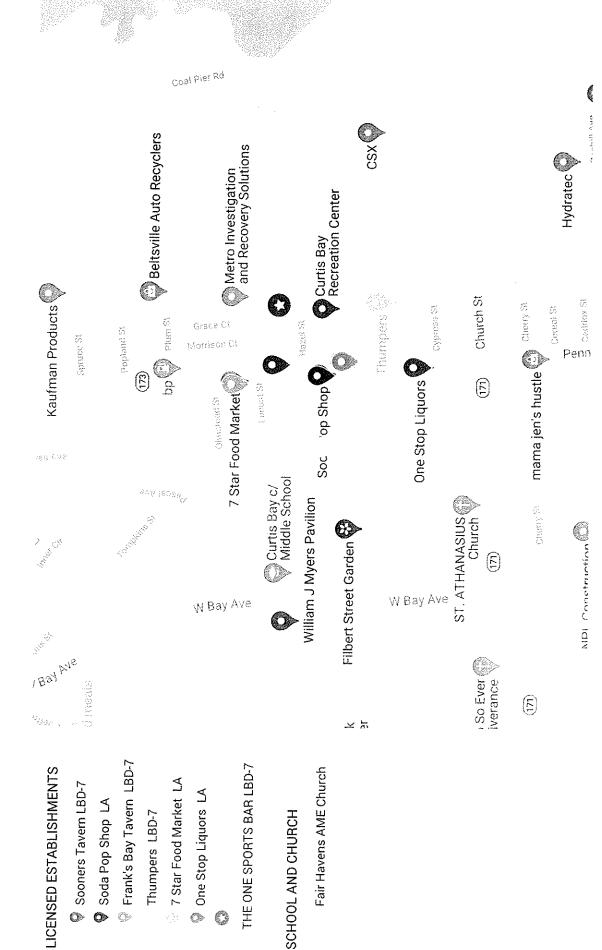
PROPOSED LOCATION: 4314 Curtis AVE

MAD SUMMARY (RECAPITILIATION)

WIAI	CIVIIVIIIICI	(ILLO: II	II OLI	11011)
TOTAL ESTABLISHM	IENTS IN MAP A	AREA	7	
u j	A" BEER & WINE			
£].	3" BEER & WINE			
"(C" BEER & WINE			
"I)" BEER & WINE			
" <i>A</i>	A" BEER, WINE &	z LIQUOR	3	
"	A-2" BEER, WINE	& LIQUOR_		
"E	" BEER, WINE &	LIQUOR		-
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"F	D7" BEER, WINE	& LIQUOR_	4	-
	ARENA		NACAMATA PROPERTY AND A STATE OF THE STATE O	
	HOTEL/MO	TEL		
	RACING			
	. 11)	/ 1
<	foren Ha	10 54	X`	11/2021

PREPARED BY: TEVEN Han DATE: 0/6/2021

4314 CURTIS AVE



Back

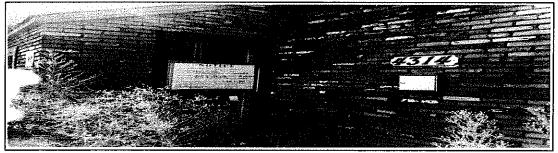
Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

	ERS/NEW APPLICATIONS
Licensee Information (Trade Name):	N/A
Corporation Name:	THE ONE SPORTS BAR & BAND
Location Address:	4313 CURTIS AVE
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Select ✓
Is the location within 300 feet of Church and/or School?	Yes 🕶
Date Posted?	8/5/2021
Estimated Date of Removal?	8/5/2021
Are there any other licensed establishments within a two block radius?	Yes 🗸
Other licensed locations - Describe/Note:	
SEE MAP	
Comments and Follow-up Items(s) (please note any issues or concerns abo	out the location):
TRANSFER	

Insert Photo of Sign and location:



Surface of the Control of the Contro	oe - Lorge, L.Co. 79 Trade Name Floring
	Table and August 19, 2021
FOR STORE INFORMATION CALL	
410-396-4377	Providence of the second of th
	Parenty funds (E.) Frencher
	Production of Production
Attach Additional Photos	
	Date and Time
Attach Additional Photos	
Attach Additional Photos Inspector Name	Date and Time
Attach Additional Photos Inspector Name i:0#.w baltimore\steven.han	Date and Time
Attach Additional Photos Inspector Name	Date and Time

Board of Liquor License Commissioners

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

POSTING SIGN	S REPORT
Applicant(s) Name:	STEVEN W STANSER
Address of Premises:	4313 CURTIS AVE
Inspector:	i:0#.w baltimore\steven.han
Date Posted:	8/5/2021
Time Posted:	
Date Rechecked:	8/16/2021
Time Rechecked:	
Manager or Owner when sign posted:	n/a
front door Summary on location of sign posted: Summary on location of sign rechecked: FRONT WINDOW THE SIGN WAS UP FOR TEN DAYS	

Insert Photo of Sign and location:



NOTICE
thearit of Liquid License Commissioners for Buttimore City
Preser, Wise a Lique
Transfer of seasons with Continuation of
The One Speed, Box - Learner, L.L. The Trade Name Rending Street, N. Startelland, C. Specurett Credition
For the property of the application will be held after August 19, 2021
by S. C. turbe. Street. Sunt 1500. Haltmore. 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 Invalor France Fran

Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been that with the

Bourd of Liquor License Commissioners for Baltimore Chy

Address of Premises. 43 4 - 16 Curtis Are. 21226
Class of License: 6-Berk, Wine * Liquee
Scope of Application: Transk: of ancestie with Continuation of

live Entectainmant

Application filed by The Dre Sports, Bor + Integrate, I to The Trade Nove Reduced Secured Orections

Present Licensee(s): Greef, Fendinand (Secured Oredition

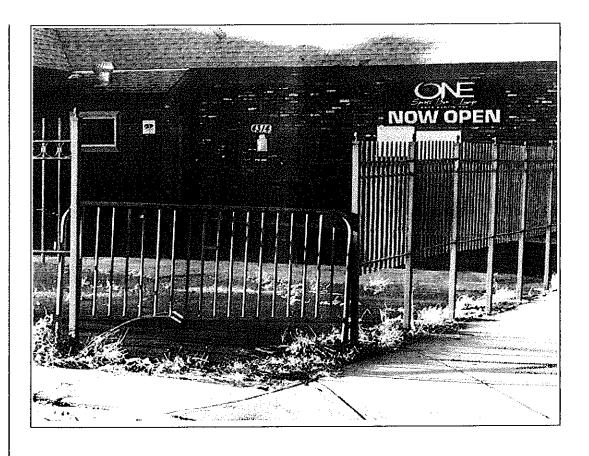
Persons who oppose this application should send their written distinct to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201, Written protests will be acknowledged and processants will be notified at the hearing date and sine The hearing concerning this application will be held after AUDISA

FOR MORE INFORMATION CALL 410 20 431

Board of Liquor License Commissioners

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

	IGATION REPORT	
Location Address:	4314-16 CURTIS AVENUE 21226	~
Licensee Information (Trade Name):	N/A	
Corporation Name	SECURED CREDITOR	
License Type:	Class "BD7" Beer, Wine and Liquor	~
Owner Email:		***************************************
Contact:		
Bouncer/Security Name (if applicable):	D.O.B.	3500000
Incident Date/Time:	4/28/2021 4:52:30 PM	
closed at the time of inspection 4/15/2021		



☑ Insert item	
Report Prepared By:	
Inspector(s)	Submission Date
i:0#.w baltimore\steven.han	4/28/2021
Supervisor Review:	Approval Date
i:0#.w baltimore\steven.han	8/10/2021
Supervisor Use:	
Recommended Action(s):	
	Approve Disapprove

No: USE2017-01070

Certificate of Occupancy

CRITICN DISTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS ORDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY LIT LENGS TO BE DONE OR RECEIVED UNIFIED THE REPLICATION HERETOGUEE FIELD IN THIS DEPARTMENT FOR THE REFLY CONTAINED HEREEN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SYMETT TO ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SYMETT TO ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SYMETT TO ANY AND ALL APPROVED DRAWINGS ITS CHARWFUL TO WORK BETWEEN THE HOURS OF FOUR AND DATA AND WITHIN FOR FEET OF ADMITTALE OF THE PROPERTY OF THE PROP

INING: IT IS UNLAWFUL TO CONCEAL ANY WORK UNTIL INSPECTED AND APPROVED BY THIS DEPARTMENT,

/ARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
25	08	7225	045	4/27/17	902

OPERTY ADDRESS:

4314 CURTIS AVE

VNER:

CURTIS 4314, LLC

ADDR:

3417 GREENMOUNT AVE BALTIMO

SSEE:

STEVEN W STANSBURY

ADDR:

2925 GLENDALE AVE

AND USE CODES 5814

'ONTINUE TO USE AS A TAVERN WITH LIVE ENTERTAINMENT AND DANCING- CHANGE OF LESSEE

0C006-2600-159400-400560	1001-696600-2690-15x000-409480	1001-000000-2600-158009-400480	1001-000000-2600-158301-400490	1001-000000-2600-15x302-40049	
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00000-2600-158302-418491	1001-000009-2600-158304-100190	1601-000009-2600-151304-460490	1001-690989-2600-158809-409509	1001-000000-2600-158901-400510	
IATIONS	REPAIRS	MISC. CONST.	ELECY.	HYDRONIC/STEAM HEAT	
80000-2600-158602-409510	1591-600659-2609-135992-400519	1001-000039-2600-158932-460519	1601-655600-2600-158505-460510	1601-060699-2600-158906-469510	
IB/EXH	AIR COND.	DISP. TANKS	HRE	FUEL-BURNING EQUIPMENT	
30000-2606-(\$9300-460530	1001-000000-2600-159000-400120	1001-006000-2600-159060-400520	1001-000:00-5700-50X801-401X11	1001-00::000-1500-102:00-400230	
TOR	PLUMBING	5 & E CONTROL	СНАР	TAX	
	0.0	0	1	· ·	3.00
0000-2600-L18306-400490	1601-600000-2600-159400-400540	1031-030000-2600-159400-103540	1001-000000-2600-158009-400480	TOTAL FEES	
G	FILING FEE	LOW VOLTAGE TELECOMMUNICATIONS	PENALTY		
	50.0) [1		98.00

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



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.

August 26, 2021

Applicant(s): Ellen Levy, William McLennan, and Susan Owens

Groundwork Kitchen, LLC, T/a Groundwork Kitchen

925 Washington Boulevard 21230

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine and Liquor restaurant license.

(a) **Applicant(s) Information:** (1) Ellen Levy was born in Culpeper, VA in November of 1988. She lives in Baltimore, MD; (2) William McLennan was born in Baltimore, MD in September of 1961. He lives in Timonium, MD; and (3) Susan Owens was born in Richmond, VA in September of 1962. She lives in Reedville, VA.

(b) Ownership Breakdown: (1) Ellen Levy (100%); (2) William McLennan (0%); and (3) Susan Owens (0%).

(c) Purchase Price of Business: N/A

- (d) Qualified Voters: Sarah Page, Paroma Nandi, and Jeffrey Wilhelm are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the property as a one story restaurant with a partial mezzanine and basement. The basement includes meeting/office space and training room. The mezzanine has a small walk out container garden.
- (f) Corporate Standing: Groundwork Kitchen, LLC is a MD LLC and as of 8/9/2021 is active and in good standing.
- (g) **Posting Report**: The location was posted on 8/5/2021, and checked on 8/16/2021. This meets the 10-day rule. There are 4 licensed liquor establishment(s) in the 2x2 area "A" BWL-1; "B" BWL-1; "D" BWL-1; and "BD7" BWL-1.
- (h) Timeline: N/A
- (j) Letters of Support/Opposition: At this time the Board has no letter(s) of opposition or support,

In considering this request, under the provisions of Alcoholic 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 APPLIC	ATION: TRANSFER 🗆	NEW 🗹 EXPANS	ION OF PREMISES 🗆 AMENDMENT(S) 🗆]
EXPLANATION OF REQUEST: New Liquor Lice	ense Application for Groun	dwork Kitchen, LLC	CLASS TYPE: B	-
	Please select one option at	nd fill out the requested	information	
a) New License Request : Address of Pr	OPOSEO LOCATION: 925 Wa	shington Boulevard,	Baltimore, MD	
				
C) TRANSFER OF OWNERSHIP AND LOCATI	on : current address of Lie	ZENSED LOCATION:		
TRANSFER OF OWNERSHIP AND LOCATION	IN : ADDRESS OF PROPOSED R	ELOCATION:		
O) AMENDMENT OR EXPANSION REQUEST:	AODRESS OF THE LOCATION: _			
CORPORATE/LLC/LLP/PARTNERSHIP NAME: _	Groundwork Kitchen, LLC	TRAI	E NAME: Groundwork Kitchen	
BUSINESS PHONE NUMBER:	BUSINESS EMAIL AD	.2219N		
				-
ATTORNEY FOR THE APPLICANT: Stephen Lu				-
Part of Premises Used (<i>Note: Floors and Areas for Store</i>	net See attached	Outdoor Table Service	Provided? □Yes ☑ No Delivery of elcohol? □ Yes ☑) No
Live Entertainment provided? 🔲 Yes 🖾 No. What Kii	nd (<i>Ex. DJ, Band, Etc.</i>)?		Off Premise Catering of Food and Alcohol? ☐ Yes G	2 No
Coning Receipt or Current Certificate of Occupancy	Permit attached to Application?	☑ Yes ☑ No Estimate	d Seating Capacity: <u>YO</u> Mez	- Z OW
			not complete unless the applicant has obtained appro	
	or verification from the Baltii	more Municipal Zoning A	opeals (BMZA)	
1. Applicant A				
Ellen Levy (Full name)	(Telephone na.)	E-mail (Required)	
39 S. Ellwood Avenue	Baltimore MD	, 21224	Seven Years	
(Residence)Street	City State	Zip Code	(period of residency in Baltimore City)	
11/1988	Female		Culpeper, VA	
(Month/Year of Birth)	(Sex: Male or		(Place of Birth)	
Check: ☑ Yes ☐ No Are you currently a re	sident of the City of Baltimore's	?		
2. Applicant B				
William McLennan				i
(Full name)	(Telephone no.)		E-mail (Required)	
2133 Chapel Valley Lane	Timonium MD	21093	Zero	
(Residence)Street	City State	Zip Code	(period of residency in Baltimore City)	
09/1961 (Month/Year of Birth)	Male (Sex: Male or	Enmola)	Baltimore, MD	
Check: Tes 12 No Are you currently a re:			(Place of Birth)	
	·			
3. Applicant C				
Susan Owens (Full name)	/T_LL		F:1/D : 1))
55 Locksley Court	(Telephoneno.) Reedville VA	22539	E-mail (Required) Zero	
(Residence) Street	City State	Zip Code	(period of residency in Baltimore City)	
9/1962	Female	F	Richmond, VA	
(Month/Year of Birth)	(Sex: Male or		(Place of Birth)	
(Month/Year of Birth) Check: Yes No Are you currently a re			(Place of Birth)	

Applicant A	nt(s) been : B 🗆	objudged quilty of a fakony in the State of Maryland or any other? 🖂 Yes 🖾 No - If yes, indicate applicant and explain. C 🖂
2. Has the applicar	rt(s) been e	djudged guilty of violeting the laws-governing the sele of any alcoholic-beverage or for gambling in any State, includir
•		yas, mark applicant and provide explanation in adjacent space provided.
Applicant A 🗆	B□	C□
the United States	, or egainst	it(s) has ever been edjudged guilty of any offense egainst the laws of the State of Meryland, any other State within the United States (Federal Crime)? 🗆 Yes 🗹 No - If yes, mark applicant and explain.
Applicant A 🗆	<u> B □</u>	
		마음이 프로그램 경우 10년 12년 12년 12년 12년 12년 12년 12년 12년 12년 12
		and a license for the sele of elcoholic beverages in the State of Maryland? 🗆 Yes 🗹 No If yes, mark applicant and
explain (address . Applicant A 🗌	et location, B 🗀	dates that the applicant was a licensee, and the trede name). C 🖂
white ver		
		ned a liquor license suspended or revoked? 🗀 Yes 🗹 No If yes, mark applicant and explain.
Applicent A 🗆	BO	
		e financiel interest in eny other elcoholic beverage business or business for which an elcoholic beverage license
has been applied 1 Applicant A 🗆	or, granted B 🗔	, and issued? 🗆 Yes 🗹 No If yes, mark applicant and explain (address of location and trade name). C 🗆
, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Baltimore City or a	ny other jur	t children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in Isdiction in the State of Maryland? 🖂 Yes 🖂 No If yes, mark applicant and explain (address of location and trade name).
Applicant A 🗆	<u> </u>	
)	-(I ₁ , 1-11	
s, are you meeca loplicant A 🖂	B 🗆	ed in any other elcoholic beverages license applied, granted or issued? 🖂 Yes 🗹 No If yes, please explain. C 🖂
pproduct A Co		
). Is the licensed p	reakse cur	rently open and operating? 🗆 Yes 🖾 No If no, then provide date of lest day of operation of the establishment.
		– personally or through an entity – have any indebtedness or other financial obligations to any manufacturer, er at the time of making this application? □ Yes ☑ No If yes, please explain. If yes, please provide information as to
ha applicant(s) In	debted - pe	rsonally or through an entity – the emount of the indebtedness, and the name of the manufacturer, brewer, distiller
r whelesaler? opticant A 🗔	B 🗀	r 🗆
hharan w 🗀	<u> </u>	
\$ - 3 to 12 (4)	\$1 3 32 B	
3.000000000000000000000000000000000000		

A 5 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	IUG STEWNS STOOT STEEDS	for the Manager of the exte Address		Phone	Email
Kimberly	/ Tripplet	Executive Chef/M	anager		
list ell authorized per plaase attach a list	rsons.) <i>Please note ti</i> I <i>of the names and ac</i>	hat all licenseas MUST have a Fi	INANCIAL INTERES	ST in the license applied for .	ary) or in Limited Liability Company/Partnerships ss per Alc. Bav. Art. \$ 4-109 (a)(11). If necessary, y stock of the corporation and the articles of
I) NAME: Elle	n Levy	ADORESS: 39 S	. Ellwoo	d Avenue	Class B %OF STOCK HELD: 100
					Authorized P _{%0F STOCK HELD:} 0
3) NAME: Sus	an Owe	ns_address:		TITLE:_	Authorized F _{%0F STOCK HELD:} 0
4 NAME:		ADDRESS:		TITLE:	%OF STOCK HELD:
*Extract from Law guilty of perjury. A	: If any affidavit or ou Ind upon indictment	th required under the provision and conviction thereof, shell	ns of this Act shed be subject to pe	l contein any false statement naltias provided by Law fo	s, the offender shell be deemed that crime.
regulations relation grants permission authorized agents of premises and any of	g to the sale of elcah to the State Comptri and employees, and a and all perts thereof	olic bevereges, as well es to th Mer, his duly authorized deputi my peace officer of Beltimers (e rules and regul les, inspectors an City or the State o s is to be conduct	ations of the Board of Licans of clerks, The Board of Lican of Maryland to inspect and s	te/she will conform to all State and County laws and a Commissioners for Baltimora City, and heraby as Commissioners for Baltimora City, its duly aserch at any and all hours, without warrant, the applicants must ensure that at least one licanses
Signature of Applica	ant A				
l hereby certify that	on the day o	f 20 befo	re me, the subscri	ber, a notary public of the Sta	te of in and for
that the matter and f	, personally appo acts contained in said	eared application are true and correct	t. As witness, my h	the applicant(s) and and notarial seal.	named in this application made eath in due form of law
Signature:			[Notary Seal] My Commission expires	
Printed Name:		. # L ^a			
Signature of Applica	ant B				
l hereby certify that o	on the day o , personally appe	, 20, befor	re me, the subscri	ber, a notary public of the Sta the applicant(s) r	te of in and for nemed in this application made oath in due form of law
				and and notarial seal.	
Signeture:			[Notary Seal]	J My Commission expires	
Printed Name:					
Signature of Applica	int C				
hereby certify that o	on the day of	, 20, befor ared	re me, the subscrib	per, a notary public of the Stat the applicant(s) n	e ofin and for emed in this epplication made oath in due form of law
that the matter and fo	acts contained in said	application are true and correct.	. As witness, my he	and and notarial seel.	
			(Notary Seal)	My Commission expires	
Printed Name:					

NAME: Susan Owens ADDRESS:	retion list all officers (ettech list If necessary) or in Limited Liebility Company/Pertnerships (AL INTEREST in the license applied for as per Alc. Ber. Art. \$ 4-108 (e)(10. If necessary, a who at the time of application own any stock of the corporation and the articles of [IWOOD AVENUE] Class B
NAME: William McLennan ADDRESS:	TIPLE: Authorized P STOCK HELD O
NAME: William McLennan ADDRESS:	TITLE: Authorized P STOCK HELD. 0
NAME: SUSAN OWENS ADDRESS:	TOLES, TRUT OF UNIX RELUIT
	TIRE: Authorized F _{%OF STOCK HELD:} O
	TITLE: %OF STOCK HELD:
remaises and any and all parts thereof upon and in which sold business is to analyse a resident of Beltimore City throughout the duration of this license. The first increase is to analyse a resident of Beltimore City throughout the duration of this license. The first increase is a second of the second of this license.	pectors and clerks. The Beard of License Commissioners for Beltimore City, its duly the State of Maryland to Inspect and search at any and all hours, without warrant, the be conducted. If license is issued, the applicants exust creams that at least one licenses the subscriber, a notary public of the State of
nature of Applicant B	he subscriber, e natary public of the State of in and for the applicant(s) named in this application made outh in due form of la ness, my hand and notarial see!.
nature of Applicant C	
reby certify that on theday of20, before me, th	re subscriber, a notary public of the State ofin and for
personally appeared the matter end facts contained in said application are true and correct. As with	the applicant(s) named in this application made ceth in due form of lates, my hand and notariel seal.
inture:	Hery Seel) My Commission expires

11. Please list the following information for th		and the first of the color of the first of the color of t	71100		
Halle	Address	Phone.		Email	
Applicants Applying as Business Entities - (Give na list ell authorized persons.) Planse outs that all li planse attach a list of the names and address i incorporation, pertnerably agreement or artic	sussus musi neve e rma A all autotaadha stack bak				
_{i) NAME} Ellen Le∨y	_ADDRESS: 39 S.	Ellwood Avenue	IILE: Class B	%OF STOCK HELD:	100
2) NAME William McLenna	n address:		IILE: Authorized	d Pskne stnck hero-	0
3) NAME Susan Owens	_AUDRESS:	Ţ	nte Authorize	d F _{%OF} STOCK HELD:	0
4 NAME:	ADDRESS:	Į	MF.	עלעה לאחרא מכו n.	
Extract from law, if any efficient or path requ guilty of parjury. And upon indictment and co	ired under the provisions of	f this lict simil contain any falso stor	ف معادمة أنه مناه والمستون	hell be deemed	
regulations relating to the sale of elsebular bay grents parnisaion to the State Comptroller, his euthorized agents end employees, and any pass premises and any and all parts thereof upon a remakes a resident of Baltimore City throughou	s stary automorized coopuloes, in officer of Baltimore City of in which sold functions in	sespectors and clarks. The Board of or the State of Maryland to impose t to be conducted & December in terror	License Commissioner	rs for Baltimers City, its	s dudy
Signature of Applicant A	-				
hareby certify that on theday of personally appeared that the matter and facts conteined in said applical	, 20, believe in	ne, the subscriber, a natery public of the applic witness my band and naterial seed	the State of ant(s) named in this app	lication made onth in due	in and for form of law
<u></u>					
Printed Name:		,	~		
Superture of Applicant B	•	_			
bereby certify that on the 3 day of 1/2 hath new personally appeared that the matter and facts contained in said applicat	we 200 before n will (am mc) ion are true end correct. As	witness, my hand and notarial seal.	жидо у поливец из или офју	ICOCUM HISDE CIRCLES CADS	in and for form of law
Signature Samala Ta	1	(Notery Seel) My Commission expire	. May 14,2	<u> </u>	
Printed Name: 1000 V	riax				
Signature of Applicant C	,				
I hereby certify that on theday of	, 20, before no	e. the subscriber, e notery public of t	ne State of		li and for
personally appeared that the matter and facts contained in said application.	on are true and correct. As	the epplica witness, my head and natural exect.	ot(s) semed in this eppli	cation made eath in deal	जिल्ला हो कि
Signeture:	<u></u>	[Notary Seed] My Commission expires	I		
Printed Naree:		-			

Name		ent to be licensed:	
Thing.	Address	Phone	Email.
Applicants Applying as Business Entities - (Give no list all authorized persons.) Please note that all k please attach e list of the names and address incorporation, partnership agreement or artic	icansane NUST hava a FINANCI of all outstanding stock holder	AL INTEREST in the Barman emotion for on ma	Ale Ray Art & A.MR (a)(H) Hyannous
1) NAME: Ellen Levy 2) NAME: William McLenna Sucan Owene	_ADDRESS: 39 S. E	llwood Avenue IIILE: Clas	SS B%OF STOCK HELD: 100
2) NAME: William McLenna	n _{address:}	IIR.E. Auth	norized P _{%OF STUCK HELD:} 0
3) MANE: Susan Owens	ADDRESS:	TINE: Auth	norized F _{%0F STOCK HELD:} 0
4 NAME:	ADDRESS:	TITLE:	%DF STOCK HELD:
"Extract from Law: If any affidavit or outh requ	uired under the provinces of th	is Act shall contain any falsa statements: the .	nffander skull he doomed
quilty of perjury. And open indicatment and co CERTIFICATE OF APPLICANTS: At least one appli			
grants parmission to the State Computation, his authorized agents and employees, and any peo- premises and say and all parts thereof upon a resistins a resident of Baltimore City throughout	ce officer of Beltlenore City or nd in which said business is to ut the durotion of this license.	the State of Meryland to Impact and search be conducted. If license is issued, the applica	at any and all hours without surrount the
Signature:	_		
Signature of Applicant A	-		
I hereby certify that on theday of . personally appeared that the matter and facts contained in said applica	, 20, before me.	the subscriber, a notary public of the State of	in and for
that the matter and facts contained in said applica	ition ere true and correct. As wi	tness, my hand and notarial seal.	In this apprication made path in due form of law
-r <i>r</i>			
Signature:	[fotery Seel] My Commission expires	
	[
Signatura: Printed Name:	[
Signature: Printed Name: Signature of Applicant B	[1	fotery Seel] My Commission expires	
Signature: Printed Name: Signature of Applicant B I haveby certify that on the day of		fotery Seel] My Commission expires	in and for
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Signature: Printed Name: Signature of Applicant B I hereby certify that on thedey of personally appeared that the matter and facts contained in solid applica Signature:	. 20, before me, to tion are true and correct. As with	hotary Seel] My Commission expires the subscriber, a notary public of the State of the applicant(s) named ness, my hand and notarial seel.	in and for
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Marnes		Address	Signature	DOB	Length of time Acquinited with t
Arasan nà mar busseur i	epphobition is to be cor	iducted. We certify	volers in the city of 66 that the qualifying appl of Maryland at the tim	icent(s) is/are no	remak kanun ta
the undersioned cit	The following of the new	certificates must be	signed by at least 3 pay voters in the City of Ba	eraons,	
tery Printed Name: 1	mara Jila		ery Seel] My Commission exp	ires TVIAA T	110.000
tary Signature: MW	1	₹Not	ary Seell My Commission and	· Nast	4.2023
witness, my hand and notal		oath in due form of law ti	nat the matter and facts conti	ained in said applicatio	n are true and correct
ereby certify that on the _c	dey of Vire personally opposited U	20 51 , before me. 511 Com M.C.U	the subscriber, a notary publication of the subscriber of the subscriber and facts control to the subscriber and subscri	ic of the State of <u>M</u>	aylar in a
gnature of Uwner of th		, t		nnan, Executive Direc	
Willian	Henner	Paul's Place	Community Kitchen, LLC y: Paul's Place Inc., Managir	ng Member	
npoyees, and any peace a business is to be condu	unicer of the Lity of Battin icted, and any and all parts	nore and State of Mary s of the building in whic	land, to inspect and search h said business is to be cor	, without warrant, the iducted, at any and a	e premises upon which Il hours.
որ աստառես սերստեչ, ո	ispectors and cierks, the b	10800 Of Lituar License	of the license applied for, an Commissioners of Baltimo	ra City ite dukenuthe	bae atossa baria
ode of <u>21230-2317</u> oder the Alcoholic Revers	, which is named in the p	xesent application ma	te to the Apard of Ligure Li	conce l'ammieniana	imore. City with a Zip rs of Baltimore City
net (I am, we are) the own				HDM	andro I du with a fea

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

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

Name and Address of the owners of the premise/landlord: Paul's Place Community Kitchen, LLC Phone Number:
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND (I, WE) Paul's Place Community Kitchen, LLC HEREBY CERTIFY,
That (I am, we are) the owner(s) of the property located at _925 Washington Boulevard
William McLennan, Executive Director Paul's Place Community Kitchen, LLC By: Paul's Place Inc., Managing Member By: William McLennan, Executive Director
I hereby certify that on the $\frac{23}{}$ day of $\frac{\sqrt{Ne}}{}$, $\frac{20\pm 1}{}$, before me, the subscriber, a notary public of the State of $\frac{Ne}{}$ in and for, personally appeared $\frac{W/V/Cer_{}}{}$ $\frac{Ne}{}$ Ne
As witness, my hand and notarial seal. Notary Signature: Notary Signature: Notary Printed Name: 1 Amara 1 Flax Notary Printed Name: 1 Amara 1 Flax

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.

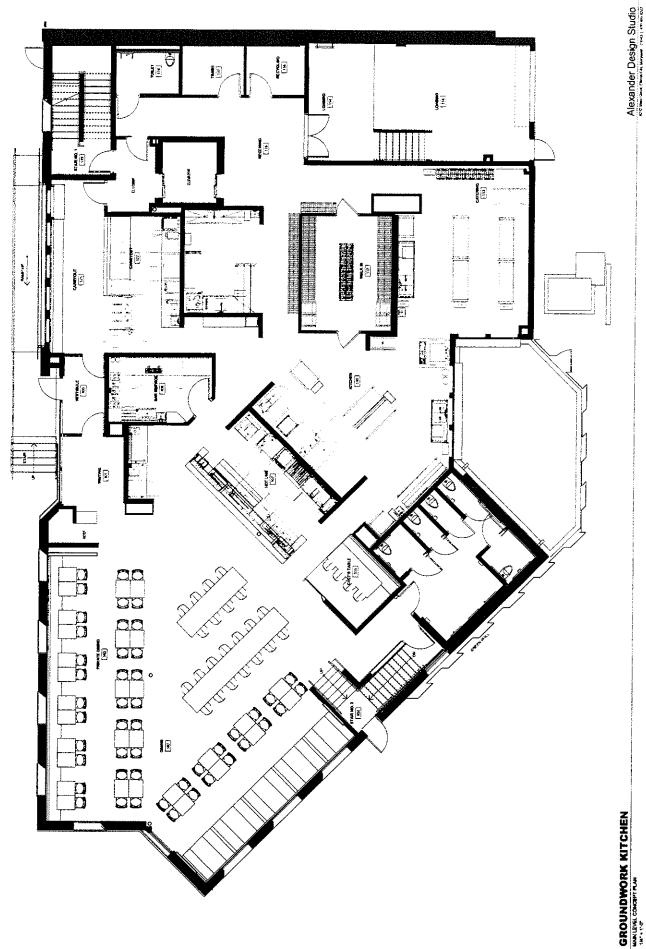
Names	Address	Signature	008 (Month/Year)	Length of time Acquainted with the Applicant(s)
Sarah Page	2417 E Fairmount Ave Baltimore, MD21224	JUH45	Feb/1986	3 years
Andrew Sekellic	Baltimore, MDz122	an	8 /1985	7 years
Paroma Nandi	Baltimore, MD 2122 1200 WCoss St	\cap 0 -	8/1987	Tyears
ieff Wilhelm	1200 WCois St Baltmore, MD, 21130		12/1993	3 yrs
	-	//		1

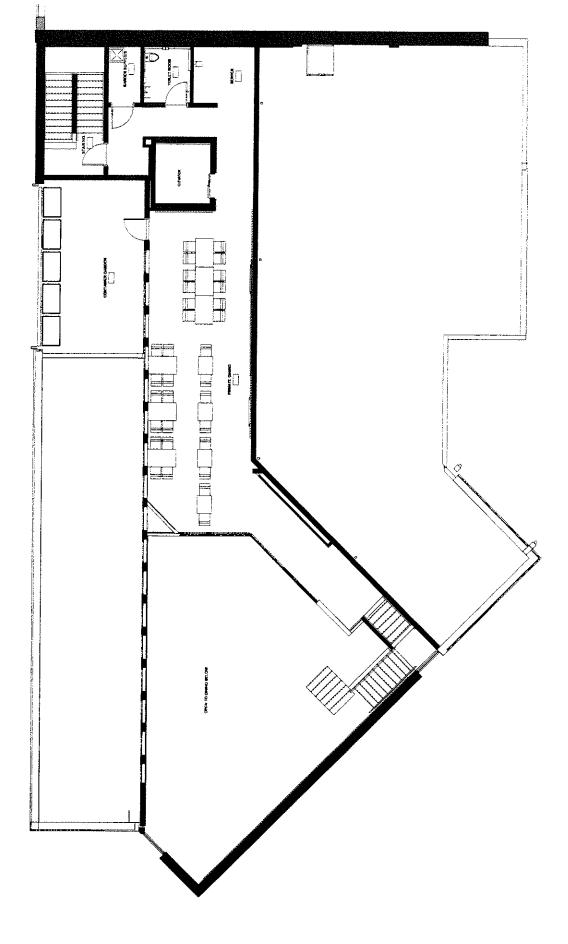
Board of Liquor License Commissioners for the City of Baltimore I North Charles Street, Suite 1500, Baltimore, Maryland 21201 Phone: 410-396-4377 Fax: 410-396-4382

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

Name and Address of the owners of the	iz premise/landinrd: Paurs Place Com	munity Kitchen, LLC	_ Phone Number: _	
(I, WE) Paul's Place Community Kito				HEREBY CERTIFY,
Code of <u>21230-2317</u> , which under the Alcoholic Beverage Laws o duly authorized deputies, inspectors employees, and any peace officer of	ne property located at _925 Washington) s named in the present application made f Maryland and assent to the granting of and clerks, the Board of Liquor License C the City of Baltimore and State of Maryla any and all parts of the building in which	to the Board of Liquor Licens the license applied for, and he Commissioners of Baltimore C nd, to inspect and search, wit	se Commissioners reby authorize th ity, its duly author hout warrant, the	e State Comptroller, his rized agents and premises upon which
Signature of Owner of the Proper	Ву	ommunity Kitchen, LLC : Paul's Place Inc., Managing M By: William McLennai		or
I hereby certify that on the da for, personal	y of, 20, before me, th ly appeared application made oath in due form of law thi	ne subscriber, a notary public of	the State of	, in and the
As witness, my band and notarial seal.	appination made datit in due to in in 1944 in	st tise Andress and ravis Guirenise	գ ու ջուր ընչունում	1 B1 E
Notery Signature:	Nota	ry Seal) My Commission expires		
We, the undersigned citizens, r covered by the present applicat	The following certificates must be eal estate owners and registered v ion is to be conducted. We certify t e City and a resident of the State	roters in the City of Baltin that the qualifying applica	nore in which t int(s) is/are pe	rsonally known to
Names	Address	Signature	DOB (Menth/Year)	Length of time Acquainted with the Applicant(s)
M.Ke Wilhelm	1200 West Cross St.	Mille	11/87	? years
Plike Wilhelm Robert FAHEU	1140 W. HAMBURY ST	Aled the	11/62	3. Years
Geon Floyd	126 S. Gilmor	Semkys	08/76	5 years

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





groundwork kitchen

eat in+ takeout+ virtual delivery

meals with a mission + food with meaning

focus on teaching culinary life skills and cooking foods with flavor and nutrition

restaurant

soups

Soup of the day

salads small or large

wild green and artichoke- vegan \$6 small \$8 large

tomatoes, cucumbers, artichoke hearts, red onions

caesar – \$6 small \$8 large

hand cut romaine hearts, tossed with shaved parmesan, in house made croutons

ancho corn black bean lettuce bowl-vegan \$10

sweet pepper salsa, oregano-lime vinaigrette, radish, crispy corn tortilla strips

salmon miso glazed bowl- \$ 12

served with jasmine rice, edamame, corn, red cabbage, lime

starters and shared plates

butcher and board-best to share \$18

charcuterie -choose 2

sopressata, prosciutto, pepperoni, chorizo

chesse-choose 2

mozzarella, manchego, blue cheese, brie

served with olives, pickled vegetables, mustard, baguette

truffle fries- gluten free \$7

parmesan, truffle aioli

roasted brussel sprouts-vegan \$7

broiled crab balls- \$ 12

4 crab bites to an order, served with old bay aioli and lemon

hummus roasted tomato bruschetta-best to share-vegan \$8

sandwiches, burgers, and entrees

gwk burger-\$9

grass-fed beef, american, cheese, lettuce, tomato, butter pickle, bun, offered with french fries or small side

gwk burger stack --\$15

locally raised dry aged beef, American cheese, bacon, lettuce, tomato, butter pickle, bun, offered with french fries

crab cake-MRKT PRICE

4 ounces all lump crab cake broiled and served on a toasted bun offered with small caesar salad or french fries

beyond burger-\$15

swiss cheese, lettuce, tomato, butter pickle, bun, offered with french fries or small side

entrée's

simple steak- \$20 8oz

flat iron, sauté of pan seared mushroom and onions, buttermilk mashed potatoes, seasonal roasted veggies

crab cakes MRKT

5 ounce traditional MD style half pound crab cakes with fries, and sweet slaw

miso glazed salmon filet-\$20-

wild salmon filet marinated in a sweet and savory miso marinade, offered with jasmine ginger rice and roasted broccoli

chicken marsala-\$17

tagliatelle pasta, mushrooms, brown butter, garlic crostini for dipping yummy brown sauce

BYOB (BUILD YOUR OWN BURGER) \$13

CHOOSE FROM BEEF, TURKEY, VEGAN, BUFFALO OR CHICKEN BREAST SERVED ON FRESHLY BAKED BUN OR LETTUCE WRAP

EACH SERVED WITH CHOICE OF:

FRIED JALAPENOS, FRITES, SWEET POTATO WAFFLES, CAULIFLOWER SLAW OR TOMATO AVOCADO SALAD

FREEBIES

LETTUCE, TOMATO, ONIONS, SWEET
PICKLES, DILL PICKLES, SALSA, FRIED
ONIONS, MARINARA, BACON, FRIED EGG,
CILANTRO, BUFFALO SAUCE, BBQ SAUCE
RANCH DRESSING, RUSSIAN DRESSING,
TERIYAKI

WORTH THE PRICE

CHEESES: SWISS, AMERICAN, PROVOLONE, CHEDDAR AVOCADO, GUACAMOLE, SAUTEED MUSHROOMS, FAJITA PEPPERS, BALSAMIC ARUGULA, BASIL MOZZARELLA, HONIED GOAT CHEESE, BLEU CHEESE

BYOF (BUILD YOUR OWN FLATBREAD) \$14

CHOOSE FROM TRADITIONAL NAN OR GLUTEN FREE*

WITH: TRADITIONAL CHEESE BLEND, PEPPER JACK/CHEDDAR OR FRESH MOZZARELLA

SAUCE CHOICE OF

SWEET PIZZA, SICILIAN MARINARA, GARLIC BUTTER, BUFFALO (MILD, SPICY, VESUVIUS, PESTO (NO NUTS), BBQ SAUCE, SALSA, RANCH, CHIMICHURRI, THAI OR BALSAMIC

FREEBIES (4)

FRESH SLICED TOMATOES, SLICED ONIONS, CARAMELIZED ONIONS, SAUTEED MUSHROOMS, SAUTEED PEPPERS, MARINATED OLIVES, BASIL, CHARRED SWEET CORN, BROCCOLI, CAULIFLOWER, SPINACH, MUSHROOMS, ZUCCHINI, JALAPENOS

WORTH THE PRICE:

PEPPERONI, SAUSAGE, TURKEY SAUSAGE, BURGER MEAT, VEGAN BURGER MEAT, CHICKEN BREAST, PHILLY CHICKEN OR CHEESESTEAK, BACON, HONEY HAM, GRILLED SALMON, OLD BAY SHRIMP, OLD BAY CRAB MEAT, FAJITA STEAK OR CHICKEN



1118 Ward Street Baltimore, Md. 21230 410.625.0775 www.paulspigtownplace

APPETIZERS

CALAMARI AND JALAPENOS

App description

WEST BALTIMORE WINGS

Appetizer description

FAYETTE STREET FLATBREAD

Appetizer description

OFF THE BONE RIBS & SLAW

Appetizer description

CHIPS, SALSA & GUAC

Appetizer description

TEMPURA VEGETABLES

Appetizer description

SALADS

SALAD NAME 1 \$00

Salad description

SALAD NAME 2 \$00

FAMOUS FRIED

BILL'S FRIED CHICKEN

Ranch fries, fried corn

ENTREES

BABE RUTH SIMPLE STEAK

Entrée description

B&O RAILROAD CRAB CAKE

Entrée description

WASHINGTON VILLAGE VEGAN

Entrée description

BOULIVARD CHESAPEAKE

Entrée description

SCOTT STREET SALMON

Entrée description

SCOTT STREET OFF THE BONE

Entrée description

HANDHELD FOOD

REUBEN

Salad description

TURKEY CLUB

Salad description

SUPER POWERHOUSE VEGGIE

Salad description

SALAD DESCRIPTION

Salad description

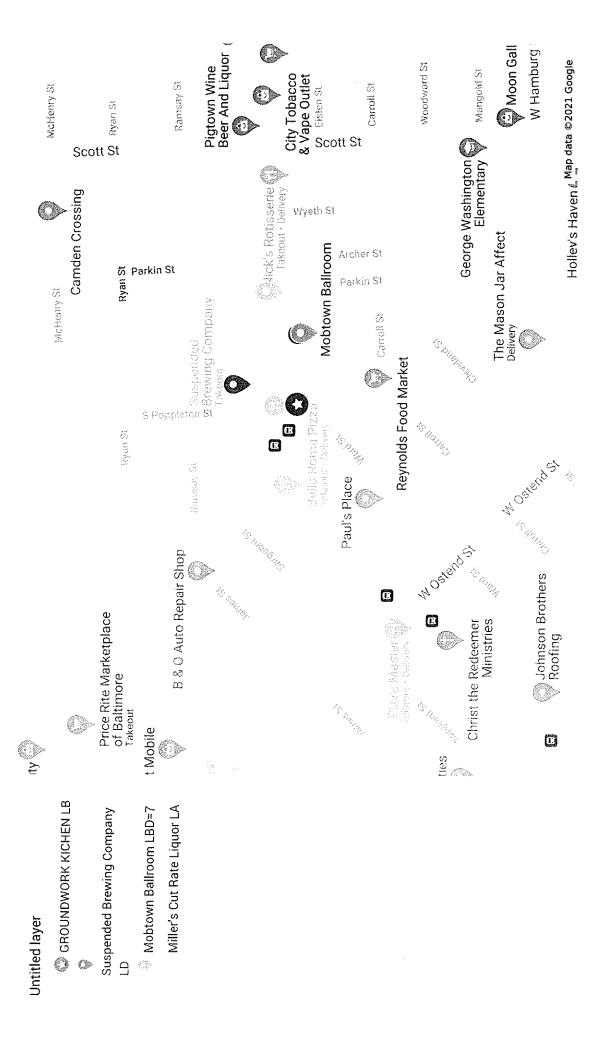
GROUNDWORK KITCHEN, LLC: W21356936	
Department ID Number: W21356936	
Business Name: GROUNDWORK KITCHEN, LLC	
Principal Office: 1118 WARD STREET BALTIMORE MD 21230	
RESAGENT, INC. SEVEN ST. PAUL STREET SUITE 1900 BALTIMORE MD 21202	
Status: ACTIVE	
Good Standing: THIS BUSINESS IS IN GOOD STANDING	
Business Type: DOMESTIC LLC	
Business Code: 20 ENTITIES OTHER THAN CORPORATIONS	
Date of Formation/ Registration: 01/26/2021	
State of Formation: MD	
Stock Status: N/A	
Close Status: N/A	

PROPOSED LOCATION: 925 Washington Blud.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA	
"A" BEER & WINE	
"B" BEER & WINE	
"C" BEER & WINE	
"D" BEER & WINE	
"A" BEER, WINE & LIQUOR/	
"A-2" BEER, WINE & LIQUOR	
"B" BEER, WINE & LIQUOR	
"C" BEER, WINE & LIQUOR	
"D" BEER, WINE & LIQUOR	
"BD7" BEER, WINE & LIQUOR	
ARENA	
HOTEL/MOTEL	
RACING	
DREDADED BY. SHOWN HAN DATE.	8/4/2021

925 WASHINGTON BOULEVARD



Back

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

INSPECTORS REPORT - TRANS	ERO/ NEW ANTELOATIONS
Licensee Information (Trade Name):	GROUNDWORK
Corporation Name:	GROUNDWORK LLC.
Location Address:	925 WASHINGTON BLVD.
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	
Is the location within 300 feet of Church and/or School?	No 🗸
Date Posted?	8/5/2021
Estimated Date of Removal?	8/16/2021
Are there any other licensed establishments within a two block radius?	Yes 🕶
Other licensed locations - Describe/Note:	
SEE MAP	
Comments and Follow-up Items(s) (please note any issues or concerns abo	out the location):
NEW LIQUOR LICENSE	

Insert Photo of Sign and location:



Assistantian from State of Experience 1.3 Assistantian from State of Assis	Constitution of the Consti	The state of the s
Attach Additional Photos Inspector Name	Date and Time	
i:0#.w baltimore\steven.han	8/6/2021	3:48:00 PM
	5/0/2021	J43.00 FWI
Name of Licensee (if present)		
	Submit	

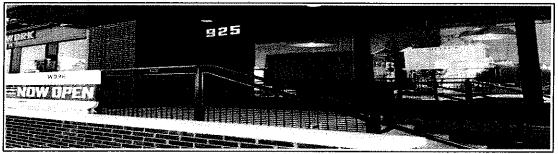
Board of Liquor License Commissioners

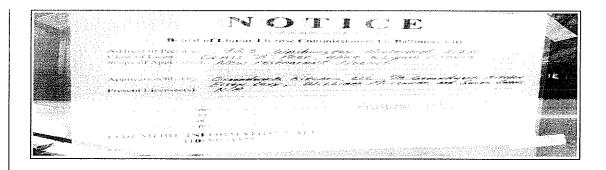
For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

POSTING SIGNS REPORT

POSTING SIGN	3 REPORT
Applicant(s) Name:	Ellen Levy
Address of Premises:	925 WASHINGTON BLVD.
Inspector:	i:0#.w baltimore\steven.han
Date Posted:	8/5/2021
Time Posted:	
Date Rechecked:	8/19/2021
Time Rechecked:	
Manager or Owner when sign posted:	
Summary on location of sign posted:	
FRONT WINDOW	
Summary on location of sign rechecked:	
the sign was up for ten days	

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

Evand of Cityings T. Kennes Commissioners for Baltimare City Address of Princes 925 Washing to Bance word 21230 Class of Tiche Wine & Lynne L'ense Application Alici to Commence Acres 200 M. Greendank Although Description Alice and Source Association Description Association Association Description Association Association

The basefully concerning this center in the content of the content

an Segretary Leading Road Windowski (1977)

FOR MORE DEORNATION CALL *10.39ft-1377

Certificate of Occupancy

No: USE2020-55287

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 IN STRICT COMPULANCE WITH THE APPLICATION HERETOFORE FIRED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREN. 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 3:00 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
21	07	0850	024	12/23/20	902

PROPERTY ADDRESS:

925 WASHINGTON BLVD

OWNER:

PAUL'S PLACE COMMUNITY KITCHEN, LLGDR:

925 WASHINGTON BLVD BALTIMOR

LESSEE:

ADDR:

LAND USE CODES 3-50

A ONE STORY RESTAURANT WITH A PARTIAL MEZZANINE AND A BASEMENT. THE BASEMENT INCLUDES MEETING/OFFICE SPACE & A TRAINING ROOM. THE MEZZANINE HAS A SMALL WALK OUT CONTAINER GARDEN.

1001-000000-2600-159600-400560	1001-00000-2600-158009-400480	1001-000000-2600-158009-400480	1001-000000-2600-158301-400490	1001-000000-2600-158302-40049
PER. INSP.	MISC	CH. USE	NEW BLDG.	0
		45.00		ADDITIONS
1001-000000-2600-158302-400490	1001-00000-2600-158304-400490	1601-060000-2669-158304-400499	1001-000000-2690-158800-400500	1001-00000-2600-158901-400510
AETERATIONS	REPAIRS	MISC CONST.	ELECT.	HYDRONIC-STEAM HEAT
1001-000000-2609-158902-460510	1001-000000-2600-158902-400510	1001-000000-2600-158902-400510	1001-000000-2600-158905-400510	1001-00000-2600-158906-400510
DISTRIB-EXH	AIR COND.	DISP TANKS	FIRE	FUEL-BURNING EQUIPMENT
1001-000000-2600-159360-400530	1001-00000-2690-159000-460520	1001-600000-2600-159000-400520	1001-000000-5700-508801-401811	1001-000000-1560-102800-400230
ELEVATOR	PLUMBING	S & E CONTROL	CHAP	TAX
1001-000000-2600-158306-400490	0.00			3.00
RAZING	1001-00000-2600-159400-400540 FILENG FEE:	1001-000000-2600-159400-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES
	50.00)		98.00

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

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT 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.

CITY OF BALTIMORE

Room 527, City Hall 100 N. Holliday Street, Baltimore, Maryland 21202 Telephone: (410) 396-4822 Email: Phylicia.Porter@baltimorecity.gov



Councilwoman Phylicia R. L. Porter District 10

MEMBER:

Public Safety and Government Operations Education, Workforce, and Youth Health, Environment, and Technology

June 30, 2021

Board of Liquor License Commissioners for Baltimore City Attn: Douglas K. Paige, Executive Director 1 N. Charles Street, Suite 1500 Baltimore, Maryland 21201

Re: Groundwork Kitchen, LLC Liquor License Application for 925 Washington Boulevard, Baltimore, Maryland 21230

To Whom It May Concern,

I represent Baltimore City's 10th District for the Baltimore City Council. This letter is to express my support for the application of Groundwork Kitchen, LLC, an initiative of Paul's Place services, to the City of Baltimore, Liquor License Board, for a new Class BD7 Beer, Wine & Liquor License to be located at 925 Washington Boulevard in Baltimore Maryland for the Groundwork Kitchen culinary arts training program and restaurant, which will be located and operate within the 10th District.

Paul's Place is a service organization that began operating in Southwest Baltimore in 1982 to serve the needs of the local community. It provides programs, services, and support that strengthen individuals and families, fostering hope, personal dignity, and growth. Its vision is that the individuals and families living in Southwest Baltimore City will have full access to high quality health care, education, employment, and housing along with the other support necessary for stability and self-sufficiency. Pauls' Place began as a simple soup kitchen to serve the neighborhoods' food insecure. Its services soon expanded to educational programs, summer camps, and health care programs. After more than 30 years of service to the community, Paul's Place now offers more than two dozen services and programs to low-income individuals and families in the Washington Village and Pigtown community.

Groundwork Kitchen is an integral part of Paul's Place's bold community economic development strategy in Southwest Baltimore. It's vision — a culinary arts training program that trains and employs 60 adults per year — will use a proven model of providing training, case management, and employment to stimulate the local economy, strengthen our community, and transform lives. Although students do not need to be homeless to enroll in Groundwork's program, they must fall below Baltimore City/Maryland's Area Median Income. Generally, if someone qualifies for SNAP benefits, he or she would qualify financially for Groundwork Kitchen culinary training program.

Paul's Place has invested over seven million dollars in development and construction costs to bring Groundwork Kitchen to fruition. It has received support from local community organizations such as Citizens of Pigtown and Pigtown Main Street for its vision and mission.

Sincerely,

cc:

Councilwoman Phylicia Porter, MPH, MSL - District 10

Phylicia.Porter@baltimorecity.gov

William McLennan (via email) bmclennan@paulsplaceoutreach.org Stephen E. Luttrell, Esq. (via email) sluttrell@wtplaw.com 763 Washington Blvd Baltimore, MD 21230



October 15, 2020

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

Dear Commissioners,

Pigtown Main Street is pleased to support the liquor license application for the Culinary Arts Center located on Washington Blvd. in Pigtown. This exciting new restaurant and workforce training center is a valuable addition to our business community.

Please know, we are especially excited to support this application due to the close partnership Paul's Place holds with organizations and community members. We trust Paul's Place completely to manage a liqueur license to service their customers and the community.

Please approve this license to support the continued growth in Pigtown and Baltimore.

I can be reached at <u>director@historicpigtown.org</u> or at 443.908.7038 if you have any questions. Thank you for consideration.

Sincerely,

Kim Lane

Executive Director



November 15, 2020

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

Re: Support for Liquor License Application for Groundwork Kitchen

Dear Commissioners:

I am writing to you on behalf of the Citizens of Pigtown (COP) Community Association in support of Groundwork Kitchen's restaurant-only liquor license application (sit down only with no seated bar area).

The COP Board voted to support this application on behalf of the community association at a board meeting on November 15. The liquor license application was discussed at a community meeting on Tuesday, November 10 via Zoom conference and Facebook Live. Our bylaws dictate that we cannot hold an official membership vote during virtual meetings, but reaction from the community membership was supportive.

If you have any questions, please feel free to reach out to me at president@citizensofpigtown.org or 774-218-8799. Thank you for your consideration.

Sincerely.

Kelleigh Eastman

President

Citizens of Pigtown

PO Box 6322

Baltimore, MD. 21230

board@citizensofpigtown.org

August 26, 2021

Licensee(s): Cheryl Adams and Adam Savage

Iguana Cantina, LLC, T/a Baltimore Soundstage 600 E. Pratt Street aka 124 Market Place 21202

Class: "BD7" Beer, Wine & Liquor License

Request to add outdoor table service.

(a) **Applicant(s) Information:** (1) Cheryl Adams was born in Glen Burnie, MD in April of 1969. She lives in Stevensville, MD; and (2) Adam Savage was born in Santa Fe, NM in June of 1982. He lives in Baltimore; MD.

(b) Ownership Breakdown: (1) Cheryl Adams (99%); and (2) Adam Savage (1%).

(c) Purchase Price of Business: N/A

(d) Qualified Voters: N/A

- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the property as a tavern with live entertainment, dancing and accessory outdoor dining.
- (f) Corporate Standing: Iguana Cantina, LLC is a MD LLC and as of 8/10/2021 is active and in good standing.
- (g) **Posting Report**: The location was posted on 8/5/2021, and checked on 8/16/2021. This meets the 10-day rule. There are 15 licensed liquor establishment(s) in the 2x2 area "B" BWL-11; "BD7" BWL-1; Arena-1; and Hotel/Motel-2.
- (h) **Timeline**: Location closed on 1/21/2020. Due to Governor's Executive Order issued on 3/12/2020, that extended timelines under Alc. Bev. Art. 12-2202. License is valid.
- (j) Letters of Support/Opposition: At this time the Board has no letter(s) of opposition or support.

In considering this request, under the provisions of Alcoholic 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/AMENOMENT(S) APPLICATION FEE - \$600.00

INDICATE TYPE OF LICENSE APPLI	ICATION: TRANS	FER 🗆 N	EW 📖 EXPANSI	ION OF PREMISES ☑	AMENDMENT(S) \square
EXPLANATION OF REQUEST: EXPANSION	OF THE PREMISES	TO INCLUDI	NINIO ROODTUO	NG	CLASS TYPE: BD7
	Please select one	option and fil	I out the requested .	information	
A) NEW LICENSE REQUEST: ADDRESS OF	PROPOSED LOCATION:				
B) TRANSFER OF DWNERSHIP ONLY: ADD	DRESS OF CURRENT LIC	ENSE:			
C) TRANSFER OF DWNERSHIP AND LOCA		'			
TRANSFER OF OWNERSHIP AND LOCA					
D) AMENDMENT OR EXPANSION REQUES				TIMORE, MD 21202	
b) WILHOUGH ON EN ANDIBIT HEADED	n, Addition of The Lo	ion (ion)			
CORPORATE/LLC/LLP/PARTNERSHIP NAME	: IGUANA CANTINA	, LLC	TRADI	E NAME: BALTIMORE SO	UNDSTAGE
BUSINESS PHONE NUMBER: 410-978-7887					
ATTORNEY FOR THE APPLICANT: HARRY K	2	10011100	1.4. T.U. P		
Part of Premises Used (<i>Note: Floors and Areas for S</i>					
Live Entertainment provided? 🛮 Yes 🗀 No. What					rood and Alcohol? LJ 185 LJ No
Zoning Receipt or Current Certificate of Occupan Please note that as per Alc. Bev. Art, § 12-14	•	-			alianat has abtained apparent
·	ru/(A)(2), an application nd/or verification fron				oncant has obtained approval
1. Applicant A	1107 D. 101 1110001011 11 DII	THE DUTING	o rramaipai zaminy np	יייייייייייייייייייייייייייייייייייייי	
i. AUDIILDIII X					
CHERYL ADAMS					
CHERYL ADAMS (Full name)		ephone no.)	21222	E-mai	(Required)
CHERYL ADAMS (Full name) 618 KIMBERLY WAY	STEVENSV	rre WD	21666 7in Code		
CHERYL ADAMS (Fullname) 618 KIMBERLY WAY (Residence) Street		State MD	21666 Zip Code	(period of residenc	y in Baltimore City)
CHERYL ADAMS (Full name) 618 KIMBERLY WAY	STEVENSVII City	State MD	Zip Gode		y in Baltimore City)
CHERYL ADAMS (Fullname) 618 KIMBERLY WAY (Residence) Street 4/1969	STEVENSVII City F (S)	State ex: Male or Fe	Zip Gode	(period of residenc GLEN BURNII	y in Baltimore City)
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CHERYL ADAMS (Full name) 618 KIMBERLY WAY (Residence) Street 4/1969 (Month/Year of Birth) Check: Yes No Are you currently a 2. Applicant B ADAM SAVAGE (Full name) 2635 ST PAUL ST, APT 1 (Residence) Street 06/1982	City F (S: resident of the City of (Tele BALTIMOR	State ex: Male or Fe Baltimore? ephoneno.) ne MD State	Zip Code male) 21218 Zip Code	(period of residence GLEN BURNII (Place of Birth) E-mail 6 YEARS (period of residence SANTA FE, No	y in Baltimore City) E, MO I (R e q u i r e d) y in Baltimore City)
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JUL 02 2021

1. Has the applic Applicant A 🗆	ant(s) been B 🗆	djudged guilty of a felony in the State of Maryland or any other? 🗋 Yes 🗹 No - If yes, indicate applicant a C 🗀	ınd explain.
Macyland? 🗆 Y		ljudged guilty of violating the laws-governing the sale of any alcoholic-beverage or for gambling in any Sta yas, mark applicant and provide explanation in adjacent space provided.	rte, includin
Applicant A 🗆	B 🖂	C	
the United State		:(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other S the United States (Federal Crime)? 🗆 Yes 🗹 No - If yes, mark applicant and explain.	State within
Applicant A 🗆	B□		
explain (address	of location,	ad a license for the sale of alcoholic beverages in the State of Maryland? 🗹 Yes 🗔 No If yes, mark app lates that the applicant was a licensee, and the trade name).	licent and
Applicant A 🗵	B 🗵		
THIS L	16643		
		ad a liquor license suspended or revoked? 🗀 Yes 🗹 No If yes, mark applicant and explain.	
Applicant A 🗆	B 🗀		- 11211212121212121
G Doos the cooli	contle) have	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage	a liegena
		end issued? 🖸 Yes 🗹 No If yes, merk applicant and explain (address of location and trade name).	; IICEANE
Applicant A 🗆	8 🗆	C	
7. Do the spouses	ar depender	children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or busine	ss in
		sdiction in the State of Maryland? 🗆 Yes 🗹 No If yes, mark applicant and explain (address of location and tri	ade name).
Applicant A 🗆	B 🗆	C 🗆	Tales et a comment
			# 4 T
s. Are you tinenc Applicant A 🖂	ially interes	xl in any other alcoholic beverages license applied, granted or issued? 🗀 Yes 🕢 No If yes, please expla - C 🗀	iia.
whacaur w m			Jacobaria.
	eda con		2.2
). Is the licensed	premise cu	ently open and operating? 🗹 Yes 🗀 No If no, then provide date of last day of operation of the establish	ement.
			6000
D Do ony of the	nnalianat/a)	personally or through an entity — have any indebtedness or other financial obligations to any manufactu	
o. oo eny er die rewer, distiller,	or wholesel	· et the time of meking this application? 🗔 Yes 🗹 No if yes, please explain. If yes, please provide inform	irer, nation as tr
he applicant(s) i	ndebted – po	sonally or through an entity – the amount of the indebtedness, and the name of the manufacturer, brews	er, distiller
er wholesaler?			
Applicant A 🗆	B 🗆	C 🗆	got fredkriver
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All the contract of the contra	ormation for the Manager of the establi		Bulga (1881) od del 1885 granne e e e e e e e e e e e e e e e	e en en formació de la company de la comp	
Name	Address	Phone		Email	
· 					
ell authorized persons.) <i>Pleas</i> nese ettech e liet of the nemi	Entities - (Give name(s) and addresses - in Co use note that all licensees MUST have e FIHA nes and address of all outstanding stock hol preament or articles of organization.	NCIAL INTEREST in the license applied	l for as par Alc. Bev. Ar	t. 8 4-109 (à)(lt). If ne	cessary,
	ADAMS ADDRESS: 618 K				
NAME: ADAM S	AVAGE ADDRESS: 2635 S	ST PAUL ST, APT 1	RE: MEMBER	%OF STOCK HELD:	1
) NAME:	ADDRESS:		TLE:	%OF STOCK HELD:	
NAME:	AODRESS:	Ti1	l£:	%OF STOCK HELD:	
	lavit or oath required under the provisions o dictment and conviction thereof, shall be	of this Act shell contain any false state	ments, the offender sha		_
RTIFICATE OF APPLICANTS: /	At least one applicant whose signature app	ears below certifies that he/she is a	current resident of Belt	imore City, Maryland :	at the time
emains a resident of Baltimor	s thereof upon and in which seld business is re City throughout the duration of this licen	o no ard customental. Il Mc21132 i 2 123090, S.B.	ne appearants must en	ज्या द प्राक्षः हा स्थवन प्राप्तः	
	7 day of Mary 2021, before onally appeared the rest Ada	me, the subscriber, a notary public of t	he State of Mar	glandin	MARKE
ine Arthology, person the matter and lacks contain	onally appeared <u>Charyl</u> Ada ned in said application are true and correct. A	the applicate witness, my hand and noterial seal.	nt(s) named in this appli	ation made probabilities	form of law SOTA
gnatury:		[Notary Seal] My Commission expire	April 19	20227	∞.∞. √√ √
	MarielAldrans		7	る。人	3/15.11
rinted Name: 14211				37	ORFI
Inted Name: 14 gril				THE PLANT	DEL CO
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gnajore of Applicant B pereby-equify that on the	day of And 20 before oppilly appeared and correct. A set in sail application are type and correct. A	s witness, my hand and notario ceal.	nt(s) named in this applic	VIII ON	DEL CO
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OTATEMENT OF BURIED OF BREAUGED MEDINOSO IN COMMECTION MOTH A DRUBEN DEFENDANCE	PARK GENERAL AND
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES (I. WE) Lockwood Associates, LLC	HEREBY CERTIFY.
That (I am, we are) the owner(s) of the property located at 124 Market Place	
Code of 21202 , which is named in the present application made to the Board of Liquor Lice	nse Commissioners of Baltimore City
under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and	
duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore	
employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, w	·
the business is to be conducted, and any and all parts of the building in which said business is to be condu	icted, at any and all hours.
Signature of the Property	
THE STATE OF THE S	

hereby certify that on the TM day of TONE or The COUNTY OF COULDED personally appeared 10	2021, before me, the subscribe	r, a notary public of the State of	Panasylvania in and
or the country of Production personally appeared	igan Berson		the
andlard/property owner named in this application made o	ath in due form of law that the matter	r and facts contained in said appli	cation are true and correct.
, , ,		· · · · · · · · · · · · · · · · · · ·	C

Name and Address of the owners of the premise/landlord: Lockwood Associates, LLC, 150 N. Broad St. Philadelphia, PA 19102 Phone Number:

s witness, my hand ar	nd notarial seal.
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Notary Signature: <u>Lauren G. Learntune</u>

[Notary Seal] My Commission expires 9/2/27

Commonwealth of Pennsylvania - Notary Seal Lauren J. Lemoine, Notary Public Philadelphia County My commission expires September 2, 2024

Commission number 1373220

Member, Pennsylvania Association of Notaries

Notary Printed Name: Lauren J. Lemoino

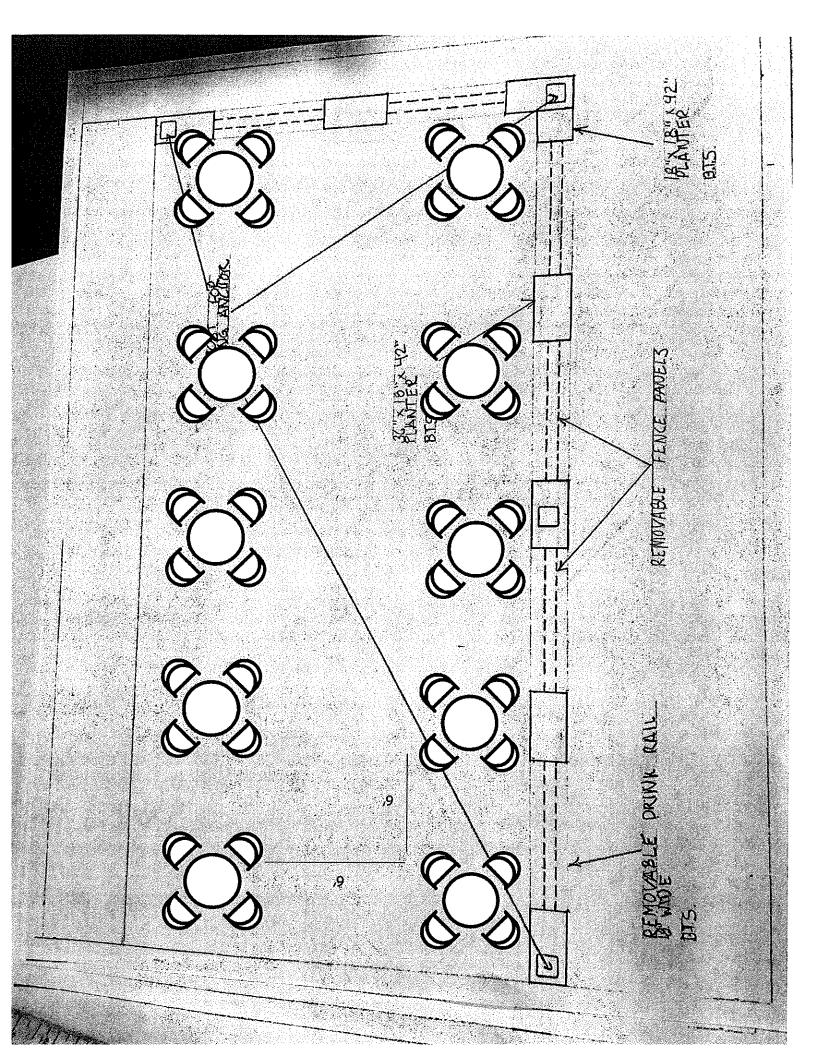
The following certificates must be signed by at least 3 persons.

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	OOB (Month/Year)	Length of time Acquainted with the Applicant(s)
			:	

Board of Liquor License Commissioners for the City of Baltimore I 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.





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: LBD7 068

Cert Num: 0176 License Year: 2021

Fee: \$1,320.00 Status: Renewed

License Date:5/1/2021

CR Number: 11751155

Payment Date: 05-04-21

2020 - 2021 TPP Paid 2021 Trader's License 🗌

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: IGUANA CANTINA, LLC Trade Name: BALTIMORE SOUNDSTAGE

Zone Code: 26

Phone: 410-244-0057

Block Num: 600

Street: PRATT STREET EAST AKA 124 MARKET PLACE

City: BALTIMORE

State: MD

Zip: 21202

CR Number: 11751155

Portion of Business Used:

FIRST FLOOR FOR BUSINESS - TAVERN WITH LIVE ENTERTAINMENT & DANCING

Restriction:

Edit the License Location Info	Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
CHERYL ANN	adams	618 KIMBERLY WAY	STEVENSVILLE	MD	21666	Edit	Remove Owner
ADAM H.	SAVAGE	2635 ST. PAUL STREET #1	BALTIMORE	MD	21218	Edit	Remove Owner

Comments

		Action
0//12/2021	Application requesting to add outdoor table service filed on behalf of Iguana Cantina, LLC T/a Baltimore Soundstage, Cheryl Adams and Adan Savage on 7/2/2021 /kk	Delete
10/02/2020	Issued Outdoor License extension starting from October 2, 2020 until the governor has lifted his executive order; DHCD permit#TMP2020-50048/jr	Delete
04/28/2020	Alcohol Awareness expires on 03/09/24 23 Staff Members (certified by John S Murray)/sb	Delete
	Submitted 2019 Trader's License /sb	Delete
07/03/2019	03/22/19 - Requested License Extension for Thursday, May 23, Friday, May 24 and Saturday, May 25, 2019 /sb	Delete
	Licensee submitted 2018 Trader's License /sb	Delete
12/10/2018	12/10/18 - Return To Sender-Not Deliverable As Addressed-Unable To Forward (Sales of Dangerous Knives and certain Packaging Products)/sb	Delete
04/17/2017	4/17/17 Letter of Good Standing recevied (2017)	Delete
03/24/2016	RELEASED STATE TAX HOLD /sb	Delete
01/29/2016	*****State of MD Tax Hold, letter sent /sb	Delete
04/30/2015	RELEASED STATE OF MD TAX HOLD /sb	Delete
02/25/2015	Send 2nd Tax Hold letter to an alternate address.	Delete
01/30/2013	1/24/2013 Public Hearing re: VIOLATION of Article 2Bsection12-108(d) Underage possession 9/27/12. VIOLATION of Rule 4.01(a) Sale to Minor 9/27/12. VIOLATION of Article 2Bsection12-108 (d) Underage possession 9/27/12. VIOLATION of Rule 4.01(a) Sale to Minor 9/27/12. VIOLATION of Article 2Bsection12-108(d) Underage possession 9/27/12. VIOLATION of Rule 4.01(a) Sale to Minor 9/27/12. VIOLATION of Article 2Bsection12-108(d) Underage possession 9/27/12. VIOLATION of Rule 4.01(a) Sale to Minor 9/27/12. Article 2Bsection12-108(d) GUILTY \$500 Rule 4.01(a) DISMISSED. Article 2Bsection12-108(d) DISMISSED. Article 2Bsection12-108(d) DISMISSED. Article 2Bsection12-108(d) DISMISSED. Article 2Bsection12-108(d) DISMISSED. TOTAL FINE \$500	Delete
	07/13/06 Pubic Hearing re: Violation of rule 4.01(a) DECISION: GUILTY \$1000 OR 10 DAYS + \$125 ADM.FEE = \$1125	Delete
03/22/2006	09/01/05 FILES AN APPEAL	Delete
08/26/2005	08/25/05 Public hearing re: Violation of Art.2B,Sec.12-108(d)on 5/6/05 & 6/10/05 DECISION: ART.2B,SEC.12-108(d) ON (5/6/05) GUILTY \$500 OR 5 DAYS & (6/10/05) GUILTY \$2000 OR 20 DAYS + \$125 ADM.FEE = \$2625	Delete
06/22/2005	6/2005 Application filed to add outdoor table service	Delete
10/01/2004	09/30/04 Public Hearing re: Transfer of ownership DECISION: APPROVED	Delete

Print History (Print Card)

License num: LBD7 068 Address: 600 PRATT STREET EAST AKA 124 MARKET PLACE

Trade Name: BALTIMORE SOUNDSTAGE

Comment:
Add Comment

Hold Info



N/A

N/A

Close Status:

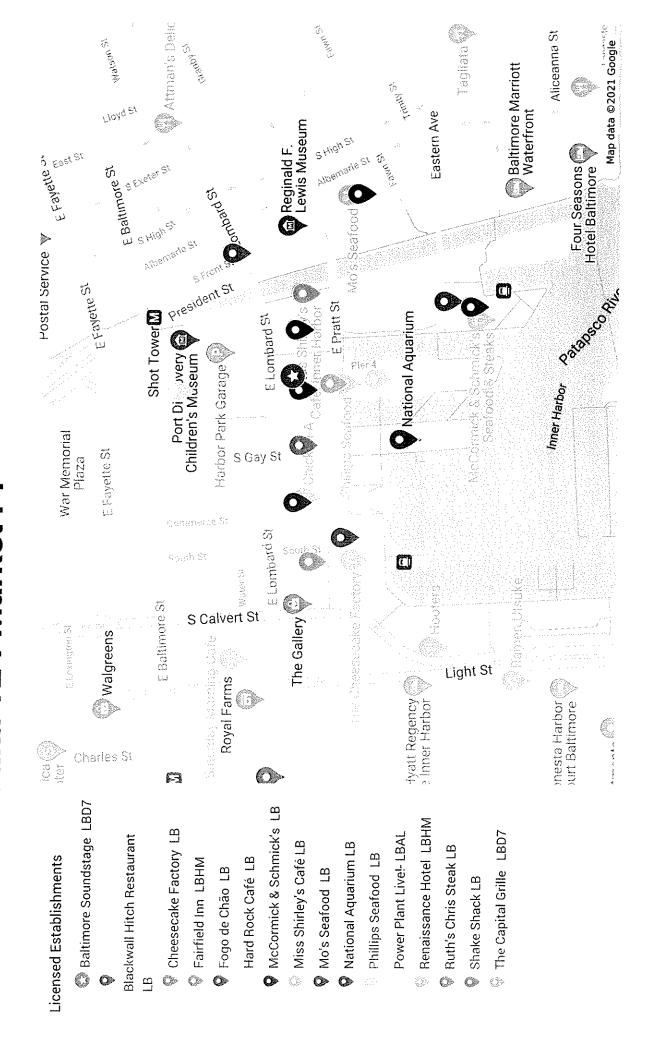
IGUANA CANTINA, LLC: W10189082
Department ID Number: W10189082
Business Name:
IGUANA CANTINA, LLC
Principal Office:
4701 LEEDS AVE
BALTIMORE MD 21227
Resident Agent: 1
JAMES J TEMPLE JR
907 INDIAN CREEK LANE
CROWNSVILLE MD 20132
Status:
REVIVED
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
DOMESTIC LLC
Business Code:
20 ENTITIES OTHER THAN CORPORATIONS
23 ENTITIES OF THE TIMES ON ON CHANGE
Date of Formation/Registration:
08/30/2004
State of Formation:
MD
Stock Status:

PROPOSED LOCATION: 60 E. Pratt St. aka 124 Market Pl

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA	15
	was some and a second
"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	Additional of the Control of the Con
"BD7" BEER, WINE & LIQUOR _	
ARENA	
hotel/motel 2	·
RACING	<u> </u>
PREPARED BY: Chase DA	ATE: 8/6/21

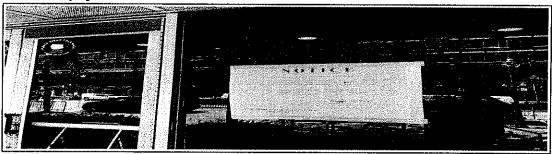
600 E. Pratt St. aka 124 Market Pl



Board of Liquor License Commissioners

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

Licensee Information (Trade Name):	Baltimore Soundstage
Corporation Name:	Iguana Cantina, LLC
Location Address:	600 E. Pratt St. aka 124 Market Pl
License Type:	Class "BD7" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes 🗸
Is the location within 300 feet of Church and/or School?	No 🗸
Date Posted?	8/5/2021
Estimated Date of Removal?	8/16/2021
re there any other licensed establishments within a two block radius?	Yes 🗸
Other licensed locations - Describe/Note:	
Please see maps for additional locations	
omments and Follow-up Items(s) (please note any issues or concerns abo	ut the location):
iled application for expansion of the premises to include outdoor dining v	vith continuous live



Attach Additional Photos				
Inspector Name		Date and Time		
i:0#.w baltimore\terri.chase		8/6/2021	1:06:28 PM	
Name of Licensee (if present)				
	Approve	Disapprove		**************************************

Board of Liqu		e Commissior	iers	
	For Baltimore th Charles Stree timore, Maryla	et, 15th Floor		
<u> </u>		IS REPORT		
Аррі	licant(s) Name:	Cheryl Adams; Ada	π Savage	
Addre	ss of Premises:	600 E. Pratt St. aka	124 Market Pl	
	Inspector:	i:0#.w baltimore\te	rri.chase	
	Date Posted:	8/5/2021	stree	
	Time Posted:	3:00 PM		
Do	ate Rechecked:	8/16/2021		
Tir	me Rechecked:	1:00 PM		
Manager or Owner whe	en sign posted:	N/A		
Summary on location of sign posted: The sign is posted on the side window Summary on location of sign rechecked:				
The sign is still posted on the side window				
Insert Photo of Sign and location: Attach Additional Photos				
Approve		Disapprove		

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

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s who oppose this application should send their written protest to the office of the Board Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be aring concerning this application will be held after August 19, 2021 rledwed and protestants will be notified of the hearing date and time.

BLLC Routine Inspection

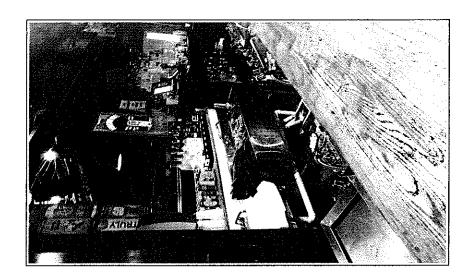
Licensee Information Address: 600 PRATT STREET EAST AKA 124 MARKET PLACE 21202 Trade Name: BALTIMORE SOUNDSTAGE Corporation Name IGUANA CANTINA, LLC Type of License: Class "BD7" Beer, Wine and Liquor Date/Time of Inspection: 1/21/2020 11:16:25 AM Manager/Licensee Autumn Marek Open/Closed Status Open/Closed: Open Closed Date: External Appearance Clean and Free of Debris: Satisfactory insernal Appearance Location of Bar: Rear Shape of Bar: Straight Condition of Bar Area/Floors: Satisfactory Hot Water: Yes Disinfectant Solution: Yes Three Compartment/Washer: Yes Package Goods/BD7 Checklist Bulletproof Partitioning: N/A Separate Pkg. Goods Dept.: N/A Separate Pkg. Goods Store: N/A Bar/Tavern Open and Operating: N/A

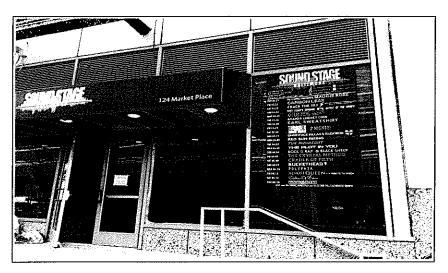
Selling Household/Grocery: N/A

	District Area
Capacity:	N/A
Location of Dining Area:	N/A
Condition of Dining Area/Floors:	N/A
Sanitation:	N/A
Menu:	N/A
	To the second
Traders License:	Ausiness Records Yes
Alcohol Awareness Certification Date Issued:	3/23/2016
Employee Records:	Yes
Alcohol Beverage Information Invoice Numbers and Date:	Inv# 70003509 Cust#334682834 1/15/2020
	Kitchen
Inspector Comments:	No issues
	Restroom
Inspector Comments:	No Issues
	Public Safety
Exits Marked, Unobstructed:	
Fire Capacity:	800
Outdoor Seating Capacity:	N/A
	Adult Entertainment - If Applicable
License is Valid:	
Dancers Present 18 and older:	N/A

Cleanliness of Dressing Room:	N/A
	Ancillary Services
Live Entertainment (Describe):	Yes
Outdoor Table Service	No
	Violations
Violation Issued:	No
Violations Noted:	None
	Wrap-Up
Instructions Given to Licensee:	None
Inspector's Comments:	Inspection conducted on 01/16/20 by Agent Clark, Trainee Jordan and Washington

Photo Taken:





Owner Email:		
Submitted by Inspector	i:0#.w baltimore\darryl.clark	

7/2/2021 DHCD ePermits





Home > Permits > Update Permit Information

Account: prevasandprevas@verizon.net

Back Logout

Project Name:124 MARKETPLACE

Guest Access

CONTINUE TO USE PREMISES AS A TAVERN WITH LIVE ENTERTAINMENT AND DANCING. ADD RESTAURANT WITH ACCESSORY OUTDOOR DINING.



Mayor Brandon M. Scott & Alice Kennedy, Acting Commissioner





	s > My Permit App vasandprevas@v										
My Per	mit Applic	ation Lis	t Logout								
New! On-Line	Inspection Sched	luler: Now, you	may schedule i	nspections or	n-line; use the inspe	ction Schedu	ler feature be	low			
Add Application	License Mana	gement Inspe	ection Schedule	er							
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Manage	Contact us	Status	254521	USE2021- 52497	124 MARKETPLACE	5/24/2021 5/24/2021 5/25/2021	Submitted	J		····	Archive
Showing 1 to 1	of 1 entries (filtere	d from 65 total e	ntries)				Previous	1 Ne	ext		



Mayor Brandon M. Scott & Alice Kennedy. Acting Commissioner

Long 5/25/2021 10:46 AM



BALTIMORE CITY **DEPARTMENT OF HOUSING &** COMMUNITY DEVELOPMENT



Home > Permits >> Step 2 Messages Back File Submitted with My Permit Application: Attachment Please Type Your Message Message: I need to attach a file Messages PETER A **PREVAS** 5/24/2021 & SOUNDSTAGE SEATING PLAN-1.PDF 10:49 AM Good morning. Your Use & Occupancy application requires the following inspection(s): Fire Dept. (311 or 443-263-2220), Health Dept. (410-396-4544 or 4424), and Building Inspections (schedule online by logging into your account and selecting "Inspection Scheduler" or through the QuickTrac system 443-984-2776, use inspection code 5404). Note: If multiple inspections are required Building Inspection must be your last inspection. Your application requires a Minor Privilege review. Please call 410-396-3346 or email Jennie.Woolsey@baltimorecity.gov for Minor Privilege procedures. Your Katrina



Mayor Brandon M. Scott & Alice Kennedy, Acting Commissioner

application has been referred to the Dept. of Planning for review because the property address is within an Urban Renewal, Planned Unit Development (PUD), floodway, floodplain, or critical area. You will receive notification when reviews

are complete and your permit is ready to be issued.

August 26, 2021

Licensee(s): Robert Klebahn

Stuggy's, Inc, T/a Stuggy's 1928 Fleet Street 21231

Class: "B" Beer, Wine, & Liquor License

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

(a) **Applicant(s) Information:** (1) Robert Klebahn was born in San Antonio, TX in December of 1978. He lives in Baltimore, MD.

(b) Ownership Breakdown: (1) Robert Klebahn (100%).

(c) Purchase Price of Business: N/A

- (d) Qualified Voters: Jeffrey J. Jennings, Ryan Perlberg and Matthew Miller are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the 1st floor of the property as a restaurant with outdoor table service.
- (f) Corporate Standing: Stuggy's, Inc. is a MD Corporation and as of 8/9/2021 is active and in good standing.
- (g) **Posting Report**: The location was posted on 8/5/2021, and checked on 8/16/2021. This meets the 10-day rule. There are 10 licensed liquor establishment(s) in the 2x2 area "C" BW-1; "B" BWL-4; "D" BWL-3; and "BD7" BWL-2.
- (h) Timeline: N/A
- (j) Letters of Support/Opposition: At this time the Board has no letter(s) of opposition or support.

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

Board's Decision:

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

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

INDICATE TYPE OF LICENSE APPLICATION:	TRANS	SFER 🗆 1	√EW ☑ EXPANS	ON OF PREMISES AMENDMENT(S)	
EXPLANATION OF REQUEST: New B Restaurant, \$500,00	0 in capita	al expenditure	s, and 75+ seats.	CLASS TYPE: B	
Please	select one	e option and i	fill out the requested i	information	
A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED L	OCATION:	New B	1928 7	Leet Street	_
B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CU	RRENT LIC	CENSE:			
C) TRANSFER OF OWNERSHIP AND LOCATION: CURR					
					I
D) AMENDMENT OR EXPANSION REQUEST: ADDRESS					
CORPORATE/LLC/LLP/PARTNERSHIP NAME: Stuggy's, Ir	IC.		TRADE	NAME: Stuggy's	_
BUSINESS PHONE NUMBER: 4432547825	BUSINESS	EMAIL ADDR	ESS: NA		
ATTORNEY FOR THE APPLICANT: A L Hurdle		ADDRESS: 320	N Charles St, 21201	PHINE: 410 685 5100	
art of Premises Used (<i>Note: Floors and Areas for Storage</i>): <u>1st, t</u>	3 and 2nd	for storage	Outdoor Table Service F	rovided?@Yes 🗆 No Delivery of alcohol? 🗵 Yes 🗆 No	3
ve Entertainment provided? \square Yes $ ot ot$ No What Kind (Ex. BJ)	Band, Etc.)7	' <u></u>		Off Premise Catering of Food and Alcohol? 🗆 Yes 🗹 N	io
ning Receipt or Current Certificate of Occupancy Permit att	ached to A	pplication? 🗵	Yes 🗆 No Estimated	Seating Capacity: 75+	
Please note that as per Alc. Bev. Art. \$ 12-1407(A)(2), an					/
	ation fron	n the Baltimoi	re Municipal Zoning Ap	oeals (BMZA)	
Âpplicant Å Robert Klebahn	1				
(Full name)		ephoneno.)		E-mail (Required)	
2747 Maryland Ave (Residence) Street	Baltimon City	e MD State	21218 Zip Code	(period of residency in Baltimore City)	
12/78	М			San Antonio, TX	
(Month/Year of Birth)		ex: Male or Fe	male)	(Place of Birth)	
Check: 🗵 Yes 🗀 No Are you currently a resident of t	ne Gity at	Banimore?			
2. Applicant B					
(Full name)	(Tele	phone no.)		E-mail (Required)	
(Residence) Street	City	State	Zip Code	(period of residency in Baltimore City)	
	·			(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
(Month/Year of Birth) Check: □ Yes □ No Are you currently a resident of the		ex: Male or Fe Rationero?	male)	(Place of Birth)	
	· w wasy to b	euliilidi Si			
3. Applicant C					
(Full name)	(Tele	phone na.)		E-mail (Required)	
(Residence) Street	City	State	Zip Code	(period of residency in Baltimore City)	
(Month/Year of Birth)	•	x: Male or Fei	male)	(Place of Birth)	IIDINI E EG
Check: ☐ Yes ☐ No Are you currently a resident of the	e city of i	baitimore?		ABRAHAM L. H 410 685 :	
				alh@alhurdle	

 Has the application Application 	nt(s) been a B □	adjudged guilty of a felony in the State of Maryland or any other? 🗀 Yes 🖾 No - If yes, indicate applicant and explain. C 🗀
		djudged guilty of violating the laws-governing the sale of any alcoholic-beverage or for gambling in any State, includir yes, mark applicant and provide explanation in adjacent spece provided.
Applicant A 🗆	B□	
he United States	, or against	nt(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State within the United States (Federal Crime)? 🗖 Yes 🖾 No - If yes, mark applicant and explain.
Applicant A 🗆	B □	
		had a license for the sale of elcoholic beverages in the State of Maryland? Yes No If yes, mark applicant and
explain (address Applicent A 🗆	of location, B 🗆	dates that the applicant was a licensee, and the trade name). C 🖂
i. Has the applica	nt(s) ever	had a liquor license suspended or revoked? 🗆 Yes 🗹 No If yes, mark applicant and explain.
Applicant A 🗆	BO	CO
i. Does the applic as been applied l	ent(s) have for, grented	e a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license I, and issued? 🗀 Yes 🖾 No If yes, mark applicant and explain (address of location and trade name).
pplicant A 🗆	B□	
. Do the spouses	or dependen	rt children of any of the applicant(s) have a financial interest in any other elcoholic beverages license or business in
-		risdiction in the State of Maryland? 🗆 Yes 🗵 No If yes, mark applicant and explain (address of location and trade name).
Applicant A 🗆	B □	
•	· ·	ted in any other elcoholic beverages license applied, granted or issued? 🖂 Yas 🗵 No If yes, please explain.
pplicent A 🗆	<u> 8 🗆</u>	
	A CONTRACTOR OF THE PARTY OF TH	rrently open and operating? 🗆 Yes 🕜 No If no. then provide date of last day of operation of the establishment.
Applying for a ne	W IICENSE. L	alsting establishment closed due to covid!9 issues.
rewer, distiller, i	or wholesel	– personally or through an entity – have any indebtedness or other financial obligations to any manufacturer, er at the time of making this application? □ Yes ☑ No If yes, please explain. If yes, please provide information as t
he applicant(s) in r wholesaler?	•	ersonally or through an entity – the amount of the indebtednass, and the name of the manufacturer, brewer, distilled
pplicant A 🗆	B□	

Name		isimen to de acensea: Pho	пе	Email
	- 10 mm			
Applicants Applying as Business Entities - (Give n list all authorized persons.) Places note that all places attach a list of the names and address incorporation, partnership agreement or arti	licensess MUST have a FIN. of all outstanding stock ho	ANCIAL INTEREST in the license a	applied for es per Alc. Bev. Ai	t. 8 4-108 (a)(ll). If necessary,
1) NAME P Klebahn	ADDRESS: 274	17-Marylayd	mile: member	_%OF STOCK HELO/ <u>00</u>
2) NAME		{		%OF STOCK HELD:
3) NAME:	ADDRESS:	······································	TITLE:	%OF STOCK HELD:
4 NAME:	ADDRESS:		TITLE:	%OF STOCK HELD:
*Extract from Law: If any affidavit or outh rac guilty of parjury. And upon indictment and c	puired under the provisions .	of this Act shell contain any falsa	statements, the offender she	ll be deemed
Signature of Applicant A I hereby certify that on the	which 2021 before RA best Kilch estion are true and correct. A	me, the subscriber, a notary public 6 <u>626 or the a</u> As witness, my hand and notarial si (Notary Seal) My Commission a	expires 7-14-50-14	SOLINEY TOURS OF THE VOICE OF T
, personally appeared		me, the subscriber, a notery public the ap	oplicant(s) named in this applic	ation made soon in due form of law
that the matter and facts contained in said applic		·		
Signature:		·	xpires	
Printed Name: Signature of Applicant C Thereby certify that on theday of		me, the subscriber, a notary public	c of the State of	in and for
parsonally appeared that the matter and facts contained in said applic				ation made eath in due form of law
Signature:		(Notery Seef) My Commission e		
Printed Name:				

Name and Address of the owners of th	ne premise/lendlord: <u>Ryan Ral</u>	Buy, contract	_ Phone Number: _	
That (I am, we are) the owner(s) of the Code of	is named in the present application made f Maryland and assent to the granting of and clerks, the Board of Liquor License I the City of Beltimore and State of Maryla any and all parts of the building in which ty	e to the Board of Liquor Licen the license applied for, and he Commissioners of Beltimore C and, to inspect and search, wit said business is to be conduc	e Commissioners ereby authorize the lity, its duly author hout warrent, the ted, at any and all	HEREBY CERTIFY, nore, City with a Zip s of Baltimore City a State Comptroller, his rized agents and premises upon which hours.
As witness, my hand and notarial seal. Notary Signature: Act of the Notary Printed Name: Dorotho We, the undersigned citizens, recovered by the present applications and is a resident of Beltimore.	The following certificates must be sel estate owners and registered on is to be conducted. We certify to City and a resident of the State	ry Seal) My Commission expires signed by at least 3 pers roters in the City of Balth hat the qualifying applice of Maryland at the time o	ons. The property of this application	DOROTAL SOCO
Names	Address	Signature	008 (Month/Year)	Length of time Acqueinted with the Applicent(s)
Edward K Bosco	100 overhill Rd BALTIMOTE, MID 21216 7005, Wolfe St.	X	12/1961	gyears 11 years
Denjamin D. Shapiro	Baltimore, MD 21201 Baltimore, MD 21201		12/1993	2 years

Board of Liquor License Commissioners for the City of Baltimore I 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.

re: additional certificates for 1728 Fleet St

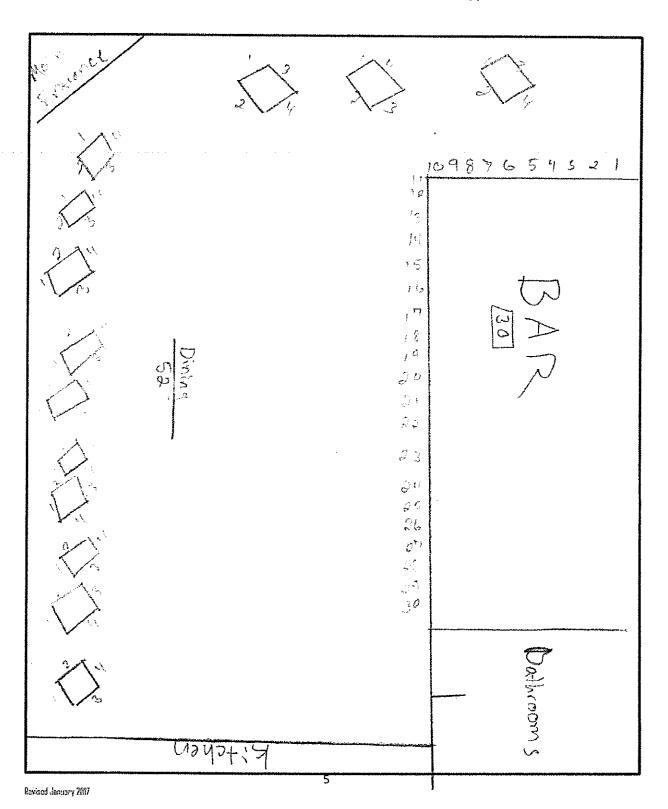
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND HERE Hereby certify that on the property located at	
HERE hat (I am, we are) the owner(s) of the property located at	
nat (I am, we are) the owner(s) of the property located at	BY OCODEY
ode of, which is named in the present application made to the Board of Liquor License Commissioners of Baltinder the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Culy authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized again applicated and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premise be 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. Ignature of Uwner of the Property	BY CERTIFY,
ider the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State C oly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized age inployees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premise 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.	y with a Zip
lly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized age opployees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premise e 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. Gnature of Uwner of the Property	more Lity
nployees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premise 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. Ignature of Uwner of the Property	
e 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.	
ignature of Owner of the Property	is upon wnich
hereby certify that on the day of, 20	
remains that on the tay of, 20, defore the, the subscriber, a notary public of the state of personally appeared, and a subscriber, a notary public of the state of	الـــــ؛
, he opinin's obligation	, #1 8110 the
ndlord/property owner named in this application made path ip due form of law that the matter and facts contained in said application are tru:	e and correct.
7	
s witness, my hand and notarial seal.	
otary Signature: (Notary Seal) My Commission expires	***
otery Printed Name:	
otal y 1 mitou rume.	
The following certificates must be signed by at least 3 persons.	
/e, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the bus	inoce
overed by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personall	
s and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.	y Kiluwii Lu
, and is a , sending as sending a dist and a sendant of the state of the Jinha of the 1816 of 1919 offshedring	
Namas Address Signature COB L	ngth of time

	Names	Address	Signature	DOB (Month/Year)	Length of time Acqueinted with the Applicant(s)
Ryan	Perlburg.	2100 U. Rogers Ave Baltimos, MD 21209	4	6/85	7 years
MATT	Miller	1815 COVINGTON	•	1.80	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.



Department ID Number:
D21905112
Business Name:
STUGGY'S, INC.
Principal Office:
1928 FLEET ST
BALTIMORE MD 21231
Resident Agent:
RYAN PERLBERG
2100 W ROGERS AVE
BALTIMORE MD 21209
Status:
INCORPORATED
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
CORPORATION
CORPORATION
CORPORATION Business Code:
CORPORATION Business Code: 03 ORDINARY BUSINESS ~ STOCK
CORPORATION Business Code: 03 ORDINARY BUSINESS - STOCK Date of Formation/ Registration:
CORPORATION Business Code: 03 ORDINARY BUSINESS - STOCK Date of Formation/ Registration: 06/17/2021
CORPORATION Business Code: 03 ORDINARY BUSINESS - STOCK Date of Formation/ Registration: 06/17/2021 State of Formation:
CORPORATION Business Code: 03 ORDINARY BUSINESS ~ STOCK Date of Formation/ Registration: 06/17/2021 State of Formation: MD

YES

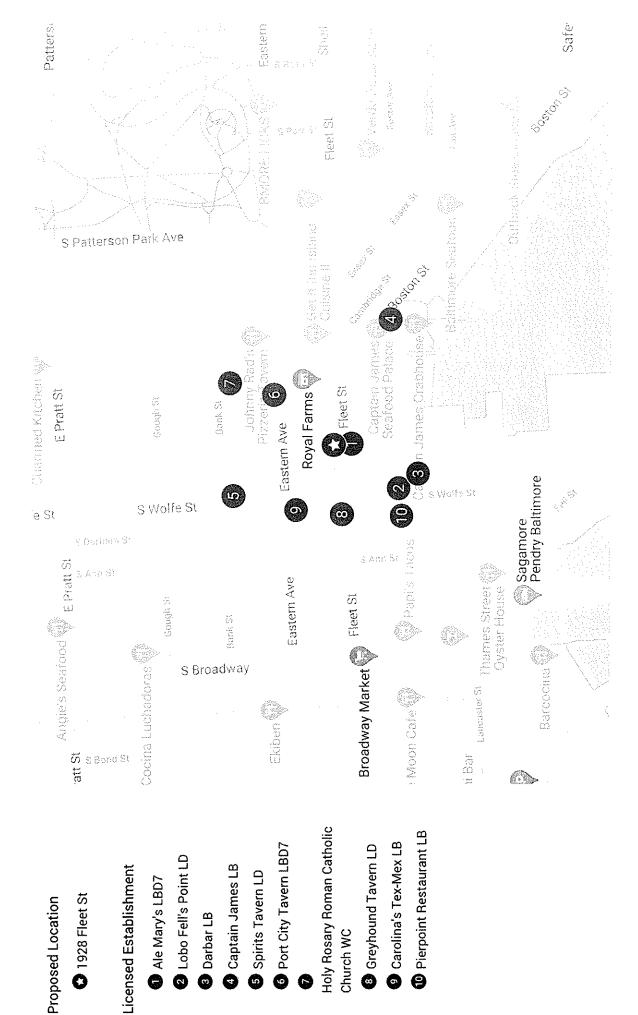
STUGGY'S, INC.: D21905112

	10 10	Mag L	5 1
PROPOSED LOCATION: $_$	1700	THEE I	<u></u>

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA / O	
"A" BEER & WINE	
"B" BEER & WINE	
"C" BEER & WINE	
"D" BEER & WINE	
"A" BEER, WINE & LIQUOR	
"A-2" BEER, WINE & LIQUOR	
"B" BEER, WINE & LIQUOR	
"C" BEER, WINE & LIQUOR	
"D" BEER, WINE & LIQUOR	
"BD7" BEER, WINE & LIQUOR	
ARENA	
HOTEL/MOTEL	
RACING	
PREPARED BY: PUCK DATE: 8/10/20	

1928 Fleet St.



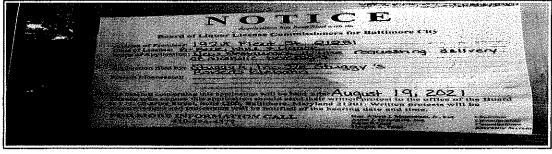
Board of Liquor License Commissioners

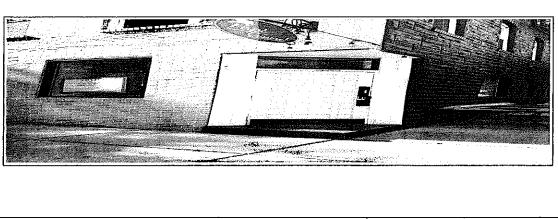
For Baltimore City 1 North Charles Street, 15th Floor Baltimore, Maryland, 21201

INSPECTORS	REPORT -	TRANSFERS	/NEW A	APPLICATIONS

Licensee Information (Trade Name):	Stuggy's
Corporation Name:	Stuggy's Inc
Location Address:	1928 Fleet St
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No
Is the location within 300 feet of Church and/or School?	No
Date Posted?	8/5/2021
Estimated Date of Removal?	8/14/2021
Are there any other licensed establishments within a two block radius?	Yes
Other licensed locations - Describe/Note:	
see attached map	
Comments and Follow-up Items(s) (please note any issues or concerns abo	out the location):
Application filed for a new class B (BWL) license requesting delivery of alc	

Insert Photo of Sign and location:





nspector Name	Date and Time		
i:0#.w baltimore\andy.perez	8/10/2021	3:16:06 PM	
Name of Licensee (if present)			

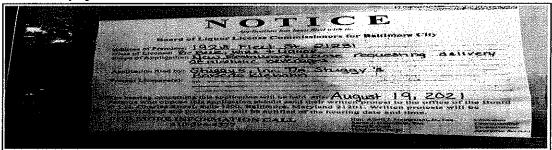
Board of Liquor License Commissioners

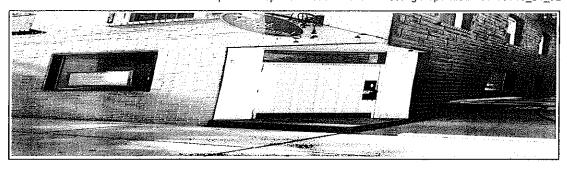
For Baltimore City 1 North Charles Street, 15th Floor Baltimore, Maryland, 21201

	POS	TIN	1G	SIG	NS.	REP	ORI
--	-----	-----	----	-----	-----	-----	-----

FOSTING SIGNS REFORT		
Applicant(s) Name:	Robert Klebahn	
Address of Premises:	1928 Fleet St	
Inspector:	i:0#.w baltimore\andy.perez	
Date Posted:	8/5/2021	
Time Posted:		
Date Rechecked:	8/16/2021	
Time Rechecked:		
Manager or Owner when sign posted:		
Summary on location of sign posted:		
Sign posted on door facing Fleet St.		
Summary on location of sign rechecked:		
Sign remained as posted for the required 10 days period.		
Insert Photo of Sign and location:		

Insert Photo of Sign and location:





Board of Liquor License Commissioners for Baltimore City

Supple of Application: New Restaurant license requesting delivery Idless of Premises: 1928 Fleet St 21231 of alcoholic beverages

Plication filed by: Stuggy 5, Inc. The Shuggy 'S Roverte klepahn

resent Licensee(s);

sons who oppose this application should send their written protest to the office of the Board IN. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be etering concerning this application will be held after August 19, 2021 Hon. Albert J. Matricciani, Jr., Esq. sknowledged and protestants will be notified of the hearing date and time. Aaron J. Greenfield, Esq. Robert E. Guye OR MORE INFORMATION CALL

Executive Secreta Commissioner Commissioner

Douglas K. Paige

410-396-4377

Chairman

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

Panestty Address:

Block/Lat:

1782/013

Online Use & Occupancy Permit **Application**

14. TEREDIST IST FLOOR

Applicant:

ABRAHAM HURDLE

Owner/Lessee:

Owner

1928 FLEET ST

Lesses

BLACK HAND LLC

Permit No: USE2018-50706

1001-000000-2600-158009-400480 Use&Occupancy

1001-000000-2600-159400-400540 Filing Fee 1001-000000-1500-102800-400230 Tax

50,00 3,00 45.00

Total:

98.00

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

Property Use & Occupancy Information:

Existing Use: (Commercial) Restaurant

Proposed Use: (Commercial) Restaurant

	Dwelling:	Roomming:	Efficiency:
Existing Count:	001	000	00
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE INSPECTION	02/09/2018		LOZI
HEALTH DEPARTMENT INSPECTION	02/09/2018)WEL
MINOR PRIVILEGE	02/12/2018		MPRV
One Stop Permit Office Review	02/09/2018		MCFA
Application Received		02/08/2018	
Zoning Sign-off	02/03/2018	02/08/2018	

District:201

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.

PERFORMANCE AS A RESTAURANT WITH OUTDOOR TABLE SERVICE

AFFIDAVIT BY: ABRAHAM HURDLE

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 TAKKER OR HAVE SPECIFIC APPROVAL OF THE OWNER TO ACT AS AGENT FOR THIS APPLICATION.

Project Name.

....

BLACK HAND

Agent

Approant HURDLE, ABRAHAM

Project Note:

Owner First Name

Owner Last Name Or Company Name:

1928 FLEET ST

Address1

Phone

Address2 City: State:

Zīp: