

**September 2, 2021**

**Applicant(s):** Seth Peichert  
2760 Lighthouse Point, LLC, T/a Raw & Refined  
2701 Boston Street 21224

**Class:** "BD7" Beer, Wine & Liquor License

Application to transfer ownership with continuation of live entertainment and outdoor table service, requesting delivery of alcoholic beverages; Board to rehear matter concerning an issue identified during issuance process.

(a) **Applicant(s) Information:** (1) Seth Peichert was born in Allentown, PA in December of 1983. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Seth Peichert (100%).

(c) **Purchase Price of Business:** Purchase price is \$8,500,000 to be paid at closing.

(d) **Qualified Voters:** Gage Childs, Adam Peichert, and Sara Schultz are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a tavern, requesting outdoor table service. Live Entertainment was granted via BMZA 2018-296.

(f) **Corporate Standing:** 2760 Lighthouse Point, LLC is a MD LLC and as of 8/17/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 7/27/2020, and checked on 8/5/2020. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; and "B" BWL-2.

(h) **Timeline:** Last Inspection by BLLC was performed 6/3/2020. At that time, the establishment was open and operating.

(i) **Hearing Timeline:** 3/25/2021 - Public Hearing - Board approved application for a new Class "B" Beer, Wine and Liquor restaurant license with outdoor table service, off-premise catering and delivery of alcoholic beverages.

(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: Change of License 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: 2760 Lighthouse Point aka 2701 Boston St

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

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

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

CORPORATE/LLC/LP/PARTNERSHIP NAME: 2760 Lighthouse Point LLC TRADE NAME: Raw + Refined

BUSINESS PHONE NUMBER: 410 387 4377 BUSINESS EMAIL ADDRESS: \_\_\_\_\_

ATTORNEY FOR THE APPLICANT: J.R. Wolman LLC ADDRESS: 111 S. Calvert St., S. 2700 PHONE: 410 385 5328

Part of Premises Used (Note: Floors and Areas for Storage): Restaurant + Bar club Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No Live Entertainment provided?  Yes  No What Kind (i.e. DJ, Bands, Etc.)? \_\_\_\_\_ Off Premise Catering of Food and Alcohol?  Yes  No Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: \_\_\_\_\_

Please note that as per Alc. Bev. Art. 9-12-H(7)(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)

See memo J.W. 7/13/20 TRS

1. Applicant A

Seth Reichert [Redacted] [Redacted]

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

211 Timbridge Rd. Baltimore MD 21212 3 years

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

12/1983 M Atlanta, PA

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

Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes  No Are you a registered voter in 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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes  No Are you a registered voter in 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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes  No Are you a registered voter in the City of Baltimore?

**J.R. WOOLMAN, LLC**

Joseph R. Woolman, III  
joe@jrwoolman.com

STADIUM SQUARE  
145 WEST OSTEND STREET  
SUITE 600  
BALTIMORE, MARYLAND 21230

TELEPHONE 410-385-5328  
[www.jrwoolman.com](http://www.jrwoolman.com)

July 13, 2020

VIA ELECTRONIC MAIL

Thomas R. Akras, Esq.  
Deputy Executive Secretary  
Board of Liquor License  
Commissioners for Baltimore City  
1 North Charles Street  
Suite 1500  
Baltimore, MD 21202

**RECEIVED**

**JUL 14 2020**

**Baltimore City  
Liquor Board**

Re: 2701 Boston Street / Transfer to new Licensee Only

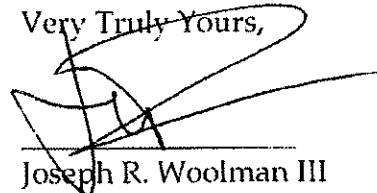
Dear Mr. Akras,

Per our telephone conversation today, please accept this letter as a request to amend the recently filed application referenced above to reflect a request to continue live entertainment on the licensed premises. We regret the error.

As requested, I have also attached an excerpt from the post-closing agreement related to the portfolio purchase including the licenses premises that references its purchase price. Thank you for your consideration.

Should you have any questions or comments, or require additional information, please contact me at your convenience. With kind regards, I am

Very Truly Yours,



Joseph R. Woolman III

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 provide information as to the applicant(s) indebted - personally or through an entity - the amount of the indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler?

Applicant A  B  C

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

Name	Address	Phone	Email
Dominic Lasceda	2921 O'Donnell St	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary); or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licenses MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-RS (a)(10). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

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

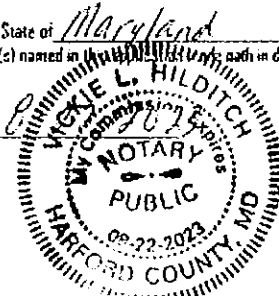
\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the 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.

[Signature]  
Signature of Applicant A

I hereby certify that on the 9th day of June, 2021, before me the subscriber, a notary public of the State of Maryland in and for Harford County, personally appeared Seth Richert 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: Vickie L. Hilditch



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: 2760 Lighthouse Point, LLC Phone Number [REDACTED]

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

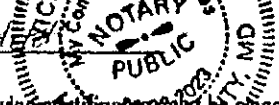
(I, WE) John Scott Plank HEREBY CERTIFY.  
 That (I am, we are) the owner(s) of the property located at 2760 Lighthouse Point, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted at any and all hours.

[Signature]  
 Signature of Owner of the Property

I hereby certify that on the 23<sup>rd</sup> day of June, 2020, before me the subscriber, a notary public of the State of Maryland, in and for Hopkins County, personally appeared J. Scott Plank 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 paternal seal

Notary Signature: [Signature] My Commission expires 08-22-2023

Notary Printed Name: Victoria L. Hilditch  


The following public notices 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 has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

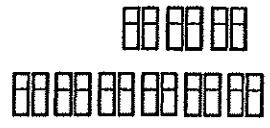
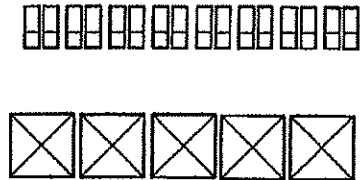
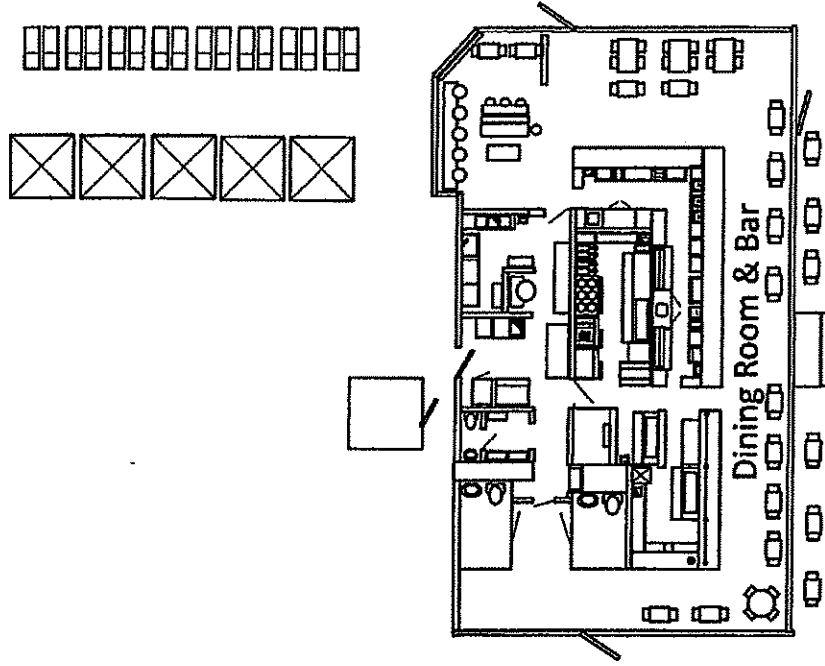
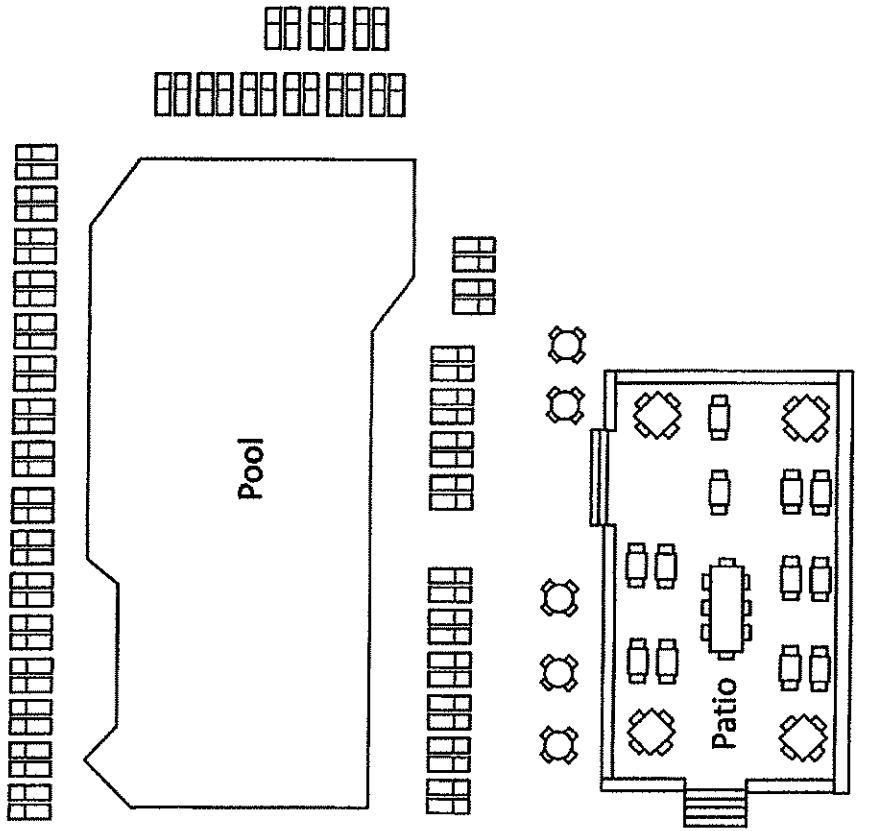
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Gage Childs	3921 Fait Avenue, Baltimore, MD 21224	<u>[Signature]</u>	08/1990	2 years
ADAM REICHERT	2123 LOMBARD ST BALTIMORE, MD 21231	<u>[Signature]</u>	9/1/1981	35 YEARS
SARA SCHULTZ	211 Tunbridge Rd Baltimore MD 21212	<u>[Signature]</u>	12/08	10+

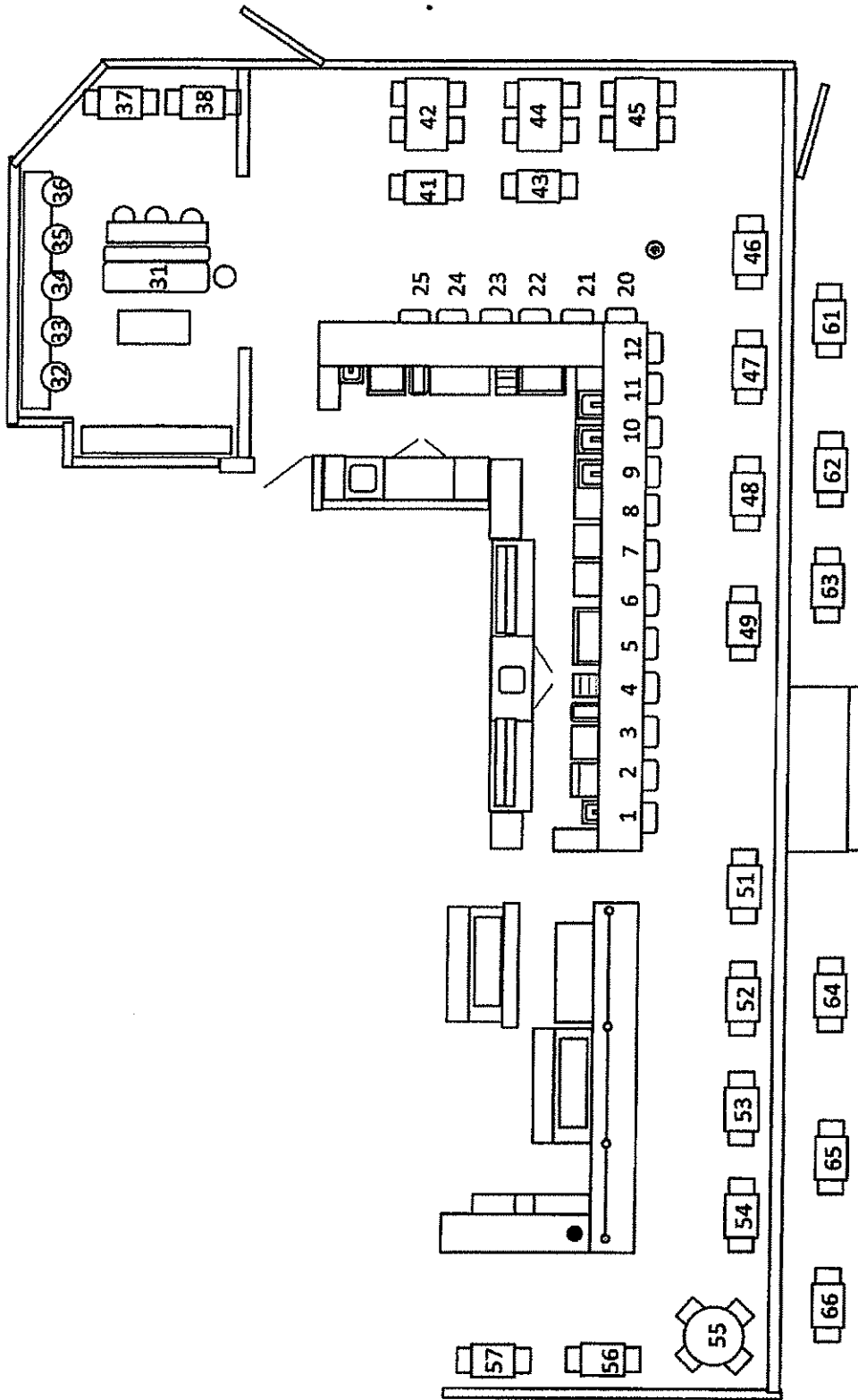
**RECEIVED**

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 copy will be provided to the general members of the public.

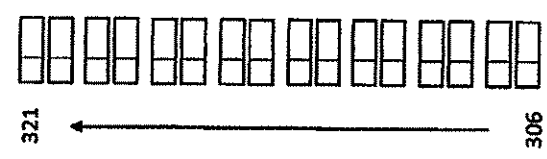
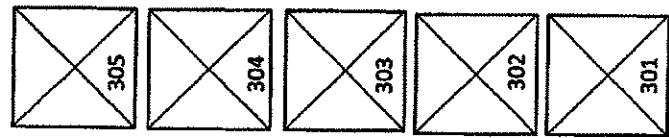
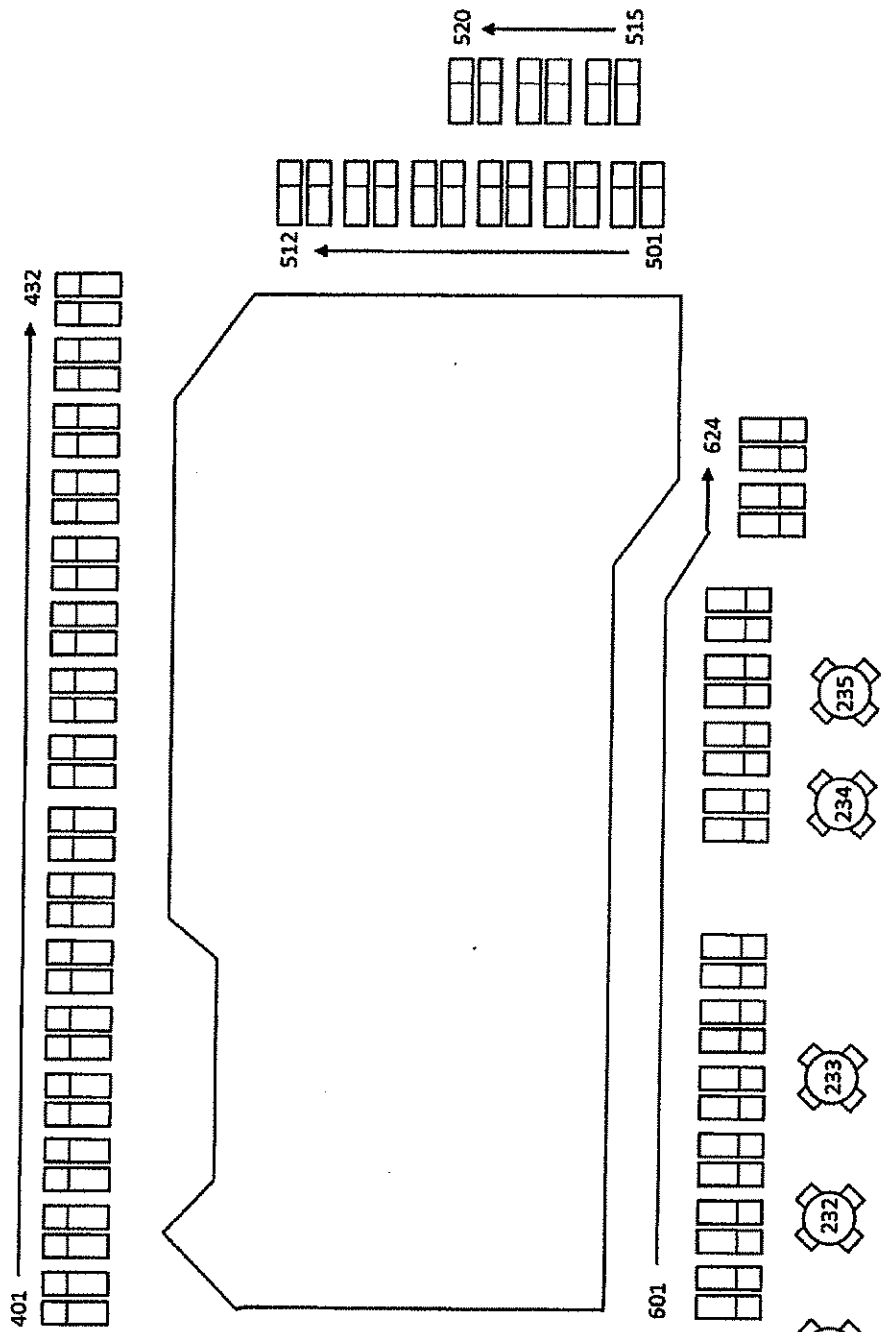
**Baltimore City  
 Liquor Board**





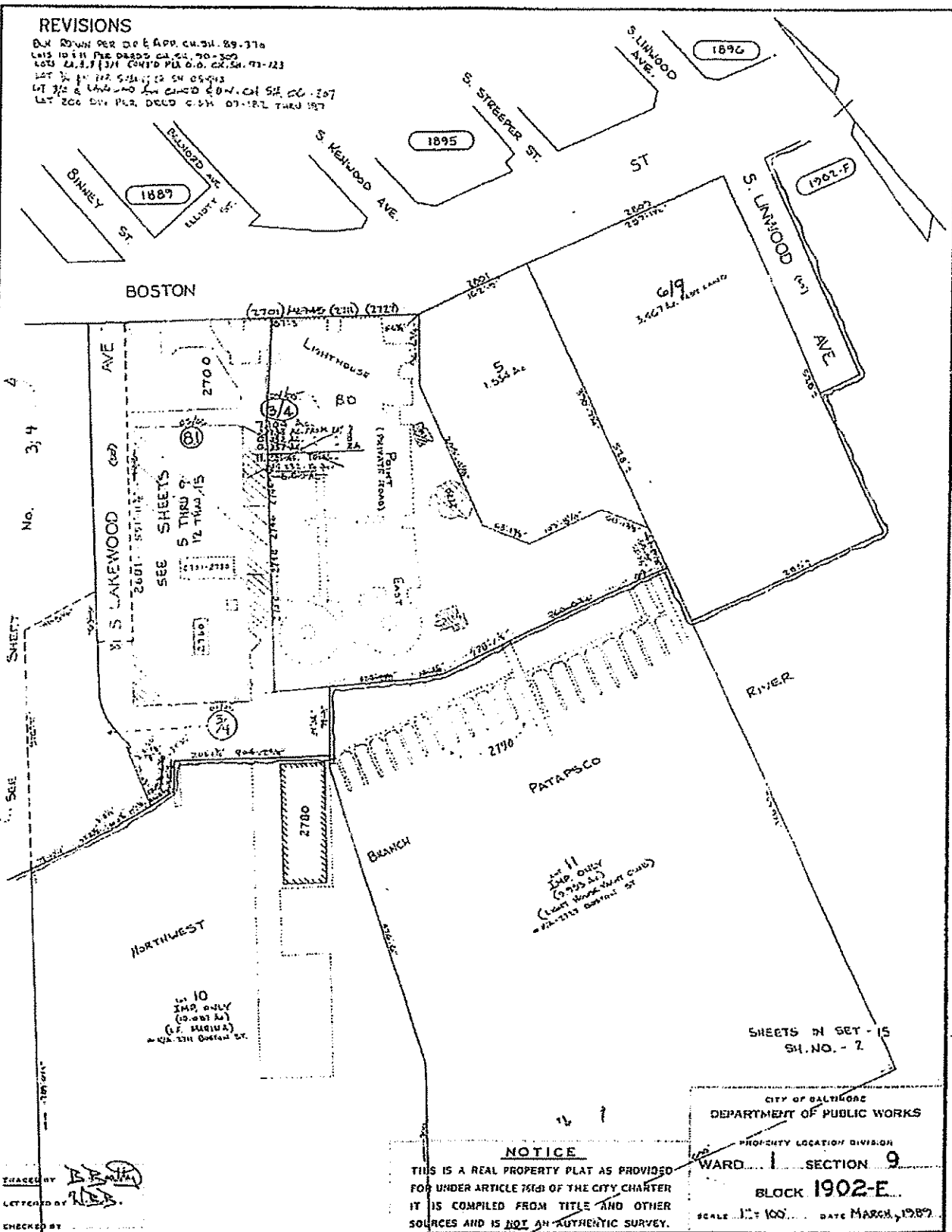


swim club  
Pool Deck Seating Plan



**REVISIONS**

BY ADJUTANT PER DEE & APP. CH. 34. 89-376  
 LOTS 10 & 11 PATAPSCO CO. 1870-71  
 LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



TRACED BY  
 LETTERED BY  
 CHECKED BY

**NOTICE**  
 THIS IS A REAL PROPERTY PLAT AS PROVIDED  
 FOR UNDER ARTICLE 75(B) OF THE CITY CHARTER  
 IT IS COMPILED FROM TITLE AND OTHER  
 SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE  
 DEPARTMENT OF PUBLIC WORKS  
 PROPERTY LOCATION DIVISION  
 WARD 1 SECTION 9  
 BLOCK 1902-E  
 SCALE 1" = 100' DATE MARCH, 1987

SHEETS IN SET - 15  
 SH. NO. - 7



## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LBD7 406**      Cert Num: **T1155**      Fee: **\$200.00**      Status: **Transferred**  
 License Date: 7/20/2021 4:37:10 PM      License Year: 2019  
 CR Number: 11786953  
 Payment Date: 06-22-19

2018 - 2019 TPP Paid   
 2019 Trader's License

[Click to Start License Renewal](#)

### Add Adult Entertainment License

#### Location

Corp Name: **LIGHTHOUSE POINT LICENSE, LLC**  
 Trade Name: **BUTTON**  
 Zone Code: 13  
 Phone: 443-478-1210

Block Num: 2701      Street: BOSTON STREET  
 City: BALTIMORE      State: MD      Zip: 21224

CR Number: 11786953

Portion of Business Used:  
 FIRST AND SECOND FLOORS FOR BUSINESS, POOL, KIOSK, SHIP STORE, FUEL DOCK FOR BUSINESS  
 Restriction:

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MANDY	LEEUWEN	6622 HARTWAIT STREET	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

Date	Comment	Action

07/20/2021	Per Nicholas Blendy licensed transferred to Mandy Leeuwen.../jr	Delete
05/26/2021	5/20/2021 - \$50 application fee check along with 2021 Renewal Application in name of Transfer applicant Seth Peichert given to Deputy Executive Secretary Nicholas Blendy. Mr. Blendy will handle due to renewal application not being in current licensee's name .../jr	Delete
09/10/2020	9/10/2020-Virtual Hearing-Application to transfer ownership with continuation of live entertainment and outdoor table service, requesting delivery of alcoholic beverages. Approved - S.R	Delete
07/13/2020	Application for transfer of ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages filed on behalf of 2760 Lighthouse Point, LLC T/a Raw & Refined, Seth Peichert on 7/7/2020 /kk	Delete
10/01/2019	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on Oct. 1, 2019..../mb.	Delete
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
06/22/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter licensee issuance information until 6/22/2019. The license was initially issued on 5/10/2019...../jr	Delete
04/12/2019	4/11/2019 - Public Hearing Re: Request for transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*...../jr	Delete
03/13/2019	2/28/2019 receive transfer hardship extensions. Please check invoice #114212..k/r	Delete
02/13/2019	02/12/2019 150 Day pending transfer letters were sent. Please check folder for more details....k/r	Delete
12/07/2018	12/5/2018 90 Day pending transfer letters were sent. Please check folder for more details....k/r	Delete
09/14/2018	9/13/2018 - Public Hearing RE: Application to transfer ownership with continuation of outdoor table service, requesting off-premise catering and delivery of alcoholic beverages - APPROVED (3-0 vote) *Must provide before and after renderings of property and hours of operation before the Board*...../jr	Delete
07/11/2018	Application for transfer of ownership with continuation of outdoor table service requesting off-premise catering and delivery of alcoholic beverages filed on behalf of Lighthouse Point Licensee, LLC T/a Button, Mandy Leeuwen on 6/29/18 /kk	Delete
07/06/2018	Alcohol Awareness (Button Café-2723 Lighthouse Point) expires on 06/27/22 (23 total - Ian Andrews, Chris Banks, Jason Bobbitt, Ryan Bullock, Kimberly Chilcoat, Rose DiFerdinando, Abdarrahman Elloweissy, Anastasia Fox, Wayne Furia, Nicholas Giusto, Andrea Loga, Nicole Messer, Ayana Porter, Samantha Robinson, Ria Slowinski, Philip Snook, Adrianna Svehla, Collin Thomas, Tracy Thomas, Tracy Turner, Carly Yost, Kaitlym Yost, Sarah Zabbotney and Yeoryios Zisotoulos) John S Murray..... /sb	Delete
08/08/2016	Licensee invoice #103255, Check #11333..../sb	Delete
01/19/2010	01/19/10 \$100(180 DAY CONF) PAID IN FULL #70666	Delete
06/10/2009	06/09/09 \$100 CONF.FEE PAID IN FULL #69345	Delete
05/15/2009	05/09 Transfer of Ownership, Selvin Passen, Dan Naor, Baltimore Marine Center, LLC	Delete
03/01/2004	2/15/96 Public hearing re: Application to transfer ownership i and location of the existing Class BD7 license presently in the i name of Frank Jugo, Personal Representative, at 1818-20 Gough i Street to the applicants at the new location 2701 Boston Street APPROVED	Delete

Print History (Print Card)

License num: LBD7 406      Address: 2701 BOSTON STREET  
 Trade Name: BUTTON

Comment:

Add Comment

Hold Info

**2760 LIGHTHOUSE POINT, LLC: W18261131****Department ID Number:**

W18261131

**Business Name:**

2760 LIGHTHOUSE POINT, LLC

**Principal Office:** 

SUITE - 900

900 E. FORT AVENUE

BALTIMORE MD 21230

**Resident Agent:** 

STEVE JENNINGS

WAR HORSE, LLC

SUITE - 900

900 E. FORT AVENBUE

BALTIMORE MD 21202-3268

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

09/12/2017

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 2701 Boston St

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

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

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

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

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

"A" BEER, WINE & LIQUOR 1

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

"B" BEER, WINE & LIQUOR 2

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

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

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

ARENA \_\_\_\_\_

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

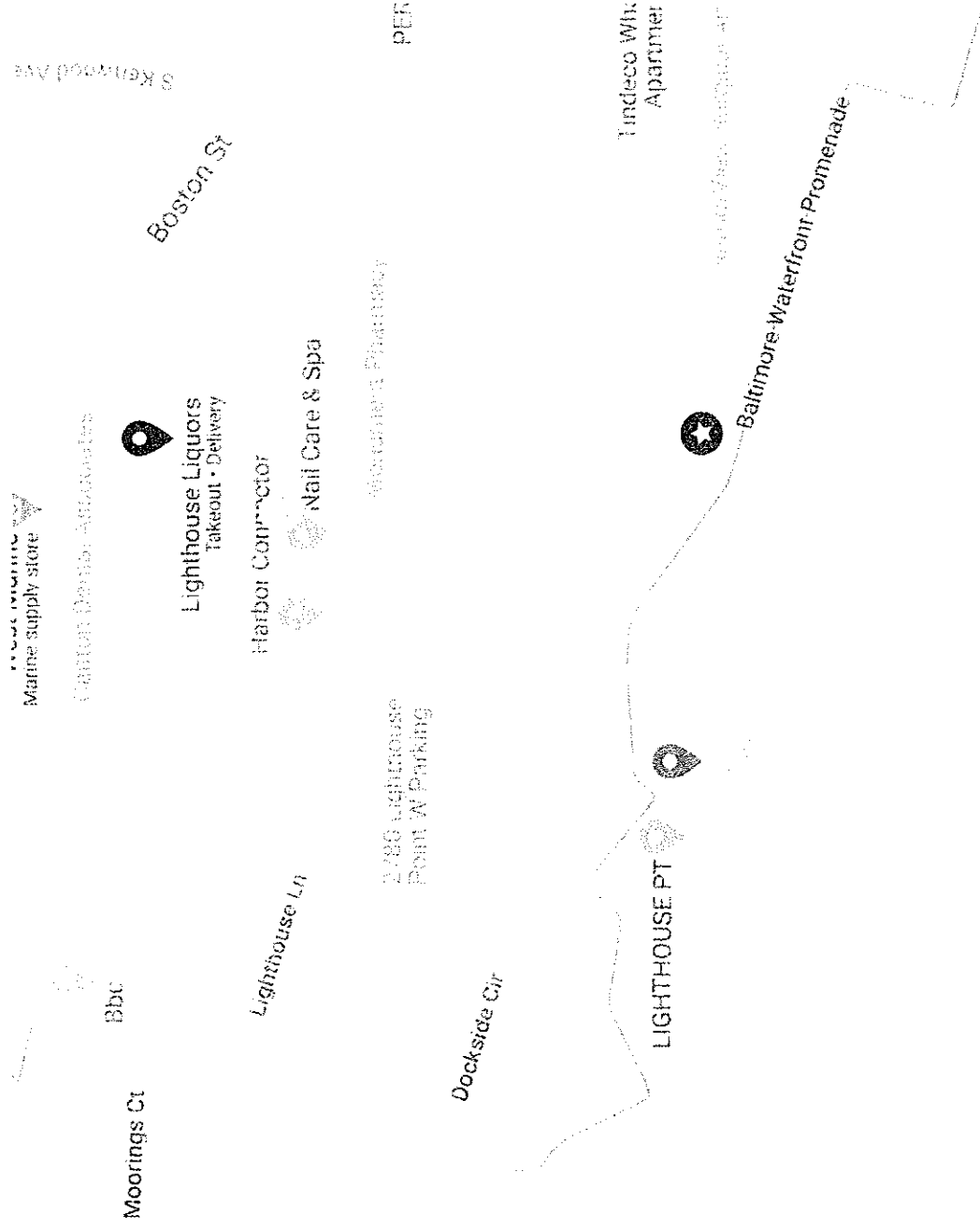
RACING \_\_\_\_\_

PREPARED BY: K. Washington DATE: 7-28-20

# 2701 Boston

Untitled layer

- ★ 2701 Boston St
- 📍 Naked Grill and sushi-LB
- 📍 Bo Brooks Restaurant-LBD7
- 📍 Lighthouse Liquors



# 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):	Raw and Refined
Corporation Name:	2760 Lighthouse Point LLC
Location Address:	2701 Boston St
License Type:	Class "BD7" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	7/27/2020 <input type="checkbox"/>
Estimated Date of Removal?	8/5/2020 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

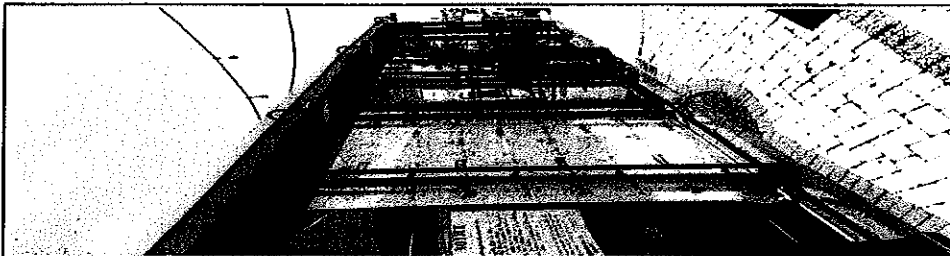
### Other licensed locations - Describe/Note:

please see maps

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

filed application for change of license

### Insert Photo of Sign and location:







📎 Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="i:\0#.w\baltime\kenyattag.washington"/>	<input type="text" value="7/28/2020"/>	<input type="text" value="12:39:15 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:*

*Address of Premises:*

*Inspector:*

*Date Posted:*

*Time Posted:*

*Date Rechecked:*

*Time Rechecked:*

*Manager or Owner when sign posted:*

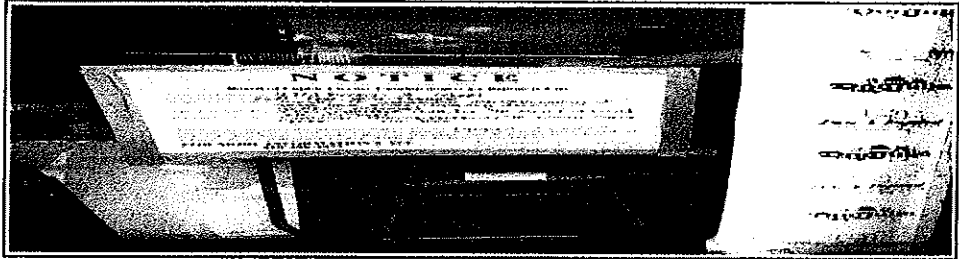
*Summary on location of sign posted:*

posted on front glass

*Summary on location of sign rechecked:*

sign still posted at establishment

*Insert Photo of Sign and location:*



# NOTICE

NOTICE TO THE PUBLIC OF THE PROCEEDINGS OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA

FOR MORE INFORMATION CALL  
408.499.2400

Attach Additional Photos

Approve

Disapprove

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

No: USE2009-02966

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT	MINOR PRIVILEGE	PLANS NO.
01	09	1902E	003	12/16/09	202		

PROPERTY ADDRESS: 2701 BOSTON ST

OWNER: BALTIMORE MARINE CENTER 410-678-8888 ADDR: 2700 LIGHTHOUSE POINT UNIT 626 BALI

LESSEE: ADDR:

CONTR: ADDR:

LIC. NO.:

ELECTRICAL CONTRACTOR: LIC. NO.:

PLUMBING CONTRACTOR: LIC. NO.:

GAS FITTER: LIC. NO.:

HVAC & R CONTR.: LIC. NO.:

WORK COST	EXPIRATION DATE	LAND USE CODES 3-52

USE PORTION OF PREMISES AS A RESTAURANT NEW OPERATORS CHANGING FROM EAST MARINE CENTER LLC TO BALTIMORE MARINE CENTER LLC

A-001-132-20-00-000 FBL. INST.	A-001-132-20-00-000 MISC.	A-001-132-20-00-000 CH. USE	45.00	A-001-132-20-00-000 NEW BLDG.	A-001-132-20-00-000 ADDITONS
A-001-132-20-00-000 ALTERATIONS	A-001-132-20-00-000 REPAIRS	A-001-132-20-00-000 MISC. CONST.		A-001-132-20-00-000 ELECT.	A-001-132-20-00-000 HYDRONIC/STEAM HEAT
A-001-132-20-00-000 DISTRIBUTION	A-001-132-20-00-000 A/E COND.	A-001-132-20-00-000 SER. TRASS		A-001-132-20-00-000 FIRE	A-001-132-20-00-000 FUEL-BUDGING EQUIPMENT
A-001-132-20-00-000 ELEVATOR	A-001-132-20-00-000 FLUMING	A-001-132-20-00-000 S & R CONTROL		A-001-300-370-00-000 CHAP	A-001-001-132-00-000 TAX
A-001-132-20-00-000 RAZING	A-001-132-20-00-000 FILED PER	A-001-132-20-00-000 LOW VOLTAGE/TELECOM	50.00	A-001-131-300-00-000 PENALTY.	3.00
					TOTAL FEES 98.00

INSPECTORS REPORT OF INSPECTION

DATE	TYPE OF INSPECTION & NOTE	INITIAL	DATE	TYPE OF INSPECTION & NOTE	INITIAL

COMPLETION DATE	INSPECTORS SIGNATURE
-----------------	----------------------



\*\*\*\*\*  
IN THE MATTER OF THE  
PETITION OF: JOSEPH WOOLMAN

SEP 06 2019

Baltimore City Board of Municipal  
& Zoning Appeals

2760 LIGHTHOUSE POINT EAST  
(k/a 2723 Lighthouse Point East)



Derek J. Baumgardner  
Executive Director  
417 E. Fayette Street, Room 922  
Baltimore, MD 21202  
Phone: 410-396-4301

Appeal No. 2018-296  
Hearing Date: July 30, 2019

\*\*\*\*\*

**RESOLUTION**

This matter comes before the Board on appeal from the Zoning Administrator for Baltimore City denying Joseph Woolman's ("Petitioner" or "Appellant") application to add live entertainment to an existing restaurant/tavern.

**BACKGROUND**

This property is located in a C-2/W-1 (Canton Waterfront Area) Zoning District and is improved by a three-story detached building with last authorized use as a mixed-use building.

Appellant filed this appeal to the Board on August 15, 2018, and appeared for a public hearing on July 30, 2019. No one appeared in opposition. Board staff and the Planning Department prepared memoranda evaluating the appeal. Following deliberations, the Board voted to approve this appeal by unanimous vote.

**DISCUSSION**

Appellant proposes to add live entertainment to an existing restaurant/tavern. Under ZC §1-306(c), "Entertainment: Live" means one or more of any of the following, performed live by one or more individuals, whether or not done for compensation and whether or not admission is charged: (i) musical act, including karaoke; (ii) theatrical act, including a play, revue, or stand-up comedy; (iii) dance; (iv) magic act; (v) disc jockey; or (vi) similar activity. Under ZC §10-301 and Table 10-301, Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery) is a conditional use in a C-2 Zoning District. The Board may approve conditional uses under the standards set forth by ZC §§5-405 and 5-406.

**Conditional Use: Live Entertainment**

Under ZC §5-406, the Board of Municipal and Zoning Appeals may not approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that: (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare; (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan; (3) the authorization would not be contrary to the public interest; and (4) the authorization would be in harmony with the purpose and intent of this Code. As a further guide to its decision on the facts of each case under ZC §5-406(b), the Board of Municipal and Zoning Appeals must consider the following, where appropriate: (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures; (2) the

resulting traffic patterns and adequacy of proposed off-street parking and loading; (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development; (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering; (5) accessibility of the premises for emergency vehicles; (6) accessibility of light and air to the premises and to the property in the vicinity; (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided; (8) the preservation of cultural and historic landmarks and structures; (9) the character of the neighborhood; (10) the provisions of the City's Comprehensive Master Plan; (11) the provisions of any applicable Urban Renewal Plan; (12) all applicable standards and requirements of this Code; (13) the intent and purpose of this Code; and (14) any other matters considered to be in the interest of the general welfare. (Ord. 16-581; Ord. 17-015.)

The property is currently the address of the Lighthouse Point Swim Club, Raw & Refined Cocktails and Eats, and the Lighthouse Point Marina. The site is currently located in the Canton Waterfront Urban Renewal Plan area, the Lighthouse Point Planned Unit Development (PUD), and the Canton National Register Historic District. The PUD currently states that all live entertainment must be indoors.

Appellant testified that the live entertainment would be accessory to the restaurant. Appellant testified that extensive community outreach had been done, and a Memorandum of Understanding had been drafted detailing the location and operation of the live entertainment. Appellant submitted said Memorandum of Understanding ("MOU") with the Canton Community Association, Inc. In addition, Appellant testified that the councilman for the district would be introducing an amendment to the PUD, to allow for live entertainment outdoors. Appellant testified that temporary entertainment permits had been issued for the property, with no reported issues.

The Board reviewed the file and evidence submitted in support of this application, noting the lack of testimony or evidence offered in opposition, and evaluated the request for Entertainment: Live (Accessory to Restaurant/Tavern) at this location with the conditional use standards provided under Article 32 and Maryland law. After a complete and comprehensive review of all the evidence, the Board finds by competent evidence that the establishment, location, construction, maintenance, and operation of the proposed Entertainment: Live (Accessory to Restaurant/Tavern) would not be detrimental to or endanger the public health, safety, or welfare; the proposed use is not precluded by any other law, including any applicable Urban Renewal Plan; this authorization is not contrary to the public interest; and this authorization and proposed use is in harmony with the purpose and intent of this Code. In consideration of these standards including those imposed by ZC §5-406(b), and on review of the file, testimony, and evidence submitted in support of this conditional use application, the Board finds by competent evidence that Appellant's request meets the requirements of Article 32, the Zoning Code of the City of Baltimore.

Under ZC §5-405(a)(1), before approving any conditional use, the Board of Municipal and Zoning Appeals may impose on the establishment, location, construction, maintenance, or operation of the conditional use any condition, restriction, or limitation that it considers necessary for the protection of the public interest. Under ZC §5-405(a)(2), any condition imposed must be reasonably related and roughly proportional to the expected impact of the conditional use. Under ZC §5-405(b), failure to comply with any condition, restriction, or limitation imposed: (1) constitutes a violation of the Code; and (2) in addition to any other civil or criminal remedy or enforcement procedure, is grounds for modification, suspension, or revocation of the conditional use.

For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data submitted, and by authority of Ords. 16-581 and 17-015, enacted and corrected effective June 5, 2017, known as Article 32 Zoning, it is this 6<sup>th</sup> day of September, 2019, by the Baltimore City Board of Municipal and Zoning Appeals, hereby

**RESOLVED**, that Petitioner's request to add Entertainment: Live (Accessory to Restaurant/Tavern) is **GRANTED**, subject to the **CONDITION(S)** that:

- (1) The Memorandum of Understanding (MOU) as testified to on the record is hereby incorporated into this Resolution, and where in conflict with any other provisions contained within this Resolution, the more restrictive provision applies;
- (2) A copy of the use and occupancy permit for the premises must be kept on the premise and available for inspection by representatives of Baltimore City at all times;
- (3) A copy of the written approval by the Board of Municipal and Zoning Appeals for the live entertainment provided on the premises, including details of any restrictions or limitations on the live entertainment provided, must be kept on the premises and available for inspection by representatives of Baltimore City at all times;
- (4) A copy of all other permits and licenses required pursuant to the written approval of the Board and Municipal and Zoning Appeals must be kept on the premises and available for inspection by representatives of Baltimore City at all times;
- (5) This authorization is restricted to the use, hours of operation, nature of live entertainment, and all other related provisions contained within the Conditional Use Authorization Application for Live Entertainment and Dancing submitted with Appellant's application; and
- (6) No Use & Occupancy Permit may be issued until the Lighthouse Point Planned Unit Development has been amended to allow for outdoor entertainment at this site.

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



  
 \_\_\_\_\_  
 Derek J. Baumgardner  
 Executive Director



**September 2, 2021**

**Applicant(s):** Mario Rafael Minor, Leonard Calvin Knight, Jr., and Leonard Ryan Rice  
Uncorked @ Poppleton, LLC, T/a Trade Name Pending  
101 N. Schroeder Street, Suite 4 21201

**Class:** "A" Beer & Wine License

Application to transfer ownership and location of a Class "A" BW license presently located at 3000 Windsor Avenue to 101 N. Schroeder Street, Suite 4.

**(a) Applicant(s) Information:** (1) Mario Rafael Minor was born in Maryland in June of 1968. He lives in Upper Marlboro, MD; (2) Leonard Calvin Knight, Jr., was born in Washington, DC in March of 1960. He lives in Baltimore, MD; and (3) Leonard Ryan Rice was born in Maryland in June of 1969. He lives in Baltimore, MD. Mr. Minor was a licensee in Prince Georges County from 2013-2019.

**(b) Ownership Breakdown:** (1) Mario Rafael Minor (0%); (2) Leonard Calvin Knight, Jr., (0%); (3) Leonard Ryan Rice (0%); (4) Eric Manor (50%); and (5) Valencia Ivey- Minor (50%).

**(c) Purchase Price of Business:** Purchase price is \$35,000 to be paid at settlement.

**(d) Qualified Voters:** Jeanette Anderson, Trichina Lowery and Sharon McCauley are qualified Baltimore City voters.

**(e) Zoning:** Applicant has applied for a USE permit, for the use a portion of the premises known as suite #4 as a retail good establishment with alcoholic beverages sales per PUD Ord 07-419.

**(f) Corporate Standing:** Uncorked @ Poppleton, LLC is a MD LLC and as of 8/17/2021 is active and in good standing.

**(g) Posting Report:** The location was posted on 8/17/2021, and will be checked on 8/27/2021. This meets the 10-day rule. There is 1 licensed liquor establishment(s) in the 2x2 area "A" BWL-4.

**(h) Timeline:** Last inspection by BLLC was performed 7/16/2021. At that time, the establishment was open and operating.

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

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: Transfer of Class A Liquor License CLASS TYPE: A

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

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

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

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 3000 Windsor Ave., Baltimore, MD 21216  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 101 N. Schroeder Street, Suite #4, Baltimore, MD 21223

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Uncorked @Poppleton, LLC TRADE NAME: N/A

BUSINESS PHONE NUMBER: 301-641-2565 BUSINESS EMAIL ADDRESS: anita@arctaris.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles Street, 21st Floor PHONE: 410-727-6600

Part of Premises Used (Note: Floors and Areas for Storage): Suite # 4 Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No

Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? N/A 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: 0

*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**

Mario Rafael Minor \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 202 Staghorn Court \_\_\_\_\_  
 (Residence) Street \_\_\_\_\_ City State Zip Code \_\_\_\_\_ (period of residency in Baltimore City) \_\_\_\_\_  
 06/1968 \_\_\_\_\_ Male \_\_\_\_\_ Maryland  
 (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**

Leonard Calvin Knight Jr. \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 4713 Sheffield Circle \_\_\_\_\_  
 (Residence) Street \_\_\_\_\_ City State Zip Code \_\_\_\_\_ (period of residency in Baltimore City) \_\_\_\_\_  
 03/1960 \_\_\_\_\_ Male \_\_\_\_\_ Washington, D.C.  
 (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**

Leonard Ryan Rice \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 3830 Ednor Road \_\_\_\_\_  
 (Residence) Street \_\_\_\_\_ City State Zip Code \_\_\_\_\_ (period of residency in Baltimore City) \_\_\_\_\_  
 06/1969 \_\_\_\_\_ Male \_\_\_\_\_ Maryland  
 (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

Mario R. Minor was a licensee on the Prince George's County Class D(R) Beer and Light Wine License for Park at NH, LLC t/a Potomac Gourmet Market at 180 American Way, National Harbor, MD 20745 from December 23, 2013 through June 27, 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

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.

N/A - New 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
TBD	TBD	TBD	TBD

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: Mario Rafael Minor ADDRESS: 202 Staghorn Court, Upper Marlboro, MD TITLE: Authorized Member %OF STOCK HELD: 0%
- 2) NAME: Leonard Calvin Knight Jr. ADDRESS: 4713 Sheffield Circle, Waldorf, MD TITLE: Authorized Member %OF STOCK HELD: 0%
- 3) NAME: Leonard Ryan Rice ADDRESS: 3830 Ednor Road, Baltimore, MD TITLE: Authorized Member %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.*

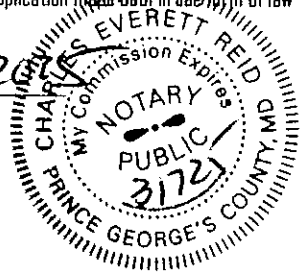
**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will 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]*  
Signature of Applicant A

I hereby certify that on the 29 day of JUNE, 2020, before me, the subscriber, a notary public of the State of MARYLAND in and for Prince George's personally appeared MARIO R. MINOR the applicant(s) named in this application made oath in the form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: *[Signature]*  
Printed Name: Charles Everett Reid

[Notary Seal] My Commission expires 3-17-2025



Signature of Applicant B

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

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

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

Signature of Applicant C

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

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

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

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

Name	Address	Phone	Email
TBD	TBD	TBD	TBD

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

- 1) NAME: Mario Rafael Minor ADDRESS: 202 Staghorn Court, Upper Marlboro, MD TITLE: Authorized Member %OF STOCK HELD: 0%
- 2) NAME: Leonard Calvin Knight Jr. ADDRESS: 4713 Sheffield Circle, Waldorf, MD TITLE: Authorized Member %OF STOCK HELD: 0%
- 3) NAME: Leonard Ryan Rice ADDRESS: 3830 Ednor Road, Baltimore, MD TITLE: Authorized Member %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 \_\_\_\_\_

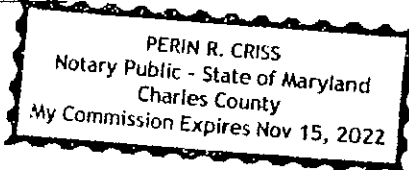
Printed Name: \_\_\_\_\_

Signature of Applicant B

I hereby certify that on the 30<sup>th</sup> day of June, 2021 before me, the subscriber, a notary public of the State of Maryland in and for Charles Co personally appeared Leonard Calvin Knight Jr. the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] [Notary Seal] My Commission expires 11/15/2022

Printed Name: Perin R Criss



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
TBD	TBD	TBD	TBD

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: Mario Rafael Minor ADDRESS: 202 Staghorn Court, Upper Marlboro, MD TITLE: Authorized Member %OF STOCK HELD: 0%
- 2) NAME: Leonard Calvin Knight Jr. ADDRESS: 4713 Sheffield Circle, Waldorf, MD TITLE: Authorized Member %OF STOCK HELD: 0%
- 3) NAME: Leonard Ryan Rice ADDRESS: 3830 Ednor Road, Baltimore, MD TITLE: Authorized Member %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 2nd day of July, 2021, before me, the subscriber, a notary public of the State of MARYLAND 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: Sanja T. Rited (Notary Seal) My Commission expires 8/9/2021

Printed Name: SANJA T. Rited

**From:** Maggie Giordano  
**Sent:** Thursday, August 19, 2021 10:16 AM  
**To:** Robinson, Kirsten (LLB)  
**Subject:** 101 N Schroeder Street

**CAUTION:** This email originated from outside of Baltimore City IT Network Systems.  
**Reminder:** DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to [Phishing@baltimorecity.gov](mailto:Phishing@baltimorecity.gov)

Hi Kirsten

The ownership for Uncorked@Poppleton LLC is the following:

- Eric Minor – 50%
- Valencia Ivey-Minor - 50%

Thanks!!

Get [Outlook for iOS](#)

**Maggie Giordano**

Paralegal

Rosenberg Martin Greenberg, LLP  
25 South Charles Street, 21st Floor  
Baltimore, Maryland 21201  
(410) 227-6600  
(410) 649-4987 Direct  
(410) 227-1115 Fax



Rosenberg  
Martin  
Greenberg<sup>LLP</sup>



Name and Address of the owners of the premise/landlord: Park Square Homes I LLC Phone Number: [REDACTED]

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

(I, WE) Park Square Homes I LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 101 N. Schroeder Street, Baltimore, City with a Zip Code of 21223, 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.

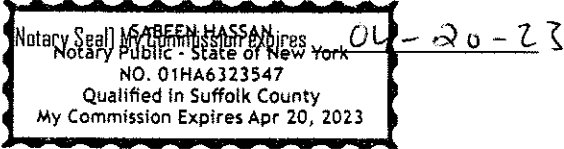
[Signature]  
Signature of Owner of the Property

I hereby certify that on the 25<sup>th</sup> day of June, 2021, before me, the subscriber, a notary public of the State of New York, in and for Park Sq LLC, personally appeared David Rylte wood 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: Sabeen Hossain



**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	Length of time Acquainted with the Applicant(s)

**RECEIVED**  
JUL 08 2021  
Baltimore City Liquor Board

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: Park Square Homes I LLC Phone Number: [REDACTED]

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

(I, WE) Park Square Homes I LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 101 N. Schroeder Street, Baltimore, City with a Zip Code of 21223, 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: \_\_\_\_\_

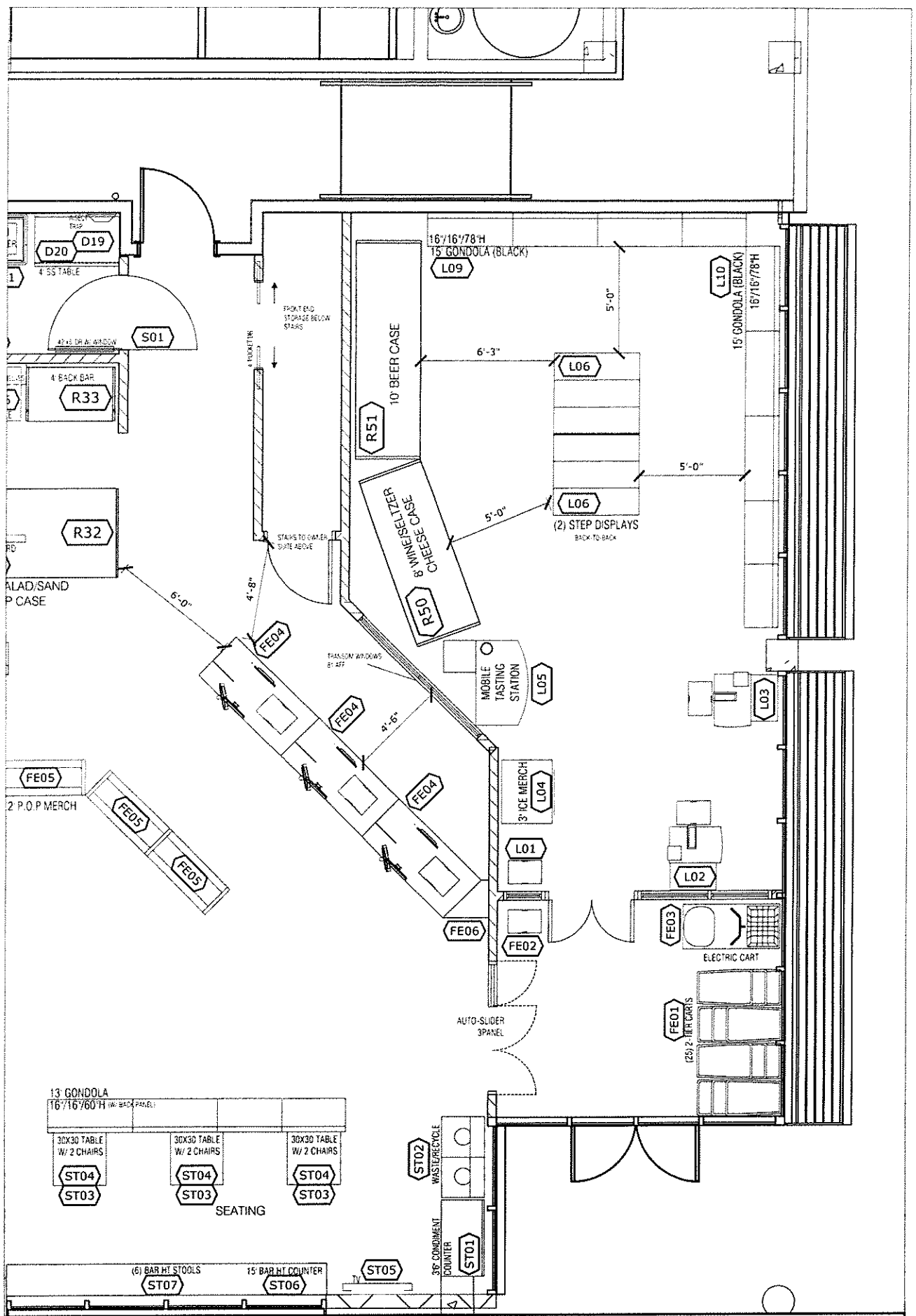
**The following certificates must be signed by at least 3 persons.**

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)
Jeanette V. Anderson	3522 Ednor Rd	Jeanette V. Anderson	3-49	20 yrs
Trichina Lowery	3903 Ednor Rd.	Trichina Lowery	2/1973	17 yrs.
Sharon P. McLeary	3832 Ednor Road	Sharon P. McLeary	12/1951	23 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.



STORE NAME:  
**MARKET FRESH GOURMET**  
 CITY, STATE:  
 BALTIMORE, MD 21201  
 ADDRESS:  
 101 SCHROEDER ST  
 STORE NUMBER:  
 00000



SYMBOL KEY  
 E EXISTING FIXTURES TO BE REUSED  
 P PURCHASE TO BE PURCHASED NEW  
 R RELOCATED  
 N NEW

PROJECT NUMBER:  
 04198  
 DRAWN BY:  
 M.KELLY  
 REVISION:  
 BEER/WINE SHOP

PRINT DATE:  
 02.09.21  
 SCALE:  
 1/4" = 1'-0"



## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **WA 017**                      Cert Num: **0966**                      Fee: **\$110.00**                      Status: **Renewed**  
 License Date: 5/1/2021                      License Year: 2021  
 CR Number: 14546383  
 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: **YOUR CONVENIENT STORE, INC.**  
 Trade Name: **YOUR CONVENIENT STORE**  
 Zone Code: 35  
 Phone: 410-383-6215  
  
 Block Num: 3000                      Street: WINDSOR AVENUE  
 City: BALTIMORE                      State: MD                      Zip: 21216  
  
 CR Number: 14546383

Portion of Business Used:  
 RES. N.C.U. BASEMENT FOR BUSINESS

Restriction:

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
CHANG SUN	PARK	909 FARMSTEAD ROAD	COCKEYSVILLE	MD	21030	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
DONALD	PETTY	2211 N. ROSEDALE STREET	BALTIMORE	MD	21216	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Sunday License

License Num:                      Cert Num:                      Fee:  
 License  
 Date:

Dates.

**Comments**

Date	Comment	Action
07/12/2021	Application for transfer of ownership and location of a Class "A" BW license presently located at 3000 Windsor Avenue to 101 N. Schroeder Street, Suite 4 filed on behalf of Uncorked @ Poppleton, LLC T/a Trade Name Pending, Mario Rafael Minor, Leonard Calvin Knight, Jr., and Leonard Ryan Rice on 7/8/2021 /kk	Delete
09/27/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 27, 2019.*** /mb	Delete
12/18/2018	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on December 18, 2018..../mb.	Delete
11/26/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
04/21/2017	** COMPLETED ADMIN TRANSFER FOR RENEWAL PURPOSES ** /kk	Delete
09/13/2011	9/11 Transfer of ownership, A-B&W restaurant license, Chang Sun Park, Chong Yon Hwang, Your Convenient Store, Inc.	Delete

Print History (Print Card)

License num: WA 017                      Address: 3000 WINDSOR AVENUE  
 Trade Name: YOUR CONVENIENT STORE

Comment:

Add Comment

**Hold Info**



**UNCORKED @POPPLETON, LLC: W21893441****Department ID Number:**

W21893441

**Business Name:**

UNCORKED @POPPLETON, LLC

**Principal Office:** ⓘ

95 N. SCHROEDER STREET

BALTIMORE MD 21223

**Resident Agent:** ⓘ

CAROLINE L. HECKER

25 S. CHARLES STREET

21ST FLOOR

BALTIMORE MD 21201

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

06/17/2021

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 101 W Schroeder St

### 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 1

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

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

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

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

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

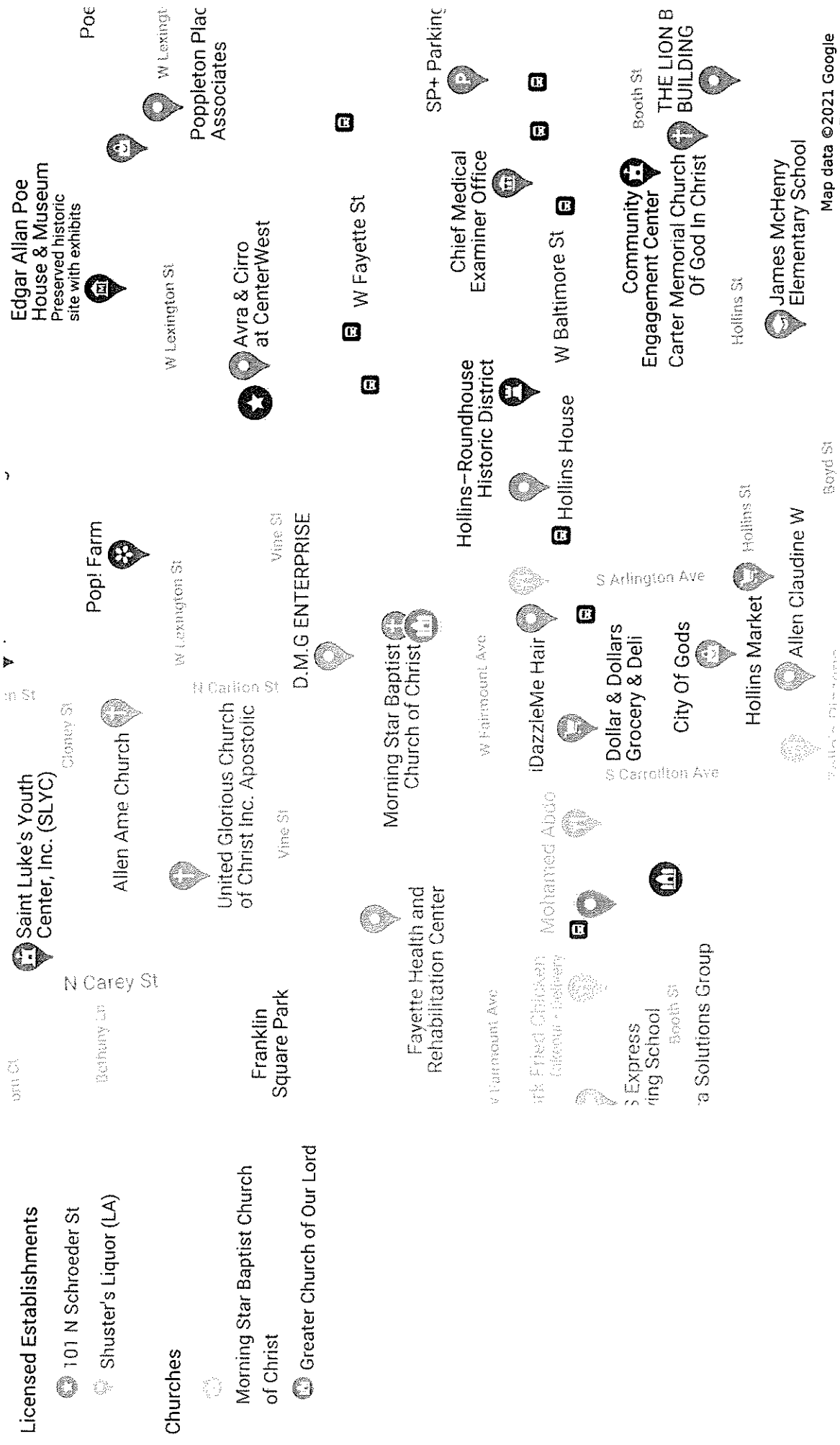
ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Walter Robinson DATE: 8-17-21

# 701 N Schroeder St Suite 4



### 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>	N/A
<i>Corporation Name:</i>	Uncorked@Poppleton, LLC
<i>Location Address:</i>	101 N Schroeder St Suite#4
<i>License Type:</i>	Class "A" Beer, Wine and Liquor <input type="checkbox"/>
<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 <input type="checkbox"/>
<i>Is the location within 300 feet of Church and/or School?</i>	No <input type="checkbox"/>
<i>Date Posted?</i>	8/17/2021 <input type="text"/>
<i>Estimated Date of Removal?</i>	8/26/2021 <input type="text"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes <input type="checkbox"/>

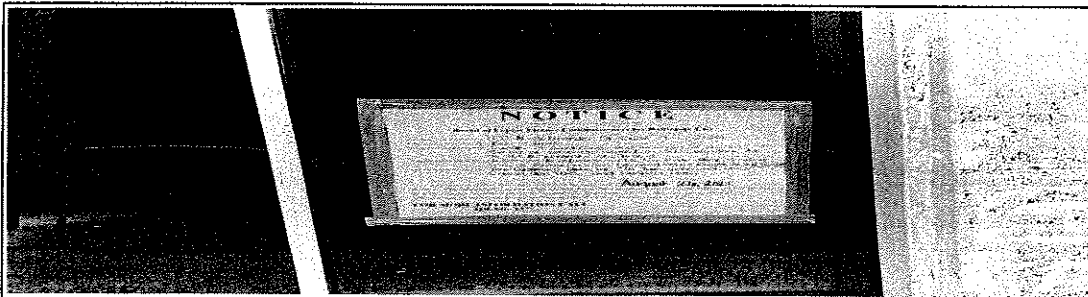
*Other licensed locations - Describe/Note:*

Please see map

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

transfer of ownership and location from 3000 Windsor Ave to 101 N Schroeder St Suite #4

*Insert Photo of Sign and location:*





<input type="checkbox"/> Attach Additional Photos	
Inspector Name	Date and Time
<input type="text" value="i:O#.w\baltimore\kenyattag.washington"/>	<input type="text" value="8/18/2021"/> <input type="text" value="11:44:15 AM"/>
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:*

*Address of Premises:*

*Inspector:*

*Date Posted:*

*Time Posted:*

*Date Rechecked:*

*Time Rechecked:*

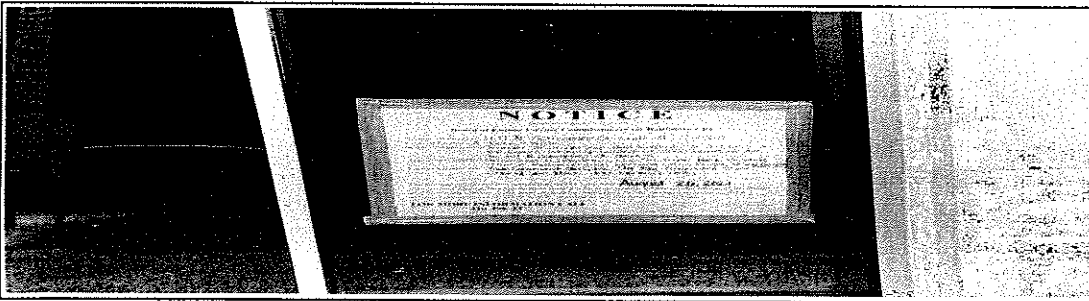
*Manager or Owner when sign posted:*

*Summary on location of sign posted:*

POSTED ON FRONT GLASS

*Summary on location of sign rechecked:*

*Insert Photo of Sign and location:*



Attach Additional Photos

Approve

Disapprove

# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 101 N. Schroeder St. Suite 4 21201

Class of License: A - Beer & Wine

Reason of Application: Transfer of ownership and location of a Class "A" BW license presently located at 3000 Windsor Ave

to 101 N. Schroeder St., Suite 4

Applicant: Uncorked @ Poppletown, LLC T/A Trade Name Pending

Mario Rafael Miron, Leonard Calvin Knight, Jr. and George Ryan, Jr.

Present Licensee(s): Your Convenient Store, Inc. T/A Your Convenient Store

Chang Sun Park and Donald Petty

August 26, 2021

The hearing concerning this application will be held after August 26, 2021 in the office of the Board of Liquor License Commissioners for Baltimore City, Suite 1500, Charles Street, Baltimore, Maryland 21201. Written protests will be received until August 26, 2021 at 10:00 AM Eastern Standard Time.

Back

# BLLC Routine Inspection

Address: 3000 WINDSOR AVENUE 21216 ▼

Trade Name: YOUR CONVENIENT STORE

Corporation Name: YOUR CONVENIENT STORE, INC.

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

Date/Time of Inspection: 7/16/2021 1:24:10 PM

Manager/Licensee: Young Mi Park

### New Inspection

Open/Closed: Open ▼

Closed Date:

### Sanitation

Clean and Free of Debris: Satisfactory ▼

### Bar/Back Bar

Location of Bar: N/A ▼

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory ▼

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: Yes

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Traders License: Yes

Alcohol Awareness Certification Date Issued: 3/7/2019

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Bond W-2968835  6/2/2021

Inspector Comments: N/A

Inspector Comments: N/A

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 ▼

Live Entertainment (Describe):

Outdoor Table Service N/A ▼

By Phone

Violation Issued: No ▼

Violations Noted:

Approved

Instructions Given to Licensee:

Inspector's Comments:

Delivered 2021-2022 license. Health permit expires 4/22/22. Inspected on 7/15/21 by Chase

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

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

**Online Use & Occupancy Permit  
 Application**

Property Address: 101 N SCHROEDER ST SUITE 4  
 Block/Lot: 0187/053A

Permit No: **USE2021-53058**

Applicant:  
 MARGARET GIORDANO

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 PARK SQUARE HOMES I LLC

Total : **98.00**

Lessee UNCORKED @POPPLETON, LLC

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

**Property Use & Occupancy Information:**

Existing Use : (N/A) Vacant House/Building/Structure  
 Proposed Use : (Commercial) Retail Goods Establishment (With Alco  
 Dwelling: Roomming: Efficiency:  
 Existing Count: 176 000 000  
 Proposed Count: 0 0 0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	07/06/2021		LDZI
HEALTH DEPARTMENT INSPECTION	07/06/2021		JWEL
Application Received		07/06/2021	
One Stop Permit Office Review	07/06/2021		LONG
PUD-PLANNED UNIT DEVELOPMENT	07/06/2021		PLAN
R42- POPPLETON	07/06/2021		JLAN
Zoning Sign-off	07/06/2021	07/06/2021	

District:700

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.

USE A PORTION OF THE PREMISES KNOWN AS SUITE #4 AS A RETAIL GOODS ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES PER PUD ORD 07-419.

**AFFIDAVIT BY: MARGARET GIORDANO**

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: 101 N. SCHROEDER STREET

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: PARK SQUARE HOMES I LLC

Applicant: GIORDANO,MARGARET

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:



**September 2, 2021**

**Applicant(s):** Thomas Bennett, Jr. and Reggie Ware, II  
Bar Elite, LLC, T/a Bar Elite  
1571 Ridgely Street 21230

**Class:** "BD7" Beer, Wine & Liquor License

Application to transfer ownership from a secured creditor.

(a) **Applicant(s) Information:** (1) Thomas Bennett, Jr. was born in Maryland in May of 1971. He lives in Baltimore, MD; and (2) Reggie Ware, II was born in Maryland in February of 1987. He lives in Rosedale; MD.

(b) **Ownership Breakdown:** (1) Thomas Bennett, Jr. (50%); and (2) Reggie Ware, II (50%).

(c) **Purchase Price of Business:** Purchase price is \$15,000.

(d) **Qualified Voters:** Eugene Bennett, Shanai Pettaway, and Angel Haley are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property's first floor as a tavern without live entertainment.

(f) **Corporate Standing:** Bar Elite, LLC is a MD LLC and as of 8/17/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/17/2021, and will be checked on 8/27/2021. This meets the 10-day rule. There are 2 licensed liquor establishment(s) in the 2x2 area "D" BWL-1; and "Arena"-1.

(h) **Timeline:** License was transferred into the name of secured creditor on 6/11/2020. Due to the Governor's Executive Order issued on 3/12/2020 that extended timelines under Alc. Bev. Article 12-2202 indefinitely. License is valid.

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

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: transfer of ownership CLASS TYPE: D

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

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1569-71 Ridgely St, 21230

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: BAR ELITE LLC TRADE NAME: Bar ELITE

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

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

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 90 capacity per Fire Dept.

*Please note that as per Alc. Bev. Art. 5 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

Thomas Bennett, Jr. \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)

4105 Glenora Ave Baltimore MD 21206  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

May 1971 Male Baltimore Maryland  
 (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

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

119 Darley Ave Baltimore MD 21218  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

Feb 1987 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

\_\_\_\_\_  
 (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 06 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

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

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

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

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

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

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

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

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

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

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

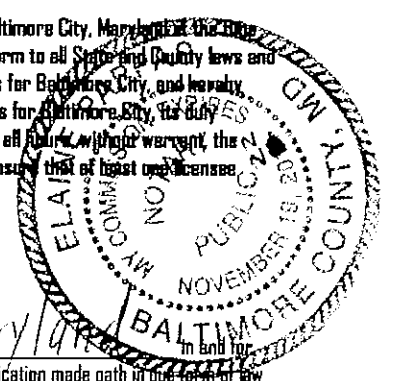
Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(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: Thomas Bennett, Jr. ADDRESS: 4105 Glenora Ave TITLE: owner %OF STOCK HELD: 50%
- 2) NAME: Reggie Ware III ADDRESS: 1119 Darley Ave 21218 TITLE: Owner %OF STOCK HELD: 50%
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

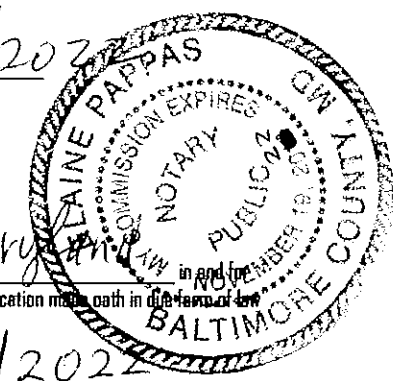
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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



Signature of Applicant A: [Signature]  
 I hereby certify that on the 30th day of June, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Thomas Bennett, Jr. the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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



Signature of Applicant B: [Signature]  
 I hereby certify that on the 30th day of June, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Reggie Ware, III the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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

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

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

Name and Address of the owners of the premise/landlord: John Kalendek  
2843 St. Paul St. Phone Number: [REDACTED]  
Baltimore, MD 21218

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

(I, WE) John Kalendek HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at 1564-71 Ridgely Street Balt 21234 Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]  
 Signature of Owner of the Property

I hereby certify that on the 30 day of Aug, 2020 before me, the subscriber, a notary public of the State of MD, in and for Baltimore County personally appeared John Kalendek 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: Susan P Rockstroh

SUSAN P. ROCKSTROH  
 Notary Public-Maryland  
 Baltimore County  
 My Commission Expires 09/18/2021  
18-18-21

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

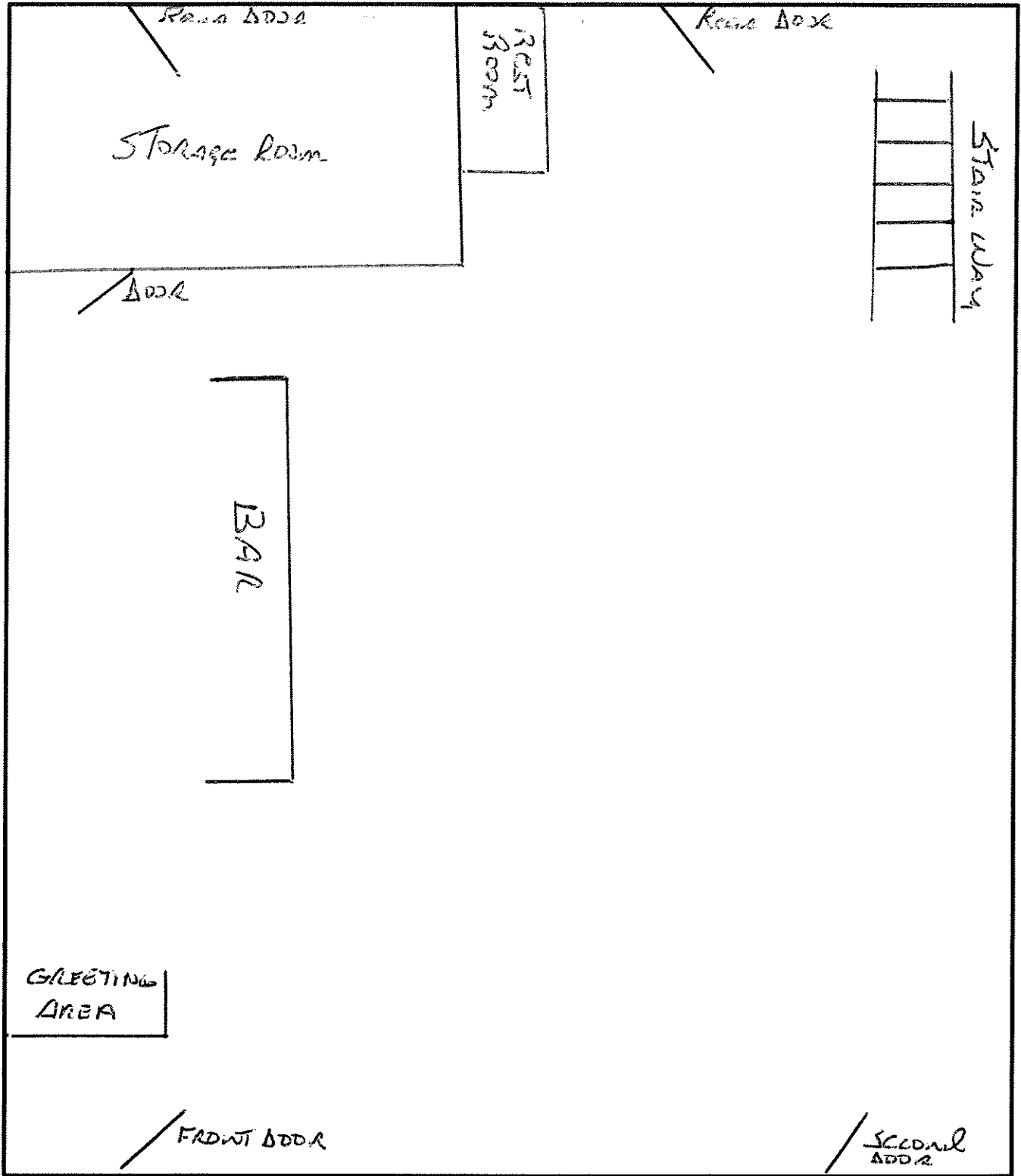
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1	EUGENE BENNETT	5530 WHITBY RD	[Signature]	02/1961	50 YEARS
2	Shanai Mason	5463 Bucknell Rd	[Signature]	10/9/76	30 years
3	ANGEL HALBY	5824 Waycross Rd	[Signature]	11/78	10 years
4	CHERYL NOAKES	1234 GLENWOOD AV	[Signature]	11/50	50 yrs
5	Galvin Watkins	5415 Lynview Ave	[Signature]	6-64	30 years
6	CHAZ NOAKES	1034 INGRAM RD	[Signature]	11-80	40 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: **LD 001**Cert Num: **0017**Fee: **\$825.00**Status: **Renewed**

License Date: 5/1/2021

License Year: 2021

CR Number: 15565387

Payment Date: 05-07-21

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: **4**

Phone: 410-244-6000

Block Num: 1571

City: **BALTIMORE**Street: **RIDGELY STREET**State: **MD**

Zip: 21230

CR Number: 15565387

Portion of Business Used:

(USE) USE HE FIRST FLOOR FOR A TAVERN WITHOUT LIVE ENTERTAINMENT OR DANCING.

(CHANG OF OPERATER)

Restriction:

THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS TO BE SOLD OVER THE BAR. NO GO-GO ENTERTAINMENT PERMITTED. SAM BROWN & KOYA BROWN ARE BARRED FROM THE PREMISES IN ANY CAPACITY.



#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JOHN	KALENDEK	2843 ST. PAUL STREET	Baltimore	MD	21218	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

Date	Comment	Action

07/12/2021	Application for transfer of ownership filed on behalf of Bar Elite, LLC T/a Bar Elite, Thomas Bennett, Jr. and Reggie Ware, II on 7/6/2021 /kk	Delete
06/15/2020	Substitute application submitted on June 11,2020. See invoice # 119806...k/r	Delete
06/15/2020	6/11/2020 Substitute application submitted on 6/11/2020 placed on hold awaiting security agreement , letter of default and receipt or certified copy of recorded security agreement with the circuit court...k/r	Delete
10/09/2019	Personal Property Tax Owed to City of Baltimore was cleared and the business is in Good Standing on October 8, 2019..../mb.	Delete
09/27/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 27, 2019.*** /mb	Delete
06/28/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when the requested for a Special Sunday license was received and granted. The request for a Special Sunday license was received and processed by the BLLC on 06/18/19.....Requested for Sunday, June 23, 2019; Invoice #117348...../sb	Delete
06/28/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when the requested for a Special Sunday license was received and granted. The request for a Special Sunday license was received and processed by the BLLC on 06/18/19.....Requested Supplemental Sunday, June 23, 2019; Invoice #117348..... /sb	Delete
05/04/2018	PAID IN FULL \$1,125.00 for Violation Hearing dated April 05, 2018; Invoice #112382.... /sb	Delete
04/30/2018	Request by licensee to enter into payment plan to pay off violation fine was denied. Licensee must pay amount in full within 30 days or have the license automatically suspended. TRA.	Delete
04/20/2018	Given an invoice to Chief Inspector M. Foster for Violation Hearing fee dated on April 5, 2018; Fine Fee to be paid for 1,125.00.... /mb.	Delete
04/06/2018	4/5/2018 - Public Hearing RE: Violation of Rule 3.08(a) Sanitation and Safety - ADMISSION OF GUILT - Rule 3.08(a)-Fined \$1,000 + \$125 admin fee, \$1,125 total fine (3-0 Vote), 30 days to pay...../jr	Delete
02/16/2018	2/15/2018 - Public Hearing RE: Violation of Rule 3.08(a) Sanitation and Safety - POSTPONED...../jr	Delete
02/02/2018	RE: Sunday Extension on February 04, 2018; Invoice #109376... /sb	Delete
12/27/2017	Request to open on 12/31/2017 (Sunday) please check invoice#109232...k/r	Delete
06/20/2017	PAID \$625.00 for Violation Hearing dated on 05/11/17; Invoice #108152... /mb.	Delete
05/26/2017	Given Violation Hearing dated May 11, 2017 Invoice to Chief Inspector, M.Foster to deliver to Establishment, Owes \$625.00... /mb	Delete
05/24/2017	5/11/17-Violation of Rule 3.08(a) and Rule 4.16- \$500 + \$125 admin fee- \$625 total fine -( 7 day Suspension) -30 days to pay	Delete
05/09/2017	4/13/17- Public Hearing re: Violation of Rule 3.08(a)- Sanitation & Safety-POSTPONED	Delete
04/11/2017	Manager contact is Robert Kelly at 443-509-7051. As per Kelly, there are no set days of operation. The establishment is usually open on Saturdays from 3pm until 1 am.	Delete
08/24/2016	Received letter from licensee (Innis Goden). Ms. Goden stated that she now resides in Florida and would like her name removed from any/all documents, liquor license, etc., associated with the licensed establishment located at 1571 Ridgely Street. Letter placed in file. ND	Delete
05/27/2016	Requested Special Sunday, May 29, 2016 (Memorial Day)	Delete
06/11/2015	Alcohol Awareness expires 05/31/19 (Shakeera Alson, Ciera Armwood, Tiffany Bullock, Megan Evans, Howard Frink, Terrence Hux, Jessica McClain, Jasmine Skinner, Gary Williams & Nicole Williams) 10 persons.	Delete
03/27/2015	LICENSEE CAME IN AND PAID \$1,325.00 FOR FINE FROM HEARING DATED ON 10/23/14, INVOICE #96436..... /sb	Delete
03/27/2015	MADE INCORRECT COMMENT ON 03/12/15..../sb	Delete
03/25/2015	PAST DUE LETTER SENT TO MERCHANT...../sb	Delete
03/12/2015	MERCHANTS OWES LIQUOR BOARD \$625.00 FOR HEARING ON 10/16/14 AND ALSO HOLD FOR STATE OF MD TAX.	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
11/17/2014	10/23/2014 Public Hearing re: Violation of Rule 4.05 (a) GUILTY \$ 400 Violation of Rule 4.20 (b) GUILTY \$400 Vilation of Article 2B Section 11-304(d)(2) GUILTY \$400 Violation of Rule 4.18 (suspended) Total \$ 1200 + \$125	Delete
01/28/2014	01/16/2014 Public Hearing re: Applicaton to transfer ownership, request for outdoor table service & live entertainment. Board APPROVED the transfer	Delete
01/02/2014	11/21/2013 Public Hearing re: Application to transfer ownership, request for outdoor table	Delete



	service & live entertainment. No-Show	
08/21/2013	08/15/2013 Public Hearing re:Application to transfer ownership from secured creditor, request for live entertainment and outdoor table service. The case was not heard because the application that was submitted to the Board was incomplete as to form and legal sufficiency	Delete
08/06/2012	8/2/2012 Public Hearing re: VIOLATION of Rule 4.18 Charter of corporation not in good standing. VIOLATION of Article 2Bsection10-301(j)(1) Licensees have not submitted proof of payment of personal property taxes for 2011-2012 by June 30th as required. PAID FINE IN LIEU OF HEARING TOTAL FINE \$125	Delete
10/21/2009	10/20/09 \$100 (180 DAY CONF.) PAID IN FULL #70215	Delete

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

License num: LD 001

Address: 1571 RIDGELY STREET

Trade Name: N/A

Comment:

[Add Comment](#)

**Hold Info**

Powered by:



## BAR ELITE, LLC: W21810403

**Department ID Number:**

W21810403

**Business Name:**

BAR ELITE, LLC

**Principal Office:** ⓘ

1571 RIDGELY ST

BALTIMORE MD 21230

**Resident Agent:** ⓘ

THOMAS M BENNETT

4105 GLENARM AVE.

BALTIMORE MD 21206

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

06/03/2021

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 1569-71 Ridgely St

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

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

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

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

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

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

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

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

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

"D" BEER, WINE & LIQUOR 1

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

ARENA 1

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

RACING \_\_\_\_\_

PREPARED BY: Steven Han DATE: 8/19/21

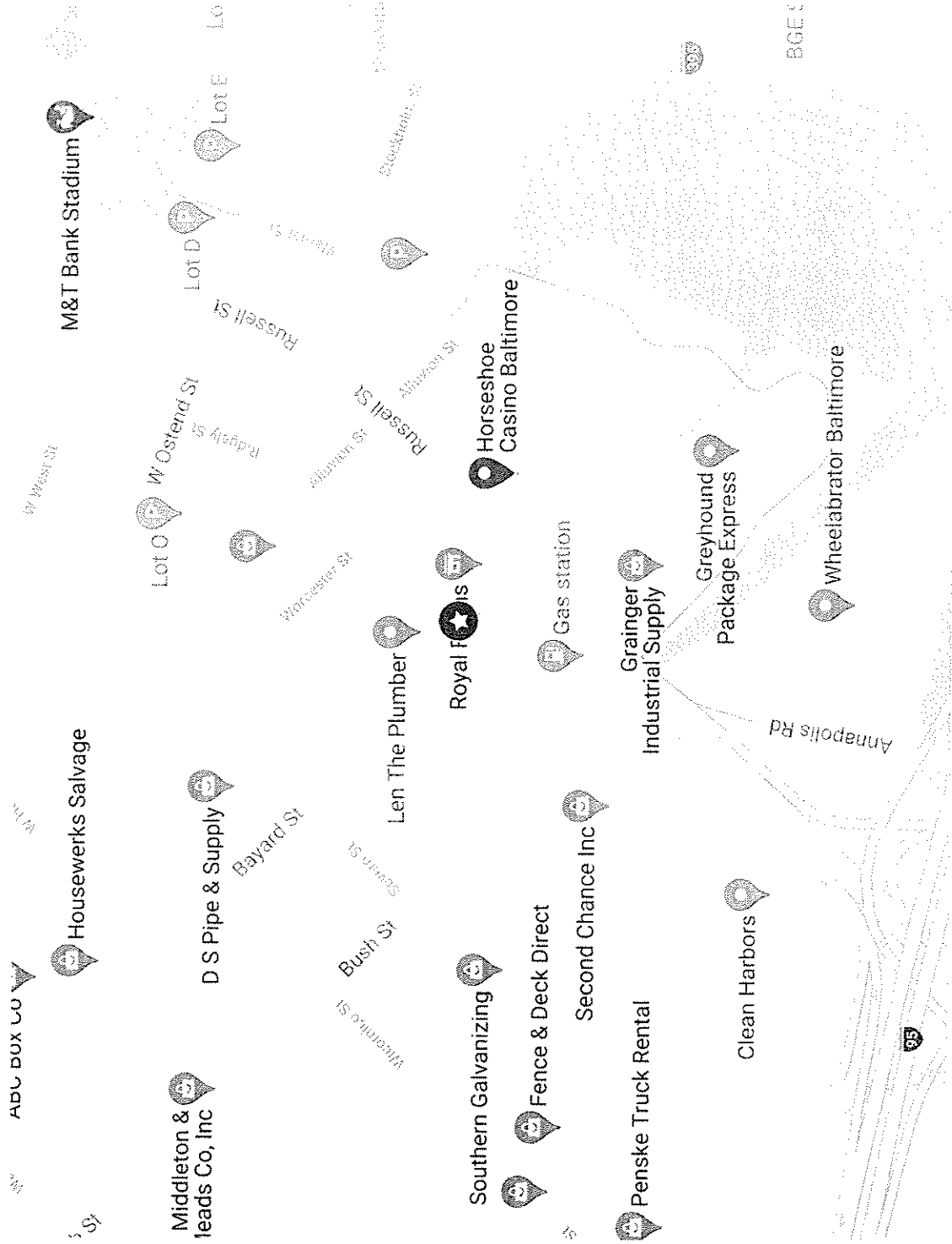
# 1569-71 RIDGELY ST

## LICENSE ESTABLISHMENTS

★ Elite Lounge LD



Horseshoe Casino Baltimore  
LBAL



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):	BAR ELITE
Corporation Name:	BAR ELITE LLC.
Location Address:	1569-71 RIDGELY ST
License Type:	Class "D" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	8/17/2021 <input type="checkbox"/>
Estimated Date of Removal?	8/26/2021 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

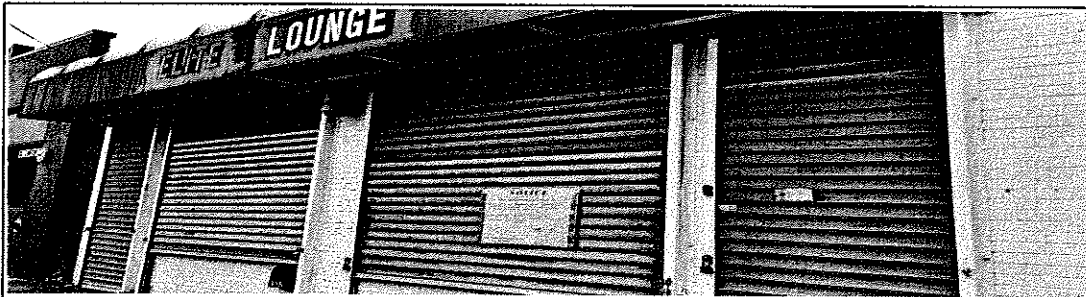
Other licensed locations - Describe/Note:

see map

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

Transfer of ownership

Insert Photo of Sign and location:



# NOTICE

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 57 Ridgely Road, #100  
 District License: ABC, Wine & Liquor License  
 Nature of Application: Transfer of Ownership

Applicant(s): ABC, LLC, 1000 1st St, Baltimore, MD  
 Present Licensee(s): James Brown, Jr. and Abby M. Brown, III  
Sealed Condition  
Tom Kowalski

The hearing concerning this application will be held on August 26, 2021  
 Persons who oppose this application should send their written protest to the office of the Board  
 at 150 Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
 acknowledged and processors will be notified of the hearing date and time.

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

THE BOARD OF LIQUOR LICENSE COMMISSIONERS FOR BALTIMORE CITY  
 BOARD OF LIQUOR LICENSE COMMISSIONERS FOR BALTIMORE CITY  
 BOARD OF LIQUOR LICENSE COMMISSIONERS FOR BALTIMORE CITY

Attach Additional Photos

Inspector Name	Date and Time
<input type="text" value="i:0#.w/baltimore\steven.han"/>	<input type="text" value="8/25/2021"/> <input type="text" value="10:43:09 AM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="checkbox"/> Approve <input type="checkbox"/> Disapprove	

Board of Liquor License Commissioners

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

**POSTING SIGNS REPORT**

Applicant(s) Name: THOMAS BRNNETT JR.

Address of Premises: 1565-71 RIDGELY ST

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

Date Posted: 8/17/2021

Time Posted:

Date Rechecked: 8/26/2021

Time Rechecked:

Manager or Owner when sign posted:

Summary on location of sign posted:

FRONT SHUTTERS

Summary on location of sign rechecked:

Was up for ten days

Insert Photo of Sign and location:







# NOTICE

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1571 Ridgely Street 21230  
Type of License: Class "D" Beer, Wine & Liquor License  
Nature of Application: Transfer of ownership

Application filed by: Bar Elite, LLC T/A Bar Elite  
Thomas Bennett, Jr. And Reggie Ware, III  
Interested Licensee(s): Secured Creditor  
John Kalendek

A hearing concerning this application will be held after August 26, 2021 at the office of the Board of Liquor License Commissioners, Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be accepted and protestants will be notified of the hearing date and time.

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

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

# 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 OTHER 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	09	0837	011	7/17/14	902

PROPERTY ADDRESS: 1571 RIDGELY ST

OWNER: JOHN J KALENDEK ADDR: 2843 SAINT PAUL STREET  
 LESSEE: ELITE LOUNGE, LLC./KENRICK GODDARD ADDR: 1571 RIDGELY STREET BALTIMORE

LAND USE CODES 5823 0000 0000 0000

(USE) USE THE FIRST FLOOR FOR A TAVERN WITHOUT LIVE ENTERTAINMENT OR DANCING.(CHANGE OF OPERATER)

11-000000-2600-158302-400490 REPAIRS	1001-000000-2600-158302-400490 MISC	1001-000000-2600-158302-400490 CH USE	1001-000000-2600-158301-400490 NEW BLDG	1001-000000-2600-158302-400490 G ADDITIONS
		45.00		
11-000000-2600-158302-400490 REPAIRS	1001-000000-2600-158302-400490 REPAIRS	1001-000000-2600-158302-400490 MISC CONST.	1001-000000-2600-158302-400490 ELECT	1001-000000-2600-158302-400490 HYDRONIC/STEAM HEAT
11-000000-2600-158902-400510 AIR COND	1001-000000-2600-158902-400510 AIR COND	1001-000000-2600-158902-400510 DISH TANKS	1001-000000-2600-158902-400510 FIRE	1001-000000-2600-158902-400510 FUEL-BURNING EQUIPMENT
11-000000-2600-159300-400530 PLUMBING	1001-000000-2600-159300-400530 PLUMBING	1001-000000-2600-159300-400530 S & E CONTROL	1001-000000-2600-159300-400530 CHAP	1001-000000-1500-102800-400270 TAX
	0.00			3.00
11-000000-2600-158306-400490 FILING FEE	1001-000000-2600-158306-400490 FILING FEE	1001-000000-2600-159300-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-158309-400490 PENALTY	TOTAL FEES
	50.00			98.00

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



*Michael Braverman*  
 MICHAEL BRAVERMAN  
 BUILDING OFFICIAL

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

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