

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 7/16/2021, 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.

(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 APPLICATION: TRANSFER  NEW  EXPANSION OF PREMISES  AMENDMENT(S)

EXPLANATION OF REQUEST: change of ownership Transfer Request CLASS TYPE: LBD17

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 5440 Reisterstown Road

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Mt. Everest Enterprise, Inc TRADE NAME: Pepper's Liquors

BUSINESS PHONE NUMBER: 410-358-6928 BUSINESS EMAIL ADDRESS: \_\_\_\_\_

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

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

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

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

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

1. Applicant A

Sanjeev Kumar Ghimire (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_

1111 Persimmon DR., Lancaster, PA 17601 (Residence) Street City State Zip Code (period of residency in Baltimore City) \_\_\_\_\_

04/1976 (Month/Year of Birth) \_\_\_\_\_ (Sex: Male or Female) male (Place of Birth) Nepal

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

2. Applicant B

Vivian D. Boone (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_

2703 N Rosedale St. Balto, MD 21216 (Residence) Street City State Zip Code (period of residency in Baltimore City) 63 yrs.

5/1958 (Month/Year of Birth) \_\_\_\_\_ (Sex: Male or Female) female (Place of Birth) Balto. City, MD

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

3. Applicant C

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

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

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

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

RECEIVED

JUN 01 2021

Baltimore City  
Liquor Board

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

NO NO

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

Applicant A  B  C

NO NO

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

Applicant A  B  C

NO NO

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

Applicant A  B  C

NO NO

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

Applicant A  B  C

N/A N/A

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

Applicant A  B  C

NO NO

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

Applicant A  B  C

NO NO

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

Applicant A  B  C

NO NO

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

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

Applicant A  B  C

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

Name	Address	Phone	Email

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

- 1) NAME: Sanjeev K. Ghimire ADDRESS: 1111 PerSimmon DR. Lancaster, PA 17601 TITLE: President %OF STOCK HELD: 100% *secretary, treasurer*
- 2) NAME: Vivian D. Boone ADDRESS: 2703 N. Rose Dale St. Baltco, MD 21216 TITLE: Assistant Secretary %OF STOCK HELD: 0%
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

*[Signature]*  
Signature of Applicant A

I hereby certify that on the 28<sup>th</sup> day of May, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Ho. Co., personally appeared Sanjeev K. Ghimire the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: *[Signature]* [Notary Seal] My Commission expires \_\_\_\_\_  
Printed Name: Jay S. Yoo

Jay S. Yoo  
NOTARY PUBLIC  
Howard County, Maryland  
My Commission Expires 04/30/2025

*[Signature]*  
Signature of Applicant B

I hereby certify that on the 28<sup>th</sup> day of May, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Ho. Co., personally appeared Vivian D. Boone the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: *[Signature]* [Notary Seal] My Commission expires \_\_\_\_\_  
Printed Name: Jay S. Yoo

Jay S. Yoo  
NOTARY PUBLIC  
Howard County, Maryland  
My Commission Expires 04/30/2025

\_\_\_\_\_  
Signature of Applicant C

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

Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Name and Address of the owners of the premise/landlord: Soon Se Jhin Phone Number [REDACTED]

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

(I, WE) SOON SE JHIN HEREBY CERTIFY  
 That (I am, we are) the owner(s) of the property located at: 5440 Reisterstown Rd, Baltimore, City with a Zip Code of 21215, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours

[Signature]  
 Signature of Owner of the Property

I hereby certify that on the 4th day of May, 2021 before me, the undersigned, a notary public of the State of Maryland in and for Howard County personally appeared Soon Se Jhin the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

At witness, my hand and notarial seal:  
 Notary Signature [Signature]  
 Notary Printed Name: Ki H. Jung

(Notary Seal) My Commission expires 10/21/2024

KI H SUNG  
 NOTARY PUBLIC  
 CARROLL COUNTY  
 MARYLAND

My Commission Expires October 21, 2024

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

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

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

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

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

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

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

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

Signature of Owner of the Property \_\_\_\_\_

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

As witness, my hand and notarial seal.

Notary Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Notary Printed Name: \_\_\_\_\_

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

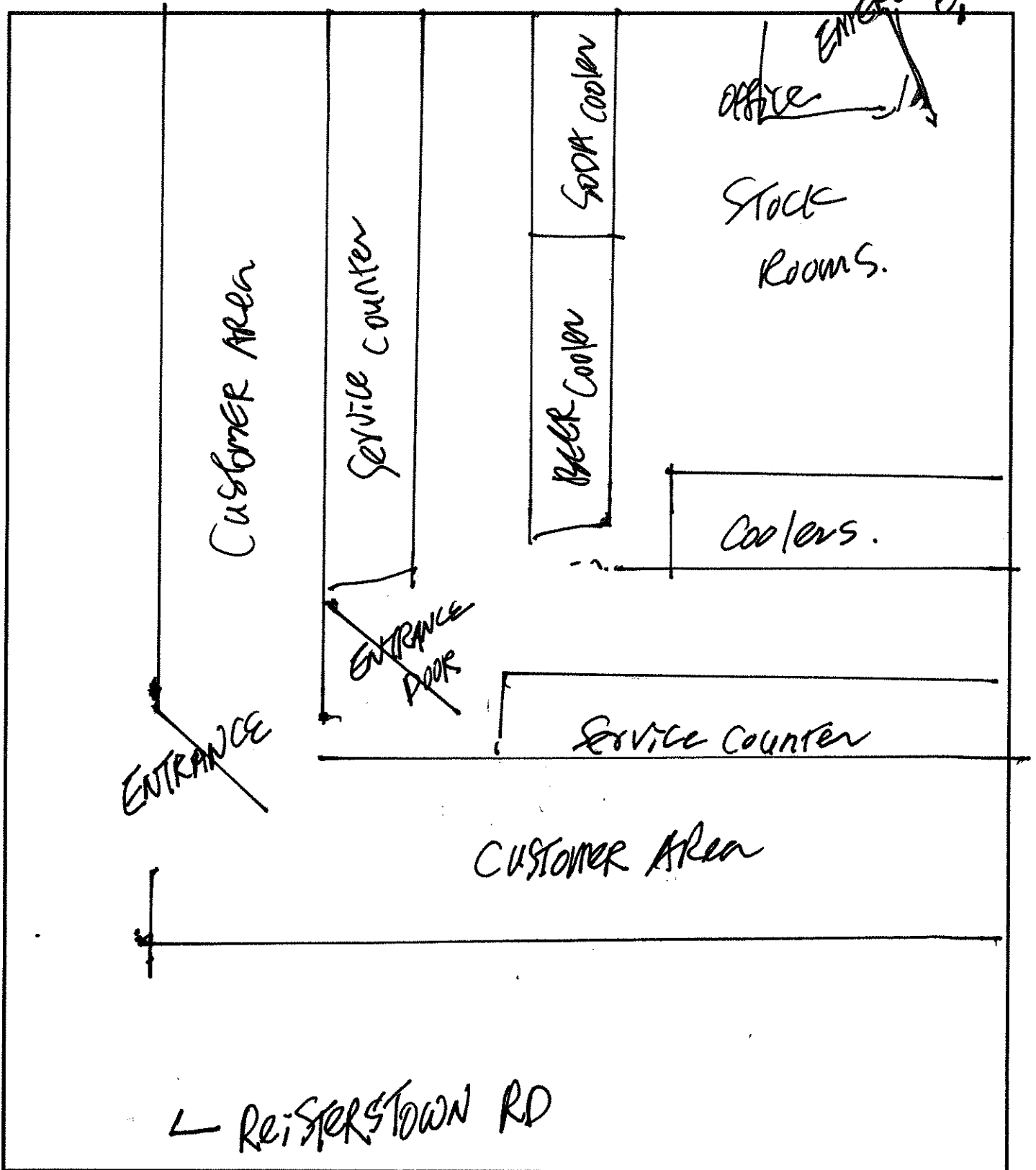
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
BRIAN Knight	2023 N Washinton St Baltimore MD 21213	<i>Brian Knight</i>	12/1958	20 years
AND MURRAY	5618 Purdue Ave Baltimore, MD 21239	<i>Lena Murray</i>	2-1944	20 years
Rodney Williams	7106 Glenwood Ave	<i>Rodney Williams</i>	1-1961	10 YRS

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

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

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





## Liquor Board System

Version 1.0

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

### License Detail

#### 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

[Click to Start License Renewal](#)

### Add Adult Entertainment 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

Restriction:  
 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 "BD7" Beer, Wine, and Liquor License is being reissued as authorized

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
SOON SE	JHIN	5440 REISTERSTOWN ROAD	BALTIMORE	MD	21215	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

Date	Comment	Action



06/29/2021	Application for transfer of ownership of a reissued "BD7" BWL License filed on behalf of Mt. 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
09/26/2018	Spoke to licensee regarding there Reissuance of BD7 license in 41st district, advised 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
06/21/2018	Letter regarding the hours of operation restrictions changing due to HB22/SB809 was mailed to 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
12/18/2017	12/14/2017- Public Hearing re: Violation of 4.14(a) Live Entertainment without Authorization - 150.00 fine + \$125 admin fee = \$275.00 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
08/23/2017	Letter delivered to licensee via inspector on 8/18/17 regarding the hours of operation 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:

Add Comment

**Hold Info**

Powered by:



**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

**Date of Formation/ Registration:**

05/13/2021

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

PROPOSED LOCATION: 5440 REISTERSTOWN ROAD

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 1

"A" BEER & WINE \_\_\_\_\_

"B" BEER & WINE \_\_\_\_\_

"C" BEER & WINE \_\_\_\_\_

"D" BEER & WINE \_\_\_\_\_

"A" BEER, WINE & LIQUOR \_\_\_\_\_

"A-2" BEER, WINE & LIQUOR \_\_\_\_\_

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR \_\_\_\_\_

"D" BEER, WINE & LIQUOR \_\_\_\_\_

"BD7" BEER, WINE & LIQUOR \_\_\_\_\_

ARENA \_\_\_\_\_



HOTEL/MOTEL \_\_\_\_\_

RACING \_\_\_\_\_

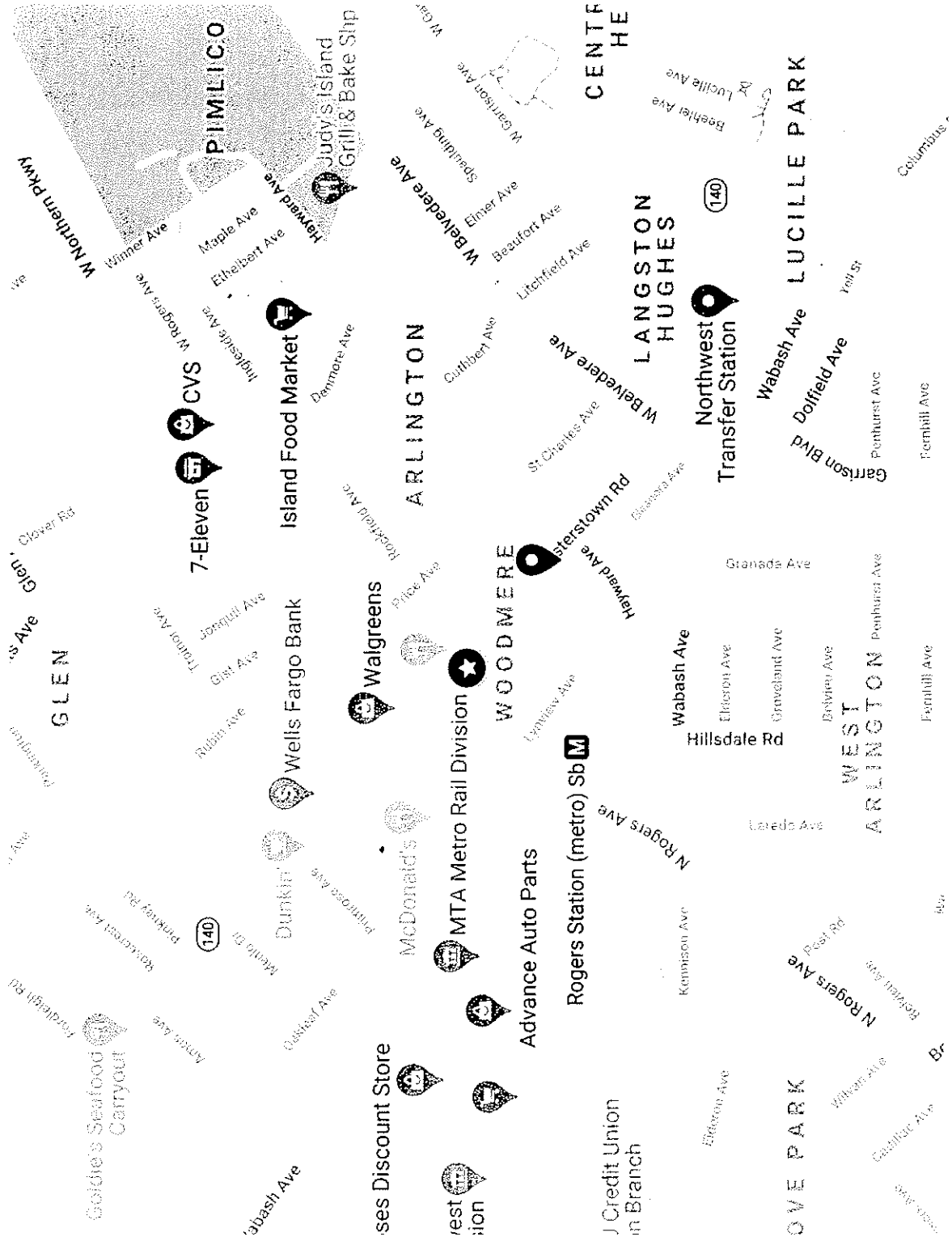
PREPARED BY: April N. Bennett-Durman DATE: 7/23/21

# 5440 Reisterstown Road

## Licensed Establishments

-  Peppers Liquor -BD7
-  The 5 Mile House -LB

## Transfer of ownership



# Board of Liquor License Commissioners

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

## INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):

PEPPER'S LIQUORS

Corporation Name:

MT. EVEREST ENTERPRISE INC.

Location Address:

5440 REISTERSTOWN ROAD

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?

7/16/2021

Estimated Date of Removal?

7/27/2021

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

Yes

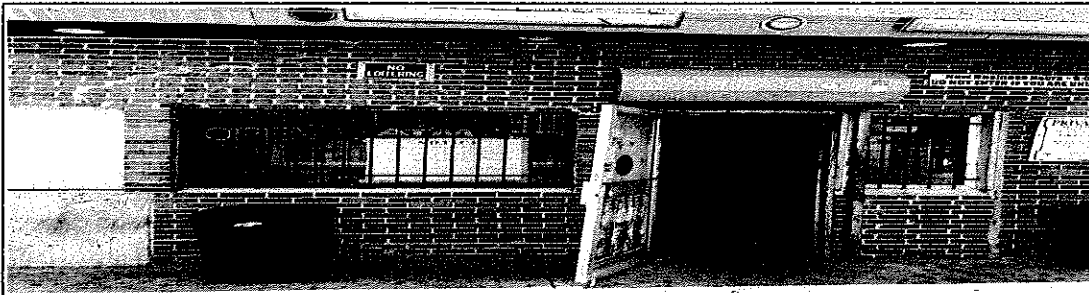
Other licensed locations - Describe/Note:

PLEASE SEE MAPS FOR ADDITIONAL LOCATIONS.

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

CHANGE OF OWNERSHIP TRANSFER REQUEST

Insert Photo of Sign and location:



Inspector Name	Date and Time	
<input type="text" value="i:0#.w/baltimore\april.bennett-burman"/>	<input type="text" value="7/23/2021"/>	<input type="text" value="2:05:47 AM"/>
Name of Licensee (if present)		
<input type="text"/>		

# Board of Liquor License Commissioners

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

## POSTING SIGNS REPORT

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



# NOTICE

Application has been filed with the

Board of License Commissioners for Baltimore City

Address of Premises: 510 Reisterswin Road  
Class of License: CLA "BD7" Beer Wine & Liquor License  
Scope of Application: Transfer of Ownership of a Reisterstown License

Application filed by: MA Everest Enterprises, Inc. T/A  
Present Licensee(s): SA v. Kumar Ghimire And Vivian D. Boone  
Soc SE Thin

The hearing concerning this application will be held after July 2, 2021.  
Persons who oppose this application should send their written protest to the office of the Board of License Commissioners at 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL

410-396-377

Hon. Albert J. Mancini, Jr., Esq. Chairman  
Aaron J. Greenfield, Esq. Commissioner  
Robert E. Guye Commissioner  
Danae K. Paizer

# BLLC Routine Inspection

*Licensee Information*

Address: 5440 REISTERSTOWN ROAD 21215

Trade Name: PEPPER'S LIQUORS

Corporation Name H&S INC.

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

Date/Time of Inspection: 7/20/2021 8:46:43 PM

Manager/Licensee Chol H Jhin

*Open/Closed Status*

Open/Closed: Open

Closed Date:

*External Appearance*

Clean and Free of Debris: Satisfactory

*Internal Appearance*

Location of Bar: N/A

Shape of Bar:

Condition of Bar Area/Floors: N/A

Hot Water: N/A

Disinfectant Solution: N/A

Three Compartment/Washer: N/A

*Package Goods/BD7 Checklist*

Bulletproof Partitioning: Yes

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: Yes

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: Satisfactory

Menu: N/A

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 5/22/2019

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Kitchen

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

*Auxiliary Services*

Live Entertainment (Describe):

Outdoor Table Service N/A

*Violations*

Violation Issued: No

Violations Noted:

*Wrap-Up*

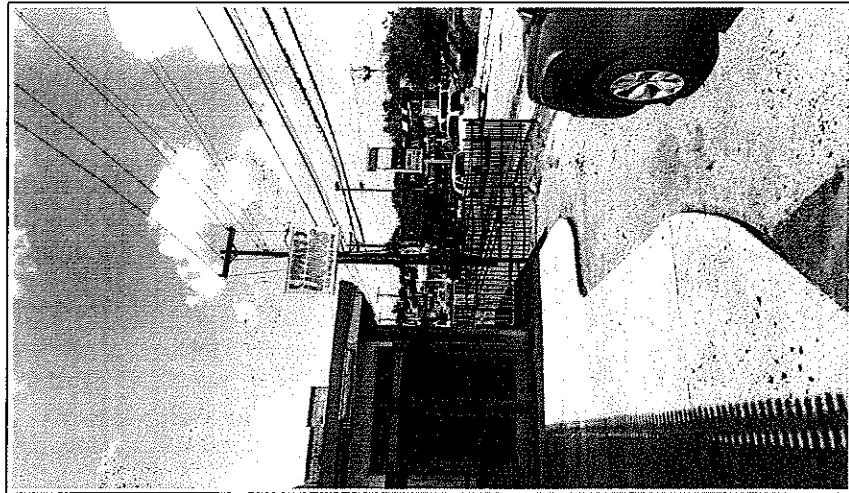
Instructions Given to Licensee:

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 Email:

Submitted by Inspector

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

No: USE2015-02702

# Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
28	01	4507	013	8/6/15	601

PROPERTY ADDRESS: 5440 REISTERSTOWN ROAD

OWNER: HWAN B & JULIA K YEO ADDR: 906 MONOGHAN CT LUTHERVI  
 LESSOR: H & S INC ADDR: 5440 REISTERSTOWN RD BALTIM

LAND USE CODES 5920 5823 0000 0000

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

1001-00000-2000-11500-40010- PER INSP	1001-00000-2000-11500-40010- MISC	1001-00000-2000-11500-40010- CH USE	45.00	1001-00000-2000-11500-40010- NEW BLDG	1001-00000-1000-11500-40010- ADDITIONS
1001-00000-2000-11500-40010- ALTERATIONS	1001-00000-2000-11500-40010- REPAIRS	1001-00000-2000-11500-40010- MISC CONST		1001-00000-2000-11500-40010- PLEET	1001-00000-2000-11500-40010- HYDRO/MECH/ELECT
1001-00000-2000-11500-40010- DISTURB ESH	1001-00000-2000-11500-40010- ADA CONST	1001-00000-2000-11500-40010- SIG SIGN		1001-00000-2000-11500-40010- FIRE	1001-00000-2000-11500-40010- FUEL-BURNING EQUIP/IN
1001-00000-2000-11500-40010- ELEVATOR	1001-00000-2000-11500-40010- PLUMBING	1001-00000-2000-11500-40010- S & E CONTROL	0.00	1001-00000-2000-11500-40010- CHAF	1001-00000-1000-11500-40010- TAX
1001-00000-2000-11500-40010- RAZING	1001-00000-2000-11500-40010- TILING FEE	1001-00000-2000-11500-40010- LOW VOLTAGE/TELECOMMUNICATIONS	50.00	1001-00000-2000-11500-40010- PENALTY	TOTAL FEES
					98.00

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

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.



*Michael Braverman*  
MICHAEL BRAVERMAN  
BUILDING OFFICIAL

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):** 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 APPLICATION: TRANSFER  NEW  EXPANSION OF PREMISES  AMENDMENT(S)

EXPLANATION OF REQUEST: \_\_\_\_\_ GLASS TYPE: \_\_\_\_\_

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 4314 Curtis Ave, Baltimore, MD 21226

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: THE ONE SPORTS BAR & LOUNGE, LLC TRADE NAME: \_\_\_\_\_

BUSINESS PHONE NUMBER: 4433920463 BUSINESS EMAIL ADDRESS: THEONESPORTSBARANDLOUNGE@GMAIL.COM

ATTORNEY FOR THE APPLICANT: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 290

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

**1. Applicant A**

STEVEN W STANSBUR II \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
 2925 GLENDALE AVE BALTIMORE MD 21234 25YEARS  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 08/1970 MALE BALTIMORE, MD  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

**2. Applicant B**

\_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

**3. Applicant C**

\_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?



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

Applicant A  B  C

[Empty response box for question 1]

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

Applicant A  B  C

3/14/2019 Violation 3.03(b) \$500 + \$25 (suspension)

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

Applicant A  B  C

[Empty response box for question 3]

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

Applicant A  B  C

The One Sports Bar and Lounge 4314 Curtis Ave Baltimore, MD 21226  
Licensed Jan 3, 2019

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

Applicant A  B  C

~~2 violations / fines~~  
~~1 suspension~~ 6/11/2021

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

Applicant A  B  C

[Empty response box for question 6]

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

Applicant A  B  C

[Empty response box for question 7]

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

Applicant A  B  C

[Empty response box for question 8]

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

late date of operation: January 2020

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

Applicant A  B  C

[Empty response box for question 10]

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

Name	Address	Phone	Email

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

- 1) NAME: Steven Stansbury II ADDRESS: 2925 Blendale Ave Baltimore, md 21234 TITLE: OWNER %OF STOCK HELD: 100%
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

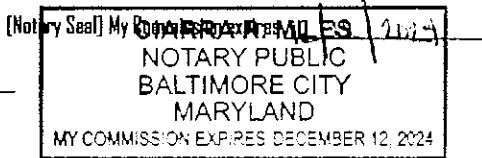
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]  
Signature of Applicant A

I hereby certify that on the 28th day of June, 2021 before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore, personally appeared Steven Stansbury II the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]  
Printed Name: Claudia R. Miles



Signature of Applicant B

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

Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature of Applicant C

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

Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

Name and Address of the owners of the premise/landlord: Steven Stansbury II Phone Number: [REDACTED]

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

(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]  
Signature of Owner of the Property

I hereby certify that on the 27th day of June, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for City of Baltimore personally appeared Steven Stansbury II the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]  
Notary Printed Name: Ciarra R. Miles

(Notary Seal) My Commission expires 12/12/2024

CIARRA R. MILES  
NOTARY PUBLIC  
BALTIMORE CITY  
MARYLAND  
MY COMMISSION EXPIRES DECEMBER 12 2024

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Sharron R. Stansbury	5604 Gerland Ave Baltimore, MD 21206	<u>[Signature]</u>	8/1952	46yrs
Steven Stansbury	3801 Bayonne Ave Baltimore, MD 21206	<u>[Signature]</u>	2/1981	46yrs
Michelle R. Stansbury-Ferbee	2925 Glendale Ave Baltimore, MD 21234	<u>[Signature]</u>	5/1975	20yrs

**RECEIVED**

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

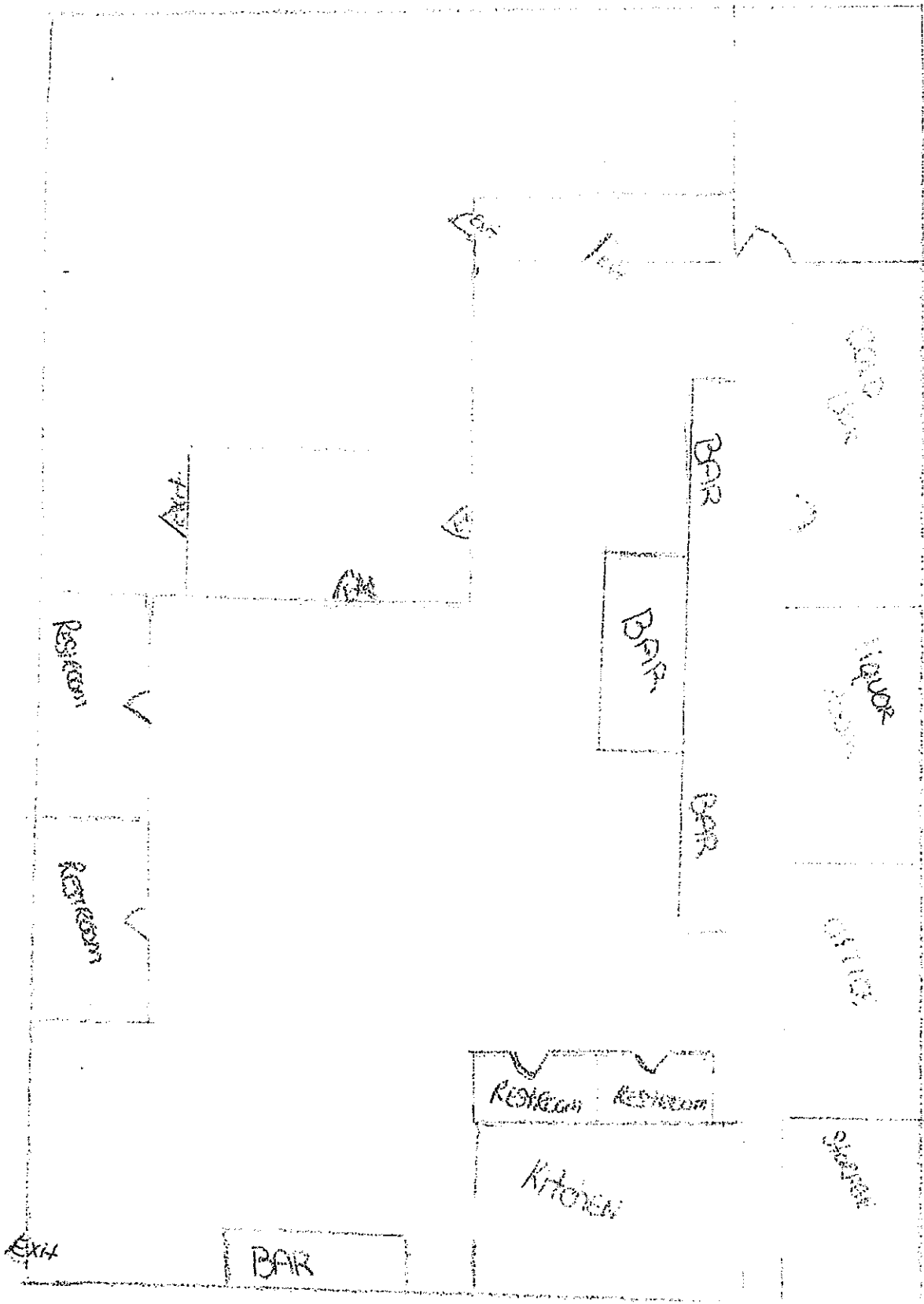
Please note that this is a public document and a public request will be provided to the general members of the public.

Revised January 2020

**RECEIVED**  
MAY 27 2021

Baltimore City  
Liquor Board

Baltimore City  
Liquor Board





## Liquor Board System

Version 1.0

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

### License Detail

#### 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

[Click to Start License Renewal](#)

### Add Adult Entertainment 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 ENTERTAINMENT AND DANCING-CHANGE OF LESSEE

Restriction:  
 UNDER ARTICLE 2B, SEC. 6-201(D)(V)(4) FOR 47TH LEG. 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.

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
FERDINAND	GREEFF	700 SOUTH RIVER LANDING RD	EDGEWATER	MD	21037	<input type="button" value="Edit"/>	<input type="button" value="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, II on 5/27/2021 /kk	Delete
08/19/2020	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
02/28/2020	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
07/12/2019	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 Marlin 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
03/19/2019	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
07/13/2018	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
05/12/2017	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) 03/16/2017...K/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--\$2300.00--see invoice #98063. ND	Delete
03/30/2016	FOOD FORM WAS ATTACHED TO 2016 RENEWAL APPLICATION.....K/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
02/14/2011	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

Powered by:



## THE ONE SPORTS BAR & LOUNGE LLC: W17693680

**Department ID Number:**

W17693680

**Business Name:**

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

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 7

"A" BEER & WINE \_\_\_\_\_

"B" BEER & WINE \_\_\_\_\_

"C" BEER & WINE \_\_\_\_\_

"D" BEER & WINE \_\_\_\_\_

"A" BEER, WINE & LIQUOR 3

"A-2" BEER, WINE & LIQUOR \_\_\_\_\_

"B" BEER, WINE & LIQUOR \_\_\_\_\_

"C" BEER, WINE & LIQUOR \_\_\_\_\_

"D" BEER, WINE & LIQUOR \_\_\_\_\_

"BD7" BEER, WINE & LIQUOR 4

ARENA \_\_\_\_\_

HOTEL/MOTEL \_\_\_\_\_

RACING \_\_\_\_\_

PREPARED BY: Steven Han DATE: 8/6/2021

# 4314 CURTIS AVE

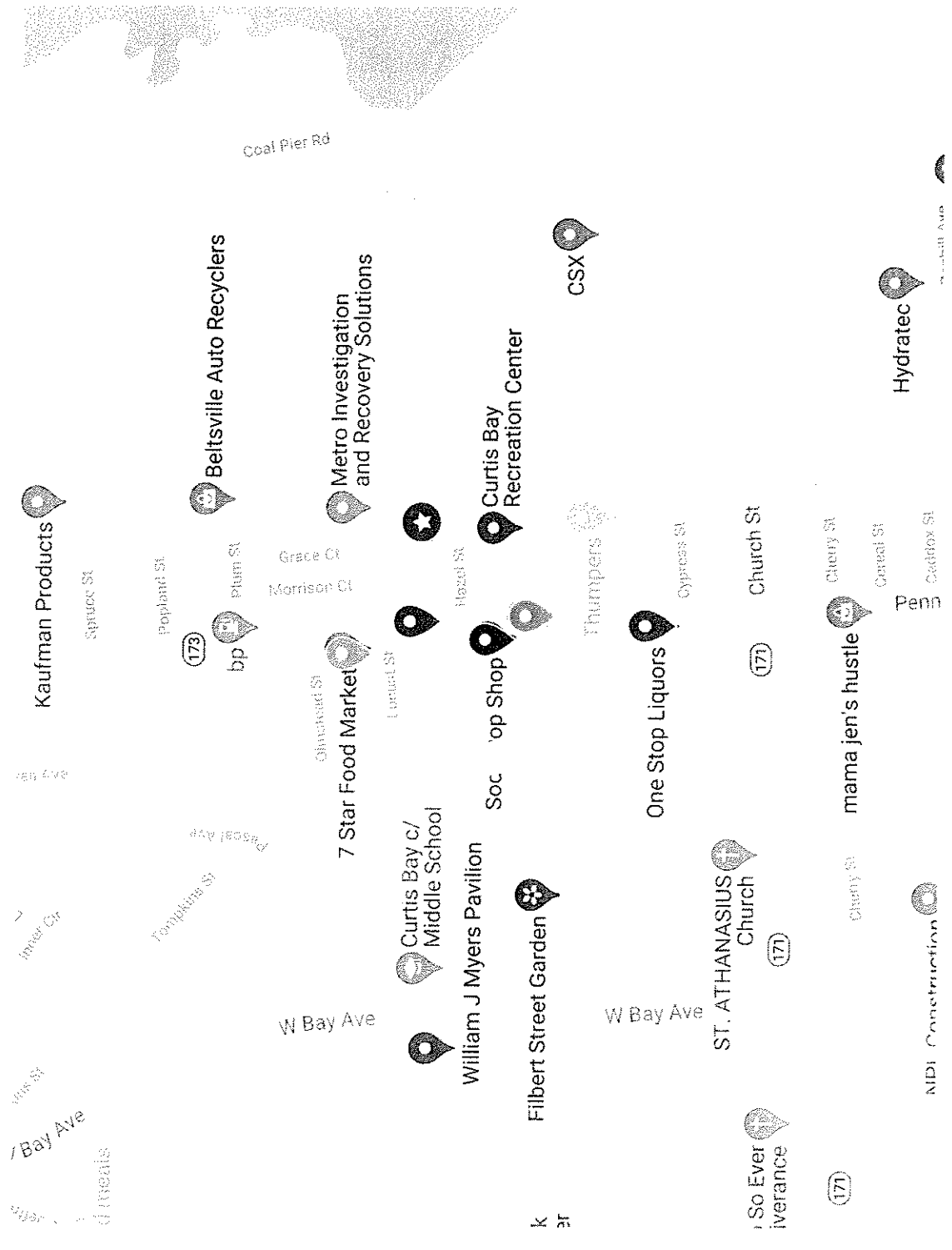
## LICENSED ESTABLISHMENTS

- Sooners Tavern LBD-7
- Soda Pop Shop LA
- Frank's Bay Tavern LBD-7
- Thumpers LBD-7
- 7 Star Food Market LA
- One Stop Liquors LA

## THE ONE SPORTS BAR LBD-7

## SCHOOL AND CHURCH

- Fair Havens AME Church



Back

## Board of Liquor License Commissioners

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

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	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 <input type="text"/>
Estimated Date of Removal?	8/5/2021 <input type="text"/>
Are there any other licensed establishments within a two block radius?	Yes ▼

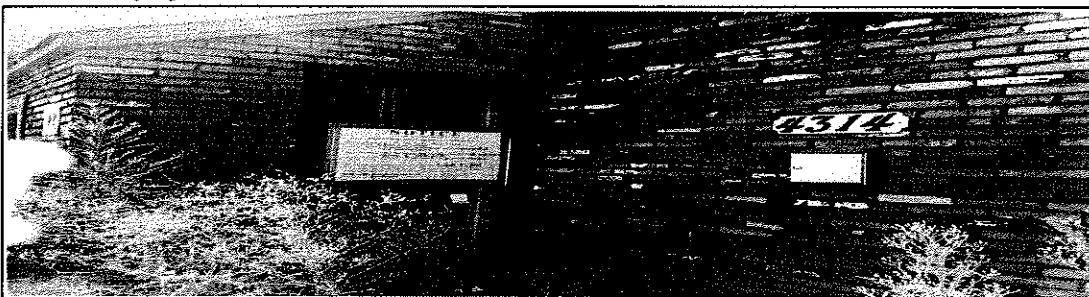
Other licensed locations - Describe/Note:

SEE MAP

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

TRANSFER

Insert Photo of Sign and location:



# NOTICE

Department of Public Safety

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 41314-16 Curtis Ave 21226  
 Type of License: B-Beer, Wine + Liquor  
 Nature of Application: Transfer of ownership with continuation of live entertainment  
 Name of Applicant: The One Society Bar + Lounge, LLC Trade Name Pending  
 Present Licensee: Steven W Stanabury II  
Greg F. Ferdinand Secured Credit

The hearing concerning this application will be held after August 19, 2021  
 Persons who oppose this application should send their written protest to the office of the Board  
 at 1 S. Charles Street, Suite 1300, Baltimore, Maryland 21201. Written protests will be  
 acknowledged and protestants will be notified of the hearing date and time.  
**FOR MORE INFORMATION CALL 410-396-4377**

Hon. Albert J. Hancock, Jr., Mayor  
 Anne J. Greenleaf, Esq., Deputy Mayor  
 Robert E. White, Police Chief  
 Hon. Anthony M. Williams, Jr., City Council President  
 Hon. Robert L. Williams, City Council President

Attach Additional Photos

Inspector Name	Date and Time	
<input style="width: 95%;" type="text" value="i:0#w/baltimore\steven.han"/>	<input style="width: 60%;" type="text" value="8/6/2021"/>	<input style="width: 30%;" type="text" value="2:35:23 PM"/>
Name of Licensee (if present)		
<input style="width: 95%;" type="text"/>		
<input type="button" value="Submit"/>		

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

**POSTING SIGNS 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

*Summary on location of sign posted:*

front door

*Summary on location of sign rechecked:*

FRONT WINDOW THE SIGN WAS UP FOR TEN DAYS

*Insert Photo of Sign and location:*



# NOTICE

of the Board of Liquor License Commissioners for Baltimore City

Board of Liquor License Commissioners for Baltimore City

Application No. 212216 No. 116 CURTIS Ave. 212216  
Applicant BEER, WINE & LIQUOR  
Type of License Transfer of Ownership with Continuation of  
LVC Entertainment  
Applicant's Address The One Sports Bar + Lounge, LLC The Trade Name Pending  
Applicant's Business Steven W. Sternabey Jr  
Greep, Ferdinand Secured Creditors

A hearing concerning this application will be held after August 19, 2021  
Persons who oppose this application should send their written protest to the office of the Board  
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
acknowledged and protestors will be notified of the hearing date and time.

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

THE BOARD SECRETARY  
ALAN J. BROWN, Esq.  
BRIAN J. BROWN, Esq.  
KIMBERLY E. FOSTER  
COUNSELOR  
COUNSELOR  
COUNSELOR

Attach Additional Photos

Approve

Disapprove

# NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 4314-10 Curtis Ave. 21226  
Class of License: D-Beer, Wine & Liqueur  
Scope of Application: Transfer of ownership with continuation of  
live Entertainment

Application filed by: The One Sports Bar & Lounge, LLC The Trade Name Pending  
Present Licensee(s): Steven W. Stambuey, Jr.  
Greef, Ferdinand Scoured Creditore

The hearing concerning this application will be held after August 19, 2021  
Persons who oppose this application should send their written protest to the office of the Board  
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
acknowledged and protestants will be notified of the hearing date and time.

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

Mark Albert, Administrator, Jr. Esq.  
General Counsel  
Dorothy E. Price  
Chairman  
Commissioner  
Secretary

Board of Liquor License Commissioners

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

**INVESTIGATION REPORT**

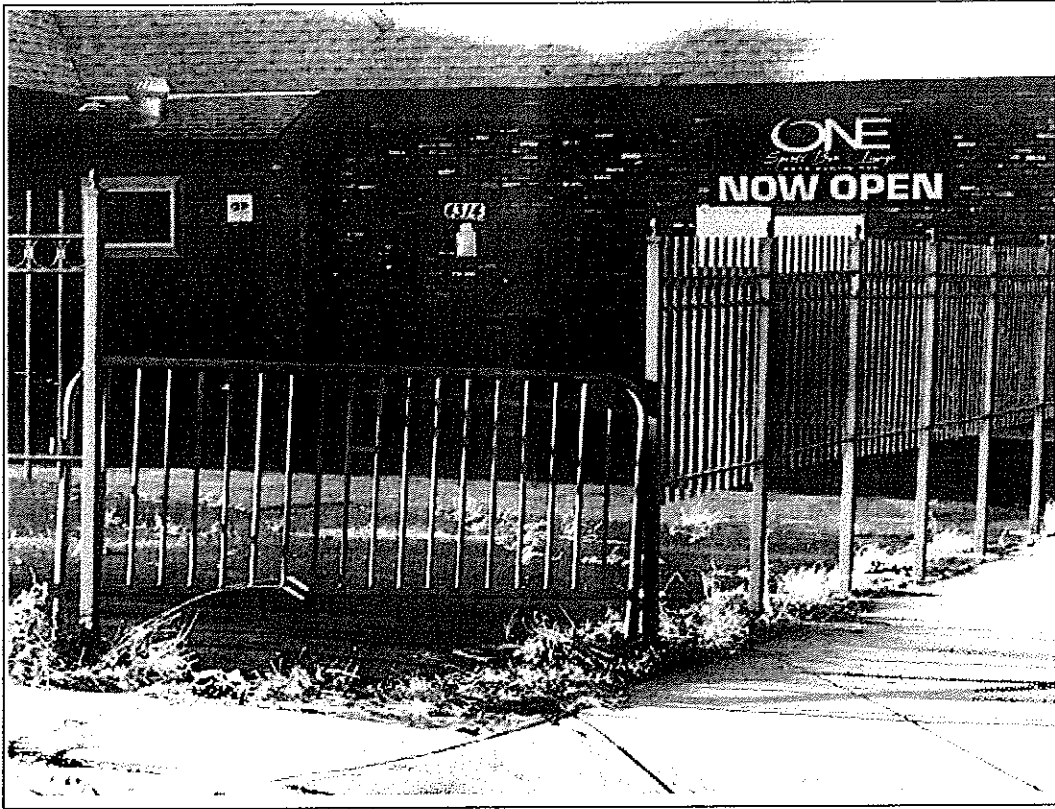
<i>Location Address:</i>	4314-16 CURTIS AVENUE 21226	▼
<i>Licensee Information (Trade Name):</i>	<input type="text" value="N/A"/>	
<i>Corporation Name</i>	<input type="text" value="SECURED CREDITOR"/>	
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor	▼
<i>Owner Email:</i>	<input type="text"/>	
<i>Contact:</i>	<input type="text"/>	
<i>Bouncer/Security Name (if applicable):</i>	<input type="text"/>	D.O.B. <input type="text"/>
<i>Incident Date/Time:</i>	<input type="text" value="4/28/2021"/>	<input type="text" value="4:52:30 PM"/>

*Report Facts:*

closed at the time of inspection 4/15/2021

*Photos Taken:*





Insert item

**Report Prepared By:**

Inspector(s)

Submission Date

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

4/28/2021

Supervisor Review:

Approval Date

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

8/10/2021

**Supervisor Use:**

**Recommended Action(s):**

Approve

Disapprove

# Certificate of Occupancy

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 ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE REVISIONS CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 100 FEET OF A DWELLING.

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

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

PROPERTY ADDRESS: 4314 CURTIS AVE

OWNER: CURTIS 4314, LLC ADDR: 3417 GREENMOUNT AVE BALTIMORE

DESIGNER: STEVEN W STANSBURY ADDR: 2925 GLENDALE AVE

PERMITTED USE AND USE CODES 5814

PERMITTED USE: TO CONTINUE TO USE AS A TAVERN WITH LIVE ENTERTAINMENT AND DANCING- CHANGE OF LESSEE

80000-2600-15800-40010 NSP	1001-60000-2600-15800-40010 MISC	1001-60000-2600-15800-40010 CH USE	45.00	1001-60000-2600-15800-40010 NEW BLDG	1001-60000-2600-15800-40010 0 ADDITIONS
60000-2600-15800-40010 REPAIRS	1001-60000-2600-15800-40010 REPAIRS	1001-60000-2600-15800-40010 MISC CONST.		1001-60000-2600-15800-40010 ELECT.	1001-60000-2600-15800-40010 HYDRONIC/STEAM HEAT
80000-2600-15800-40010 IB:BXH	1001-60000-2600-15800-40010 AIR COND.	1001-60000-2600-15800-40010 DISP TANKS		1001-60000-2600-15800-40010 FIRE	1001-60000-2600-15800-40010 FUEL BURNING EQUIPMENT
30000-2600-15800-40010 CTOR	1001-60000-2600-15800-40010 PLUMBING	1001-60000-2600-15800-40010 S & E CONTROL	0.00	1001-60000-2600-15800-40010 CHAP	1001-60000-1500-10000-40010 TAX
20000-2600-15800-40010 G	1001-60000-2600-15800-40010 FILING FEE	1001-60000-2600-15800-40010 LOW VOLTAGE TELECOMMUNICATIONS	50.00	1001-60000-2600-15800-40010 PENALTY	TOTAL FEES
					98.00

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



*Michael Braverman*  
MICHAEL BRAVERMAN  
BUILDING OFFICIAL

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

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

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 APPLICATION: TRANSFER  NEW  EXPANSION OF PREMISES  AMENDMENT(S)

EXPLANATION OF REQUEST: New Liquor License Application for Groundwork Kitchen, LLC CLASS TYPE: B

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 925 Washington Boulevard, Baltimore, MD

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: \_\_\_\_\_

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Groundwork Kitchen, LLC TRADE NAME: Groundwork Kitchen

BUSINESS PHONE NUMBER: \_\_\_\_\_ BUSINESS EMAIL ADDRESS: \_\_\_\_\_

ATTORNEY FOR THE APPLICANT: Stephen Luttrell ADDRESS: 7 Saint Paul Street, Baltimore, MD PHONE: 410-347-9449

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

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

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

*Please note that as per Alc. Bev. Art. § 12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)* 40

### 1. Applicant A

Ellen Levy \_\_\_\_\_

(Full name)	(Telephone no.)	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 Female)	(Place of Birth)

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

### 2. Applicant B

William McLennan \_\_\_\_\_

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

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

### 3. Applicant C

Susan Owens \_\_\_\_\_

(Full name)	(Telephone no.)	E-mail (Required)
55 Locksley Court	Reedville VA 22539	Zero
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
9/1962	Female	Richmond, VA
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

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

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

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

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

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

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

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

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

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

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

Applicant A  B  C

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

Name	Address	Phone	Email
Kimberly Triplet	Executive Chef/Manager		

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

- 1) NAME: Ellen Levy ADDRESS: 39 S. Ellwood Avenue TITLE: Class B %OF STOCK HELD: 100  
 2) NAME: William McLennan ADDRESS: \_\_\_\_\_ TITLE: Authorized P %OF STOCK HELD: 0  
 3) NAME: Susan Owens ADDRESS: \_\_\_\_\_ TITLE: Authorized F %OF STOCK HELD: 0  
 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

\_\_\_\_\_  
Signature of Applicant A

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

Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant B

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

Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant C

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

Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(10). If necessary, please attach a list of the names and addresses of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Ellen Levy ADDRESS: 39 S. Ellwood Avenue TITLE: Class B %OF STOCK HELD: 100  
 2) NAME: William McLennan ADDRESS: \_\_\_\_\_ TITLE: Authorized P %OF STOCK HELD: 0  
 3) NAME: Susan Owens ADDRESS: \_\_\_\_\_ TITLE: Authorized P %OF STOCK HELD: 0  
 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

✓ Ellen Levy  
 Signature of Applicant A

I hereby certify that on the 23 day of June, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Ellen Levy the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Tamara J. Flay (Notary Seal) My Commission expires May 14, 2023  
 Printed Name: TAMARA J. FLAY

Signature of Applicant B

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

Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_  
 Printed Name: \_\_\_\_\_

Signature of Applicant C

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

Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_  
 Printed Name: \_\_\_\_\_

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Al. Bev. Art. § 4-103 (a)(10). If necessary, please attach a list of the names and addresses of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Ellen Levy ADDRESS: 39 S. Ellwood Avenue TITLE: Class B %OF STOCK HELD: 100  
 2) NAME: William McLennan ADDRESS: \_\_\_\_\_ TITLE: Authorized P %OF STOCK HELD: 0  
 3) NAME: Susan Owens ADDRESS: \_\_\_\_\_ TITLE: Authorized F %OF STOCK HELD: 0  
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Signature of Applicant A

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Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

William McLennan  
 Signature of Applicant B

I hereby certify that on the 23 day of June, 2021 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared William McLennan the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Tamara J. Flax (Notary Seal) My Commission expires May 14, 2023

Printed Name: Tamara J. Flax

Signature of Applicant C

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

Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_



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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-102 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: Ellen Levy ADDRESS: 39 S. Ellwood Avenue TITLE: Class B %OF STOCK HELD: 100  
 2) NAME: William McLennan ADDRESS: \_\_\_\_\_ TITLE: Authorized P %OF STOCK HELD: 0  
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Signature: \_\_\_\_\_

Signature of Applicant A

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

Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature of Applicant B

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

Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

*Susan S Owens*

Signature of Applicant C

I hereby certify that on the 23 day of June, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared \_\_\_\_\_ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

[Notary Seal] My Commission expires May 14, 2023

Printed Name: Tamara J Gray

*Tamara J Gray*

Name and Address of the owners of the premises/landlord: Paul's Place Community Kitchen, LLC Phone Number: [REDACTED]

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, Baltimore, City with a Zip Code of 21230-2317, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Owner of the Property: [Signature] Paul's Place Community Kitchen, LLC By: Paul's Place Inc., Managing Member By: William McLennan, Executive Director

I hereby certify that on the 23 day of June, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for [REDACTED], personally appeared William McLennan the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal

Notary Signature: [Signature] (Notary Seal) My Commission expires May 14, 2023 Notary Printed Name: Tamara J 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.

Table with 5 columns: Names, Address, Signature, DOB (Month/Year), Length of time Acquainted with the Applicant(s). Includes a RECEIVED stamp from Baltimore City Liquor Board dated JUL 06 2021.

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

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

Name and Address of the owners of the premise/landlord: Paul's Place Community Kitchen, LLC Phone Number: \_\_\_\_\_

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William McLennan  
Signature of Owner of the Property  
Paul's Place Community Kitchen, LLC  
By: Paul's Place Inc., Managing Member  
By: William McLennan, Executive Director

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As witness, my hand and notarial seal.

Notary Signature: Tamara J Flax [Notary Seal] My Commission expires May 14, 2023  
Notary Printed Name: Tamara J Flax

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Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Sarah Page</u>	<u>2417 E Fairmount Ave Baltimore, MD 21224</u>	<u>[Signature]</u>	<u>Feb/1986</u>	<u>3 years</u>
<u>Andrew Sekellick</u>	<u>133 S. Curley St Baltimore, MD 21224</u>	<u>[Signature]</u>	<u>8/1985</u>	<u>7 years</u>
<u>Paroma Nandi</u>	<u>8 N. Montford Ave Baltimore, MD 21224</u>	<u>[Signature]</u>	<u>8/1987</u>	<u>7 years</u>
<u>Jeff Wilhelm</u>	<u>1200 W Cross St Baltimore, MD, 21230</u>	<u>[Signature]</u>	<u>12/1993</u>	<u>3 yrs</u>

Board of Liquor License Commissioners for the City of Baltimore  
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
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Paul's Place Community Kitchen, LLC  
By: Paul's Place Inc., Managing Member  
By: William McLennan, Executive Director

\_\_\_\_\_  
Signature of Owner of the Property

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

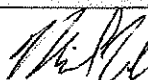


As witness, my hand and notarial seal.

Notary Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Notary Printed Name: \_\_\_\_\_

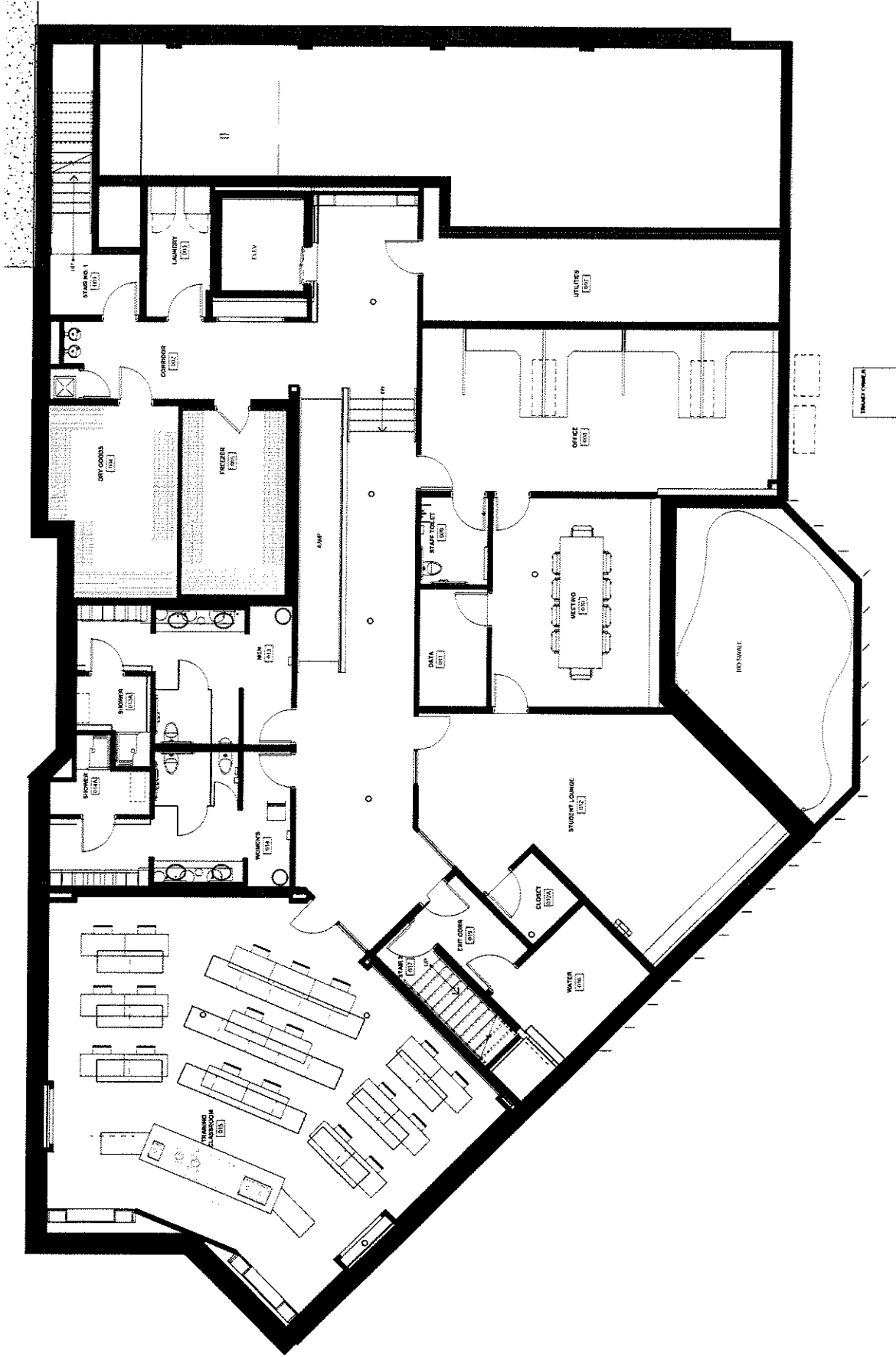
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Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Mike Wilhelm	1260 West Cross St.		11/87	3 years
Robert FAREU	1140 W. HAMBURG ST		11/62	3 YEARS
Geon Floyd	124 S. Gilmer <sup>ST</sup>		08/76	5 years

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

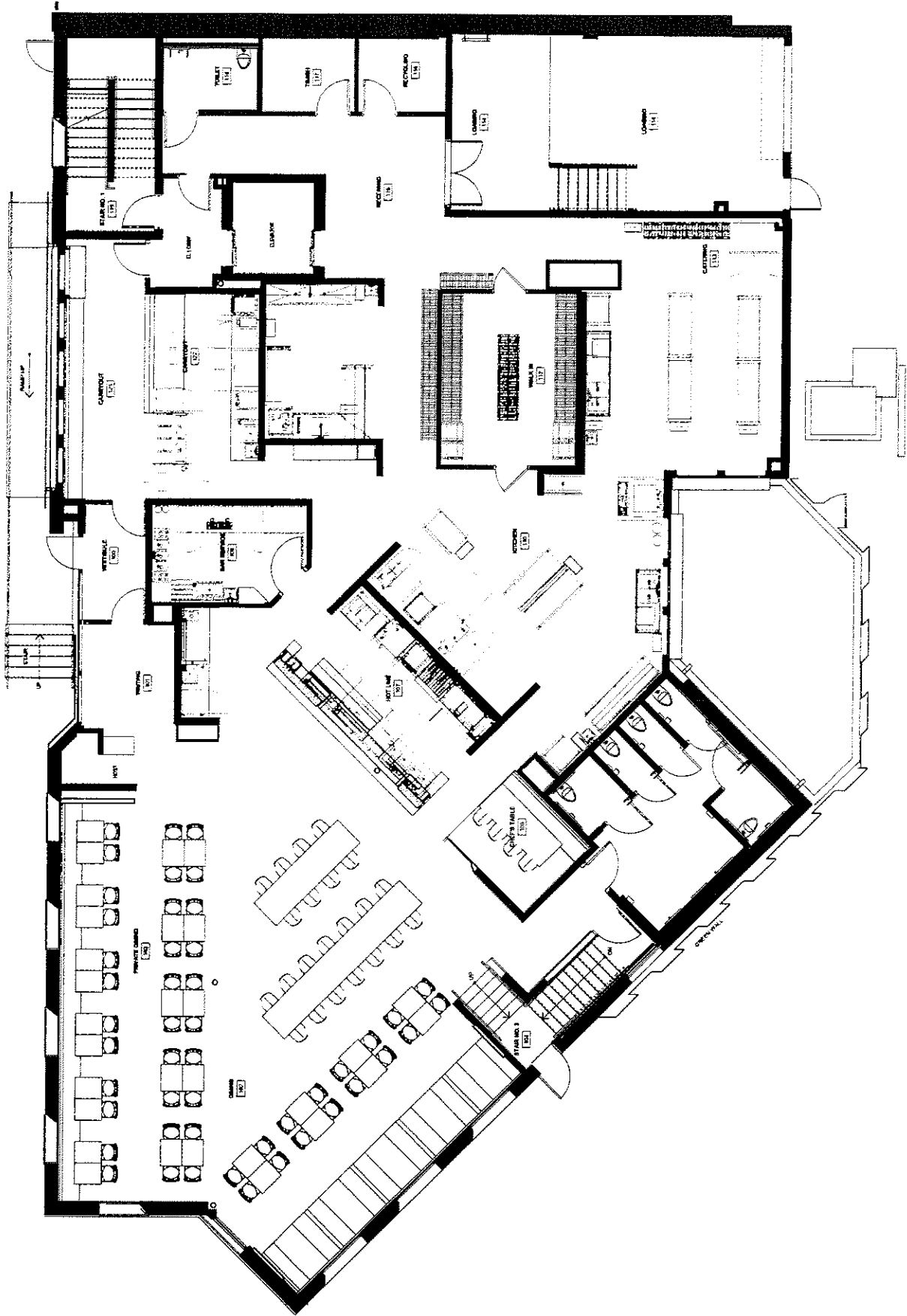
Please note that this is a public document and upon request will be provided to the general members of the public.



**GROUNDWORK KITCHEN**

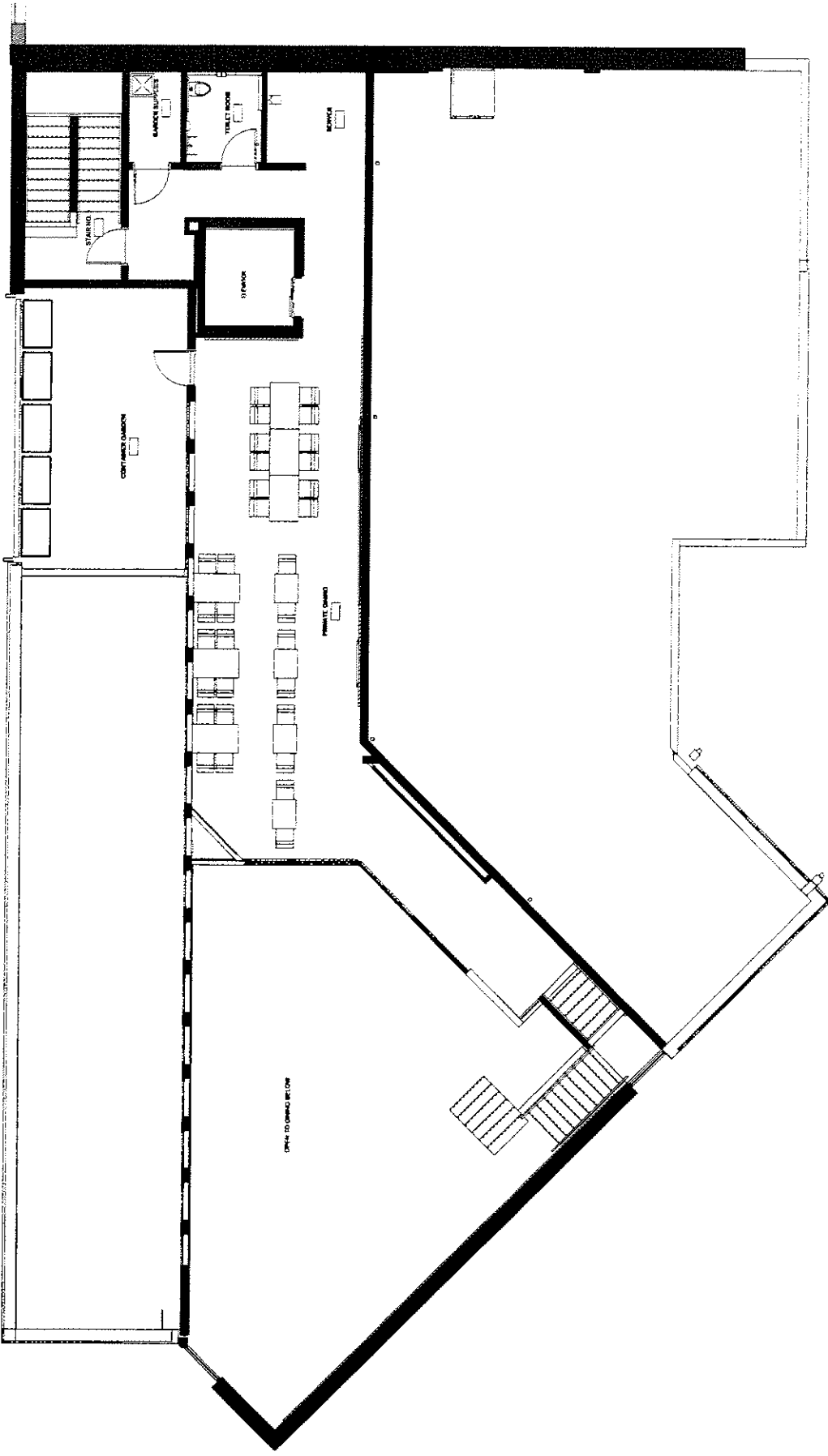
GROUND LEVEL CONCEPT PLAN

14-110



**GROUNDWORK KITCHEN**

MAIN LEVEL CONCEPT PLAN  
1/8" = 1'-0"



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*

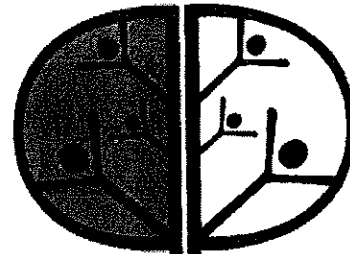
*SWEET PIZZA, SICILIAN MARINARA, GARLIC  
BUTTER, BUFFALO (MILD, SPICY, VESUVIUS,  
PESTO (NO NUTS), BBQ SAUCE, SALSA,  
RANCH, CHIMICHURRI, THAI OR BALSAMIC*

**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*



**PAUL'S PLACE**

PIGTOWN RESTAURANT &  
CATERING

1118 Ward Street  
Baltimore, Md. 21230  
410.625.0775  
[www.paulspigtownplace](http://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

**Resident Agent:** ⓘ

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 Blvd.

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

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"A" BEER & WINE \_\_\_\_\_

"B" BEER & WINE \_\_\_\_\_

"C" BEER & WINE \_\_\_\_\_

"D" BEER & WINE \_\_\_\_\_

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR \_\_\_\_\_

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR \_\_\_\_\_

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 1

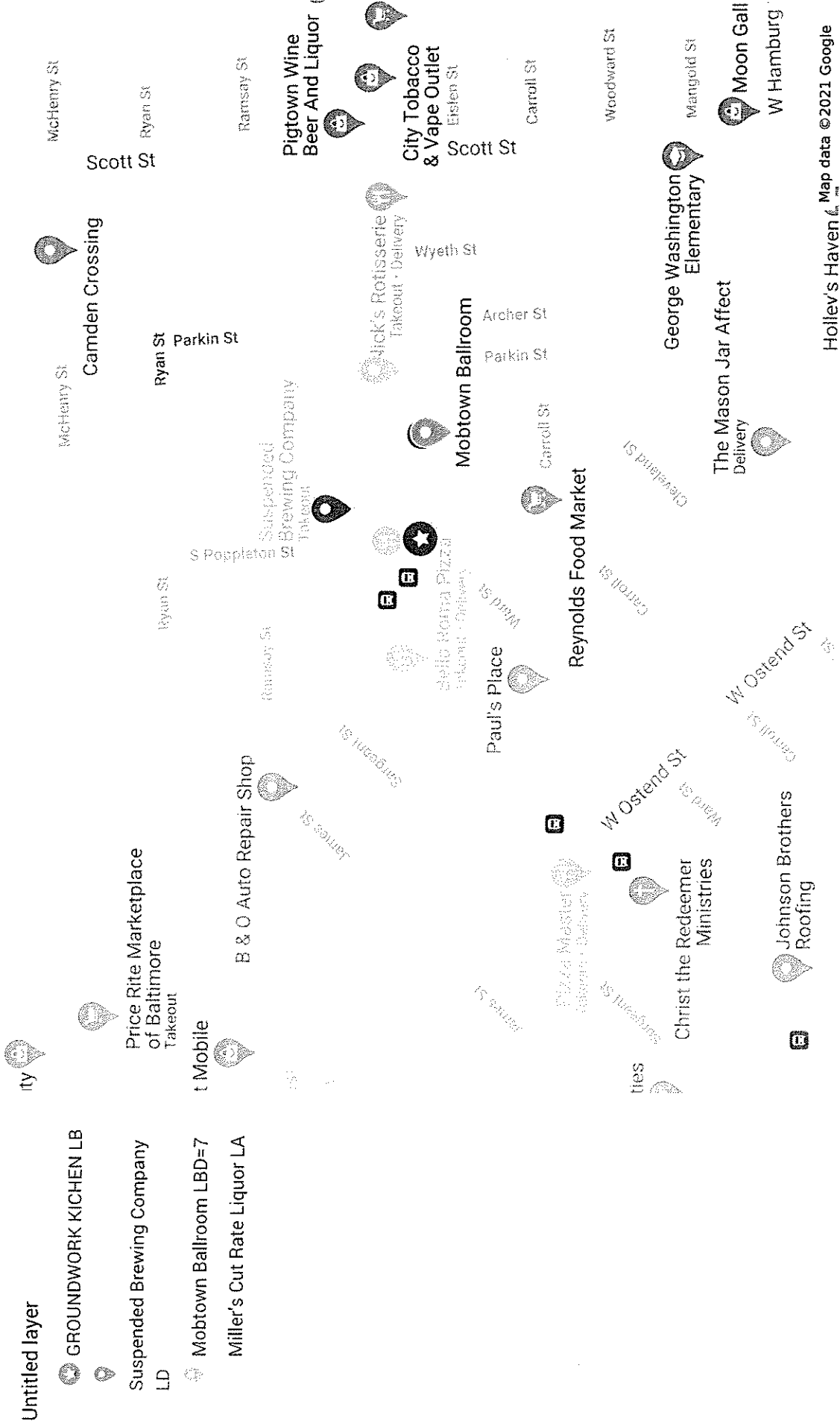
ARENA \_\_\_\_\_

HOTEL/MOTEL \_\_\_\_\_

RACING \_\_\_\_\_

PREPARED BY: Steven Han DATE: 8/6/2021

# 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

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)

Select...

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

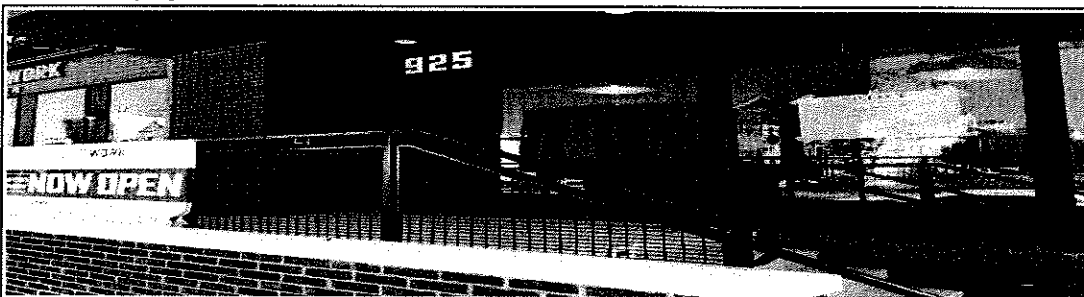
Other licensed locations - Describe/Note:

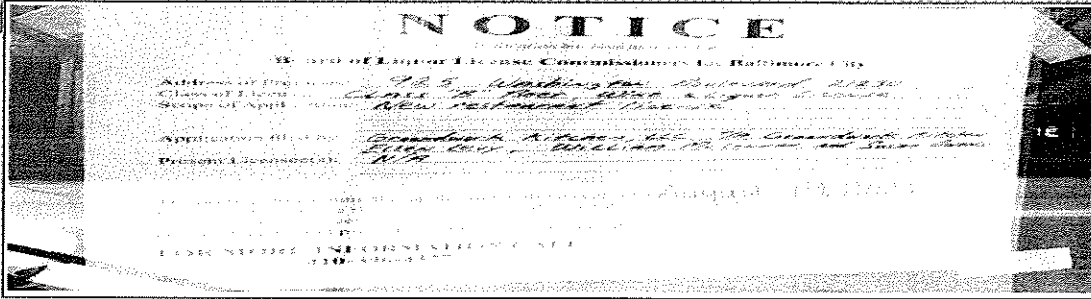
SEE MAP

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

NEW LIQUOR LICENSE

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="i:0#w\baltimore\steven.han"/>	<input type="text" value="8/6/2021"/>	<input type="text" value="3:48:00 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="button" value="Submit"/>		



# Board of Liquor License Commissioners

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

## POSTING SIGNS 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:

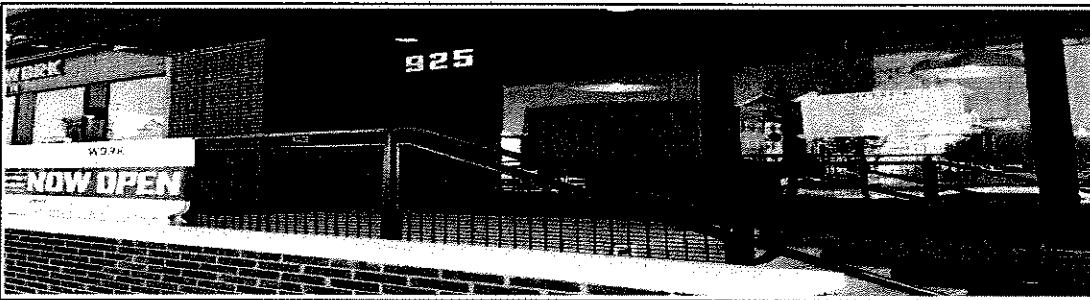
Summary on location of sign posted:

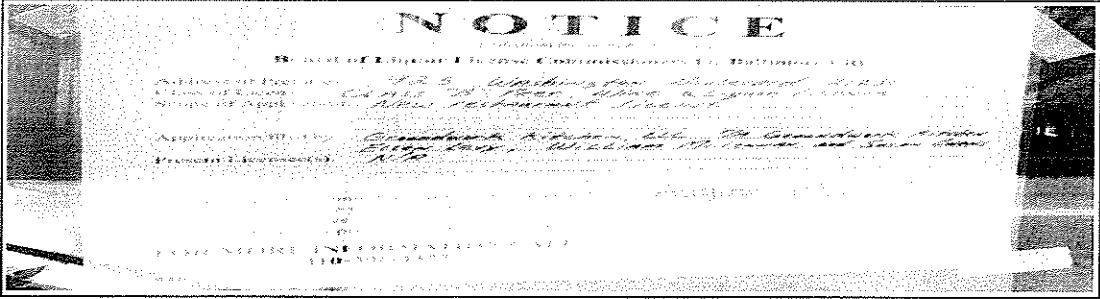
FRONT WINDOW

Summary on location of sign rechecked:

the sign was up for ten days

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

# NOTICE

By: *Alcohol and Beverage Control Board*

Board of Liquor License Commissioners for Baltimore City

Address of Premises: *925 Washington Boulevard 21230*

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

Scope of Application: *New Restaurant License*

Application filed by: *Groundwork Kitchen, LLC, 7th Grandview, #1000  
Elroy Levy, William M. Lewis, and Susan Gane*

Present License(s): *N/A*

*August 19, 2021*

The hearing concerning this application will be held on *August 19, 2021*  
at *10:00 AM* at the *Baltimore City Board of Liquor License Commissioners*  
located at *1000 North Howard Street, Baltimore, MD 21202*  
FOR MORE INFORMATION CALL *410-396-4377*

# Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
21	07	0850	024	12/23/20	902

PROPERTY ADDRESS: **925 WASHINGTON BLVD**

OWNER: **PAUL'S PLACE COMMUNITY KITCHEN, LLC** ADDR: **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 PER. INSP.	1001-000000-2600-158009-400480 MISC.	1001-000000-2600-158009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-400490 ADDITIONS
		<b>45.00</b>		
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-158902-400510 DISTRIB EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DISP TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400530 PLUMBING	1001-000000-2600-159000-400530 S & E CONTROL	1001-000000-5700-508801-401811 CHAP	1001-000000-1500-102800-400130 TAX
	<b>0.00</b>			<b>3.00</b>
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES
	<b>50.00</b>			<b>98.00</b>

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](mailto:Phylicia.Porter@baltimorecity.gov)



Councilwoman Phylcia 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. Paul's 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,

Councilwoman Phylcia Porter, MPH, MSL - District 10  
[Phylicia.Porter@baltimorecity.gov](mailto:Phylicia.Porter@baltimorecity.gov)

cc: William McLennan (via email) [bmclennan@paulsplaceoutreach.org](mailto:bmclennan@paulsplaceoutreach.org)  
Stephen E. Luttrell, Esq. (via email) [sluttrell@wtplaw.com](mailto:sluttrell@wtplaw.com)

763 Washington Blvd  
Baltimore, MD 21230



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 liquor 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 [director@historicpigtown.org](mailto:director@historicpigtown.org) or at 443.908.7038 if you have any questions. Thank you for consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim Lane', with a horizontal line extending to the right.

Kim Lane

Executive Director

# CITIZENS OF PIGTOWN

HISTORIC PIGTOWN'S COMMUNITY ASSOCIATION

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**

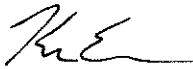
Dear Commissioners:

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](mailto: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](mailto: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/AMENDMENT(S) APPLICATION FEE - \$600.00

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

EXPLANATION OF REQUEST: EXPANSION OF THE PREMISES TO INCLUDE OUTDOOR DINING CLASS TYPE: BD7

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: \_\_\_\_\_

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: 124 MARKET PL, BALTIMORE, MD 21202

CORPORATE/LLC/LLP/PARTNERSHIP NAME: IGUANA CANTINA, LLC TRADE NAME: BALTIMORE SOUNDSTAGE

BUSINESS PHONE NUMBER: 410-978-7887 BUSINESS EMAIL ADDRESS: DAVEJR@BALTIMORESOUNDSTAGE.COM

ATTORNEY FOR THE APPLICANT: HARRY K. PREVAS ADDRESS: 303 N. CHARLES STREET, SUITE 200, BALTIMORE, MD 21201 PHONE: 410-752-2340

Part of Premises Used (Note: Floors and Areas for Storage): 1ST FLOOR Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex DJ, Band, Etc.)? DJ, BAND, DANCING Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 800

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

1. Applicant A

CHERYL ADAMS (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 618 KIMBERLY WAY (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 4/1969 (Month/Year of Birth) F (Sex: Male or Female) GLEN BURNIE, MD (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

2. Applicant B

ADAM SAVAGE (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 2635 ST PAUL ST, APT 1 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 06/1982 (Month/Year of Birth) M (Sex: Male or Female) SANTA FE, NM (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

3. Applicant C

\_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 \_\_\_\_\_ (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 \_\_\_\_\_ (Month/Year of Birth) \_\_\_\_\_ (Sex: Male or Female) \_\_\_\_\_ (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

RECEIVED

JUL 02 2021

Baltimore City  
Liquor Board

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

THIS LICENSE

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-109 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: CHERYL ADAMS ADDRESS: 618 KIMBERLY WAY TITLE: MEMBER %OF STOCK HELD: 99
- 2) NAME: ADAM SAVAGE ADDRESS: 2635 ST PAUL ST, APT 1 TITLE: MEMBER %OF STOCK HELD: 1
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

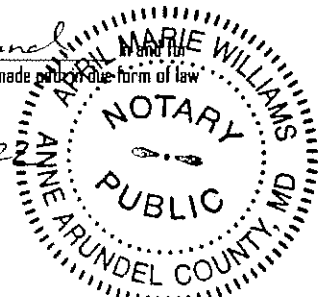
Cheryl Adams

Signature of Applicant A

I hereby certify that on the 27 day of May, 2021, before me, the subscriber, a notary public of the State of Maryland and for Anne Arundel, personally appeared Cheryl Adams the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires April 19 2022

Printed Name: Anne Arundel Williams



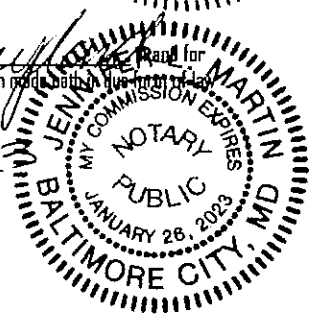
Adam Savage

Signature of Applicant B

I hereby certify that on the 3<sup>rd</sup> day of June, 2021, before me, the subscriber, a notary public of the State of Maryland and for Baltimore City, personally appeared Adam Savage the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 01-26-23

Printed Name: Jennifer L. Martin



Signature of Applicant C

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

Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

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

(I, WE) Lockwood Associates, LLC HEREBY CERTIFY.

That (I am, we are) the owner(s) of the property located at 124 Market Place, Baltimore, City with a Zip Code of 21202, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]  
 Signature of Owner of the Property

I hereby certify that on the 7th day of June, 2021, before me, the subscriber, a notary public of the State of Pennsylvania in and for the county of Philadelphia, personally appeared Brian Beison the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Lauren J. Lemoine

(Notary Seal) My Commission expires 9/2/24

Notary Printed Name: Lauren J. Lemoine

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

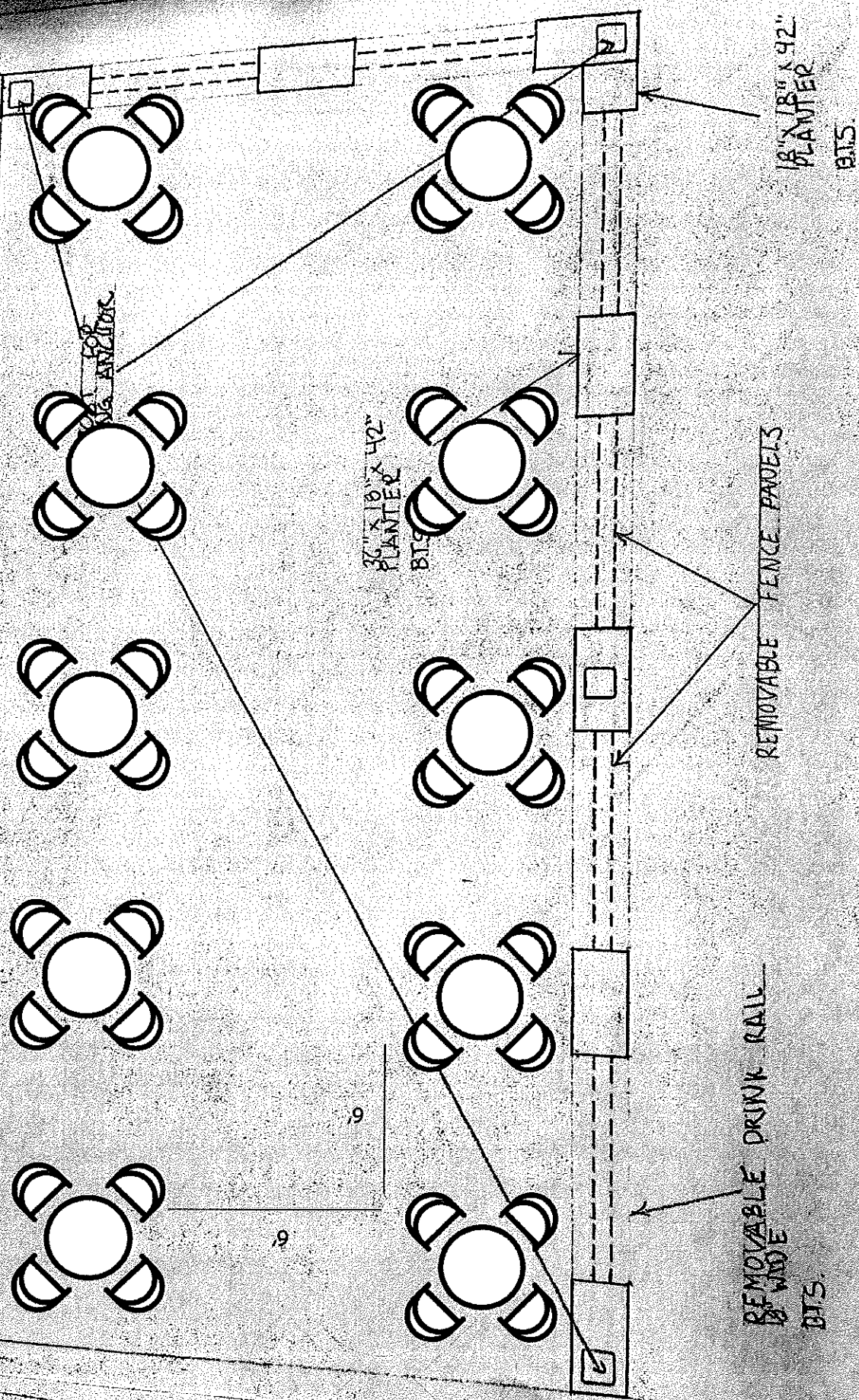
**The following certificates must be signed by at least 3 persons.**

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

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

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

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



TOP OF ANALYTIC

36" X 18" X 42" PLANTER BITS

18" X 18" X 42" PLANTER BITS

REMOVABLE FENCE PANELS

REMOVABLE DRINK RAIL BITS

20

20



## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LBD7 068**                      Cert Num: **0176**                      Fee: **\$1,320.00**    Status: **Renewed**  
 License Date: 5/1/2021                      License Year: 2021  
 CR Number: 11751155  
 Payment Date: 05-04-21

2020 - 2021 TPP Paid   
 2021 Trader's License

[Click to Start License Renewal](#)

### Add Adult Entertainment 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:

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
CHERYL ANN	ADAMS	618 KIMBERLY WAY	STEVENSVILLE	MD	21666	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
ADAM H.	SAVAGE	2635 ST. PAUL STREET #1	BALTIMORE	MD	21218	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

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Date	Comment	Action
07/12/2021	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
08/15/2019	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
04/17/2019	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 received (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 Rule 4.01(a) DISMISSED. Article 2Bsection12-108(d) DISMISSED Rule 4.01(a) DISMISSED. Article 2Bsection12-108(d) DISMISSED Rule 4.01(a) DISMISSED. Article 2Bsection12-108(d) DISMISSED Rule 4.01(a) DISMISSED. TOTAL FINE \$500	Delete
07/18/2006	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

Powered by:



**IGUANA CANTINA, LLC: W10189082****Department ID Number:**

W10189082

**Business Name:**

IGUANA CANTINA, LLC

**Principal Office:** ⓘ

4701 LEEDS AVE

BALTIMORE MD 21227

**Resident Agent:** ⓘ

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

**Date of Formation/ Registration:**

08/30/2004

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A



PROPOSED LOCATION: 600 E. Pratt St aka 124 Market Pl

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 15

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"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 11

"C" BEER, WINE & LIQUOR \_\_\_\_\_

"D" BEER, WINE & LIQUOR \_\_\_\_\_

"BD7" BEER, WINE & LIQUOR 1

ARENA 1

HOTEL/MOTEL 2

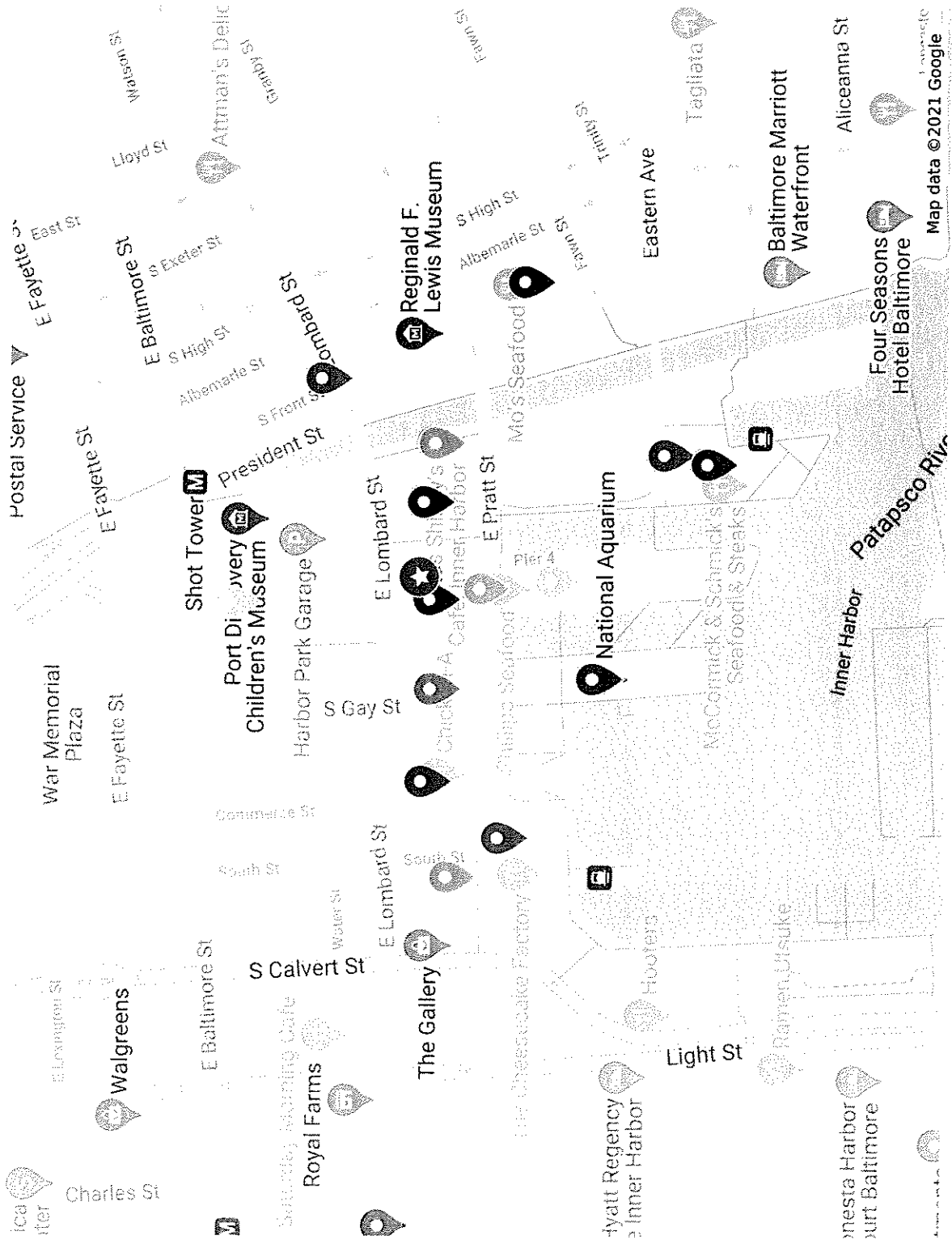
RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 8/6/21

# 600 E. Pratt St. aka 124 Market PI

## Licensed Establishments

- Baltimore Soundstage LBD7
- Blackwall Hitch Restaurant LB
- Cheesecake Factory LB
- Fairfield Inn LBHM
- Fogo de Chão LB
- Hard Rock Café LB
- McCormick & Schmick's LB
- Miss Shirley's Café LB
- Mo's Seafood LB
- National Aquarium LB
- Phillips Seafood LB
- Power Plant Live!- LBAL
- Renaissance Hotel LBHM
- Ruth's Chris Steak LB
- Shake Shack LB
- The Capital Grille LBD7



## Board of Liquor License Commissioners

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

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="Baltimore Soundstage"/>
<i>Corporation Name:</i>	<input type="text" value="Iguana Cantina, LLC"/>
<i>Location Address:</i>	<input type="text" value="600 E. Pratt St. aka 124 Market Pl"/>
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor <span style="float: right;">▼</span>
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes <span style="float: right;">▼</span>
<i>Is the location within 300 feet of Church and/or School?</i>	No <span style="float: right;">▼</span>
<i>Date Posted?</i>	<input type="text" value="8/5/2021"/> <input type="button" value="📅"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="8/16/2021"/> <input type="button" value="📅"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes <span style="float: right;">▼</span>

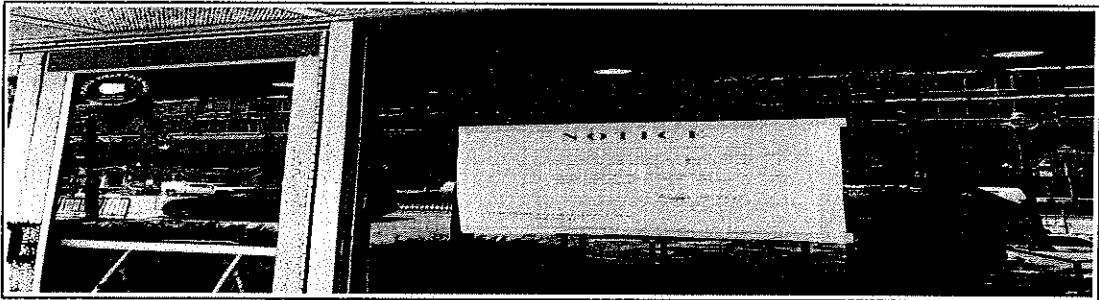
*Other licensed locations - Describe/Note:*

Please see maps for additional locations

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

Filed application for expansion of the premises to include outdoor dining with continuous live entertainment which includes DJ, band, and dancing.

**Insert Photo of Sign and location:**



<input type="checkbox"/> Attach Additional Photos	
Inspector Name	Date and Time
<input type="text" value="i:0#w/baltimore\terri.chase"/>	<input type="text" value="8/6/2021"/> <input type="text" value="1:06:28 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
Approve	Disapprove

### Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

*Applicant(s) Name:* Cheryl Adams; Adam Savage

*Address of Premises:* 600 E. Pratt St. aka 124 Market Pl

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

*Date Posted:* 8/5/2021

*Time Posted:* 3:00 PM

*Date Rechecked:* 8/16/2021

*Time Rechecked:* 1:00 PM

*Manager or Owner when sign posted:* N/A

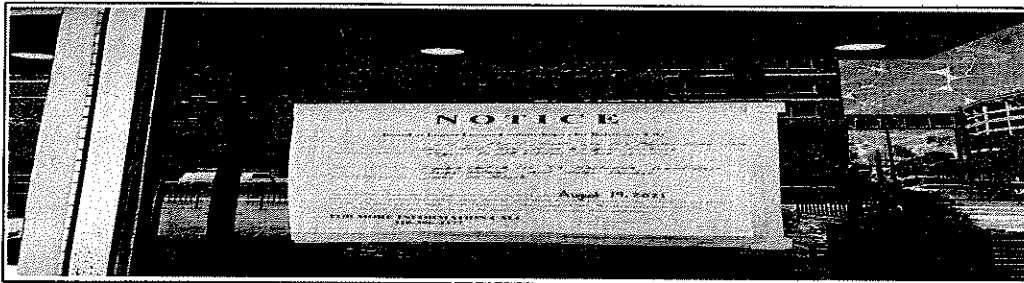
*Summary on location of sign posted:*

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

# NOTICE

*Application has been filed with the*

**Board of Liquor License Commissioners for Baltimore City**

Address of Premises: 600 E. Pratt Street aka 124 Market Place #120  
Type of License: Class "BD7" Beer, Wine & Liquor License  
Nature of Application: Request to add outdoor table service

Application filed by: Iguana Cantina, LLC T/A Baltimore Soundstage  
Cheryl Adams And Adan Savage  
Applicant Licensee(s): Same As Above

A hearing concerning this application will be held after August 19, 2021  
Persons 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  
reviewed 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:

Corporation Name

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

Date/Time of Inspection:

Manager/Licensee

*Open/Closed Status*

Open/Closed: Open

Closed Date:

*External Appearance*

Clean and Free of Debris: Satisfactory

*Internal Appearance*

Location of Bar: Rear

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

*Package Goods/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

Dining Area

Capacity: N/A

Location of Dining Area: N/A

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Business Records

Traders License: 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: No

Fire Capacity: 800

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):

Yes

Outdoor Table Service No

Violations

Violation Issued: No

Violations Noted:

None

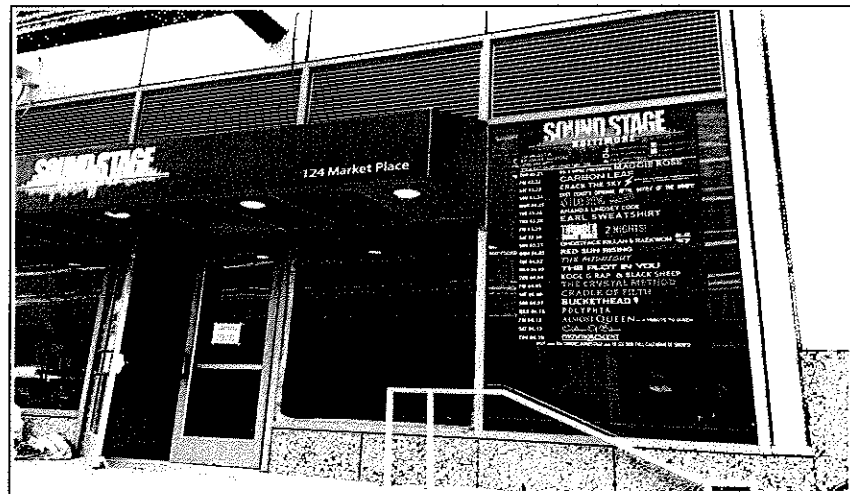
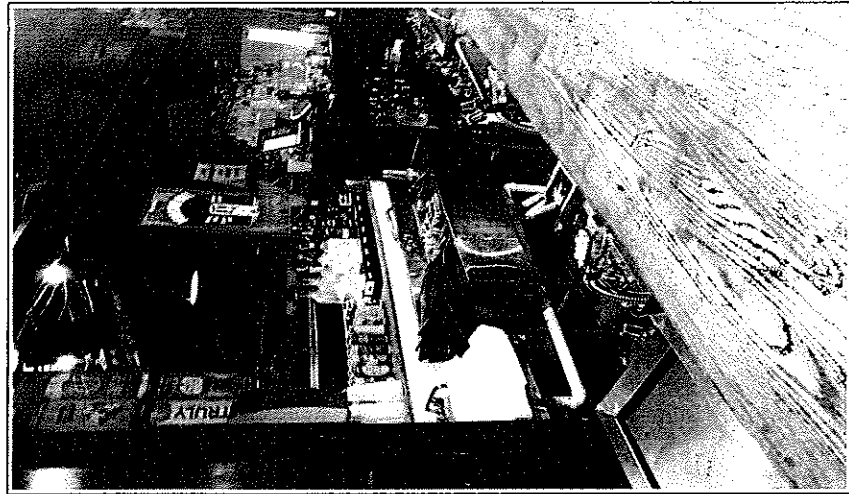
Wrap-Up

Instructions Given to Licensee:

None

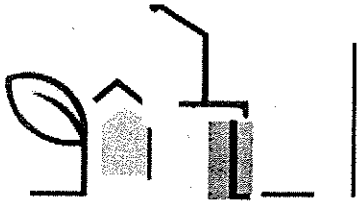
Inspector's Comments: Inspection conducted on 01/16/20 by Agent Clark, Trainee Jordan and Washington

Photo Taken:



Owner Email:

Submitted by Inspector



# BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



[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



# BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > My Permit Application List  
Account: prevasandprevas@verizon.net

## My Permit Application List [Logout](#)

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

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

Most Current(Past 3 months)  All Active  Archived  Deleted

Show 10 entries

Search: 124 marketplace x

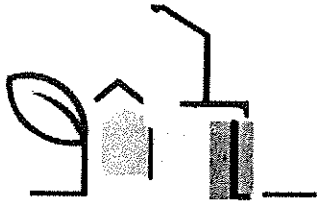
Application ID	Project Name	Address	Permit Type	Start Date	End Date	Status	Actions
254521	USE2021-52497	124 MARKETPLACE	5/24/2021 5/24/2021 5/25/2021	Submitted			<a href="#">Manage</a> <a href="#">Contact us</a> <a href="#">Status</a> <a href="#">Archive</a>

Showing 1 to 1 of 1 entries (filtered from 65 total entries)

Previous 1 Next



Mayor Brandon M. Scott & Alice Kennedy, Acting Commissioner



# BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits >> Step 2

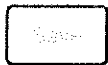
## Messages

[Back](#)

**File Submitted with My Permit Application: Attachment**  
Please Type Your Message

Message:

I need to attach a file



## Messages

From	Message
PETER A PREVAS 5/24/2021 10:49 AM	SOUNDSTAGE SEATING PLAN-1.PDF
Katrina Long 5/25/2021 10:46 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 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.



Mayor Brandon M. Scott & Alice Kennedy, Acting Commissioner

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 1<sup>st</sup> 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/AMENDMENT(S) APPLICATION FEE - \$600.00

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

EXPLANATION OF REQUEST: New B Restaurant, \$500,000 in capital expenditures, and 75+ seats. CLASS TYPE: B

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: New B 1928 Fleet Street

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: \_\_\_\_\_

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Stuggy's, Inc. TRADE NAME: Stuggy's

BUSINESS PHONE NUMBER: 4432547825 BUSINESS EMAIL ADDRESS: NA

ATTORNEY FOR THE APPLICANT: A L Hurdle ADDRESS: 320 N Charles St, 21201 PHONE: 410 685 5100

Part of Premises Used (Note: Floors and Areas for Storage): 1st, B and 2nd for storage Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 75+

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

1. Applicant A

Robert Klebahn  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 2747 Maryland Ave Baltimore MD 21218 11yrs  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 12/78 M San Antonio, TX  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

2. Applicant B

NA  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

3. Applicant C

NA  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

ABRAHAM L. HURDLE, ESQ  
 410 685 5100  
 alh@alhurdlelaw.com

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

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applying for a new license. Existing establishment closed due to covid19 issues.

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

Applicant A  B  C

[Redacted area]



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

Name	Address	Phone	Email

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

- 1) NAME: R Klebahn ADDRESS: 2747 Maryland TITLE: member %OF STOCK HELD: 100
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

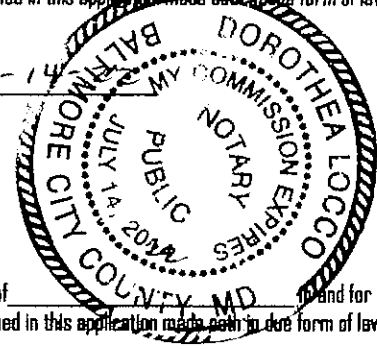
[Signature]  
Signature of Applicant A

I hereby certify that on the 6<sup>th</sup> day of July, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Robert Klebahn the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Dorothea Locco

[Notary Seal] My Commission expires 7-14

Printed Name: Dorothea Locco



\_\_\_\_\_  
Signature of Applicant B

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

Signature: \_\_\_\_\_

[Notary Seal] My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant C

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

Signature: \_\_\_\_\_

[Notary Seal] My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

Name and Address of the owners of the premise/landlord: Ryan Peilberg, contract purchaser Phone Number: [REDACTED]

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

(I, WE) Ryan Peilberg HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1728 Fleet, Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Ryan Peilberg  
Signature of Owner of the Property

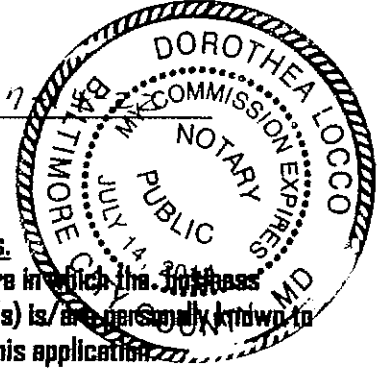
I hereby certify that on the 6<sup>th</sup> day of July, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared Ryan Peilberg the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Dorothea Looco

(Notary Seal) My Commission expires 7

Notary Printed Name: Dorothea Looco



**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 3000 sq ft space covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Edward K Bosco	100 Overhill Rd BALTIMORE, MD 21216	<u>[Signature]</u>	12/1951	9 years
Jeffrey J. Jennings	700 S. Wolfe St. Baltimore, MD 21203	<u>[Signature]</u>	12/1969	11 years
X Benjamin D. Shapiro	104 W. Madison St. #2, Baltimore, MD 21201	<u>[Signature]</u>	12/1993	2 years

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

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

re: additional certificates for 1728 Fleet St.

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

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

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

\_\_\_\_\_  
Signature of Owner of the Property

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


As witness, my hand and notarial seal.

Notary Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Notary Printed Name: \_\_\_\_\_

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

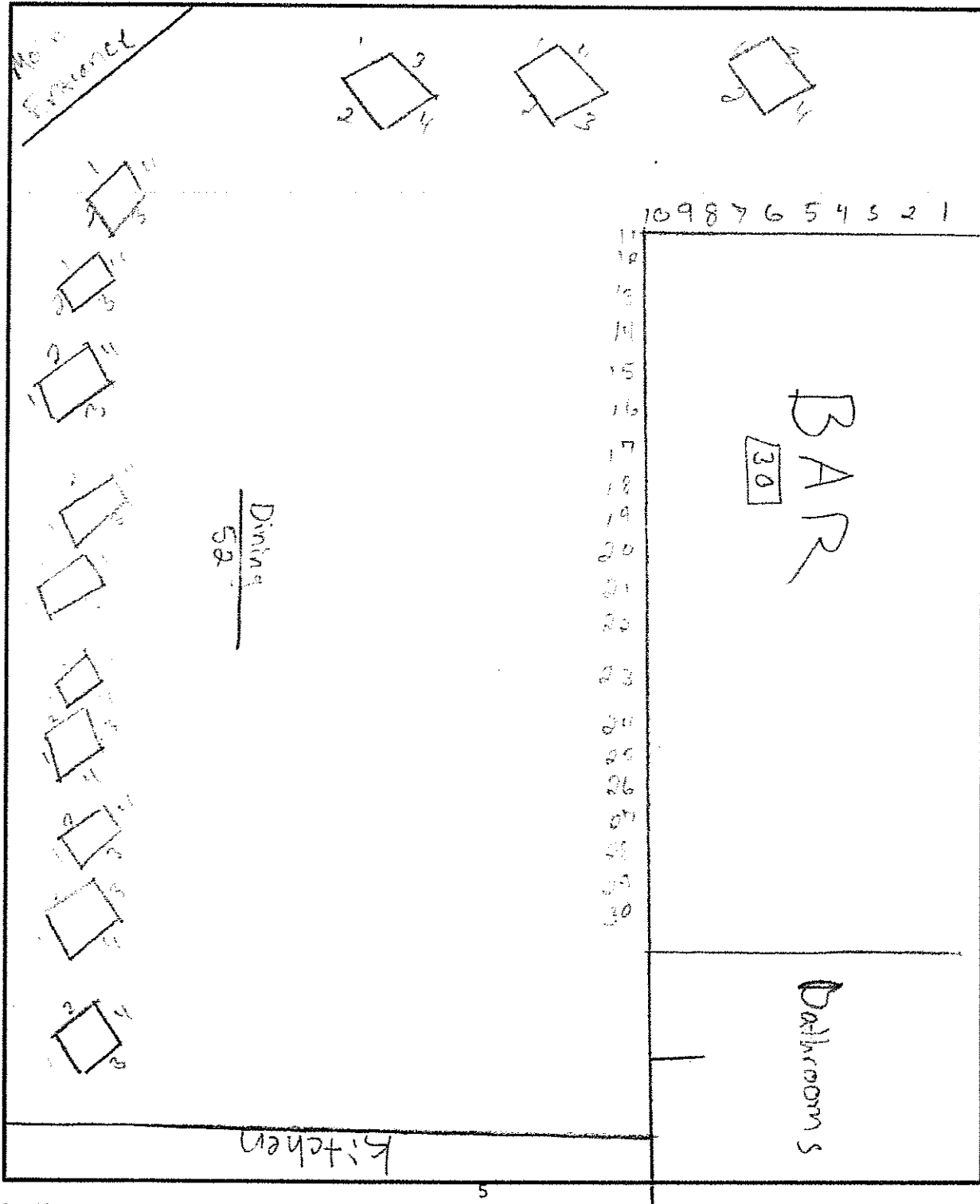
**We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Ryan Perlberg	2100 W. Rogers Ave Baltimore, MD 21209		6/85	7 years
Matt Miller	1815 COVINGTON	MATT Miller	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.\***



## STUGGY'S, INC.: D21905112

**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

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

06/17/2021

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

PROPOSED LOCATION: 1928 Fleet St

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

"A" BEER & WINE \_\_\_\_\_

"B" BEER & WINE \_\_\_\_\_

"C" BEER & WINE 1

"D" BEER & WINE \_\_\_\_\_

"A" BEER, WINE & LIQUOR \_\_\_\_\_

"A-2" BEER, WINE & LIQUOR \_\_\_\_\_

"B" BEER, WINE & LIQUOR 4

"C" BEER, WINE & LIQUOR \_\_\_\_\_

"D" BEER, WINE & LIQUOR 3

"BD7" BEER, WINE & LIQUOR 2

ARENA \_\_\_\_\_

HOTEL/MOTEL \_\_\_\_\_

RACING \_\_\_\_\_

PREPARED BY: Perer DATE: 8/10/24

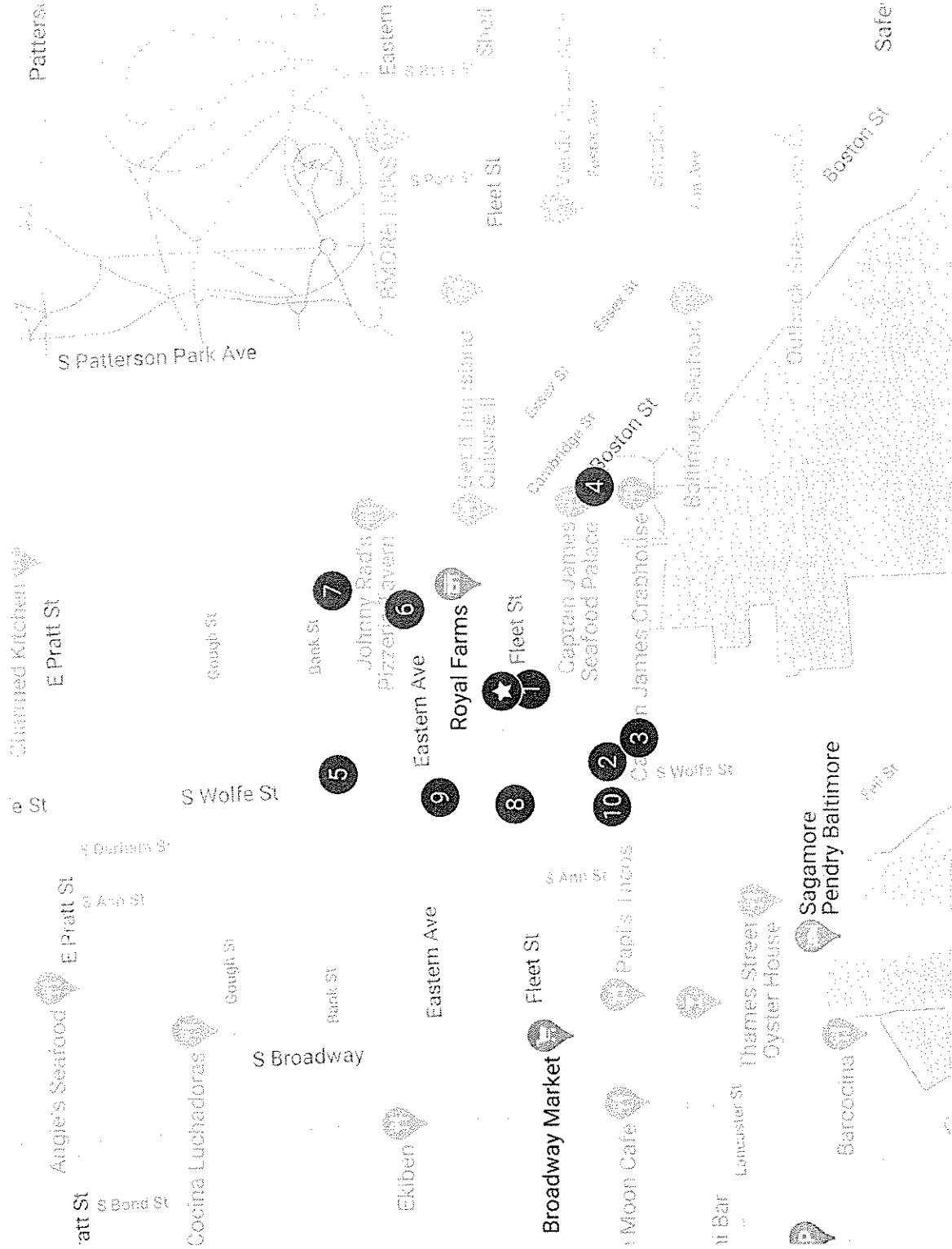
# 1928 Fleet St.

## Proposed Location

- ★ 1928 Fleet St

## Licensed Establishment

- 1 Ale Mary's LBD7
- 2 Lobo Fell's Point LD
- 3 Darbar LB
- 4 Captain James LB
- 5 Spirits Tavern LD
- 6 Port City Tavern LBD7
- 7 Holy Rosary Roman Catholic Church WC
- 8 Greyhound Tavern LD
- 9 Carolina's Tex-Mex LB
- 10 Pierpoint Restaurant LB



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

**INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS**

<i>Licensee Information (Trade Name):</i>	Stuggy's
<i>Corporation Name:</i>	Stuggy's Inc
<i>Location Address:</i>	1928 Fleet St
<i>License Type:</i>	Class "B" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	8/5/2021
<i>Estimated Date of Removal?</i>	8/14/2021
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

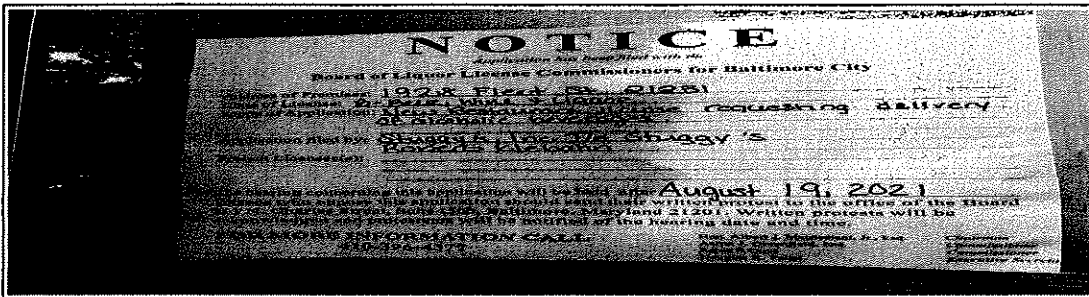
*Other licensed locations - Describe/Note:*

see attached map

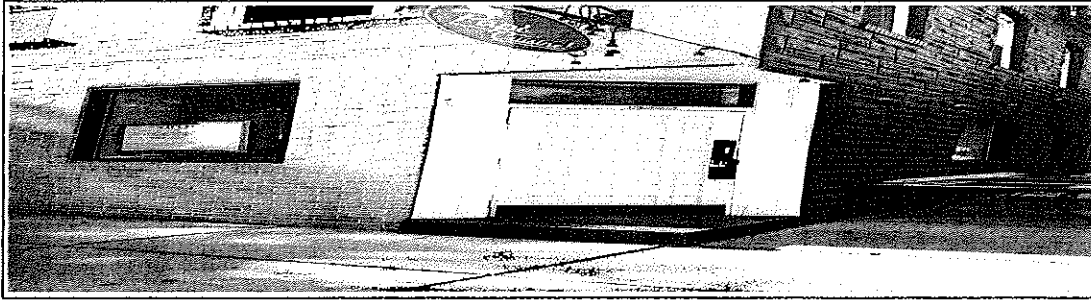
*Comments and Follow-up Items(s) (please note any issues or concerns about the location):*

Application filed for a new class B (BWL) license requesting delivery of alcoholic beverages

*Insert Photo of Sign and location:*







Inspector Name	Date and Time	
i:0#w\baltimore\andy.perez	8/10/2021	3:16:06 PM
Name of Licensee (if present)		
<input type="text"/>		

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

**POSTING SIGNS REPORT**

<i>Applicant(s) Name:</i>	Robert Klebahn
<i>Address of Premises:</i>	1928 Fleet St
<i>Inspector:</i>	i:0#.w baltimore\andy.perez
<i>Date Posted:</i>	8/5/2021
<i>Time Posted:</i>	
<i>Date Rechecked:</i>	8/16/2021
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	

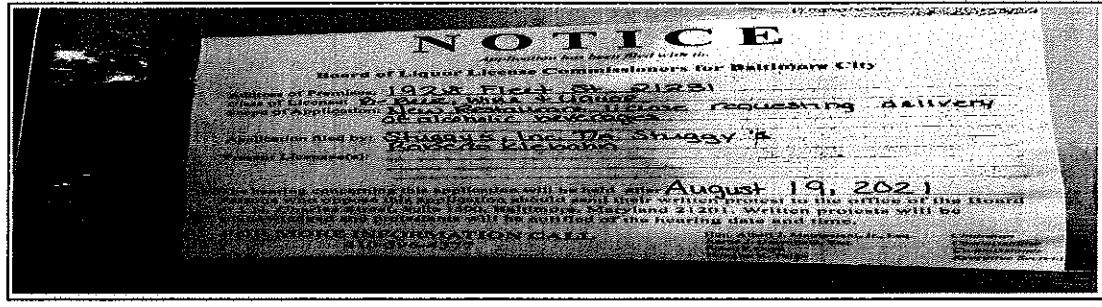
*Summary on location of sign posted:*

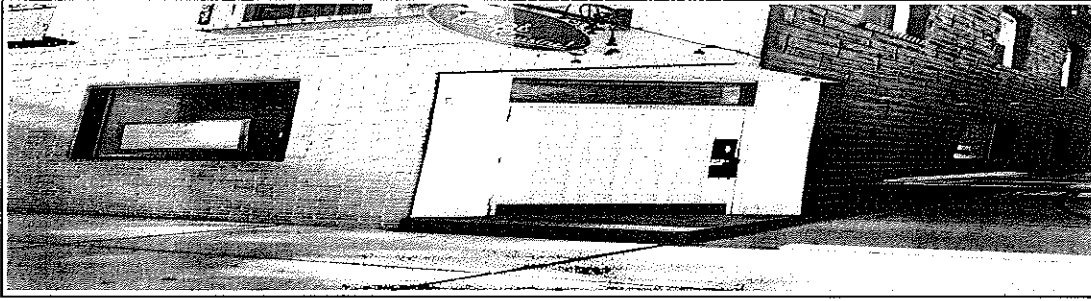
Sign posted on door facing Fleet St.

*Summary on location of sign rechecked:*

Sign remained as posted for the required 10 days period.

*Insert Photo of Sign and location:*





# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1928 Fleet St 21231  
Class of License: B-Beer, Wine & Liquor  
Scope of Application: New Restaurant license requesting delivery of alcoholic beverages  
Application filed by: Stuggys, Inc. T/A Stuggys  
Robert Klebahn  
Present Licensee(s): \_\_\_\_\_

The hearing concerning this application will be held after August 19, 2021 at 11 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

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

Hon. Albert J. Matricciani, Jr., Esq. *Chairman*  
Aaron J. Greenfield, Esq. *Commissioner*  
Robert E. Guye *Commissioner*  
Douglas K. Paige *Executive Secretary*

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

**Online Use & Occupancy Permit  
 Application**

Property Address: 1928 FLEET ST 1ST FLOOR Block/Lot: 1782/013

Permit No: **USE2018-50706**

Applicant:  
 ABRAHAM HURDLE

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

Owner/Lessee:  
 Owner 1928 FLEET ST

Total : 98.00

Lessee BLACK HAND LLC

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

**Property Use & Occupancy Information:**

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

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

Description	Created	Completed	Assigned To
FIRE INSPECTION	02/09/2018		LDZI
HEALTH DEPARTMENT INSPECTION	02/09/2018		JWEL
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.**

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

Project Name: **BLACK HAND**  
 Role: **Agent**  
 Applicant: **HURDLE,ABRAHAM**

Owner First Name  
 Owner Last Name Or Company Name: **1928 FLEET ST**  
 Phone:  
 Address1:  
 Address2:  
 City:  
 State:  
 Zip:

Project Note: