

**September 8, 2022**

**Applicant(s):** Aaron Taylor  
James Joyce Baltimore, LLC, T/a Trade Name Pending  
616 President Street 21202

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

Application for a new Class "B" Beer, Wine and Liquor restaurant license requesting live entertainment and outdoor table service.

(a) **Applicant(s) Information:** (1) Aaron Taylor was born Cleveland, OH in November of 1977. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Aaron Taylor (4%); (2) Alexander Smith (51%); (3) Eric G. Smith (30%); (4) Brian McCormack (10%); and (5) Nicholas J. Stakianos Revocable Trust (5%).

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

(d) **Qualified Voters:** C. Wayne Davis, Carl J. Parsom, and Margaret Argent are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise 1<sup>st</sup> floor as a restaurant with live entertainment as per P.U.D.93 Ordinance 97-229 and outdoor table service.

(f) **Corporate Standing:** James Joyce Baltimore, LLC is a MD LLC and as of 8/24/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/18/2022, and checked on 8/29/2022. This meets the 10-day rule. There are 28 licensed liquor establishment(s) in the 2x2 area: "B" BWL-19; "BD7" BWL-1; and "Hotel/Motel" BWL-5.

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

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

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: New Restaurant Beer, Wine, and Liquor License CLASS TYPE: B

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

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 616 President Street

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: James Joyce Baltimore, LLC TRADE NAME: \_\_\_\_\_

BUSINESS PHONE NUMBER: 410-241-1224 BUSINESS EMAIL ADDRESS: afsmith11@gmail.com

ATTORNEY FOR THE APPLICANT: Anastasia Thomas Nardangell ADDRESS: 25 S. Charles St., Ste. 2015, Baltimore, MD 21201 PHONE: 410-916-2638

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor for restaurant Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? acoustic guitar and vocals 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: 160

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

1. Applicant A

Aaron Taylor \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
1456 Redfern Ave., Baltimore, MD 21211 3 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
November 1977 Male  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

3. Applicant C

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

RECEIVED: BLLC  
 JUL 29 2022 PM 2:53

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

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

Applicant A  B  C

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

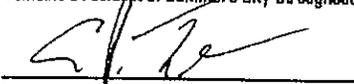
Name	Address	Phone	Email
Alexander F. Smith	650 S. Exeter St., Ste. 1095, Baltimore, MD 21202	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-108 (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.*

- \*5) NAME: Brian McCormack ADDRESS: 650 S. Exeter St., Ste. 1095, Baltimore, MD 21202 TITLE: Member % OF STOCK HELD: 10%
- 1) NAME: Alexander F. Smith ADDRESS: 650 S. Exeter St., Ste. 1095, Baltimore, MD 21202 TITLE: Member % OF STOCK HELD: 51%
- 2) NAME: Eric G. Smith ADDRESS: 650 S. Exeter St., Ste. 1095, Baltimore, MD 21202 TITLE: Member % OF STOCK HELD: 30%
- 3) NAME: Nicholas J. Stalione Revocable Trust dated August 31, 2020 ADDRESS: 180 S. Southwood Ave., Annapolis, MD 21401 TITLE: Member % OF STOCK HELD: 5%
- 4) NAME: Aaron Taylor ADDRESS: 650 S. Exeter St., Ste. 1095, Baltimore, MD 21202 TITLE: Member % OF STOCK HELD: 4%

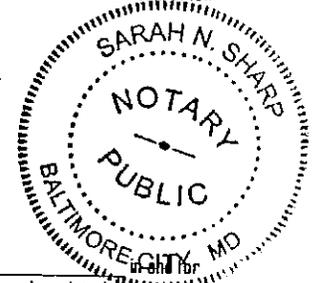
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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 25th day of July, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Aaron Taylor 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: Sarah N. Sharp (Notary Seal) My Commission expires 2/4/24  
Printed Name: Sarah N. Sharp



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: Inner Harbor East Garage, LLC Phone Number: [REDACTED]

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

(I, WE) Inner Harbor East Garage, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 616 President Street, Baltimore, City with a Zip Code of 21202, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Inner Harbor East Garage, LLC

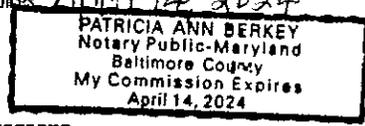
By: [Signature] PRINTED NAME: George Philippou TITLE: Authorized Person  
Signature of Owner of the Property

I hereby certify that on the 27<sup>th</sup> day of July, 2022, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County, personally appeared NAME: George Philippou, Authorized Person of 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: Patricia Ann Berkey [Notary Seal] My Commission expires: April 14, 2024

Notary Printed Name: Patricia Ann Berkey



**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.

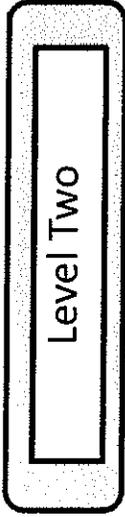
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
C. Wayne Davis	304 Tunbridge Rd.	<u>[Signature]</u>	4/58	22 yrs.
Carol J. Pearson	1530 Latrobe Park Terr	<u>[Signature]</u>	3/66	3 years
Margaret Argent	2117 Sulgrave Ave. 21209	<u>[Signature]</u>	3/59	3 yrs.

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

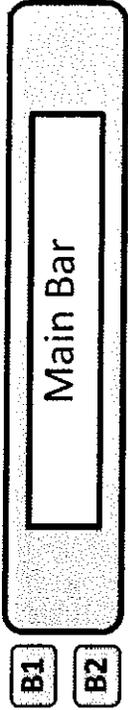
Please note that this is a public document and upon request will be provided to the general members of the public.



# James Joyce



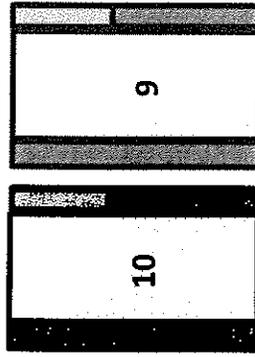
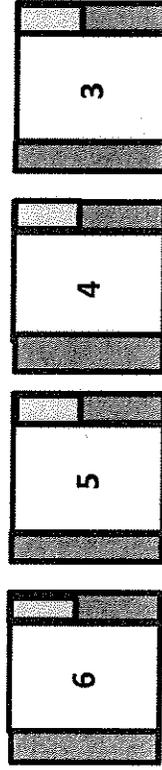
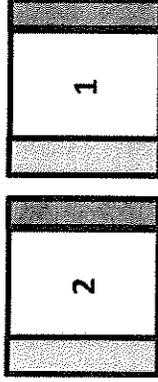
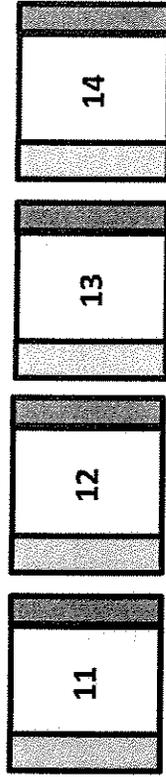
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- B14
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- B16
- B17
- B18



- B3
- B4
- B5
- B6
- B7
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- B9
- B10
- B11
- B12

MAIN BAR INSIDE

= Position 1

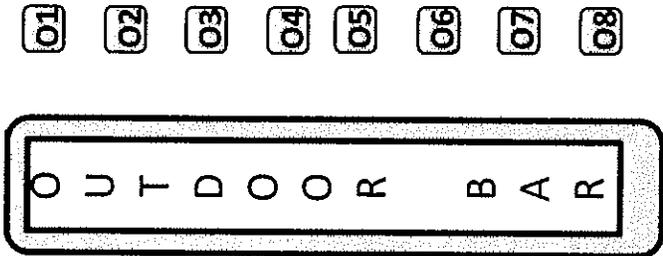
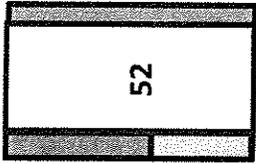


Support 1 -  
Support 2 -

Server 1 -  
Server 2 -  
Server 3 -  
Server 4 -

Bartender 1 -  
Bartender 2 -

Outdoor Porch



01

02

03

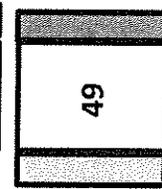
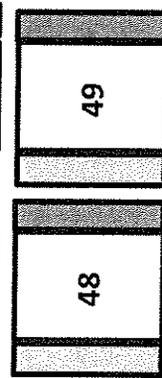
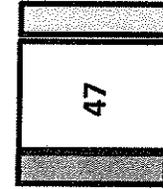
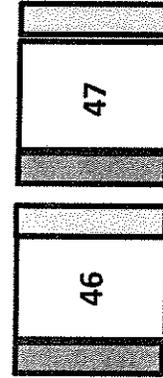
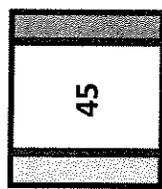
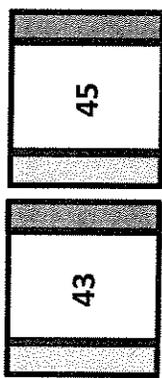
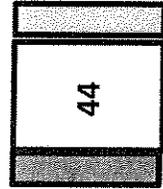
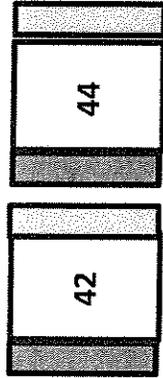
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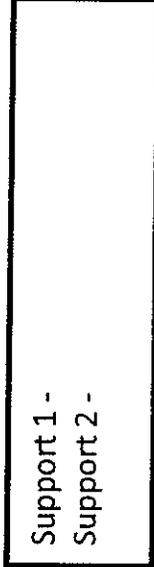
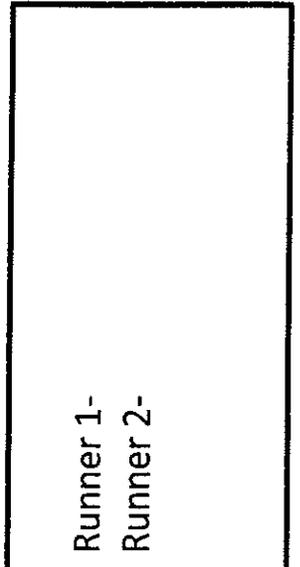
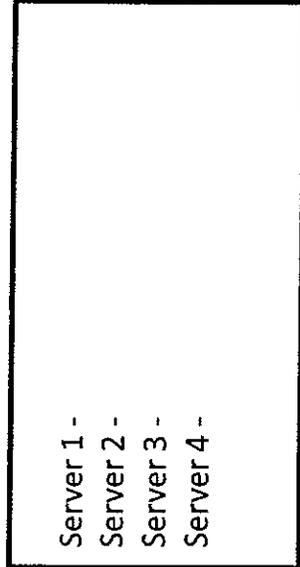
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07

08



█ = Position 1



Server 1 -  
Server 2 -  
Server 3 -  
Server 4 -

Runner 1-  
Runner 2-

Support 1 -  
Support 2 -

## JAMES JOYCE BALTIMORE, LLC: W22583181

**Department ID Number:**

W22583181

**Business Name:**

JAMES JOYCE BALTIMORE, LLC

**Principal Office:** 

650 S EXETER STREET SUITE 1095  
BALTIMORE MD 21202

**Resident Agent:** 

ANASTASIA THOMAS NARDANGELI  
THOMAS & LIBOWITZ, P.A.  
25 S. CHARLES STREET, SUITE 2015  
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:**

02/07/2022

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 616 President St

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 28

"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 19

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

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

"BD7" BEER, WINE & LIQUOR 4

ARENA \_\_\_\_\_

HOTEL/MOTEL 5

RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 8/22/22



- 📍 Charleston LB
- 📍 Bar One Baltimore LB
- 📍 Ouzo Bay LB
- 📍 Mussel Bar & Grille LB
- 📍 RA Sushi Bar Restaurant LB
- 📍 Lebanese Taverna LB
- 📍 Cinghiale LB
- 📍 Bin 604 Wine Sellers LBD7
- 📍 Tagliata LB
- 📍 Taco fiesta LB
- 📍 Nando's Peri Peri LB
- 📍 Hyatt Place Baltimore/Inner Harbor LBHM
- 📍 Bar Vasquez LB
- 📍 Teavolve LB
- 📍 Dalesio's Of Little Italy LB

# Board of Liquor License Commissioners

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

## INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Pending
Corporation Name:	James Joyce Baltimore, LLC
Location Address:	616 President St.
License Type:	Class "B" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	8/18/2022 <input type="checkbox"/>
Estimated Date of Removal?	8/29/2022 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

### Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application for New Class "B" Restaurant with outdoor table service and live entertainment which includes acoustic guitar and vocals.

The establishment is currently under construction

### Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

*j:0#w/baltimore\terri.chase*

8/22/2022

1:46:12 PM

Name of Licensee (if present)

Approve

Disapprove

# Board of Liquor License Commissioners

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

## POSTING SIGNS REPORT

Applicant(s) Name: Aaron Taylor

Address of Premises: 616 President St.

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

Date Posted: 8/18/2022

Time Posted: 1:00 PM

Date Rechecked: 8/29/2022

Time Rechecked: 3:00 PM

Manager or Owner when sign posted: N/A

### Summary on location of sign posted:

The sign is posted on the front window

### Summary on location of sign rechecked:

The sign is still posted on the front window

### Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 616 President St. 21202  
Class of License: B-Beer, Wine & Liquor  
Scope of Application: New Restaurant license requesting live  
entertainment and outdoor table service

Application filed by: James Joyce Baltimore, LLC/TA Trade Name Pending  
Aaron Taylor

Present Licensee(s):  
\_\_\_\_\_  
\_\_\_\_\_

The hearing concerning this application will be held on or after September 1, 2022  
Persons who oppose this application should send their written protest to the office of the Board  
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
acknowledged and protestants will be notified of the hearing date and time.

**FOR MORE INFORMATION CALL**

**410-396-4377**

Hon. Albert J. Matricciani, Jr., Esq.

*Chairman*

Aaron J. Greenfield, Esq.

*Commissioner*

Edward L. Reisinger

*Commissioner*

Douglas K. Paige

*Executive Secretary*

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

**Online Use & Occupancy Permit  
Application**

**Property Address:** Block/Lot: 1799/001A  
720 ALICEANNA ST  
**Applicant:**  
ANASTASIA NARDANGELI  
**Owner/Lessee:**  
**Owner** HARBOR EAST PARTNERSHIP, LLC  
**Lessee** INNER HARBOR EAST GARAGE, LLC

**Permit No: USE2022-51618**  
1001-000000-2600-159400-400540 Filing Fee 50.00  
1001-000000-1500-102800-400230 Tax 3.00  
1001-000000-2600-158009-400480 Use&Occupancy 45.00  
**Total : 98.00**

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

**Property Use & Occupancy Information:**

**Existing Use :** (Commercial) Restaurant

**Proposed Use :** (Commercial) Restaurant

	<b>Dwelling:</b>	<b>Rooming:</b>	<b>Efficiency:</b>
<b>Existing Count:</b>	000	000	000
<b>Proposed Count:</b>	0	0	0

Description	Created	Completed	Assigned To
FIRE INSPECTION	02/23/2022		KHAM
HEALTH DEPARTMENT INSPECTION	02/09/2022		JWEL
MINOR PRIVILEGE	02/09/2022		MPRV
One Stop Permit Office Review	02/09/2022		LONGK
Application Received		02/08/2022	
Zoning Sign-off	02/08/2022	02/08/2022	
F02 - REGULATED FLOODPLAIN BFE	02/09/2022	02/10/2022	KKNO

District:102

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 FIRST FLOOR PORTON K/A 616 PRESIDENT ST FOR RESTAURANT WITH SALE OF BEER, WINE AND LIQUOR AND WITH LIVE ENTERTAINMENT AS PER P.U.D.93 ORDINANCE 97-229 AND ACCESSORY OUTDOOR TABLE SERVICE

**AFFIDAVIT BY: ANASTASIA THOMAS NARDANGELI**

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:** JAMES JOYCE

**Owner First Name:**

**Role:** Agent

**Owner Last Name Or** INNER HARBOR EAST GARAGE, LLC

**Applicant:** NARDANGELI,ANASTASIA

**Company Name:**

**Phone:**

**Project Note:**

**Address1:**

**Address2:**

**City:**

**State:**

**Zip:**

**September 8, 2022**

**Applicant(s):** William B. Davenport and Colin Handzo  
Topgolf USA Baltimore, LLC, T/a Topgolf  
1411 Warner Street 21230

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

Application for a new Class "B" Beer, Wine and Liquor restaurant license requesting live entertainment and outdoor table service.

(a) **Applicant(s) Information:** (1) William B. Davenport was born Dallas, TX in January of 1971. He lives in Dallas, TX; and (2) Colin Handzo was born Baltimore, MD in September of 1991. He lives in Baltimore, MD. (1) Mr. Davenport and Mr. Handzo is currently a licensee with Financial Interest in Topgolf USA in Montgomery County, MD; and (2) Mr. Davenport is also currently a licensee with financial interest in Topgolf USA in Prince Georges, MD.

(b) **Ownership Breakdown:** (1) William B. Davenport (0%); (2) Colin Handzo (0%); and (3) TG Holdings L, LLC (100%).

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

(d) **Qualified Voters:** Kelly Handzo, James L. Shea, Jr., and Riley Campbell are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a new 65,000 3-story building with three bars, event space, office space, and one kitchen space for a high-end driving range and entertainment facility per BMZA209-372.

(f) **Corporate Standing:** Topgolf USA Baltimore, LLC is a MD LLC and as of 8/24/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/18/2022, and checked on 8/27/2022. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "D" BWL-1; and "Arena" BWL-2.

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

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

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: New license pursuant to Section 12-1604(c)(5) of the Alcoholic Beverages Article of the Annotated Code of Maryland. CLASS TYPE: B(BWL)

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

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 1411 Warner Street, Baltimore, MD 21230

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: n/a

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: n/a

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: n/a

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: n/a

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Topgolf USA Baltimore, LLC TRADE NAME: Topgolf

BUSINESS PHONE NUMBER: not yet issued BUSINESS EMAIL ADDRESS: cheree.goodall@topgolf.com

ATTORNEY FOR THE APPLICANT: Leanne Schrecengost ADDRESS: 102 W. Pennsylvania Ave. #600, Towson, MD 21284 PHONE: 410-623-1800

Part of Premises Used (Note: Floors and Areas for Storage): Entire 3-story building with outdoor patios Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 1100

*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

William B. Davenport [REDACTED] [REDACTED]

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

9627 Windy Hill Rd Dallas TX 75238 n/a

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

01/1971 Male Dallas, TX

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

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

### 2. Applicant B

Colin Handzo [REDACTED] [REDACTED]

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

217 Paddington Road Baltimore MD 21212 2 years

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

09/1991 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

n/a

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

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

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

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

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

Applicant A currently holds the Topgolf licenses in Montgomery & Prince George's County. Applicant B currently holds the Topgolf license in Montgomery County.

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

Applicant A currently holds the Topgolf licenses in Montgomery & Prince George's County. Applicant B currently holds the Topgolf license in Montgomery County.

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

Applicant A currently holds the Topgolf licenses in Montgomery & Prince George's County. Applicant B currently holds the Topgolf license in Montgomery County.

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

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Name	Address	Phone	Email
Kris Gobeil	301 Stockholm St, Baltimore		

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-109 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: William B. Davenport ADDRESS: 9627 Windy Hill Rd., Dallas, TX 75238 TITLE: Auth. Person %OF STOCK HELD: 0
- 2) NAME: Colin Handzo ADDRESS: 217 Paddington Rd, Baltimore, MD 21212 TITLE: Auth. Person %OF STOCK HELD: 0
- 3) NAME: TG Holdings I, LLC ADDRESS: 8750 N. Central Expwy, #1200, Dallas, TX 75231 TITLE: Member %OF STOCK HELD: 100
- 4) NAME: n/a ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

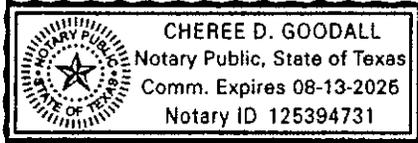
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

**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.

W.B.D. William B. Davenport  
Signature of Applicant A

I hereby certify that on the 6 day of June, 2022 before me, the subscriber, a notary public of the State of Texas in and for Dallas County, personally appeared William B. Davenport 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: Cheree D. Goodall (Notary Seal) My Commission expires 8-13-2025  
Printed Name: Cheree D. Goodall



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

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, the subscriber, a notary public of the State of \_\_\_\_\_ in and for \_\_\_\_\_, personally appeared Colin Handzo 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: \_\_\_\_\_

n/a  
Signature of Applicant C

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

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

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (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: William B. Davenport ADDRESS: 9627 Windy Hill Rd., Dallas, TX 75238 TITLE: Auth. Person %OF STOCK HELD: 0
- 2) NAME: Colin Handzo ADDRESS: 217 Paddington Rd, Baltimore, MD 21212 TITLE: Auth. Person %OF STOCK HELD: 0
- 3) NAME: TG Holdings I, LLC ADDRESS: 8750 N. Central Expwy, #1200, Dallas, TX 75231 TITLE: Member %OF STOCK HELD: 100
- 4 NAME: n/a 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 William B. Davenport

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_22, before me, the subscriber, a notary public of the State of \_\_\_\_\_ in and for \_\_\_\_\_, personally appeared William B. Davenport 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 \_\_\_\_\_

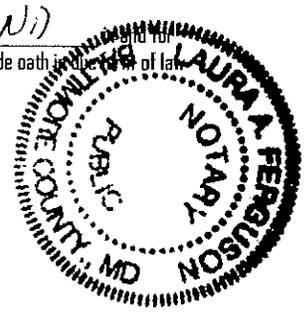
Printed Name: \_\_\_\_\_

Colin Handzo  
Signature of Applicant B Colin Handzo

I hereby certify that on the 3<sup>rd</sup> day of June, 20\_\_22, before me, the subscriber, a notary public of the State of MARYLAND in and for BALTIMORE CO., personally appeared Colin Handzo 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: Laura A. Ferguson (Notary Seal) My Commission expires 4/5/2026

Printed Name: LAURA A. FERGUSON



n/a  
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: MD Baltimore Warner, LLC/201 Riverplace, #400, Greenville, SC 29601 Phone Number: [REDACTED]

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

(I, WE) MD Baltimore Warner, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 301 Stockholm Street, 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.  
MD Baltimore Warner, LLC

By: Philip J. Wilson  
Signature of Owner of the Property

I hereby certify that on the 7th day of June, 2022, before me, the subscriber, a notary public of the State of South Carolina, in and for Greenville County, personally appeared Philip J. Wilson 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: Cathi P. Tankersley  
Notary Printed Name: Cathi P. Tankersley  
[Notary Seal] My Commission expires October 18, 2029  
Commission Expires 10/18/2029

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

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

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

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

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

Name and Address of the owners of the premise/landlord: MD Baltimore Warner, LLC/201 Riverplace, #400, Greenville, SC 29601 Phone Number: 864-283-0886

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

(I, WE) MD Baltimore Warner, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 301 Stockholm Street, 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.  
MD Baltimore Warner, LLC

By: \_\_\_\_\_  
Signature of Owner of the Property

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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)
Kelly Handzo	217 Paddington Rd. Baltimore, MD 21212	<i>Kelly Handzo</i>	May 1991	10 years
James L. Shea Jr	928 S Bowdoin Baltimore, MD 21224	<i>James L. Shea Jr</i>	June 1980	5 years
Riley Campbell	216 Churchwardens Rd. Baltimore, MD 21212	<i>Riley Campbell</i>	12 1991	20 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.



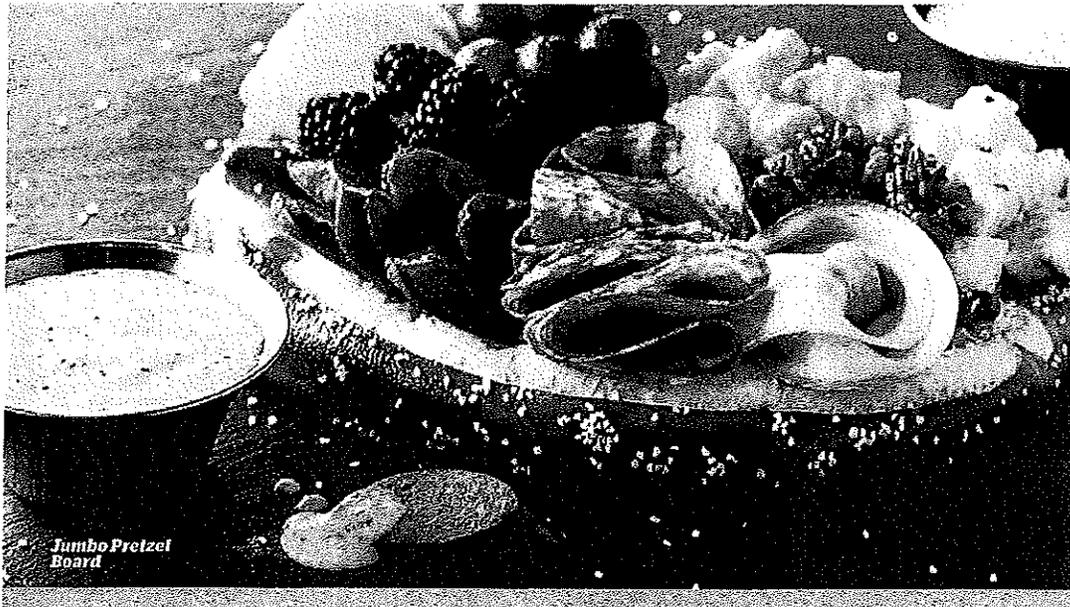












## APPS + SHAREABLES

### GUAC+CHIPS 7.25

Homemade guacamole +  
tortilla chips + fresh salsa  
1,300 CAL.

### SPINACH ARTICHOKE DIP 10.5

Creamy spinach + artichokes +  
pickled jalapeños + parmesan  
+ crispy onions + tortilla chips  
1,380 CAL.

### HUMMUS 9

Roasted garlic hummus + chimichurri  
drizzle + grilled, hand-torn pita +  
crisp cucumber + pickled vegetables  
750 CAL.

### JUMBO PRETZEL BOARD 21

Genoa salami + jalapeño  
sausage + prosciutto + pepper Jack +  
cheddar + gala apples + red grapes +  
blackberries + candied pecans + Dijon +  
Pabst Blue Ribbon cheese sauce  
2,570 CAL.



\*2000 calories a day is used for general nutrition advice, but calorie needs vary.  
Additional nutrition information available upon request.

†These menu items are cooked to order. Items containing raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of food-borne illness, especially if you have certain medical conditions. Products containing tree nuts and peanuts are served in this kitchen and may have come in contact with other food items. Before placing your order, please inform your server if a person in your party has a food allergy.

# SPIRITS

## HOUSE SPIRITS

New Amsterdam Vodka  
 Evan Williams Bourbon  
 Sauza Silver Tequila  
 New Amsterdam Gin  
 BACARDÍ Superior Rum  
 DEWAR'S WHITE LABEL Scotch

## TEQUILA

1800 Reposado  
 Casamigos Blanco  
 Casamigos Reposado  
 Don Julio Reposado  
 José Cuervo Especial Gold  
 Patrón Añejo  
 Patrón Silver  
 Tanteo Jalapeño

## RUM

BACARDÍ Dragon Berry  
 BACARDÍ Limón  
 Blue Chair Bay Banana  
 Blue Chair Bay White  
 Captain Morgan Original Spiced  
 Malibu Coconut  
 Mount Gay Black Barrel  
 Myers's Original Dark

## VODKA

ABSOLUT  
 ABSOLUT Citron  
 ABSOLUT Mandrin  
 ABSOLUT Peppar  
 Belvedere  
 CÍROC Peach  
 Deep Eddy Ruby Red  
 GREY GOOSE  
 Ketel One  
 Pinnacle Whipped  
 SKYY  
 SKYY Raspberry  
 Tito's Handmade

## BOURBON & WHISKEY

Bulleit  
 Crown Royal Deluxe  
 Crown Royal Regal Apple  
 Crown Royal Vanilla  
 FIREBALL Cinnamon  
 Jack Daniel's Tennessee  
 Jack Daniel's Gentleman Jack  
 Jack Daniel's Tennessee Honey  
 Jameson  
 Jim Beam  
 Knob Creek  
 Maker's Mark  
 Templeton Rye  
 Woodford Reserve

## GIN

BOMBAY Sapphire  
 Hendrick's  
 Tanqueray London Dry

## BRANDY & COGNAC

Christian Brothers  
 Hennessy V.S

## SCOTCH

Chivas Regal 12 Year Old  
 The Glenlivet 12 Year Old  
 Johnnie Walker Black Label  
 Laphroaig 10 Year Old  
 The Macallan 12 Year Old  
 Oban 14 Year Old

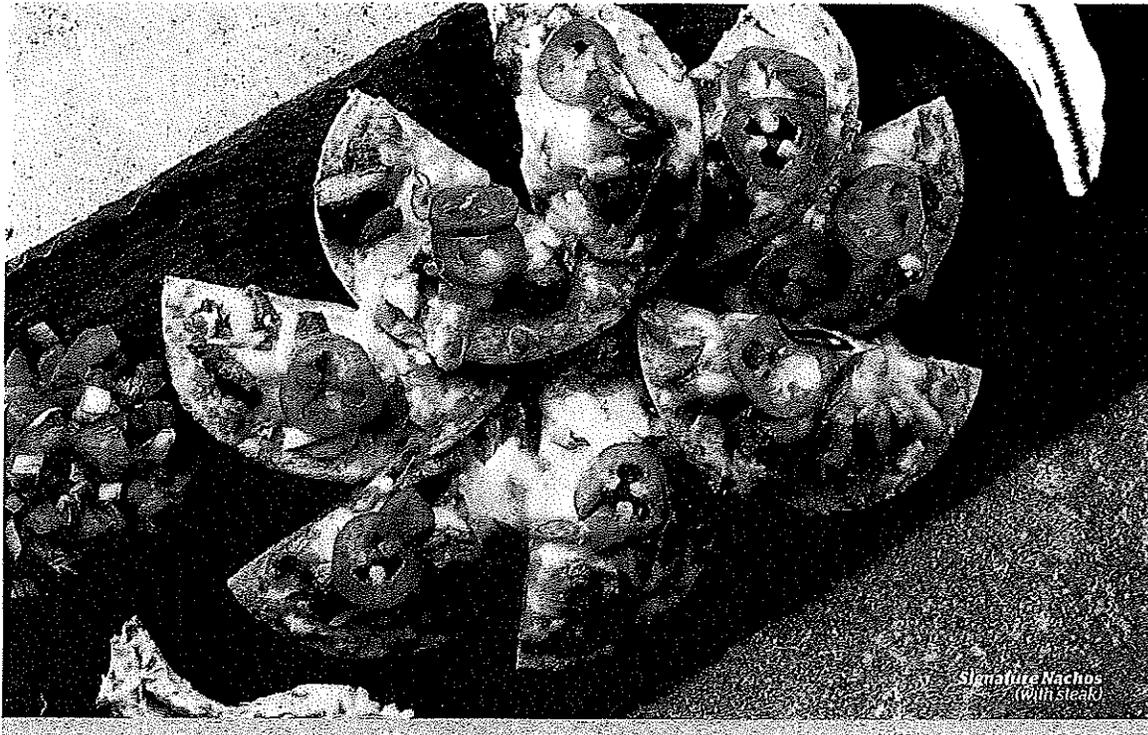
## VERMOUTH

Carpano Antica  
 Carpano Bianco

## LIQUEURS & CORDIALS

Baileys Original Irish Cream  
 Campari  
 Chambord Black Raspberry  
 Cointreau  
 DeKuyper Blue Curaçao  
 DeKuyper Buttershots  
 DeKuyper Peach Schnapps  
 DeKuyper Sour Apple  
 DeKuyper Triple Sec  
 DeKuyper Watermelon Pucker  
 Disaronno  
 Frangelico  
 Grand Marnier  
 Jägermeister  
 Kahlúa  
 Midori Melon  
 Patrón Citrónge Lime  
 RumChata  
 Rumble Minze  
 Southern Comfort  
 St-Germain Elderflower  
 Tuaca





**CRAFT BEER QUESO 9**

Cheesy goodness + touch of beer  
+ tortilla chips + fresh salsa  
1,450 CAL.

**TOPGOLF WINGS 11**

Boneless or bone-in, tossed in your choice of:

- Mango Habanero (1,090 CAL.)
- Asian Sesame (1,270 CAL.)
- Buffalo (1,100 CAL.)
- BBQ sauce (1,190 CAL.)

SHARING WITH FRIENDS? **CHOOSE 3 FOR 26**  
AND WE THROW IN ALL THE FIXINGS.

**CHEESE FRIES 9**

Craft beer queso + Monterey Jack +  
cheddar + pepper jack cheese  
+ fresh jalapeño  
1,750 CAL.

ADD:  
PECANWOOD-SMOKED BACON 1.5 (90 CAL.)

**WARM PRETZEL BITES 7.5**

Bite-size, oven-baked pretzels +  
horseradish Dijon + Pabst Blue Ribbon  
cheese sauce  
940 CAL.

*BACKYARD TO THE BAY*

Our grilled "backyard" wings are a Topgolf original, inspired by the family recipe of one of our associates. We're proud to serve you and your family like we would our own.

**GRILLED "BACKYARD" WINGS 11**

Dry-rubbed and 24-hour citrus-brined  
grilled chicken wings + zesty garlic  
vinaigrette drizzle  
1,260 CAL.

**SIGNATURE NACHOS 8.5**

Tortilla chips + drunken beans +  
three-cheese blend + chimichurri  
drizzle + fresh jalapeño  
700 CAL.

ADD:  
SMOKED CHICKEN 2 (150 CAL.)  
STEAK 3 (180 CAL.)

**QUESADILLAS 9.5**

Jack + cheddar + pepper jack cheese  
+ grilled peppers  
820 CAL.

ADD:  
SMOKED CHICKEN 2 (150 CAL.)  
SPINACH 2 (25 CAL.)  
STEAK 3 (180 CAL.)

\*Additional nutrition information available upon request.

†These items/brands are subject to change. Notice: Consuming a diet of undercooked, raw meat, poultry, seafood, shellfish or eggs may increase your risk of food-borne illness, especially if you have certain medical conditions. Products containing nuts and peanuts are RISKY for the children and may be in contact with other food items. Before eating, go to [www.fda.gov](http://www.fda.gov), please inform your server if a person in your party has a food allergy.



Pepperoni

# FLATBREADS

## FLAT OUT DELICIOUS

Our teardrop-shaped flatbreads feature naan-style dough. *Gluten-friendly cauliflower crust available upon request \$2*

### MARGHERITA 10.5

Marinara + mozzarella + fresh tomato + shaved parmesan + hand-torn basil

750 CAL.

*With*  
SMOKED CHICKEN 2 (150 CAL.)

### BUFFALO CHICKEN 10.75

House-smoked chicken + five-cheese blend + carrots + celery + ranch

790 CAL.

### PEPPERONI 10.75

Marinara + five-cheese blend + pepperoni + dusted with oregano

720 CAL.

### CHAR-GRILLED STEAK\* 11.75

Marinated steak + grilled red onion + five-cheese blend + chimichurri + fresh jalapeño + piquillo peppers

770 CAL.

### FARMHOUSE 12.5

Cauliflower crust + roasted garlic oil + five-cheese blend + sautéed mushrooms + heirloom tomatoes + shaved red onion + parmesan + green onions + herbed ricotta + baby arugula + lemon basil vinaigrette

960 CAL.

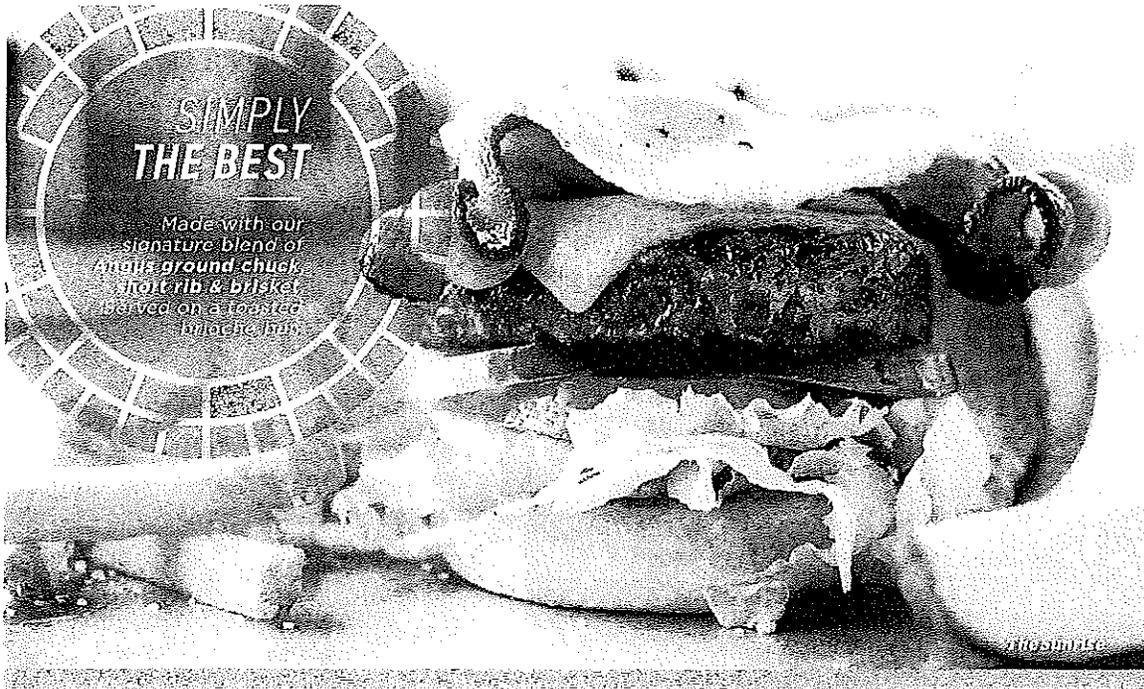
*GLUTEN-FRIENDLY*



Farmhouse

\*Additional nutrition information available upon request.

\*This menu item is prepared to order for dine-in service. Consistent with our commitment to quality, we do not use artificial preservatives. To ensure your satisfaction, all products are prepared fresh daily. Products containing live cultures should be stored at 40°F or below. Add only when you are ready to eat. Before making your order, please inform our server if a member of your party has a food allergy.



**SIMPLY  
THE BEST**

Made with our signature blend of Angus ground chuck, short rib & brisket, served on a toasted pretzel bun.

# BURGERS

SERVED WITH YOUR CHOICE OF:  
FRENCH FRIES (770 CAL.) OR TATER TOTS (1,250 CAL.).  
SUBSTITUTE SIDE SALAD (90 CAL.) FOR \$1.

## IMPOSSIBLE™ IS HERE

The plant-based burger that looks like,  
cooks like, tastes like meat!  
ADD TO ANY BURGER \$2  
650-940 CAL.

### THE SUNRISE\* 12.5

Pecanwood-smoked bacon + cheddar  
cheese + fried egg\* + lettuce +  
tomato + onion  
1,090 CAL.

### THE VEGGIE 10.5

Chipotle-spiced black bean patty +  
avocado + lettuce + tomato + onion  
630 CAL.

### THE CLASSIC\* 10.5

Lettuce + tomato + onion  
800 CAL.

#### \$1 UPGRADES:

American cheese (70 CAL.)  
blue cheese (150 CAL.)  
cheddar cheese (110 CAL.)  
pepper jack cheese (100 CAL.)  
pickled jalapeños (0 CAL.)

#### \$2 UPGRADES:

pecanwood-smoked bacon (90 CAL.)  
sliced avocado (80 CAL.)  
fried egg\* (110 CAL.)

### THE SMOKEHOUSE\* 12

Pecanwood-smoked bacon + BBQ sauce +  
cheddar cheese + lettuce + tomato + onion  
1,050 CAL.

### THE PIGGYBACK\* 13

Crispy porchetta + cheddar cheese sauce  
+ pickled peppers + lettuce + pretzel bun  
1,080 CAL.

\*Additional nutrition information available upon request

†These items/beans are cooked to order. Notice: Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food-borne illness, especially if you have certain medical conditions. Products containing tree nuts and peanuts are stored in the kitchen and may have come in contact with other food items. Before placing your order, please inform your server of a possible allergy. You can also visit our website for more information.

# SANDWICHES

SERVED WITH YOUR CHOICE OF:  
 FRENCH FRIES (770 CAL.) OR TATER TOTS (1,250 CAL.).  
 SUBSTITUTE SIDE SALAD (90 CAL.) FOR \$1.

## CHICKEN SANDWICH 10.75

**FRIED CHICKEN**  
 Zesty, marinated, fried chicken breast +  
 cilantro slaw + brioche bun  
 1,120 CAL.

**GRILLED CHICKEN**  
 House marinated grilled chicken breast +  
 lettuce + tomato + red onion + Dijon aioli  
 660 CAL.

**CHICKEN SANDWICH UPGRADES:**  
 pecanwood-smoked bacon (90 CAL.)  
 sliced avocado (60 CAL.)

## TURKEY AVOCADO WRAP 9.75

Freshly sliced, oven-roasted turkey +  
 avocado + carrots + cucumber + lettuce  
 + tomato + chipotle aioli  
 710 CAL.

ALSO AVAILABLE AS A BURRITO  
 (330 CAL., GLUTEN-FRIENDLY)

## BRISKET GRILLED CHEESE 11.25

Smoked BBQ brisket + blend of  
 pepper jack and cheddar cheese +  
 toasted artisan bread  
 1,060 CAL.



# SIDES

**FRENCH FRIES 4**  
 770 CAL.

**SEASONAL FRESH FRUIT 5**  
 100 CAL.

**TATER TOTS 4**  
 1,250 CAL.

**SIDE SALAD 4.5**  
 90 CAL.

\*Additional nutrition information available upon request.

†These products are prepared by using certain ingredients that contain natural flavors, preservatives, and other ingredients. Some products contain artificial flavors and preservatives. All products are prepared in a kitchen and may contain traces of other allergens. Before dining, please inform our staff of any allergies or food sensitivities.

# SLIDERS

## CHICKEN & WAFFLES 9.5

Two house-made Belgian waffle sliders + crispy chicken tenders + maple syrup + jalapeño gravy

1,310 CAL.

## BACON JAM + CHEDDAR 9

Two beef patty sliders + cheddar cheese + cheese sauce + bacon jam

770 CAL.

## BUFFALO CHICKEN 9

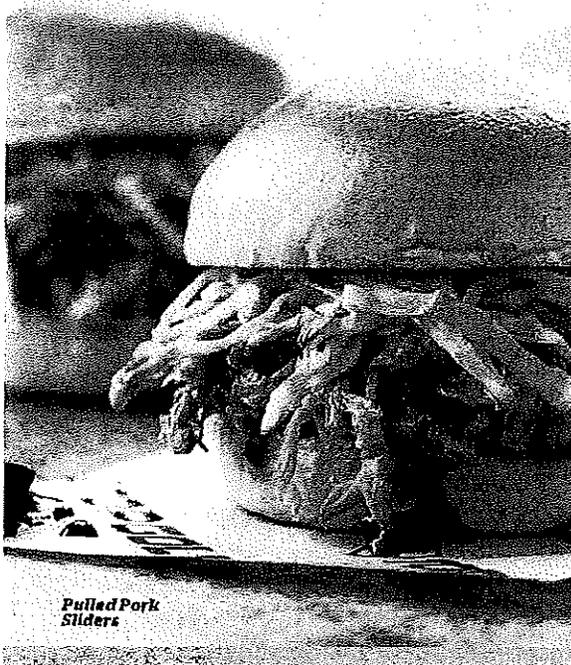
Three buffalo fried chicken sliders + lettuce + tomato + ranch or blue cheese dressing

920 CAL.

## PULLED PORK 9

Three slow-smoked, BBQ pulled pork sliders + secret mop sauce + beer slaw + freshly toasted sweet yeast rolls

1,040 CAL.



**Pulled Pork Sliders**

# SALADS

RANCH (150 CAL.), BLUE CHEESE (140 CAL.), LOW-FAT BALSAMIC (60 CAL.), HONEY MUSTARD (160 CAL.)  
— ALL GLUTEN-FRIENDLY.

## HOUSE SALAD 6

Grape tomatoes + red onion + cheddar cheese + croutons

170 CAL.

ADD:

MARINATED GRILLED CHICKEN 2.5 (230 CAL.)

## SPINACH & GOAT CHEESE 11

Baby leaf spinach + cinnamon-rubbed goat cheese + grape tomatoes + sliced red onions + sun-dried cranberries + candied pecans + low-fat balsamic vinaigrette

620 CAL.

GLUTEN-FRIENDLY. CONTAINS MILK. ADD:  
MARINATED GRILLED CHICKEN 2.5 (230 CAL.)

## COBB 12

Pecanwood-smoked bacon + egg + grape tomatoes + avocado + cheddar cheese + scallions + marinated grilled chicken

770 CAL.

GLUTEN-FRIENDLY.



**Cobb Salad**

\*Additional nutrition information available upon request

†These menu items are cooked to order. Notice concerning raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of food-borne illness, especially if you have certain medical conditions. Products containing raw eggs and seafood are stored in the kitchen and may have come in contact with other food items. Before placing your order, please inform your server if a person in your party has a food allergy.

# KIDS

SERVED WITH YOUR CHOICE OF:  
 CARROT STICKS (35 CAL.), FRUIT CUP (70 CAL.),  
 FRENCH FRIES (380 CAL.) OR TATER TOTS (390  
 CAL.) + A SODA (0-110 CAL.) JUICE (110-130  
 CAL.) OR MILK (260 CAL.).

**CHICKEN BITES 6**  
 Breaded chicken bites + BBQ, ranch  
 or honey mustard dipping sauce  
 650 CAL.

**MINI HOT DOGS 6**  
 Two mini dogs  
 400 CAL.

**JR CHEESEBURGER 6**  
 2 oz. Angus burger + American cheese  
 250 CAL.

**GRILLED CHEESE 6**  
 Texas Toast + American cheese  
 630 CAL.

**BREAKFAST PLATE 6**  
 Texas Toast + bacon + scrambled eggs  
 470 CAL.

## CALLING ALL KIDDOS

Topgolf's KidZone is for kids 12 and  
 younger, and it's free to sign up.  
 Your little ones will be the first to  
 hear about cool events at Topgolf just  
 for families and kids.

JOIN TODAY AT  
[TOPGOLF.COM/KIDZONE](http://TOPGOLF.COM/KIDZONE)

Permission from a parent or guardian is  
 required to enroll.



# BEVERAGES

**FOUNTAIN DRINKS 2.75**  
 Coca-Cola (140 CAL.)  
 Diet Coke (0 CAL.)  
 Coke Zero (0 CAL.)  
 Dr Pepper (140 CAL.)  
 Sprite (140 CAL.)  
 Fanta Orange (150 CAL.)  
 Barq's Root Beer (165 CAL.)  
 Minute Maid Lemonade (140 CAL.)  
 vitaminwater zero xxx (0 CAL.) 3

**H2O**  
 smartwater (0 CAL.) 4  
 DASANI (0 CAL.) 3  
 Topo Chico Sparkling Mineral Water  
 Regular, Twist of Grapefruit  
 or Twist of Lime (0 CAL.) 4

**ENERGY 4.5**  
 Red Bull Energy Drink (110 CAL.)  
 Red Bull Sugarfree (5 CAL.)  
 Red Bull Blueberry (110 CAL.)  
 Red Bull Tangerine (110 CAL.)  
 Red Bull Tropical (120 CAL.)

## OTHER BEVERAGES

**POWERADE**  
 Mountain Berry Blast or  
 Fruit Punch (130 CAL.) 3.5

**Juices**  
 Orange (140 CAL.), Apple (140 CAL.),  
 Grapefruit (125 CAL.)  
 or Cranberry (170 CAL.) 3.5

Gold Peak Traditional Iced Tea (0 CAL.) 3.25

Flavored Iced Tea  
 Mango (200 CAL.) or Peach (150 CAL.) 3.25

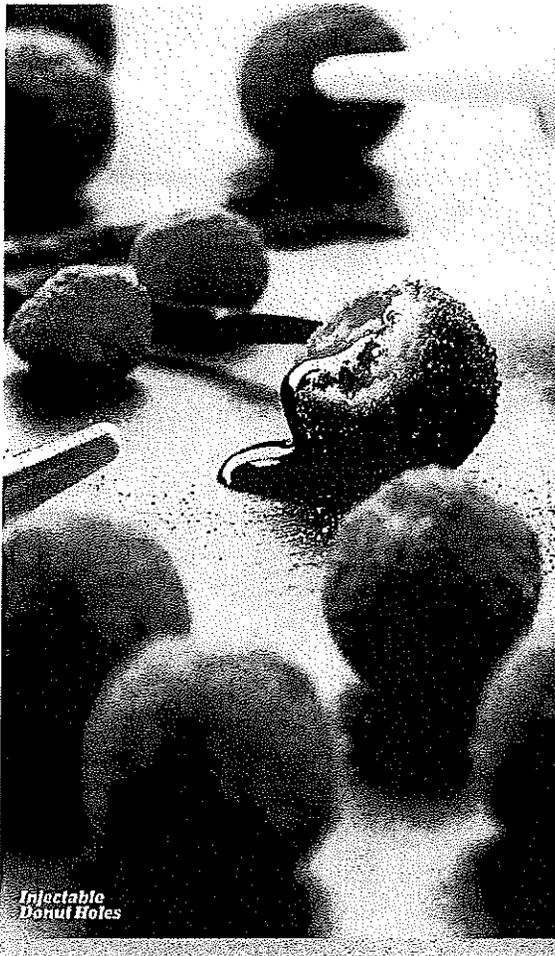
Freshly Brewed Coffee & Tea (0 CAL.) 2.75

\*Additional nutrition information available upon request.

†These beverages are cooked, breaded, fried, or prepared with oil. All products are prepared with real ingredients. All products containing less than 10g of fat, 10g of sugar, or 10g of sodium are low fat, low sugar, or low sodium. All products containing less than 10g of fat, 10g of sugar, or 10g of sodium are low fat, low sugar, or low sodium. All products containing less than 10g of fat, 10g of sugar, or 10g of sodium are low fat, low sugar, or low sodium.



Cookie Crumble Sundae



Injectable Donut Holes

BREAKFAST + BRUNCH

## DESSERTS

### COOKIE CRUMBLE SUNDAE 8

Chocolate chip cookies + vanilla bean ice cream + whipped cream + chocolate sauce  
1,870 CAL.

### INJECTABLE DONUT HOLES 11

24 cinnamon-sugar dusted donut holes  
1,880 CAL.

CHOOSE TWO FLAVORS:  
chocolate (50 CAL.)  
raspberry jelly (45 CAL.)  
Bavarian cream (40 CAL.)

CAN'T DECIDE? HAVE ALL 3 FOR JUST \$1 MORE!

Make-A-Wish.

\$1 from every Injectable donut hole order will be donated to Make-A-Wish\*\*



*Beermosa, House Bloody & Sangria with Carafe*



# BRUNCH COCKTAILS

## CLASSIC MIMOSA 6

Bollicini Prosecco + fresh orange juice  
130 CAL.  
24 (410 CAL.)

## BUILD YOUR MIMOSA 25

A bottle of Bollicini Prosecco +  
fresh orange, ruby red grapefruit,  
pineapple or cranberry  
910-1195 CAL.  
24 (910-1195 CAL.)

## BEERMOSA 8

Blue Moon Belgian White + Bollicini  
Prosecco + fresh orange juice  
260 CAL.

## ABSOLUT SCREWDRIVER 8

ABSOLUT Mandarin Vodka + fresh orange juice  
190 CAL.

## SANGRIA 8.5

Beso Del Sol Red Sangria + fresh lime  
130 CAL.  
24 (410 CAL.)

## HOUSE BLOODY 8

SKYY Vodka + Filthy Pickle  
Stuffed Olive + fresh lime +  
fresh lemon + kosher salt rim  
150 CAL.

## SPICY BLOODY 9

ABSOLUT Peppar Vodka or  
Tanteo Jalapeño Tequila +  
Filthy Pickle Stuffed Olive + fresh lime  
+ fresh lemon + kosher salt rim  
140-190 CAL.

## TITO'S TOP BLOODY 11

Tito's Handmade Vodka + bacon  
+ Filthy Pickle Stuffed Olive + fresh  
lime + fresh lemon + pepperoncini  
+ celery + kosher salt rim  
170 CAL.

## FRESHLY BREWED COFFEE+TEA 2.75

0 CAL.

## JUICES 3.5

Fresh Orange (110 CAL.)  
Ruby Red Grapefruit (100 CAL.)  
Pineapple (130 CAL.)  
Cranberry (120 CAL.)

Additional nutrition information available upon request.

Drink Responsibly. © 2014 The Wine Group. All rights reserved. Please drink responsibly.



Chicken & Waffle  
Sliders



French Toast

# BREAKFAST + BRUNCH

SERVED MONDAY-FRIDAY, OPEN-NOON AND WEEKENDS, OPEN-2 P.M.

## TOPGOLF BREAKFAST BURRITO 7.5

Fresh scrambled eggs + bacon +  
chorizo sausage + cheddar + grilled  
cheddar jalapeño tortilla  
1,330 CAL.

## HEALTHY START SANDWICH 8.5

Toasted English muffin + oven-roasted  
turkey + spinach + white cheddar +  
fluffy egg whites + side of fresh fruit  
420 CAL.

## SIDES 4

Choice of seasonal fresh fruit,  
bacon or house-fried potatoes  
100-550 CAL.

## FRENCH TOAST 9

Brûléed French toast + maple syrup +  
fresh strawberries  
1,270 CAL.

## CHICKEN & WAFFLE SLIDERS 9.5

Two house-made Belgian waffle  
sliders + crispy chicken tenders +  
maple syrup + jalapeño gravy  
1,310 CAL.

## TEXAS BRISKET HASH SKILLET 9.5

Smoked brisket + sautéed pepper blend  
+ house fried potatoes + white cheddar +  
sunny-side-up egg  
680 CAL.

# EVERYONE'S GAME

## EVENTS

Looking to bring a bigger crew next time? Plan an event or party with great food, full-service bars and upscale amenities by visiting [topgolf.com/events](http://topgolf.com/events).

## GIFT CARDS

Give the gift of a great time! Topgolf Gift Cards are perfect for birthdays, holidays or just saying thanks. Available at Guest Services or online at [topgolf.com/giftcards](http://topgolf.com/giftcards).

## LESSONS

Want to up your game? Our certified pros will help you develop the fundamentals of a sound golf swing. Group and private lessons available at [topgolf.com/lessons](http://topgolf.com/lessons).



## TOPGOLF USA BALTIMORE, LLC: Z18650226

**Department ID Number:**

Z18650226

**Business Name:**

TOPGOLF USA BALTIMORE, LLC

**Principal Office:** ⓘ

SUITE 1200

8750 N CENTRAL EXPRESSWAY

DALLAS TX 75231

**Resident Agent:** ⓘ

THE CORPORATION TRUST INCORPORATED

2405 YORK ROAD

SUITE 201

LUTHERVILLE TIMONIUM MD 21093-2264

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

FOREIGN LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

03/07/2018

**State of Formation:**

DE

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 1411 Warner St.

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

---

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

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

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

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

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

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

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

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

"D" BEER, WINE & LIQUOR 1 (Brew)

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

ARENA 2

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

RACING \_\_\_\_\_

PREPARED BY: Steven Har DATE: 8/19/22



## Board of Liquor License Commissioners

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

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="Topgolf"/>
<i>Corporation Name:</i>	<input type="text" value="Topgolf USA Baltimore, LLC"/>
<i>Location Address:</i>	<input type="text" value="1411 warner St."/>
<i>License Type:</i>	Class "B" Beer, Wine and Liquor <span style="float: right;">▼</span>
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No <span style="float: right;">▼</span>
<i>Is the location within 300 feet of Church and/or School?</i>	No <span style="float: right;">▼</span>
<i>Date Posted?</i>	<input type="text" value="8/18/2022"/> <input type="text"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="8/27/2022"/> <input type="text"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes <span style="float: right;">▼</span>

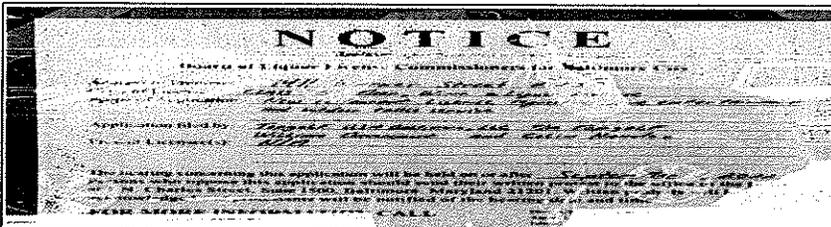
*Other licensed locations - Describe/Note:*

see map

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

new license

*Insert Photo of Sign and location:*



Attach Additional Photos

<i>Inspector Name</i>	<i>Date and Time</i>	
<input type="text" value="i:\0#w baltimore\steven.han"/>	<input type="text" value="8/19/2022"/>	<input type="text" value="3:33:29 PM"/>

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	William b> Davenport
Address of Premises:	1411 Warner St.
Inspector:	i:0#w baltimore steven.han
Date Posted:	8/18/2022
Time Posted:	
Date Rechecked:	8/27/2022
Time Rechecked:	
Manager or Owner when sign posted:	

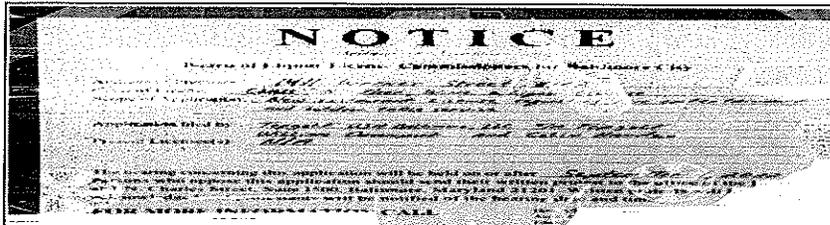
Summary on location of sign posted:

FRONT WINDOW

Summary on location of sign rechecked:

Was up for ten days

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

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

Permit No.: COM2021-76688

THIS WRITTEN INSTRUMENT WORKS IN FULLY ASSURED CONSTRUCTION AUTHORITY FOR WORK OF REPAIRS OR IMPROVEMENTS SHOWN ON THE APPROPRIATE PERMIT. ANY AND ALL WORK TO BE DONE OF REPAIRS OR IMPROVEMENTS SHALL BE DONE OR REPAIRED IN STRICT COMPLIANCE WITH THE APPLICABLE ORDINANCES FILED IN THIS DEPARTMENT AND ITS AUTHORITY CONTAINED HEREIN. INCLUDING AND ALL APPLICABLE ORDINANCES 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. MAKING IT IRREVOCABLE TO WORK IN ACCORDANCE WITH THE PERMIT PROGRAM WORKS WITH THE ASSURED.

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	EXP. DATE	DISTRICT902	MINOR PRIVILEGE	DRAWINGS ATTACHED	PLANS NO.
23	07	0984	001	9/2/21	7/2/24				

PROPERTY ADDRESS: 301 STOCKHOLM ST  
 K/A ADDRESS

*Amended Bldg. Permit.*

OWNER: MD BALTIMORE WARNER LLC      ADDR: 301 STOCKHOLM STREET B      PHONE:  
 LESSEE:      ADDR:      PHONE:  
 PRIME CONTR:      PHONE:      LIC. NO.:  
 ELECTRICAL CONTRACTOR: DANIEL J STOPPERICH JR      PHONE: 440-478-8276      LIC. NO.: M6279  
 PLUMBING CONTRACTOR DAVID HUDGENS      PHONE:      LIC. NO.: 80260  
 GAS FITTER DAVID HUDGENS      PHONE:      LIC. NO.: M12162  
 HVAC & R CONTR:      PHONE:      LIC. NO.:  
 ARCHITECT:      PHONE:      LIC. NO.:  
 ENGINEER      PHONE:      LIC. NO.:

WORK COST:	LAND USE CODES: 3-01	UNDERPINNING:	INTERIOR DEMOLITION:
------------	----------------------	---------------	----------------------

AMEND PERMIT. ADD ON SITE CONTRACTOR(DXI CONSTRUCTION INC OS00023), PLUMBER, GAS, AND ELECTRICAL CONTRACTOR ORIGINAL PERMIT (ORIGINAL PERMIT:COM2020-00332 CONSTRUCT NEW 65,000 3-STORY BUILDING FOR A HIGH-END DRIVING RANGE AND ENTERTAINMENT FACILITY PER BMZA2019-372, THE BUILDING WILL HAVE THREE BARS, EVENT SPACES, OFFICE SPACE, AND ONE KITCHEN SPACE, THE ENTRANCE IS ON THE FIRST LEVEL, BUT YOU CAN HIT GOLF BALLS OFF ALL THREE FLOORS FROM 90 HITTING BAYS. BUILDING CONSTRUCTION WILL INCLUDE NEW MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS. (NO SITE WORK IS INCLUDED) AS PER PLANS AS PER CODE.)

Original Permit Description (COM2020-00332)

CONSTRUCT NEW 65,000 3-STORY BUILDING FOR A HIGH-END DRIVING RANGE AND ENTERTAINMENT FACILITY PER BMZA2019-372. THE BUILDING WILL HAVE THREE BARS, EVENT SPACES, OFFICE SPACE, AND ONE KITCHEN SPACE, THE ENTRANCE IS ON THE FIRST LEVEL, BUT YOU CAN HIT GOLF BALLS OFF ALL THREE FLOORS FROM 90 HITTING BAYS, BUILDING CONSTRUCTION WILL INCLUDE NEW MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION

Property site must be kept clean of trash & debris & maintained secured as per code for the duration of the construction project.  
 A building permit DOES NOT constitute approval by or compliance with any deed restrictions, covenants, easements, or funding sources.

1001-00000-2600-158301-400-80 NEW BLDG	25.00				
1001-00000-2600-158301-400-80 ELECT	1001-00000-2600-158301-400-80 ELECT	1001-00000-2600-158301-400-80 ELECT	1001-00000-2600-158301-400-80 ELECT	1001-00000-2600-158301-400-80 ELECT	
1001-00000-2600-158301-400-80 FIRE	1001-00000-2600-158301-400-80 FIRE	1001-00000-2600-158301-400-80 FIRE	1001-00000-2600-158301-400-80 FIRE	1001-00000-2600-158301-400-80 FIRE	
1001-00000-2600-158301-400-80 CHMP	1001-00000-2600-158301-400-80 CHMP	1001-00000-2600-158301-400-80 CHMP	1001-00000-2600-158301-400-80 CHMP	1001-00000-2600-158301-400-80 CHMP	0.00
1001-00000-2600-158301-400-80 PENALTY	1001-00000-2600-158301-400-80 PENALTY	1001-00000-2600-158301-400-80 PENALTY	1001-00000-2600-158301-400-80 PENALTY	1001-00000-2600-158301-400-80 PENALTY	50.00
				TOTAL FEES:	77.00

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



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 28.02.07.

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. FOR MORE INFORMATION ABOUT RIGHT-OF-WAY PERMITS, TO ACQUIRE ONE, OR TO REPORT AN EMERGENCY EXCAVATION CALL 410-396-2488, EMAIL STREETS@BALTIMORECITY.GOV, OR VISIT 808 N. HOLLIDAY STREET - LOBBY COUNTER 4.

**September 8, 2022**

**Applicant(s):** Mary F. Al-Khatib and Andrew David Scotti  
Red Emma's Cooperative Corporation, T/a Red Emma's Bookstore Coffeehouse  
3128 Greenmount Avenue 21218

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

Application for a new Class "B" Beer, Wine and Liquor restaurant license requesting live entertainment and outdoor table service.

(a) **Applicant(s) Information:** (1) Mary F. Al-Khatib was born Florida in December of 1977. She lives in Baltimore, MD; and (2) Andrew David Scotti was born Delaware in August of 1988. He lives in Baltimore, MD. Ms. Al-Khatib and Mr. Scotti have been a licensee at 1225 Cathedral Street T/a Red Emma's since 2018. Ms. Al-Khatib was a licensee at 30 W. North Avenue from 2015 to 2017.

(b) **Ownership Breakdown:** (1) Whitney Roberts (8.3%); (2) Cullen Nawalkowsky (8.3%); (3) Melanie Thomas (8.3%); (4) John Duda (8.3%); (5) Mary Al-Khatib (8.3%); (6) Andrew Scotti (8.3%); (7) Sarah Szilagyi (8.3%); (8) Lavontre Ford (8.3%); (9) Malik Cole (8.3%); (10) Najee Haynes-Follins (8.3%); (11) Nicolette Schimensky (8.3%); and (12) Kimberly Lodge (8.3%).

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

(d) **Qualified Voters:** Ryan Harvey, Christa Kilduff, and Suzanne Shaffer are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as bookstore and full-service restaurant with catering.

(f) **Corporate Standing:** Red Emma's Cooperative Corporation is a MD Corporation and as of 9/8/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/10/2022, and checked on 8/19/2022. This meets the 10-day rule. There are 5 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; and "BD7" BWL- 4.

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

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

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

**Board's Decision:**

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

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

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER  **NEW**  EXPANSION OF PREMISES  AMENDMENT(S)   
 EXPLANATION OF REQUEST: New Restaurant CLASS TYPE: B

Please select one option and fill out the requested information  
 A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 3128 Greenmount Avenue, 21218  
 B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: \_\_\_\_\_  
 C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_  
 D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Red Emma's Cooperative Corporation TRADE NAME: Red Emma's Bookstore Coffeehouse  
 BUSINESS PHONE NUMBER: 443-801-8438 BUSINESS EMAIL ADDRESS: info@redemmas.org  
 ATTORNEY FOR THE APPLICANT: N/A ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

Part of Premises Used (Note: Floors and Areas for Storage): Ground 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: 85

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  
Mary F. Al-Khatib (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
1813 Eutan Place (Residence) Street Baltimore MD 21217 City State Zip Code 19 years (period of residency in Baltimore City)  
December 1977 (Month/Year of Birth) F (Sex: Male or Female) Florida, USA (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

2. Applicant B  
Andrew David Scotti (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
2445 N. Calvert St #3 (Residence) Street Baltimore MD 21218 City State Zip Code 10 years (period of residency in Baltimore City)  
08 . 1988 (Month/Year of Birth) M (Sex: Male or Female) Delaware (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

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

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

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

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

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

Current owners of LB 241 - 1225 Cathedral Street. (This license will be transferred to new occupants L2018 - present)

Applicant A was also owner of license for 30 W. North Ave (2015 - 2017) in the late summer.)  
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 spouse or dependent children of any of the applicant(s) have a financial interest in any other alcoholic beverage 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 beverage license applied, granted or issued?  Yes  No If yes, please explain.  
Applicant A  B  C

See above - LB 241.

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

Scheduled to open 8/2022

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

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
Andrew Scotti	2445 N. CALVERT ST. #3	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(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.* See attached.

- 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 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.

Mary Al-Khatib  
Signature of Applicant A

I hereby certify that on the 7<sup>th</sup> day of July, 2022, before me, the subscriber, a notary public of the State of MARYLAND in and for Baltimore, personally appeared Mary Al-Khatib 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: Dolorosa Clark (Notary Seal) My Commission expires 03/23/2026

Printed Name: DOLOROSA CLARK

**DOLOROSA CLARK**  
Notary Public - State of Maryland  
Baltimore County  
My Commission Expires Mar 23, 2026

Andrew Scotti  
Signature of Applicant B

I hereby certify that on the 7<sup>th</sup> day of July, 2022, before me, the subscriber, a notary public of the State of MARYLAND in and for Baltimore, personally appeared Andrew Scotti 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: Dolorosa Clark (Notary Seal) My Commission expires 03/23/2026

Printed Name: DOLOROSA CLARK

**DOLOROSA CLARK**  
Notary Public - State of Maryland  
Baltimore County  
My Commission Expires Mar 23, 2026

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: \_\_\_\_\_

# **Red Emma's Cooperative Corporation Board Members & Shareholders**

*As of 4-19-2022*

**Whitney Roberts (8.3%)**  
**Cullen Nawalkowsky (8.3%)**  
**Melanie Thomas (8.3%)**  
**John Duda (8.3%)**  
**Mary Al-Khatib (8.3%)**  
**Andrew Scotti (8.3%)**  
**Sarah Szilagyι (8.3%)**  
**Lavontre Ford (8.3%)**  
**Malik Cole (8.3%)**  
**Najee Haynes-Follins (8.3%)**  
**Nicolette Schimensky (8.3%)**  
**Kimberly Lodge (8.3%)**

Name and Address of the owners of the premise/landlord: Baltimore Community Co Phone Number: [REDACTED]

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

(I, WE) Mary Al-Khatib for Baltimore Community Co, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3128 Greenmount Ave., Baltimore, City with a Zip Code of 21218, 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.

Mary Al-Khatib  
Signature of Owner of the Property

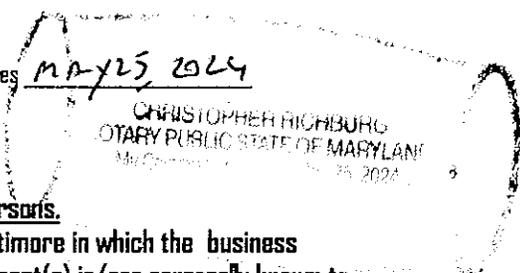
I hereby certify that on the 12 day of APRIL, 2024 before me, the subscriber, a notary public of the State of MARYLAND, in and for BALTIMORE, personally appeared MARY AL-KHATIB the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Christopher Richburg

(Notary Seal) My Commission expires MAY 25, 2024

Notary Printed Name: CHRISTOPHER RICHBURG



**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)
Suzanne Shaffer	618 E. 34th St. 21218		07/1982	15 years
Jaisal Noor	918 E. 37th St 21218		5/85	9 years
Casey McKee	3932 Monterey Rd 21218		11/86	11 years
Kevin Jones	709 McKelvin Ave 21218		11/77	14 years
Maureen Kessler	734 E 36th St 21218		05/85	17 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.

3128 Greenmount Ave.

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

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

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

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

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

As witness, my hand and notarial seal.

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

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

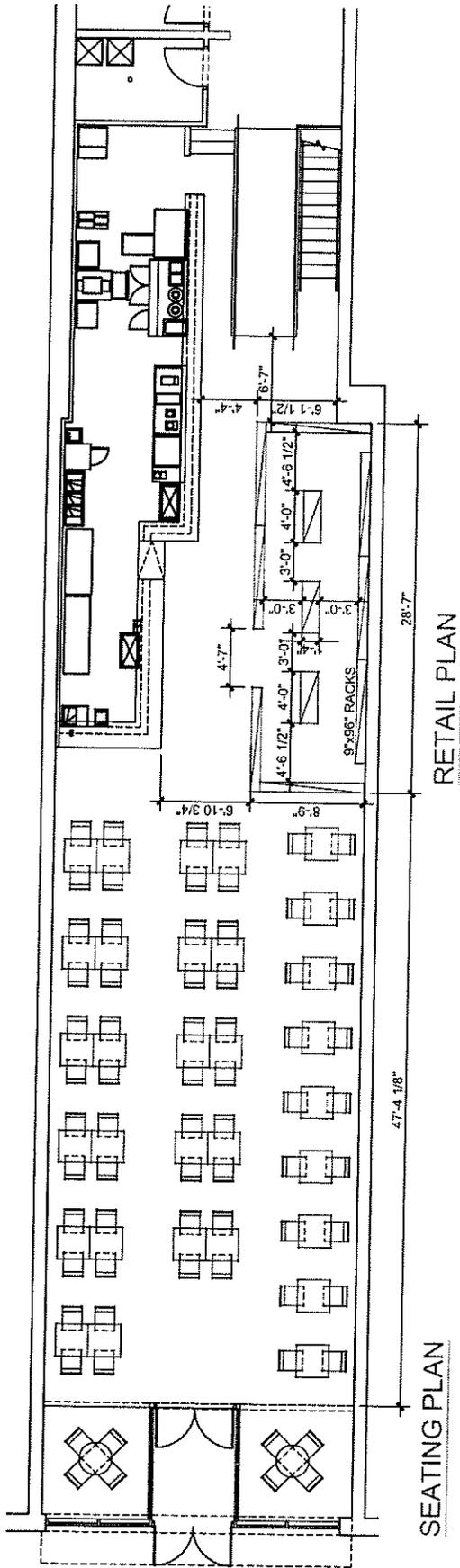
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We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and 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)
Michael McGuire	3129 Keswick Rd. Baltimore MD 21211	<i>[Signature]</i>	12/01 1972	19 years
Ryan Harvey	3630 Elkader Rd Baltimore, MD 21218	<i>[Signature]</i>	11/01/1953	20 years
Christa Kilduff	2720 Overland Ave. Baltimore, MD 21214	<i>[Signature]</i>	11/01/1956	19 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.



SEATING PLAN

RETAIL PLAN

OCCUPANT LOAD	
SEATING (BY SEATS)	70
RETAIL (BE SF)	5
COMMERCIAL KITCHEN (BY SF)	7
TOTAL	82
SEATING (BY SF)	85
RETAIL (BE SF)	5
COMMERCIAL KITCHEN (BY SF)	7
TOTAL	97

Our prices are inclusive of a fair wage for our workers. Tips are appreciated as a contribution to our worker support fund, but not required.

# THE CAFE AT RED EMMA'S

WORKER OWNED  
AND OPERATED  
SINCE 2004  
REDEMMA.ORG

SF • Soy Free | GFR • Gluten Free Upon Request

## QUICK STARTS

Only available until noon!

---

Bagel with Cream Cheese <i>GFR</i>	\$4
<i>Add veggies for \$1.50.</i>	
Avocado Toast <i>SF GFR</i>	\$5/\$8
<i>Fresh avocado, lime juice, chili flakes and coarse salt</i>	
Chickpea Toast <i>SF GFR</i>	\$6/\$9
<i>Fresh avocado, roasted chickpeas, cilantro</i>	
Hummus & Bacon Toast <i>SF GFR</i>	\$5/\$8
<i>Hummus, shiitake bacon, diced tomato</i>	
Egg McBluffin <i>GFR</i>	\$5
<i>Just Egg, sausage, &amp; vegan cheddar on an English muffin</i>	
Ham & Egg Biscuit	\$6
<i>Just Egg, ham, and vegan cheddar on a biscuit</i>	
Yogurt & Granola	\$5

## COFFEE

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Bottomless Cup	\$2.50
To-Go Drip	\$1/\$1.85/\$2.5
Cold Brew	\$3/\$4.5
Espresso	\$2
Cafe Latte	\$3.5/\$4.5
Cappuccino	\$4
Flat White	\$4
Macchiato	\$2.5
Cortado	\$3.5
Cafe Mocha	\$4.75/5.25
Americano	\$2

## SNACKS

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Cheez Fries	\$6
Chili Cheez Fries	\$8
Mega Fries	\$10
<i>Nacho cheez, cheddar, shiitake bacon, green onion</i>	
Dip Plate (Chips or Veggies)	\$4
<i>French onion dip with salt &amp; pepper chips or veggie sticks</i>	
Hummus Plate (Pita or Veggies) <i>SF GFR</i>	\$4
<i>Our famous hummus with pita bread or veggie sticks</i>	
Vegan Mac & Cheez	\$5
<i>Spiral pasta with cheez sauce &amp; panko breadcrumbs</i>	
Loaded Mac & Cheez	\$10
<i>Spiral pasta with vegan ham, sundried tomato, red &amp; green onion, and house cheez sauce</i>	

## & MORE

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Chai Latte	\$3.5/\$4
London Fog	\$3.5/\$4
Hot Chocolate	\$3/\$4
Cup of Tea	\$2.5
Pot of Tea	\$4
<i>Earl Grey, English Breakfast, Black Limon, Masala Chai, Strawberry Tulsi White, Jade Cloud, Chamomile Medley, Peppermint, Turmeric Ginger, Chili Mango, Jasmine Mate, Lavender Lemon Berry, Dessert Sage</i>	
Iced Tea	\$2/\$3
Lemonade	\$3/\$4
Maine Root Soda	\$1.75/\$3
<i>Cola, Diet Cola, Root Beer, Blueberry, Ginger Brew, Lemon Lime, Tonic</i>	

WE OFFER OUR DRINKS WITH YOUR CHOICE OF OAT MILK, ALMOND MILK, SOY MILK, WHOLE DAIRY, SKIM DAIRY

Our prices are inclusive of a fair wage for our workers. Tips are appreciated as a contribution to our worker support fund, but not required.

# THE CAFE AT RED EMMA'S

EVERYTHING  
ON THIS PAGE  
IS 100% VEGAN  
REDEMMA.ORG

SF+ Soy Free | GFR - Gluten Free Upon Request

## SANDWICHES

Add fries or kale salad to any sandwich for \$3.50

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Grilled Cheese <i>SF GFR</i>	\$3.5
<i>Violife cheddar, grilled white bread, add tomato for \$1.</i>	
TLT <i>GFR</i>	\$6.5
<i>Tempeh bacon, tomato, romaine, mayo on sourdough</i>	
Hummus Powerhouse <i>SF GFR</i>	\$8.5
<i>Hummus, avocado, veggies, mustard, on rustic bread</i>	
Banh Mi Chay <i>GFR</i>	\$8.5
<i>Lemongrass tofu, veggies, mayo, sriracha on baguette</i>	
Fishless Fillet	\$5
<i>Fried vegan fish on a bun with housemade tartar sauce</i>	
Chick'n Bacon Ranch	\$8.5
<i>Spicy chick'n patty, tempeh bacon, lettuce, tomato, onion, pickles, and ranch dressing, on a bun</i>	
Falafel Sandwich <i>SF</i>	\$10
<i>Falafel, hummus, lettuce, tomato, and tahina on lavash</i>	

## SOUPS & SALADS

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Creamy Tomato Soup <i>SF GFR</i>	\$3.5/\$5
Red & Black Chili <i>SF GFR</i>	\$6
Kale Salad <i>SF GFR</i>	\$7.5
<i>Massaged kale, maple lemon dressing, lemon zest</i>	
Green Goddess Arugula Salad <i>GFR</i>	\$9
<i>Baby arugula, crispy chickpeas, avocado, green goddess dressing</i>	
Banh Mi Salad <i>GFR</i>	\$10
<i>Baby spinach, lemongrass tofu, veggies, cilantro, lightly spicy dressing</i>	
Falafel Salad <i>SF GFR</i>	\$9
<i>Mixed greens, falafel balls, tzatziki, tomatoes, tahina</i>	

## & MORE

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Vegan Reuben <i>SF</i>	\$11
<i>Brined seitan, sauerkraut, Russian dressing, on rye</i>	
Beyond Burger & Fries <i>SF GFR</i>	\$15
<i>With lettuce, tomato, onion, pickles, and fries</i>	
Bacon Cheez Burger & Fries <i>SF GFR</i>	\$16
<i>With house cheez sauce &amp; shiitake bacon</i>	
Cheddar Avocado Burger & Fries <i>SF GFR</i>	\$16.5
<i>With melted vegan cheez, avocado, and mayo</i>	
Fishless & Chips	\$8.5
<i>Fried vegan fish fillets with tartar sauce, fries, and lemon</i>	
Falafel Platter <i>SF GFR</i>	\$11
<i>Falafel, hummus, tzatziki, tahina, olives, pita, and greens</i>	
Spanakopita	\$7
<i>Sauteed spinach &amp; vegan feta in a flaky pastry shell</i>	

## SIDES

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Fries <i>SF GFR</i>	\$5
Chips <i>SF GFR</i>	\$3
Kale Salad <i>SF GFR</i>	\$4
Raw Veggies <i>SF GFR</i>	\$4
Orange Glazed Beets <i>SF GFR</i>	\$4
→ Maple Cayenne Brussels Sprouts <i>SF GFR</i>	\$5
Vegan Mac & Cheez	\$5

Our prices are inclusive of a fair wage for our workers. Tips are appreciated as a contribution to our worker support fund, but not required.

# THE BAR AT RED EMMA'S

ETHICALLY  
SOURCED VEGAN  
BEER, WINE, AND  
SPIRITS

## BEERS ON TAP

(Light to Dark)

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Old Oriole Park Lager (4.5%)	\$4
Union Cold Pro Gose (4.5%)	\$7.5
Denizen Brewing Animal IPA (6.0%)	\$7.5
Monument City 51 Rye IPA (6.5%)	\$7
Manor Hill Mild Manor'd (5.3%)	\$6
Brewers Art Resurrection Dubbel (7%)	\$7.5
DC Brau Penn Quarter Porter (5.5%)	\$7
Chesapeake Cider (6%)	\$7.5
Ian's Infused Cider (5.5%)	\$7.5
New Belgium Glutiny [Btl] (6%)	\$7

## SPIRITS

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	1 oz/2 oz
Rail Spirits	\$4/7
Pinhook Bourbon (Kentucky)	\$5/8
Pinhook Rye (Kentucky)	\$5/8
Uncle Nearest Tenn. Whiskey (Tenn.)	\$6/10
Borough Bourbon (DC)	\$6/10
Wild June Gin (DC)	\$5/9
Skeleton Spirit Gin (Baltimore)	\$5/9
Republic Restoratives Vodka (DC)	\$5/8
Wahaka Mezcal (Oaxaca)	\$5/9
Bozal Mezcal (Oaxaca)	\$6/10
Pasote Tequila Blanco (Jalisco)	\$5/9

## VEGAN WINES

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Menhir Quota 31 (Pugila)	\$7.5/35
Natura Malbec (Casablanca)	\$5/25
Natura Sauvignon Blanc (Casablanca)	\$5/25
Airfield Sauv Blanc (Yakima Valley)	\$7.5/35
Our Daily Red (California Blend)	\$20
Fattoria Heba Sangiovese (Tuscany)	\$35
Badger Mtn Merlot (Columbia Valley)	\$35
Mas Marer Montsant (Catalonia)	\$35
Perlage Pinot Grigio	\$20
Natura Chardonnay (Casablanca)	\$25

## HOUSE COCKTAILS

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The Fuck I.C.E. TEQUILA, LIME, SIMPLE SYRUP, SODA	\$7
Old Fashioned BOURBON, MAPLE, WALNUT BITTERS	\$11
Rosemary June WILD JUNE GIN, TONIC, ROSEMARY	\$10
The Sourpuss WHISKEY, SOUR MIX, AQUAFABA	\$9
Margarita TEQUILA, TRIPLESEC, LIME, SYRUP	\$10
Tom Boy GIN, LAVENDER SYRUP, SODA	\$8
Manhattan RYE, VERMOUTH, BITTERS, CHERRY	\$11

---

## HAPPY HOUR ~ 4 TO 7PM WEEKDAYS

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\$3 OLD ORIOLE PARK - \$3 SELECT WINES - \$4 RAIL DRINKS - \$3 SHOTS  
VEGAN SNACKS

## RED EMMA'S COOPERATIVE CORPORATION: D18479816

**Department ID Number:**

D18479816

**Business Name:**

RED EMMA'S COOPERATIVE CORPORATION

**Principal Office:** ⓘ

3128 GREENMOUNT AVENUE

BALTIMORE MD 21218

**Resident Agent:** ⓘ

MARY AL-KHATIB

1813 EUTAW PLACE

BALTIMORE MD 21217

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

01/02/2018

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

NO

PROPOSED LOCATION: 3128 Greenmount Avenue

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 5

---

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

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

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

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

"A" BEER, WINE & LIQUOR 1

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

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

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

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

"BD7" BEER, WINE & LIQUOR 4

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

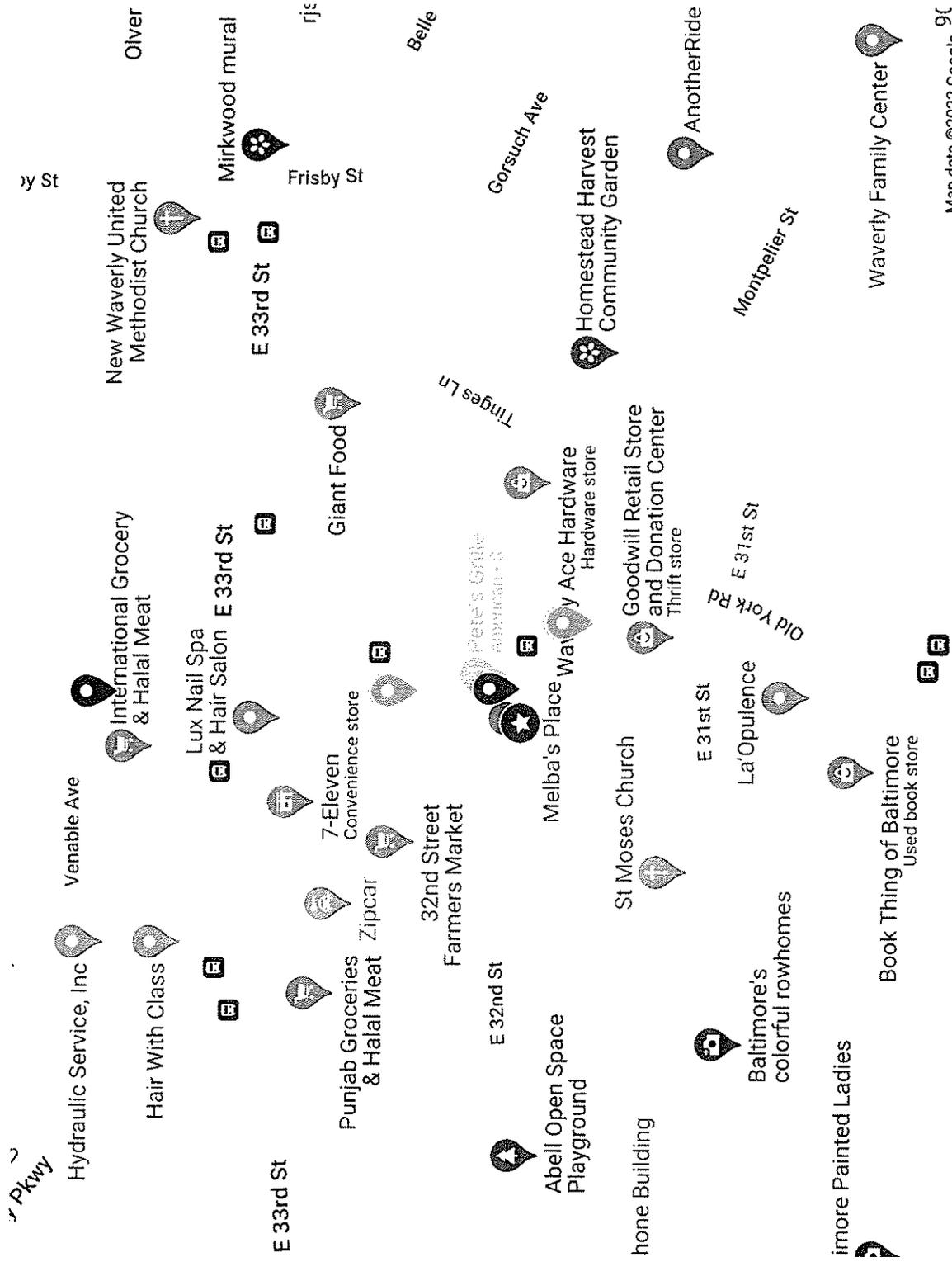
PREPARED BY:   
Cindy Judhore

DATE: 8/11/2022

# 3128 Greenmount Ave

Untitled layer

- ★ 3128 Greenmount Ave
- 📍 Melba's Place-LBD7
- 📍 Kitty's Lounge-LBD7
- 📍 Harry's Liquor-LA
- 📍 Thai Restaurant-LBD7
- 📍 Stadium Lounge-LBD7



# Board of Liquor License Commissioners

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

## INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Red Emma's Bookstore Coffee house
Corporation Name:	Red Emma's cooperative Corporation
Location Address:	3128 Greenmount ave 21218
License Type:	Class "B" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	8/10/2022 <input type="checkbox"/>
Estimated Date of Removal?	8/19/2022 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

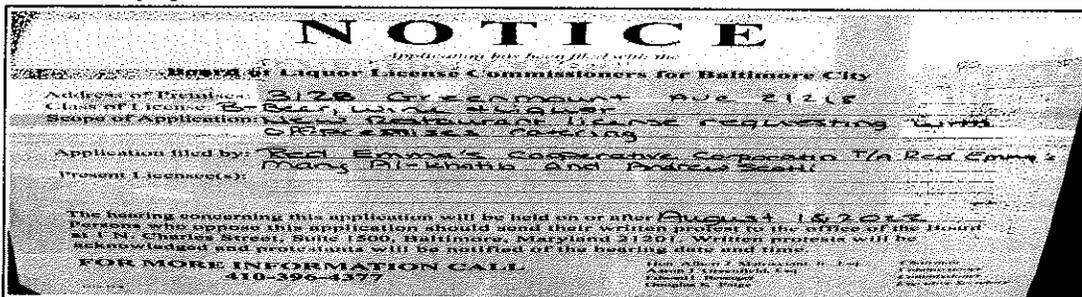
Other licensed locations - Describe/Note:

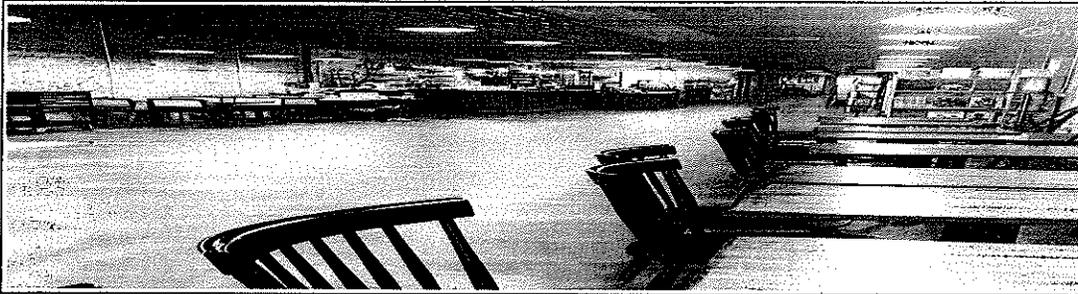
See Map

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

New Restaurant license requesting with off-premises catering

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name	Date and Time
<input type="text" value="i:0#.w/baltimore\cindy-leigh.tudhope"/>	<input type="text" value="8/12/2022"/> <input type="text" value="7:23:45 PM"/>
Name of licensee (if present)	
<input type="text"/>	
<input type="button" value="Approve"/> <input type="button" value="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:

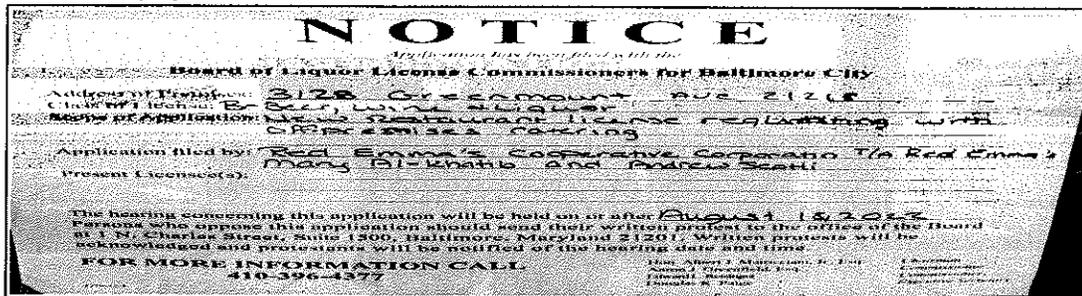
### Summary on location of sign posted:

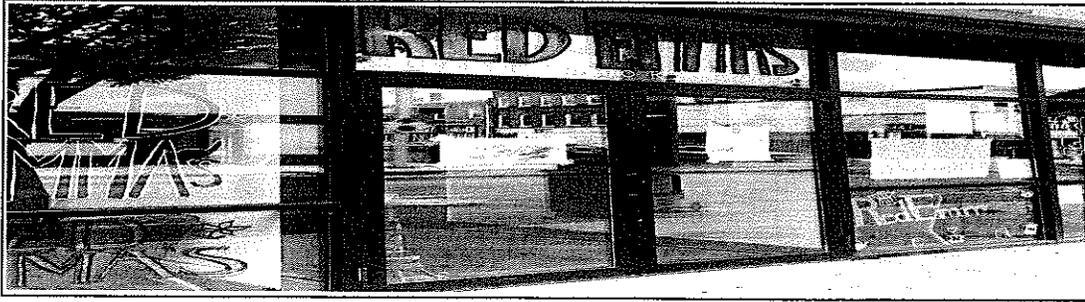
Front right window

### Summary on location of sign rechecked:

Sign remained up and posted for 10 days

### Insert Photo of Sign and location:





 Attach Additional Photos

Approve

Disapprove

Planning And Community Development  
Construction And Building Inspection

Applicant Copy

No. USE2022-52544

Block/Lot

Plan No.

\_\_\_\_\_

PLANNING AND COMMUNITY DEVELOPMENT  
CONSTRUCTION AND BUILDING INSPECTION  
1000 NORTH STATE STREET, SUITE 1000  
DENVER, CO 80202

Plan Fee  
\$100  
Plan Review Fee  
\$100

\$0.00  
\$100.00  
\$0.00  
\$200.00

# Use & Occupancy Draft

THIS DOCUMENT IS PROOF OF APPLICATION FOR A PERMIT. YOU MUST OBTAIN THE ACTUAL PERMIT OR  
OCCUPANCY BEFORE THE BELOW STATED WORK OR USE CAN BEGIN. FOR MORE INFORMATION CONTACT THE ONE STOP  
CITY CENTER.

WORK COST	District Fee	MINOR PRIVILEGE
_____	_____	_____

Planning And Community Development

Denver, Colo.

# Better Waverly Community Organization

April 18, 2022

The Better Waverly Community Organization is pleased to support Red Emma's application for a class B liquor license for the establishment located at 3128 Greenmount Avenue.

If you have questions or concerns feel free to contact me personally at 443 763 6956.

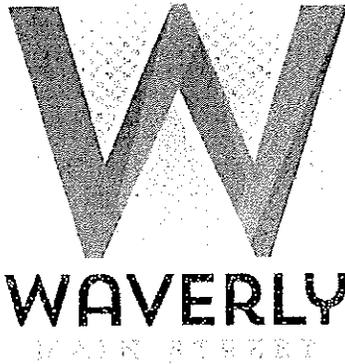
**Sonja Merchant-Jones**, Chairperson

**William Cannady**, Director

**Debra Evans**, Director

**Sharon Neely**, Treasurer

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Board of Liquor License Commissioners for Baltimore City  
231 E. Baltimore St., 6th Floor  
Baltimore, MD 21202

June 7, 2022

*Liquor License Application*  
*Re: Red Emma's Cooperative Corporation, Class B Restaurant License*

Dear Board of Liquor License Commissioners:

On behalf of Waverly Main Street, Inc, a local non-profit organization whose mission is the economic revitalization of the business district on Greenmount Avenue in the Waverly neighborhood. I am writing to express our support of the recently established Waverly Business, Red Emma's Cooperative Corporation. WMS as well as the surrounding communities including Better Waverly and Abell are in support of their request for a Class B Restaurant License. Since moving to the community in early November of 2021, Red Emma's has made every effort to establish a community presence and relationship, by actively participating in Main Street Events, Community Association meetings and forums.

We believe this additional license request for Red Emma's will continue to help their business thrive and grow within the community and as a viable business in the Waverly business corridor.

On behalf of Waverly Main Street, thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink that reads 'Diana Emerson'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Diana Emerson  
Executive Director  
Waverly Main Street

**September 8, 2022**

**Applicant(s):** Tood Marks and Freddie Ephraim  
Mindpub, LLC, T/a Mindpub  
554 E. Fort Avenue 21230

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

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

(a) **Applicant(s) Information:** (1) Tood Marks was born Syracuse, NY in March of 1976. He lives in Baltimore, MD; and (2) Freddie Ephraim was born Silver Spring, MD in September of 1986. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Tood Marks (99%); and (2) Freddie Ephraim (1%).

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

(d) **Qualified Voters:** Daniel Dupree, Shelly Godlewski, and Richard Soucy are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a restaurant with catering.

(f) **Corporate Standing:** Mindpub, LLC is a MD LLC and as of 8/24/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/10/2022, and checked on 8/19/2022. This meets the 10-day rule. There are 5 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; and "BD7" BWL- 4.

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

(i) **Letters of Support/Opposition:** At this time the Board has one letter of support from Riverside Neighborhood Association.

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: We opened a new pub in Riverside this year and need a license to serve alcohol CLASS TYPE: B

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

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: Mindpub, 554 East Fort Ave, Baltimore, MD. 21230

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Mindpub LLC TRADE NAME: Mindpub

BUSINESS PHONE NUMBER: 410.446.3901 BUSINESS EMAIL ADDRESS: todd.marks@mindgrub.com

ATTORNEY FOR THE APPLICANT: Adam Zarren ADDRESS: 8 Park Center Ct #100, Owings Mills, MD 21117 PHONE: 410-457-3444

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

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

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

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

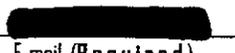
**1. Applicant A**

Todd Marks 

(Full name)	(Telephone no.)	E-mail (Required)
554 East Fort Ave, Suite 300	Baltimore Md. 21230	10 years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
03/1976	Male	Syracuse, NY
(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**

Freddie Ephraim 

(Full name)	(Telephone no.)	E-mail (Required)
1530 Boyle Street	Baltimore Md. 21230	5 years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
09/1986	Male	Silver Spring, MD
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

**3. Applicant C**

(Full name)	(Telephone no.)	E-mail (Required)
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

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

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Name	Address	Phone	Email
Nikki McGowan	2610 Westchester Ave. Oella, Md. 21043	[REDACTED]	[REDACTED]

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

- 1) NAME: Todd Marks ADDRESS: 554 East Fort Ave. Suite 300, 21230 TITLE: CEO %OF STOCK HELD: 99
- 2) NAME: Freddie Ephraim ADDRESS: 1530 Boyle Street, 21230 TITLE: Operations %OF STOCK HELD: 1
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

[Signature]  
Signature of Applicant A

I hereby certify that on the 19 day of JANUARY, 2022 before me, the subscriber, a notary public of the State of MARYLAND in and for BALF. CITY, personally appeared TODD MARKS 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 09/20/2023

Printed Name: JOSEPH YOUNT

[Signature]  
Signature of Applicant B

I hereby certify that on the 19 day of January, 2022 before me, the subscriber, a notary public of the State of MARYLAND in and for BALF. CITY, personally appeared FREDERICK EPHRAIM 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 09/20/2023

Printed Name: Joseph Yount

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: 554 E Fort Avenue LLC / 1215 East Fort Ave, 21230 Phone Number: [REDACTED]

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

(I, WE) TODD MARKS HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 554 E. FORT AVE. 21230, 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.

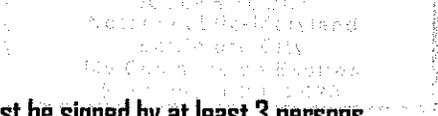
[Signature]  
Signature of Owner of the Property

I hereby certify that on the 19 day of JAN, 2022, before me, the subscriber, a notary public of the State of MD, in and for BALTI. CITY, personally appeared TODD MARKS 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: Joseph Yount

[Notary Seal] My Commission expires 09/20/2023



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

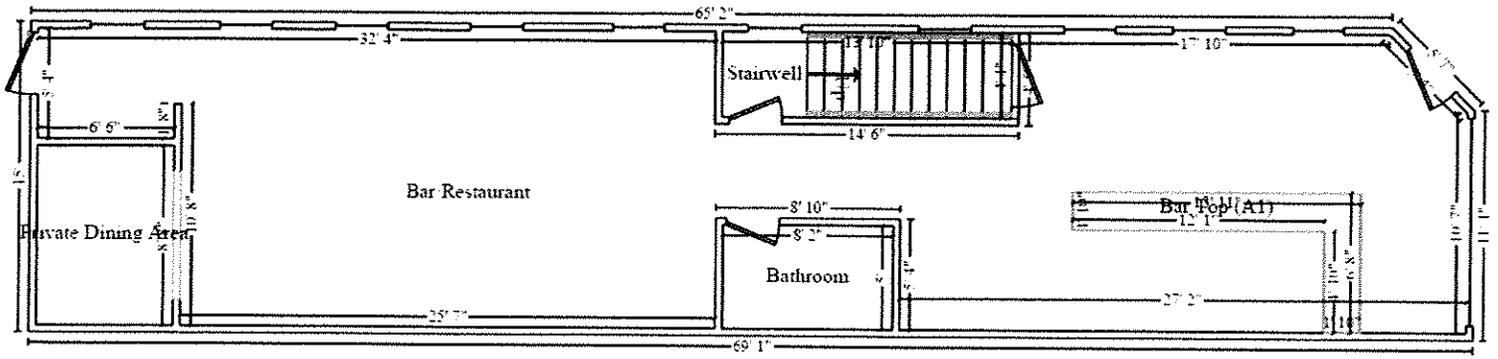
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Daniel Dupree	1426 Covington St. Baltimore, MD	[Signature]	6/1/85	6 months
MARA HOUSEHOLDER	1518 Henry St. Balt. MD 21230	[Signature]	6/1/63	3 years
David Manchester	4405 E. Clonast St Balt. MD 21230	[Signature]	7/1/63	2 years
Rick Soney	210 S. Pe Howard Rd BALT MD 21231	[Signature]	2/1/68	20 yrs
Shelley Godkewski	324 S. East Ave Balt MD 21224	[Signature]	5/1/75	30 years

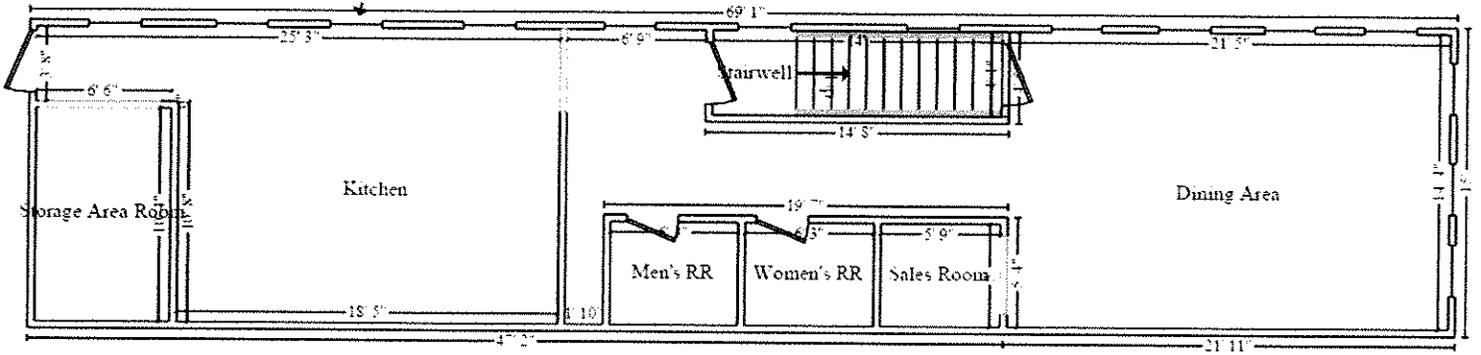
Board of Liquor License Commissioners for the City of Baltimore  
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
Phone: 410-396-4377 Fax: 410-396-4382

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

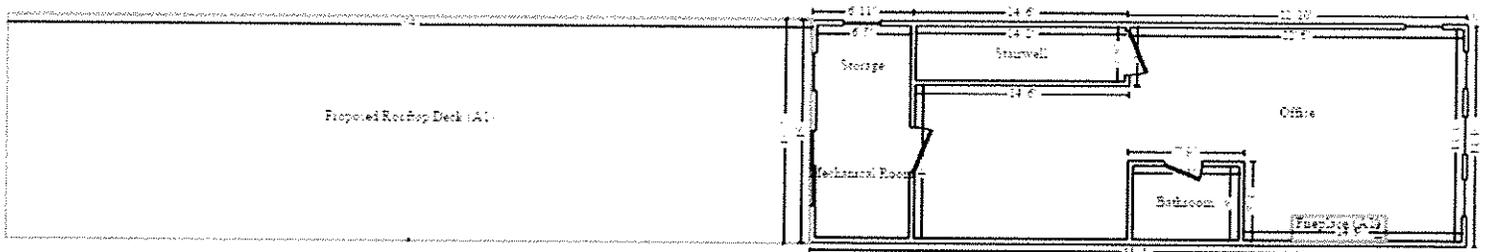
### 1st Floor



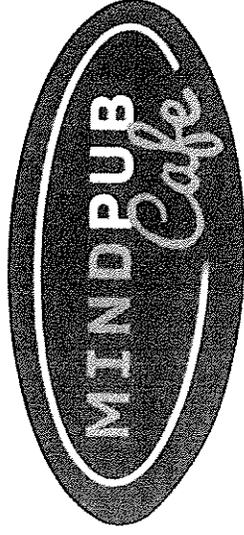
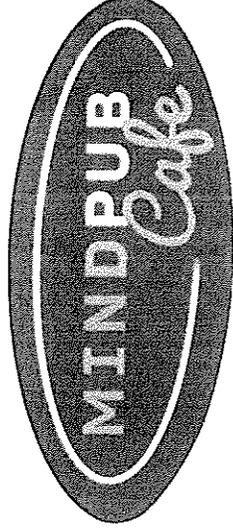
### 2nd Floor



### 3rd Floor



TR1-FOLD  
MINDPUB



We are your neighborhood coffee shop café where you can come to relax, have some really good food, get some work done and hang out with friends and our lovely staff which is also our family. Our coffee is from Pfefferkorn Coffee, a local coffee roaster that has been in the neighborhood for over 100 years. We pride ourselves of making you feel at home in our little home away from home.

554 EAST FORT AVE, BMORE  
TUESDAY-SATURDAY  
8:AM - 2PM

667-354-1303

667-354-1508

## Toasts

Whipped feta with seared tomato and dill \$8

Ricotta, honey, pistachio, thyme \$8

## Bagels (everything or plain)

Egg and cheese \$6

Egg, cheese, meat (bacon, sausage, ham) \$8

Cream cheese \$4

Bmore Bagel- old bay cream cheese, tomato, bacon \$8

Lox- cream cheese, red onion, tomato, capers \$11

## Sandwiches

with pickled stuff and chips or side of the day

Turkey Brie Panini- sliced turkey, brie, peach preserves on sourdough \$10

Turkey Club- sliced turkey, lettuce, tomato, mayo, bacon on Texas toast \$13

Rachel Panini- sliced turkey, coleslaw, swiss, 1000 island dressing on sourdough \$12

Pastrami Reuben Panini- sliced pastrami, swiss, sauerkraut, 1000 island on rye \$12

Turkey Reuben- sliced turkey, swiss, sauerkraut, 1000 island on rye \$12

Pastrami Panini- sliced pastrami, swiss, mustard on rye \$12

Gyro- beef and lamb, lettuce, tomato, red onion, tzatziki sauce on warmed pita \$12

Curry Chicken Salad- chicken, grapes, honey, lime \$12 (ask about veg option)

Grilled Cheese- cheddar on Texas toast \$7

Monte Cristo- turkey, ham, swiss, raspberry jam on Texas toast dipped in egg and grilled \$12

BLT- Bacon, lettuce, tomato on Texas toast \$9

Caprese Panini- tomato, buffalo mozzarella, pesto on sourdough \$10 (add chicken \$4)

Tuna Salad \$10 make it a melt \$1

Shrimp Salad- on garlic bread with shaved parmesan, lettuce, and tomato \$16

The Pikesville- scrambled egg, smoked salmon, capers, onion, tomato, cream cheese on texas toast \$13

## Salads

(add chicken \$4, chicken salad \$5, tuna salad \$4, shrimp salad \$7)

Caesar- shaved parmesan, romaine, croutons, creamy Caesar dressing \$11

Arugala- dried cranberries, red onion, candied pecans, poppy seed dressing \$11

## Soup \$5

Soup of the day

Sausage Rolls- ground pork, Indian spices, sautéed onion and apple with a side of our special sauce \$4

## MINDPUB LLC: W20283792

**Department ID Number:**

W20283792

**Business Name:**

MINDPUB LLC

**Principal Office:** ⓘ

1215 E. FORT AVENUE

SUITE 203-D

BALTIMORE MD 21230

**Resident Agent:** ⓘ

ADAM S. ZARREN, ESQ.

8 PARK CENTER COURT

ZARREN LAW GROUP, LLC

BALTIMORE MD 21117

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

02/07/2020

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 554 E. Fort Ave

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 5

---

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

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

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

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

"A" BEER, WINE & LIQUOR 1

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

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

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

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

"BD7" BEER, WINE & LIQUOR 4

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Steven Han DATE: 8/11/22

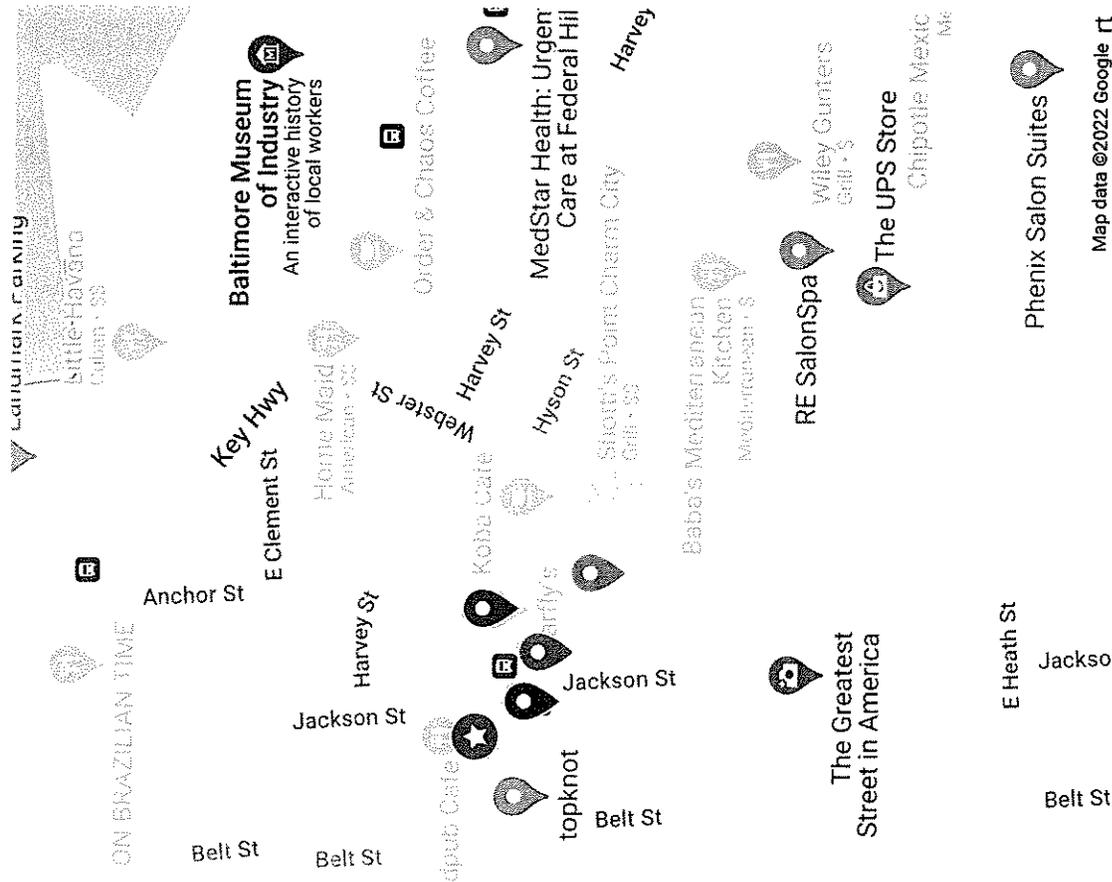
# 554 E. Fort Ave

Untitled layer

- Mindpub Cafe LB
- Southside Saloon LBD-7
- Harborview Liquors LA
- Captain Larry's LBD-7
- Barfly's LBD-7
- Shott's Point Charm City LBD-7

school and church

- Oakwood Bible Church Inc



## 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>	Mindpub
<i>Corporation Name:</i>	Mindpub LLC
<i>Location Address:</i>	554 E. Fort Ave.
<i>License Type:</i>	Class "B" Beer, Wine and Liquor <span style="float: right;">▼</span>
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes <span style="float: right;">▼</span>
<i>Is the location within 300 feet of Church and/or School?</i>	Yes <span style="float: right;">▼</span>
<i>Date Posted?</i>	8/10/2022 <span style="float: right;">📅</span>
<i>Estimated Date of Removal?</i>	8/19/2022 <span style="float: right;">📅</span>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes <span style="float: right;">▼</span>

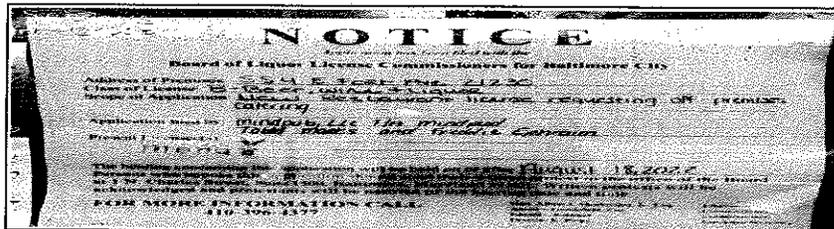
*Other licensed locations - Describe/Note:*

see map

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

new license

*Insert Photo of Sign and location:*



Attach Additional Photos

<b>Inspector Name</b>	<b>Date and Time</b>
l:\0#w\ baltimore\steven.han	8/11/2022 12:23:05 PM

# Board of Liquor License Commissioners

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

## POSTING SIGNS REPORT

Applicant(s) Name:	Todd Marks
Address of Premises:	554 E. Fort Ave
Inspector:	i:0#w baltimore\steven.han
Date Posted:	8/10/2022
Time Posted:	
Date Rechecked:	8/19/2022
Time Rechecked:	
Manager or Owner when sign posted:	

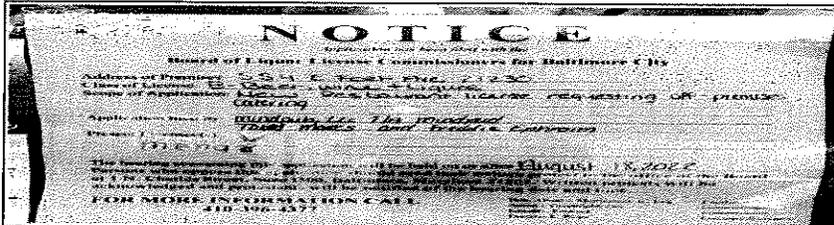
Summary on location of sign posted:

FRONT WINDOW

Summary on location of sign rechecked:

Was up for ten days

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

# Certificate of Occupancy

THIS CERTIFICATE IS VALID ONLY IF THE WORK IS COMPLETED IN ACCORDANCE WITH THE PERMITS AND APPROVALS OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. ANY VIOLATION OF THE PERMITS OR APPROVALS SHALL BE CAUSE FOR THE REVOCATION OF THIS CERTIFICATE. THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY VIOLATION OF THE PERMITS OR APPROVALS.

WARNING: IT IS ILLEGAL TO COMMENCE ANY WORK NOT INSPECTED AND APPROVED BY THIS DEPARTMENT.

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
24	07	1931	048	3/3/21	900

PROPERTY ADDRESS: 554 E FORT AVE

OWNER: 554 E FORT AVENUE, LLC ADDR: 554 E FORT AVE BALTIMORE, MD 21201  
 LESSOR: 554 EAST FORT AVENUE, LLC ADDR: 554 E FORT AVE BALTIMORE, MD 21201

LAND USE CODES 3-50

CONTINUE TO USE AS A RESTAURANT THAT WILL INCLUDE CATERING

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT
REGISTRATION FEE	45.00	NEW BILL	
REGISTRATION FEE		UNKNOWN	
REGISTRATION FEE		UNKNOWN	
REGISTRATION FEE	0.00	UNKNOWN	
REGISTRATION FEE	50.00	UNKNOWN	3.00
REGISTRATION FEE		UNKNOWN	98.00

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



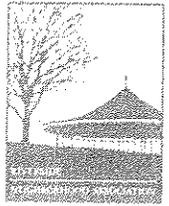
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

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

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

Riverside Neighborhood Association Inc.

1501 Covington Street  
Baltimore, Maryland 21230  
RNABaltimore@gmail.com  
RiversideNeighborhoodAssociation.com



February 7, 2022

Todd and Nikki Marks  
Owners, Mind Pub Restaurant  
554 E. Fort Avenue  
Baltimore, MD 21230

Delivered via email to: todd.marks@mindgrub.com

Todd and Nikki:

Please allow this letter to serve as formal acknowledgement of support from the Riverside Neighborhood Association (RNA) for your application for a new, "Class B - Restaurants" liquor license for Mind Pub at 554 E. Fort Ave., in the Riverside neighborhood of Baltimore City.

Based on your presentation at our Jan. 31, 2022 Community Meeting, we are pleased you intend to continue to improve the property as well as your patrons' (and our neighbors') experience. We understand that a liquor license is important to that commitment and appreciate your assurances, as a condition of our support, that any pattern of adverse patron behavior will be avoided.

We look forward to your continuing collaboration with your neighbors and RNA to address any issues that arise. As your plans evolve, we know you will keep us apprised well in advance of any changes that logically and materially impact the community.

As appropriate and consistent with our support of other merchants throughout the community, RNA will promote, using normal communications channels, improvements and amenities at Mind Pub.

As proprietors of a business and property owners in Riverside, we ask that you renew your membership in RNA each year.

Thank you for helping us make Riverside the desirable community it is.

Sincerely,

A handwritten signature in black ink, appearing to read "Richards R. Badmington". The signature is fluid and cursive, with a large initial "R" and "B".

Richards R. Badmington, President

cc: RNA Board of Directors

**September 8, 2022**

**Applicant(s):** Kira P. Nissley and Patricia Ann Berkey  
Kneads Bakery, LLC, T/a Kneads Bakeshop  
506 S. Central Avenue 21202

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

Amended application for a new Class "B" Beer, Wine and Liquor restaurant license requesting live entertainment and outdoor table service.

(a) **Applicant(s) Information:** (1) Kira P. Nissley was born Baltimore, MD in September of 1989. She lives in Baltimore, MD; and (2) Patricia Ann Berkey was born Baltimore, MD in September of 1959. She lives in Lutherville, MD. Ms. Berkey is a current licensee at 200 International Drive T/a Four Season Hotel.

(b) **Ownership Breakdown:** (1) Kira P. Nissley (20%); and (2) Patricia Ann Berkey (0%). (see attached).

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

(d) **Qualified Voters:** Kristin Sullins, Kathleen Hughes, and Laurie Weishorn are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a restaurant with outdoor table service and live entertainment.

(f) **Corporate Standing:** Kneads Bakery, LLC is a MD LLC and as of 8/24/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/10/2022, and checked on 8/19/2022. This meets the 10-day rule. There are 14 licensed liquor establishment(s) in the 2x2 area: "B" BWL-11; "D" BWL-1; and "Hotel/Motel" BWL-2.

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

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

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: Application for new Class B liquor license CLASS TYPE: B

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

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 506 S. Central Avenue, Baltimore, MD 21202

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

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Kneads Bakery, LLC TRADE NAME: Kneads Bakeshop

BUSINESS PHONE NUMBER: 410-779-4700 BUSINESS EMAIL ADDRESS: gphilippou@harboreast.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles St., 21st Floor, Baltimore, MD 21201 PHONE: 410-727-6600

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 168

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

### 1. Applicant A

Kira P. Nissley [Redacted] [Redacted]

(Full name)	(Telephone no.)	E-mail (Required)
1330 Lancaster Street, #701	Baltimore MD 21231	9+ years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
09/1989	Female	Baltimore Co., MD
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

### 2. Applicant B

Patricia Ann Berkey [Redacted] [Redacted]

(Full name)	(Telephone no.)	E-mail (Required)
18 Cinder Road	Lutherville MD 21093	N/A
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
09/1959	Female	Baltimore City, MD
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

### 3. Applicant C

(Full name)	(Telephone no.)	E-mail (Required)
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

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

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

Applicant B is a current licensee on the liquor license for Harbor East Parcel D-Hotel, LLC, 200 International Drive, Baltimore, MD 21202  
Trade Name: Four Seasons Hotel

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.  
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

ff. 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: See attached ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 2) NAME: Kira P. Nissley ADDRESS: 1330 Lancaster St, #701 Baltimore, MD 21231 TITLE: Authorized Person %OF STOCK HELD: 20%
- 3) NAME: Patricia Ann Berkey ADDRESS: 18 Cinder Road Lutherville, MD 21093 TITLE: Authorized Person %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.

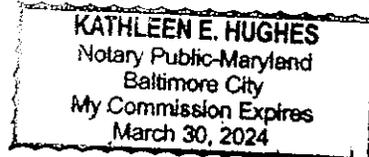
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform 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 25<sup>th</sup> day of April, 2024, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Kira P. Nissley 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 3/30/2024

Printed Name: KATHLEEN HUGHES

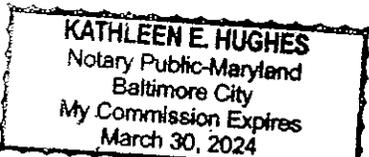


[Signature]  
Signature of Applicant B

I hereby certify that on the 25<sup>th</sup> day of April, 2024, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Patricia Ann Berkey 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 3/30/2024

Printed Name: KATHLEEN HUGHES



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: \_\_\_\_\_

**OPERATING AGREEMENT  
OF  
KNEADS BAKERY, LLC**

Names, Addresses, Units, Class and Percentage Interests

Schedule A

<i>Name and Address of Member</i>	<i>Units</i>	<i>Percentage Interest</i>
Kira Paterakis Nissley 650 South Exeter Street, Suite 200 Baltimore, MD 21202	100	20%
Adam Paterakis 650 South Exeter Street, Suite 200 Baltimore, MD 21202	100	20%
Shawn Paterakis 650 South Exeter Street, Suite 200 Baltimore, MD 21202	100	20%
Ryan Paterakis 650 South Exeter Street, Suite 200 Baltimore, MD 21202	100	20%
Matthew Seyler 650 South Exeter Street, Suite 200 Baltimore, MD 21202	100	20%
<b>TOTALS</b>	<b>500</b>	<b>100%</b>

Name and Address of the owners of the premise/landlord: 506 South Central Avenue, LLC Phone Number: [REDACTED]

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

(I, WE) 506 South Central Avenue, LLC HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 506 South Central Avenue, Baltimore, City with a Zip Code of 21202, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

506 South Central Avenue, LLC

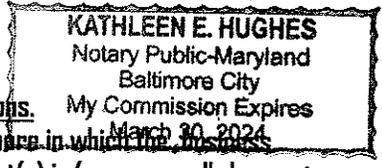
By: [Signature]  
Signature of Owner of the Property George Philippou, Authorized Person

I hereby certify that on the 27<sup>th</sup> day of APRIL, 2024, before me, the subscriber, a notary public of the State of MARYLAND, in and for Baltimore City, personally appeared George Philippou, Authorized Person of the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature] (Notary Seal) My Commission expires 3/30/2024

Notary Printed Name: KATHLEEN E. HUGHES



**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)
Kristin Bullins	807 S Fagley St Baltimore, MD 21224	[Signature]	12/1981	11 yrs
Kathleen E. Hughes	1513 Henry St Baltimore, MD 21230	[Signature]	02/1962	12 yrs
Lauria Weishorn	1713 Wilmslow Ave Balt, MD 21230	[Signature]	5/1964	14 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.

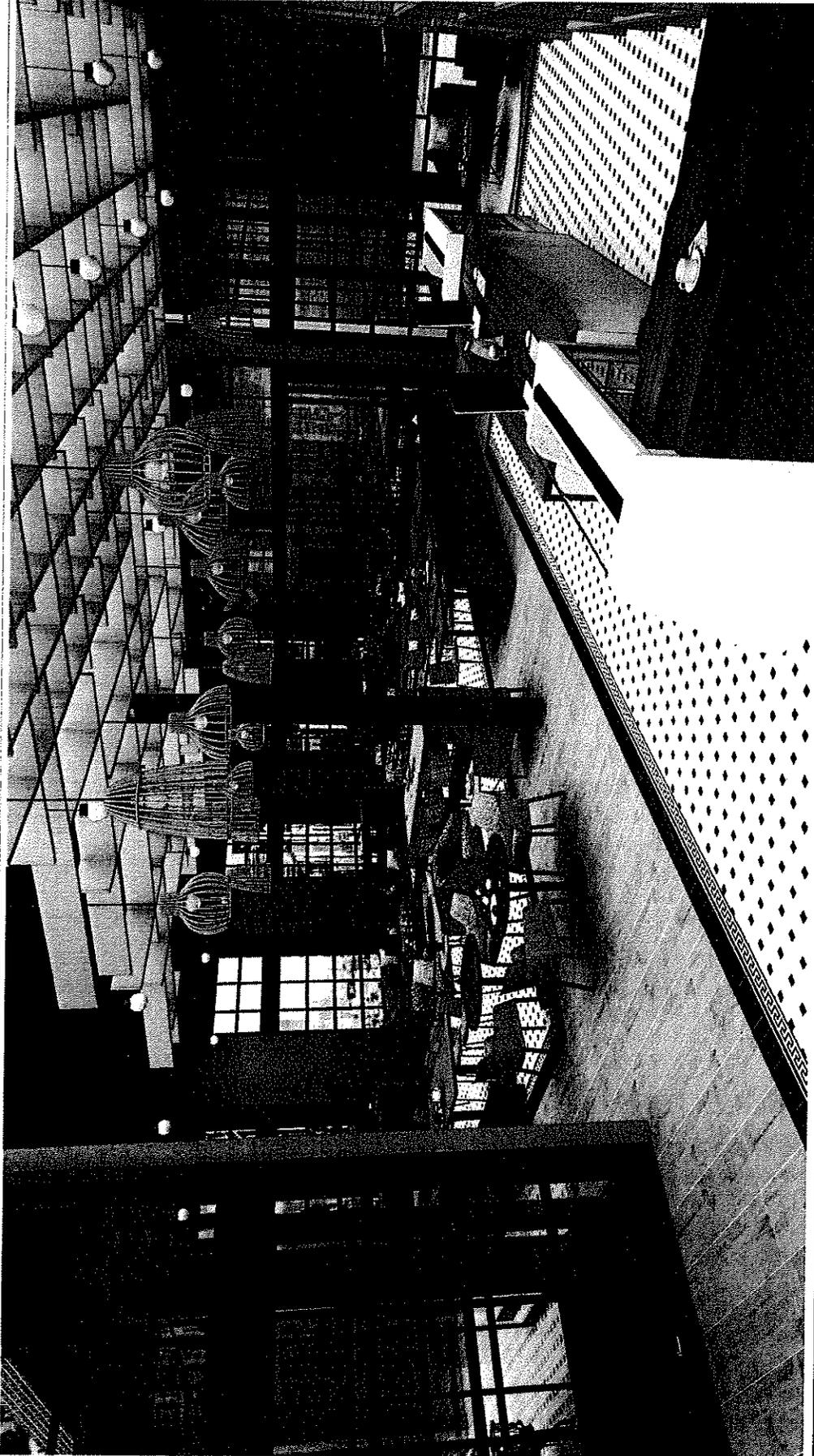


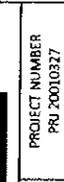




Kneads Bakery

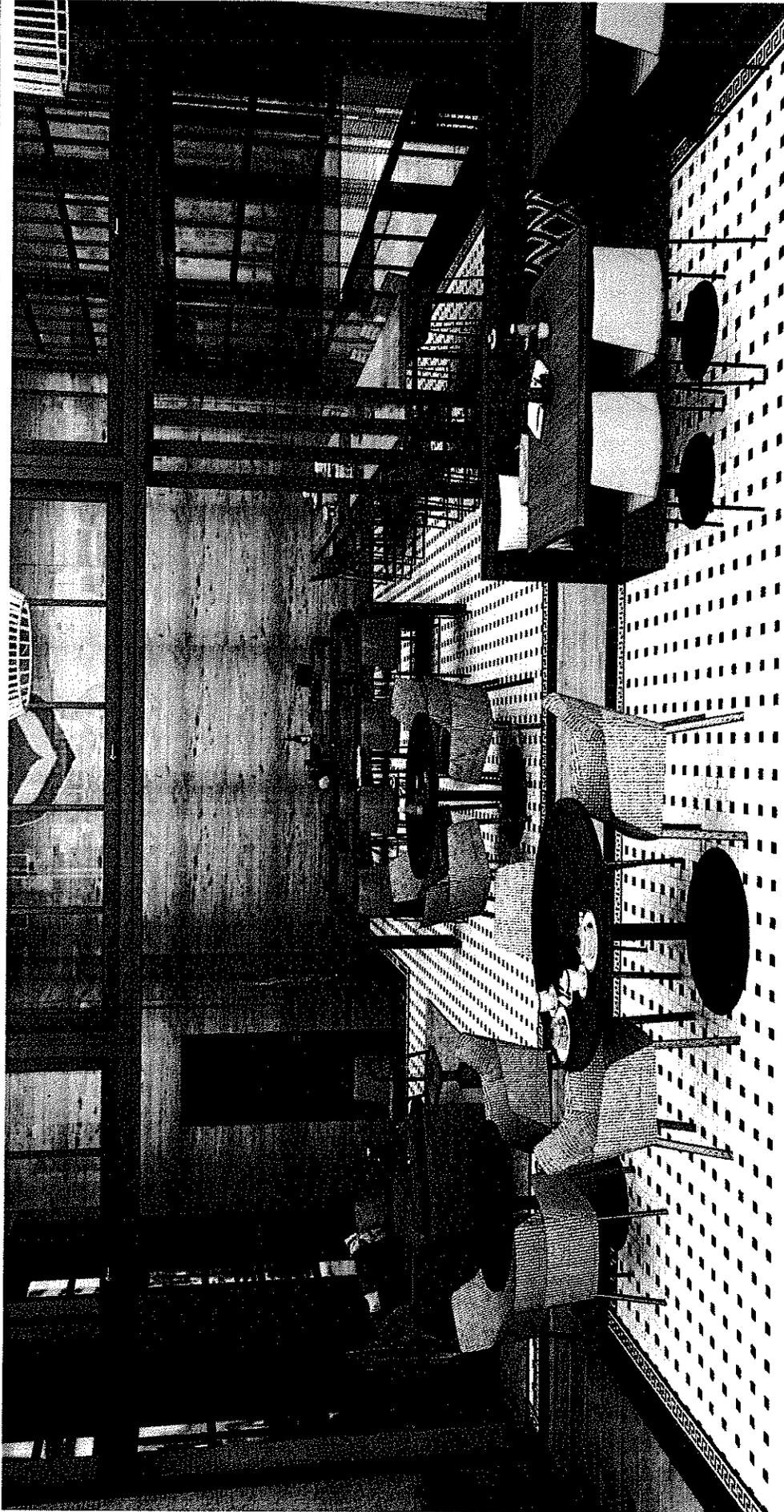
1st Floor - Renderings



 <p>Price Modern c:\Users\jucor\appdata\local\Price Modern LLC\Desktop\Baltimore Project\PRJ0010327\Kneads Bakery\Drawings\1st Floor Final Render_31March2021.cdw</p>	<p>2004 Susan Street Baltimore, MD 21211 P: 410.664.5500 F: 410.335.8382 www.pricemodern.com</p>	<p>Kneads Bakery Northeast Foods 601 South Carroll Street Baltimore, MD 21231</p>	<p>REV #</p>	<p>DESIGNER K. Conyell</p>	<p>PROJECT NUMBER PRJ 20010327</p>
<p>APPROVED BY:</p>	<p>ACCOUNT EXEC. K. Pinheiro</p>	<p>DATE 3/19/2021</p>	<p>DATE</p>	<p>SHEET NUMBER 1/10</p>	<p>PROJECT NUMBER PRJ 20010327</p>

# Kneads Bakery

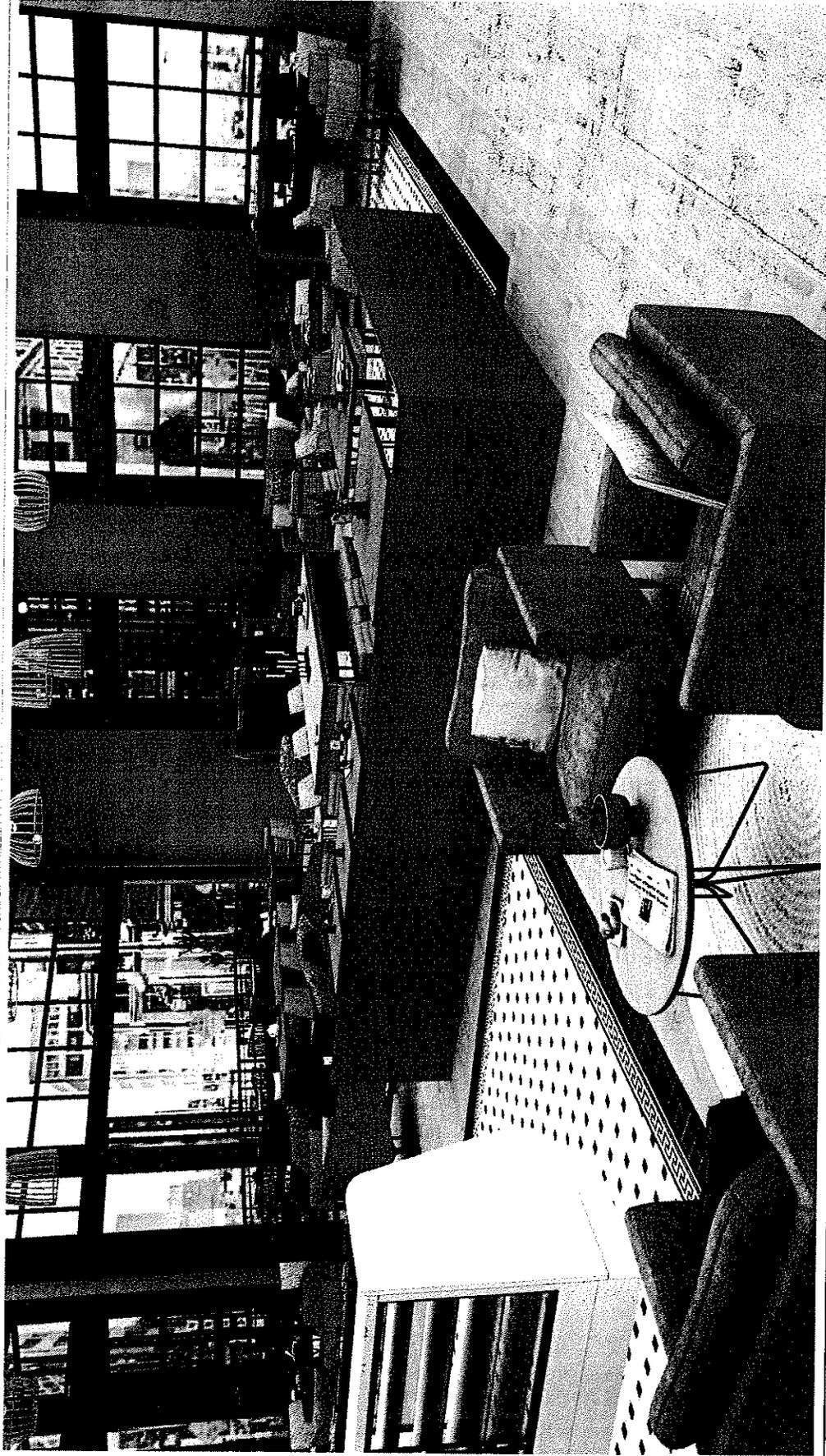
1st Floor - Renderings



 Price Modern c:\Users\jason\OneDrive - Price Modern LLC\Desktop\Baltimore Project\PRJ20010327\Kneads Bakery\Drawing\1stFloor Render_17March2021.cdw	2804 Seven Street Baltimore, MD 21211 P: 410.484.1500 F: 410.235.8382 www.pricemodern.com	Kneads Bakery Northeast Foods 601 South Caroline Street Baltimore MD 21231	REV #	DATE	DESIGNER	PROJECT NUMBER
	APPROVED BY:	DATE	ACCOUNT EXEC.	SHEET NUMBER		

# Kneads Bakery

1st Floor - Renderings



 <p>Price Modern          2001 South Street          Baltimore, MD 21231          P 410.366.5520          F 410.276.3382          www.pricemodern.com</p>	<p>Kneads Bakery          Northeast Foods          601 South Caroline Street          Baltimore MD 21231</p>	<p>REV #</p> <p>DESIGNER K. Corryell</p> <p>DATE 3/19/2021</p> <p>PROJECT NUMBER PRJ_20010327</p> <p>APPROVED BY:</p> <p>ACCOUNT EXEC. K. Pritchard</p> <p>DATE</p> <p>SHEET NUMBER 3/10</p>
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# Kneads Bakery

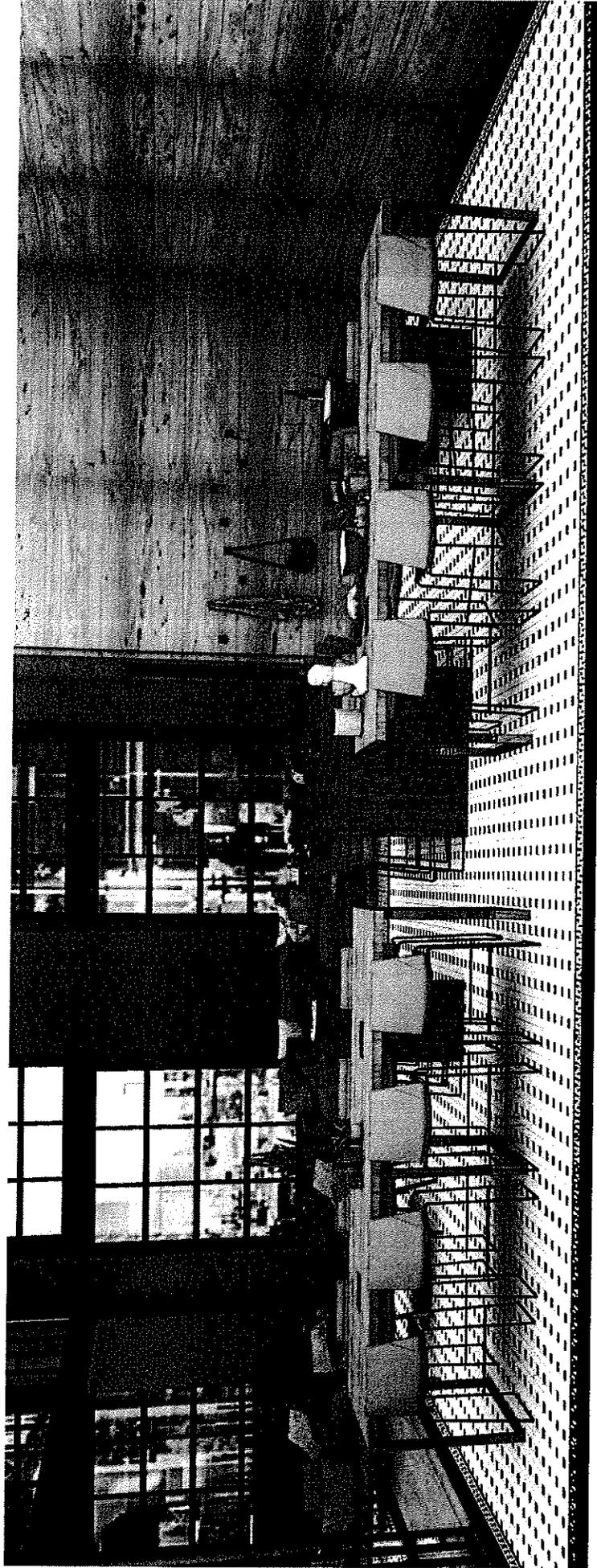
1st Floor - Renderings



 <p>Price Modeller c:\Users\kay\OneDrive - Price Modeller\Documents\Baltimore Project\PRJ00010327\Renderings\1stFloor Final Renderings_17March2021.rvt</p>	<p>2001 Union Street Baltimore, MD 21211 P 410.584.5500 F 410.215.8362 www.pricemodeller.com</p>	<p>Kneads Bakery Northeast Foods 601 South Caroline Street Baltimore MD 21231</p>	<p>REV #</p>	<p>DATE</p>	<p>DESIGNER</p>	<p>PROJECT NUMBER</p>
				3/19/2021	K.Coryell	PRJ 2001.0327
			APPROVED BY:	DATE	ACCOUNT EXEC.	SHEET NUMBER
					K. Prioberto	4/10

# Kneads Bakery

1st Floor - Renderings



2604 South Street  
Baltimore, MD 21231  
P 410 546 5590  
F 410 335 8330  
www.pricemodern.com

Price Modern LLC

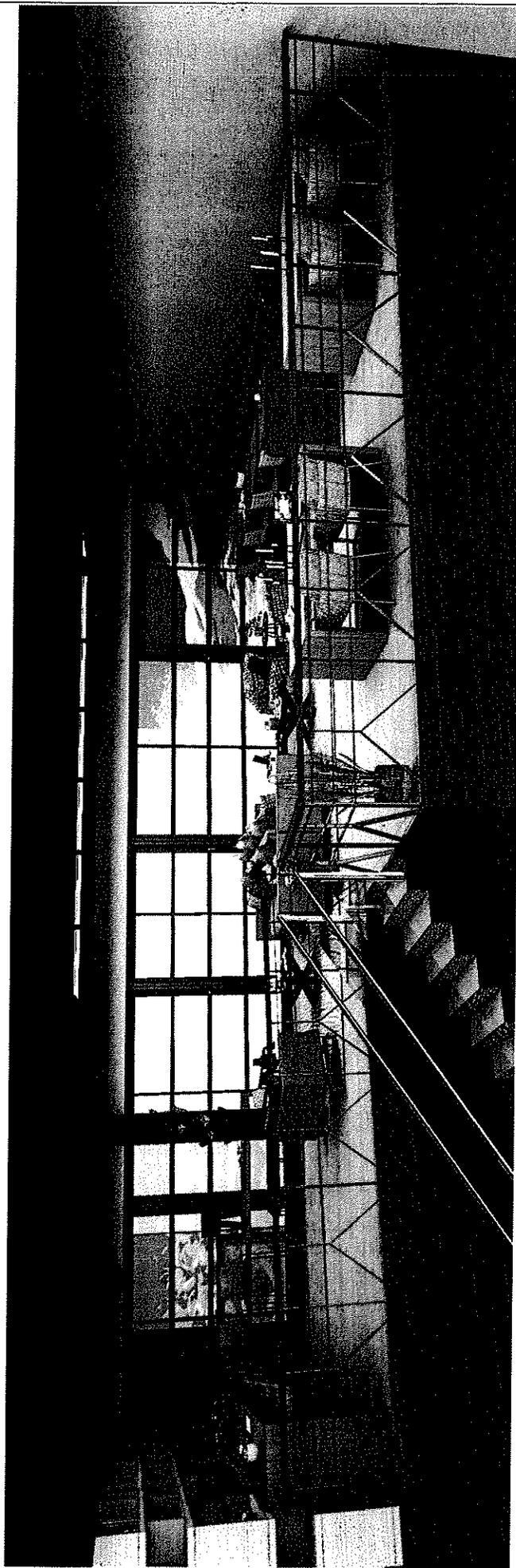
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Kneads Bakery  
Northeast Foods  
601 South Carroll Street  
Baltimore MD 21231

REV #	DATE	DESIGNER	PROJECT NUMBER
APPROVED BY:	DATE	ACCOUNT EXEC.	SHEET NUMBER
		K.Pinhero	5/10

# Kneads Bakery

Mezzanine - Renderings

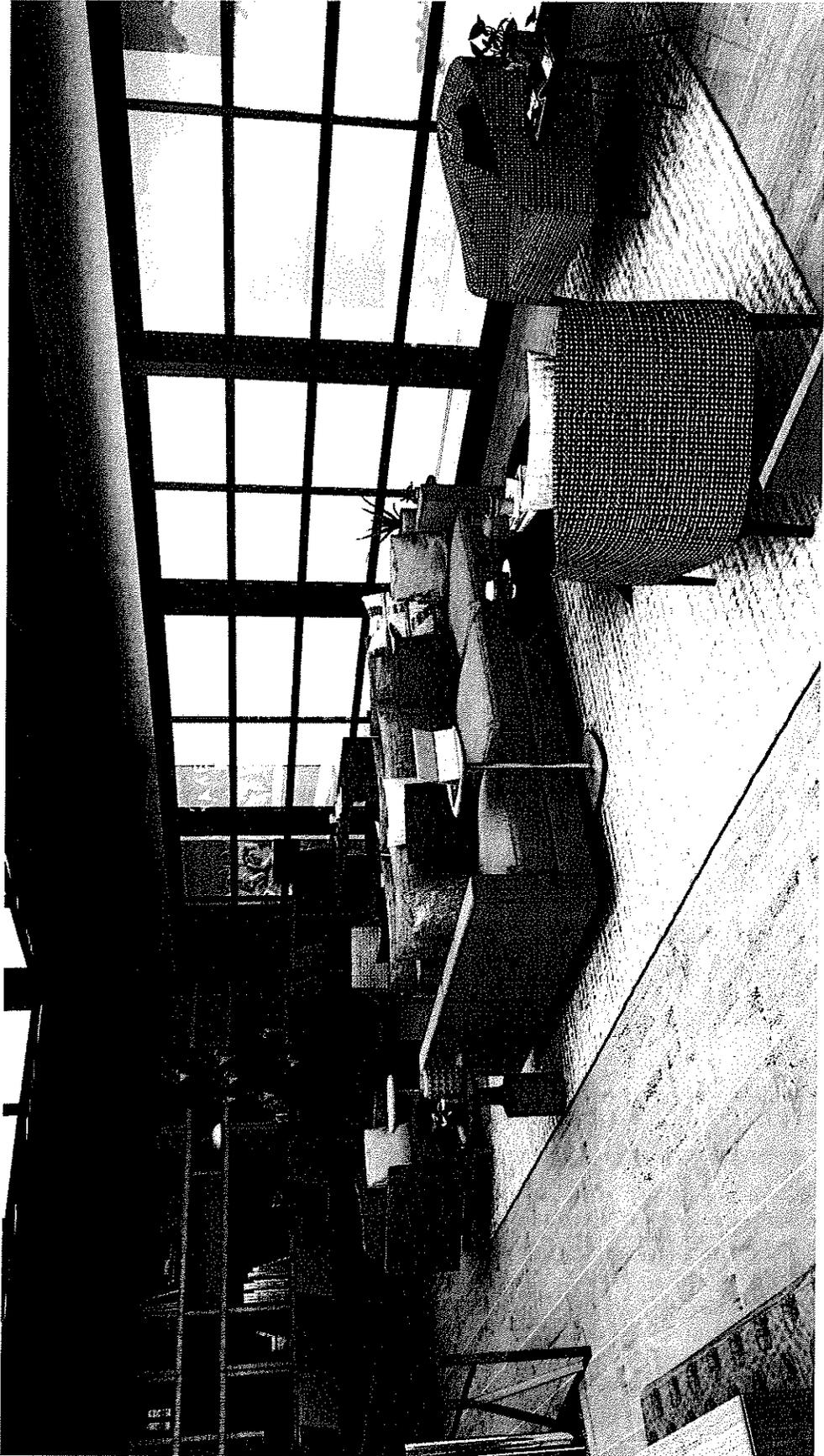


 <p>Price Modern 2004 South Street Baltimore, MD 21211 P 410.846.5900 F 410.338.8392 www.pricemodern.com</p>	<p>Kneads Bakery Northeast Foods 601 South Caroline Street Baltimore MD 21231</p>	<p>REV #</p>	<p>DESIGNER K. Conyer</p>	<p>PROJECT NUMBER PRI 2001.0327</p>
<p>DATE 3/19/2021</p>	<p>APPROVED BY:</p>	<p>DATE DATE</p>	<p>ACCOUNT EXEC. K. Finheild</p>	<p>SHEET NUMBER 6/10</p>

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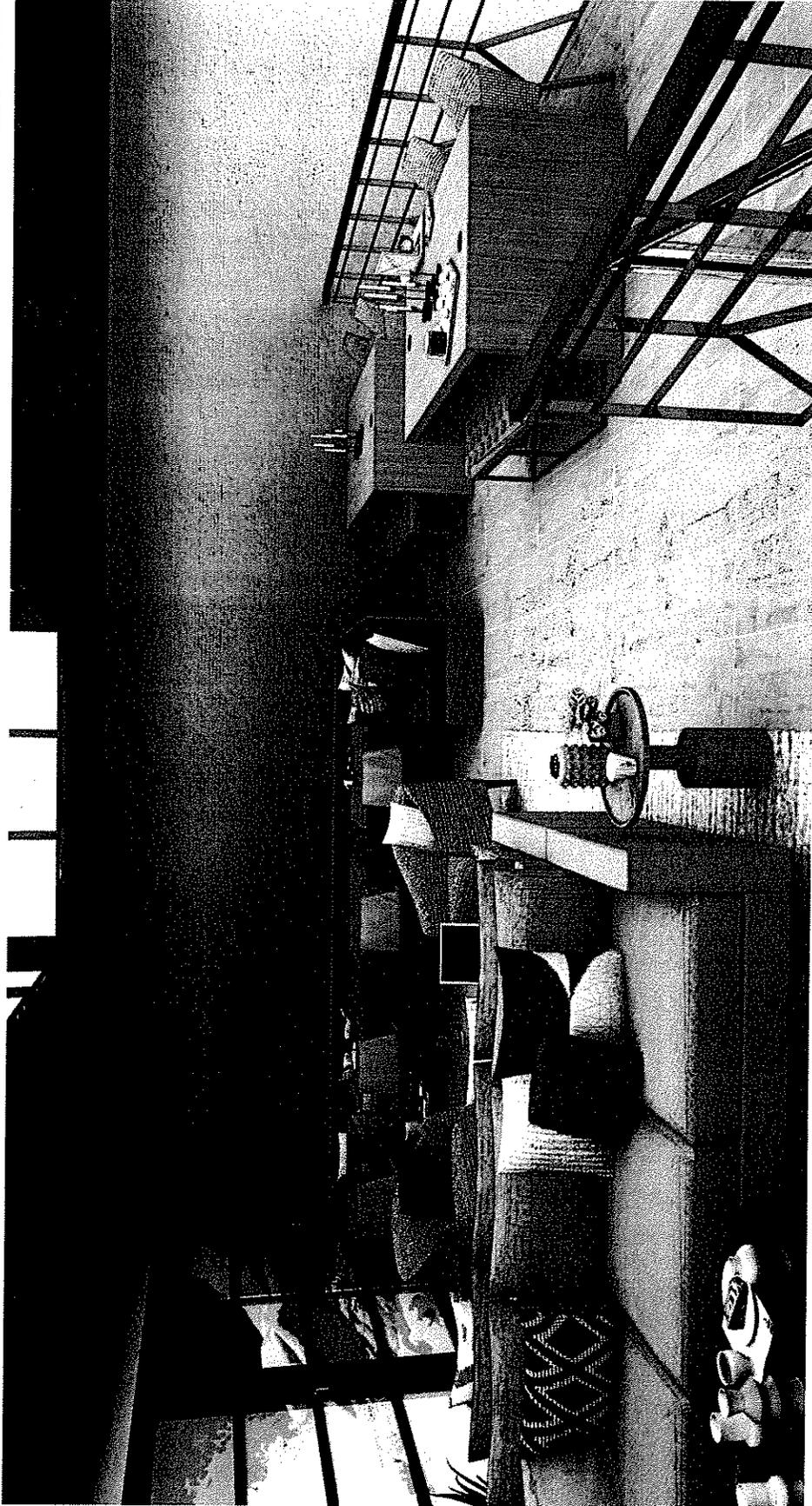
# Kneads Bakery

Mezzanine - Renderings



 Price Modern 2001 Smart Street Baltimore, MD 21211 410.346.5500 410.355.8382 www.pricemodern.com	Kneads Bakery Northeast Foods 601 South Caroline Street Baltimore MD 21231	REV #	DESIGNER	PROJECT NUMBER
		APPROVED BY:	ACCOUNT EXEC.	SHEET NUMBER
		3/19/2021	K.Coryell	PRJ-20010327
			K.Pithechio	7/10

Kneads Bakery  
Mezzanine - Renderings




 Price Modern  
 2045 Sussex Street  
 Baltimore, MD 21211  
 A10 945 5500  
 A30 375 8380  
 www.pricemodern.com

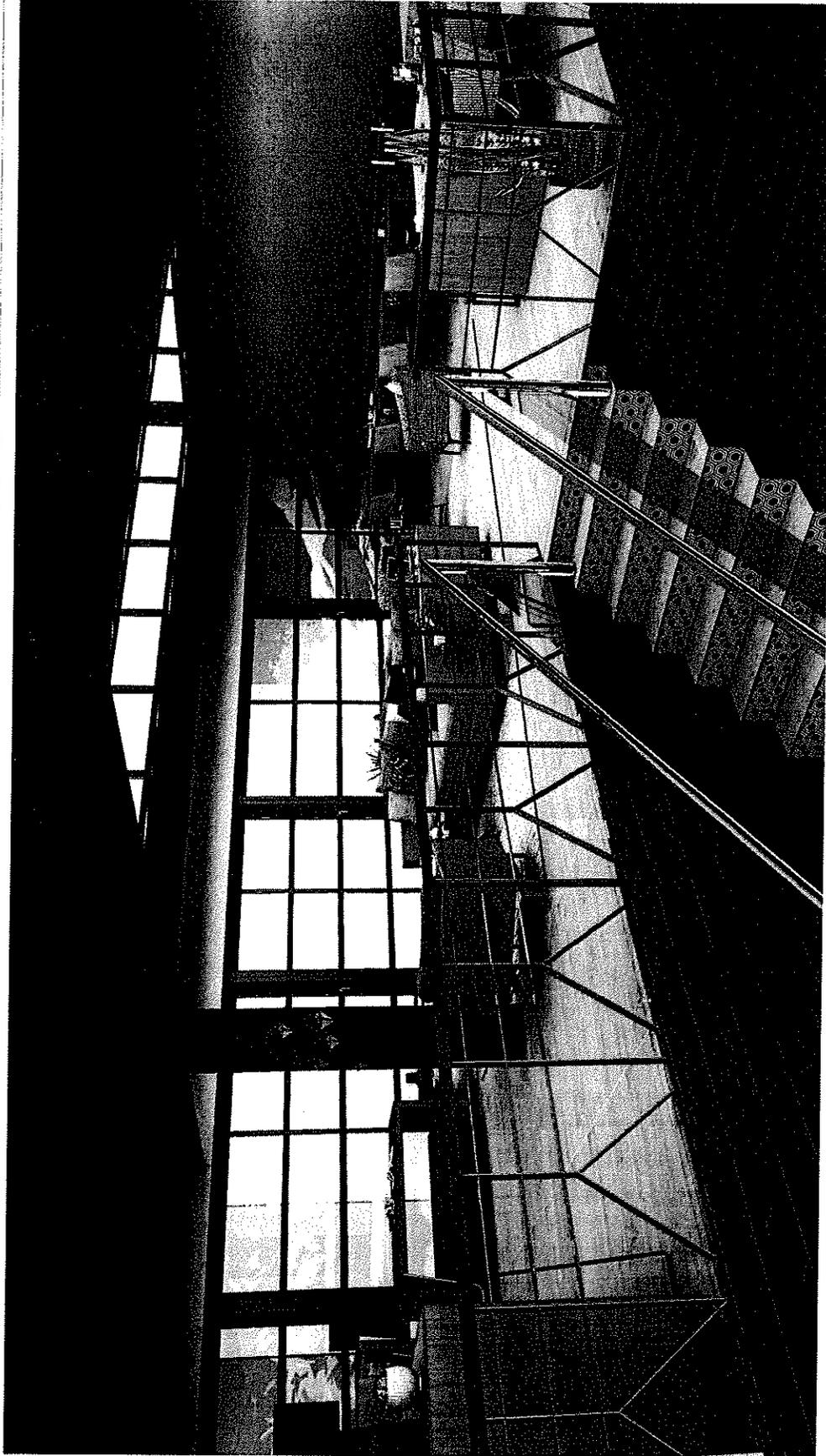
Kneads Bakery  
 Northeast Foods  
 601 South Caroline Street  
 Baltimore MD 21231

REV #	DATE	DESIGNER	PROJECT NUMBER
	3/19/2021	K.Coryell	PRJ 20010327
APPROVED BY:	DATE	ACCOUNT EXEC.	SHEET NUMBER
		K.Pinheto	8/10



# Kneads Bakery

Mezzanine - Renderings



2604 Sutton Street  
Baltimore, MD 21211  
• 410.244.5400  
• 410.215.8882  
www.pricemodern.com

Price Modern  
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Kneads Bakery  
Northeast Foods  
601 South Caroline Street  
Baltimore MD 21231

REV #  
APPROVED BY:

DATE  
DATE

DESIGNER  
K.Coryell  
ACCOUNT EXEC.  
K.Pinhoiro

PROJECT NUMBER  
PRJ 20010327  
SHEET NUMBER  
10/10



Rosenberg  
Martin  
Greenberg LLP

Maggie Giordano, Paralegal  
25 South Charles Street, 21st Floor  
Baltimore, Maryland 21201-3305  
T: 410.649.4987 | F: 410.727-1115  
mgiordano@rosenbergmartin.com

June 17, 2022

**VIA COURIER**

Board of Liquor License Commissioners  
for Baltimore City  
1 N. Charles Street, 15<sup>th</sup> Floor  
Baltimore, Maryland 21201

Re: Kneads Bakery, LLC t/a Kneads Bakeshop  
506 S. Central Avenue, Baltimore, MD 21202

Dear Commissioners:

We would like to amend our application for a new Class B liquor license for the referenced address, which was filed on May 3, 2022, to add outdoor table service. In connection with the same, I also enclose the following:

1. Revised page 1 of the liquor license application;
2. Proof of submission of the Use & Occupancy Permit application; and
3. Application fee in the amount of \$600.00.

**Kindly date-stamp the enclosed copy of this letter and return as evidence of receipt via email to [mgiordano@rosenbergmartin.com](mailto:mgiordano@rosenbergmartin.com).** Thank you for your cooperation in this matter, and please let us know if you require any additional information.

Sincerely,

Maggie Giordano

/mag  
Enclosures

cc: Kneads Bakery, LLC

4882-4178-4613, v. 1

RECEIVED  
JUN 21 2022  
MAGGIE GIORDANO

# CAFE MENU

## TO SHARE

Garlic bread Sticks	\$5
Bread & Butter	\$5
Charcuterie Board	\$15
Bread Skillet (3 flavors)	\$13

## SALADS / SOUPS

(ADD BREAD BOWL +\$3)

Broccoli cheddar	\$11
Tomato basil	\$12
French onion	\$12
Crab (cream or reg)	\$13
Kale Caesar salad	\$13
Mediterranean salad	\$13
Avocado cobb salad	\$13
Kneads signature salad	\$14

## PASTRIES

Crossaints (choice of 3)	\$5
Doughnut (choice of 3)	\$4
Coffee cake	\$5
Cinnamon bun	\$6
Muffin (choice of 3)	\$4
Scone (choice of 3)	\$4
Danish (choice of 3)	\$4
Banana nut bread	\$5
Fruit Tartlet	\$6
Chocolate cream puff	\$6
Loukoumades	\$6

VISIT OUR MARKET FOR  
FRESH BAGUETTES BRIOCHE  
SOURDOUGH FOCACCIA & OUR  
SPECIALTY ARTISAN BREADS

## BREAKFAST SPECIALTIES

Bagel & cream cheese	\$9
Breakfast platter	\$11
Pancakes / French Toast	\$12
Egg in a hole	\$12
Omelet (choice of 3)	\$11
Breakfast sandwich (choice of 3)	\$11
Pop tarts	\$10

## TOAST / FLATBREADS

Caramelized onion, fig, goat cheese	\$11
Caprese with balsamic	\$11
Avocado, egg, ricotta	\$12
Spinach pesto chicken	\$12
Smoked salmon, cream cheese, onions	\$12

## SANDWICHES

Grilled cheese	\$12
Turkey, honey, brie	\$11
Italian muffuletta	\$13
Chicken or tuna salad	\$14
Classic reuben	\$13
Turkey avocado BLT	\$14
Green goddess veggie	\$13
Cuban & swiss	\$12
Cheesesteak	\$13

## BEVERAGES

Bottled water / soda	\$3
Coffee	\$4
Espresso	\$5
Latte	\$6
Drip Coffee	\$6
Americano	\$5
Mocha	\$5
Assorted Tea	\$4

## KNEADS BAKERY, LLC: W21486881

**Department ID Number:**

W21486881

**Business Name:**

KNEADS BAKERY, LLC

**Principal Office:** ⓘ

650 SOUTH EXETER STREET

SUITE 200

BALTIMORE MD 21202

**Resident Agent:** ⓘ

GEORGE J. PHILIPPOU, ESQUIRE

650 SOUTH EXETER STREET

SUITE 200

BALTIMORE MD 21202

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

03/15/2021

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 506 S. Central Ave

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 14

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 11

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

"D" BEER, WINE & LIQUOR 1

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

ARENA \_\_\_\_\_

HOTEL/MOTEL 2

RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 8/16/22



# Board of Liquor License Commissioners

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

## INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):

Kneads Bakeshop

Corporation Name:

Kneads Bakery, LLC

Location Address:

506 S. Central Ave

License Type:

Class "B" Beer, Wine and Liquor

Is the establishment open and operating in a safe and sanitary manner?  
(If not open, not in comments - CLOSED or NOT OPERATING)

No



Is the location within 300 feet of Church and/or School?

No



Date Posted?

8/10/2022



Estimated Date of Removal?

8/19/2022



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

Yes



Other licensed locations - Describe/Note:

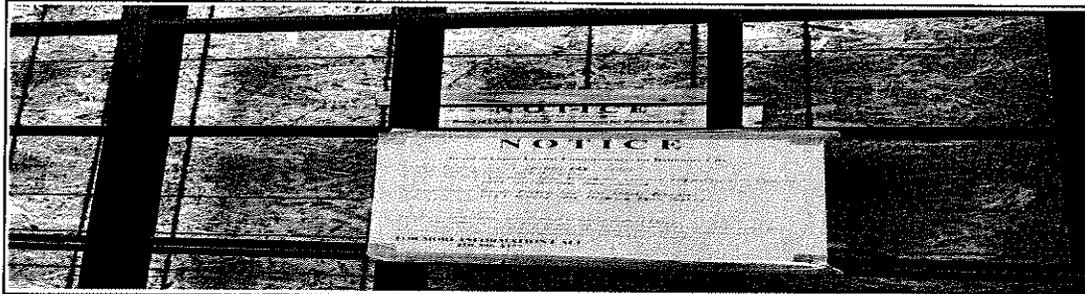
Please see maps for additional locations

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

Filed application for New Class "B" License with outdoor table service and live entertainment which includes occasional bands.

The establishment is currently under construction.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

*i:0#w/baltimore\terri.chase*

8/16/2022

11:41:53 AM

Name of Licensee (if present)

Approve

Disapprove

# Board of Liquor License Commissioners

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

## POSTING SIGNS REPORT

Applicant(s) Name: Kira P. Nissley; Patricia Ann Berkey

Address of Premises: 506 S. Central Ave

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

Date Posted: 8/10/2022

Time Posted: 2:00 PM

Date Rechecked: 8/19/2022

Time Rechecked: 12:00 PM

Manager or Owner when sign posted: N/A

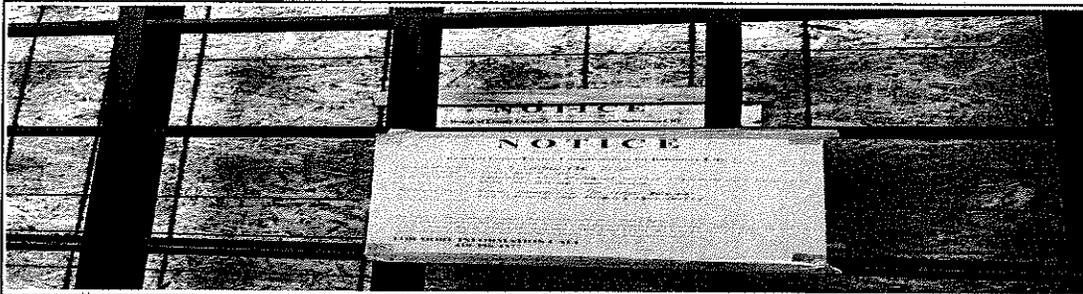
### Summary on location of sign posted:

The sign is posted on the side window.

### Summary on location of sign rechecked:

The sign is still posted on the side window

### Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 506 S. Central Ave. 2/202  
 Class of License: B-Beer, Wine & Liquor  
 Scope of Application: Amended - New Restaurant License Requesting Live Entertainment and Outdoor table Service

Application filed by: Kneads Bakery, LLC T/A Kneads Bakeshop  
Kira P. Missely and Patricia Ann Berkley

Present Licensee(s):  
 \_\_\_\_\_  
 \_\_\_\_\_

The hearing concerning this application will be held on or after August 18, 2022

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

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

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

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

**Online Use & Occupancy Permit  
 Application**

Property Address: Block/Lot: 1441/006

Permit No: **USE2022-54133**

506 S CENTRAL AVE  
 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
<b>Total :</b>	<b>98.00</b>

Owner/Lessee:  
 Owner 506 SOUTH CENTRAL AVENUE, LLC

Lessee KNEADS BAKERY, LLC

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

**Property Use & Occupancy Information:**

Existing Use : (Institutional) Educational Facility: Primary and

Proposed Use : (Commercial) Restaurant

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

Description	Created	Completed	Assigned To
CHESAPEAKE CRITICAL AREA	06/16/2022		PLAN
F02 - REGULATED FLOODPLAIN BFE	06/16/2022		PLAN
One Stop Permit Office Review	06/16/2022		ELLYSHA.NE
FIRE DEPARTMENT REFERRAL	06/16/2022		LDZI
HEALTH DEPARTMENT INSPECTION	06/16/2022		JWEL
MINOR PRIVILEGE Application Received	06/16/2022	06/15/2022	MPRV

District:201

**MINOR PRIVILEGE:**

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

USE AS A RESTAURANT WITH OUTDOOR TABLE SERVICE AND LIVE ENTERTAINMENT.

**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: **KNEADS**

Owner First Name:

Role: **Agent**

Owner Last Name Or Company Name: **506 SOUTH CENTRAL AVENUE, LLC**

Applicant: **GIORDANO, MARGARET**

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip: