

September 8, 2022

**Applicant(s):** Kristin Sullins  
Harbor East Cinemas, LLC, T/a Harbor East Cinemas  
800 Aliceanna Street aka 645 President Street 21202

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

Application to transfer ownership with continuation of live entertainment.

(a) **Applicant(s) Information:** (1) Kristin Sullins was born Fresno, CA in December of 1981. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Kristin Sullins (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$0.

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

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise also known as 645 President Street, as a movie theater with live entertainment.

(f) **Corporate Standing:** Harbor East Cinemas, 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 28 licensed liquor establishment(s) in the 2x2 area: "B" BWL-20; "BD7" BWL-3; and "Hotel/Motel" BWL-5.

(h) **Timeline:** Establishment closed on 3/12/2020. Due to the Governor's Executive Order that extended timelines from 3/12/2020, through 6/30/2021. On 12/15/2021, staff received a 180-day hardship extension request. The Board granted hardship extension on 1/13/2022. Application for transfer was filed on 6/24/2022. 834 calendar days and 358 legal days passed between date the establishment closed and the date the transfer application was received. License is valid.

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

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

**Board's Decision:**

**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: To amend the licensed entity CLASS TYPE: BD7

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

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

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

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

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: 800 Aliceanna Street (aka 645 President Street), Baltimore, MD 21202

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Harbor East Cinemas, LLC TRADE NAME: Harbor East Cinemas

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): 1st Floor & Lower Level Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No

Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? musicians, comedians, 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: 700

*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**

Kristin Sullins \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 807 S. Fagley Street \_\_\_\_\_ Baltimore MD 21224 12 years  
 (Residence) Street \_\_\_\_\_ City State Zip Code \_\_\_\_\_ (period of residency in Baltimore City)  
 12/1981 \_\_\_\_\_ Female \_\_\_\_\_ Fresno, CA  
 (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: SLLC  
 JUN 24 2022 AM 11:03

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 A is the sole licensee on the Class BD7 liquor license for 800 Aliceanna Street, which is the subject of this amendment.

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.

Closed on 3/12/2020 due to the COVID-19 pandemic.

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
Erica Coleman	7938 Eastern Avenue, Baltimore, MD 21224		

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 (e)(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: Kristin Sullins ADDRESS: 807 S. Fagley Street, Baltimore, MD TITLE: Authorized Member %OF STOCK HELD: 0%
- 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.

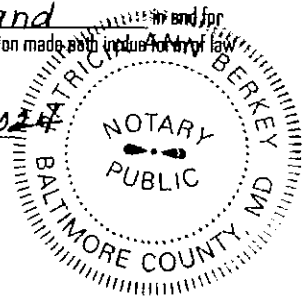
Kristin Sullins

Signature of Applicant A

I hereby certify that on the 14th day of June, 2022 before me, the subscriber, a notary public of the State of Maryland in and for Balto. County, personally appeared Kristin Sullins 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: Patricia Ann Berkey (Notary Seal) My Commission expires April 14, 2024

Printed Name: Patricia Ann Berkey



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: Harbor East Parcel B - Commercial Owner LLC Phone Number: [REDACTED]

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

(I, WE) Harbor East Parcel B - Commercial Owner LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 800 Aliceanna Street (aka 645 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.

Harbor East Parcel B - Commercial Owner, LLC

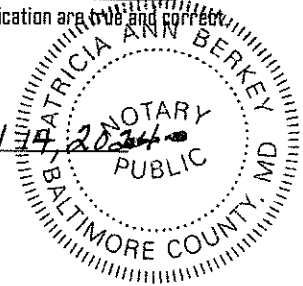
By: [Signature]  
Signature of Owner of the Property

I hereby certify that on the 14th day of June, 2022, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. County, personally appeared Junaid Siddiqi, Authorized Person for 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 Printed Name: Patricia Ann Berkey

(Notary Seal) My Commission expires April 17, 2024



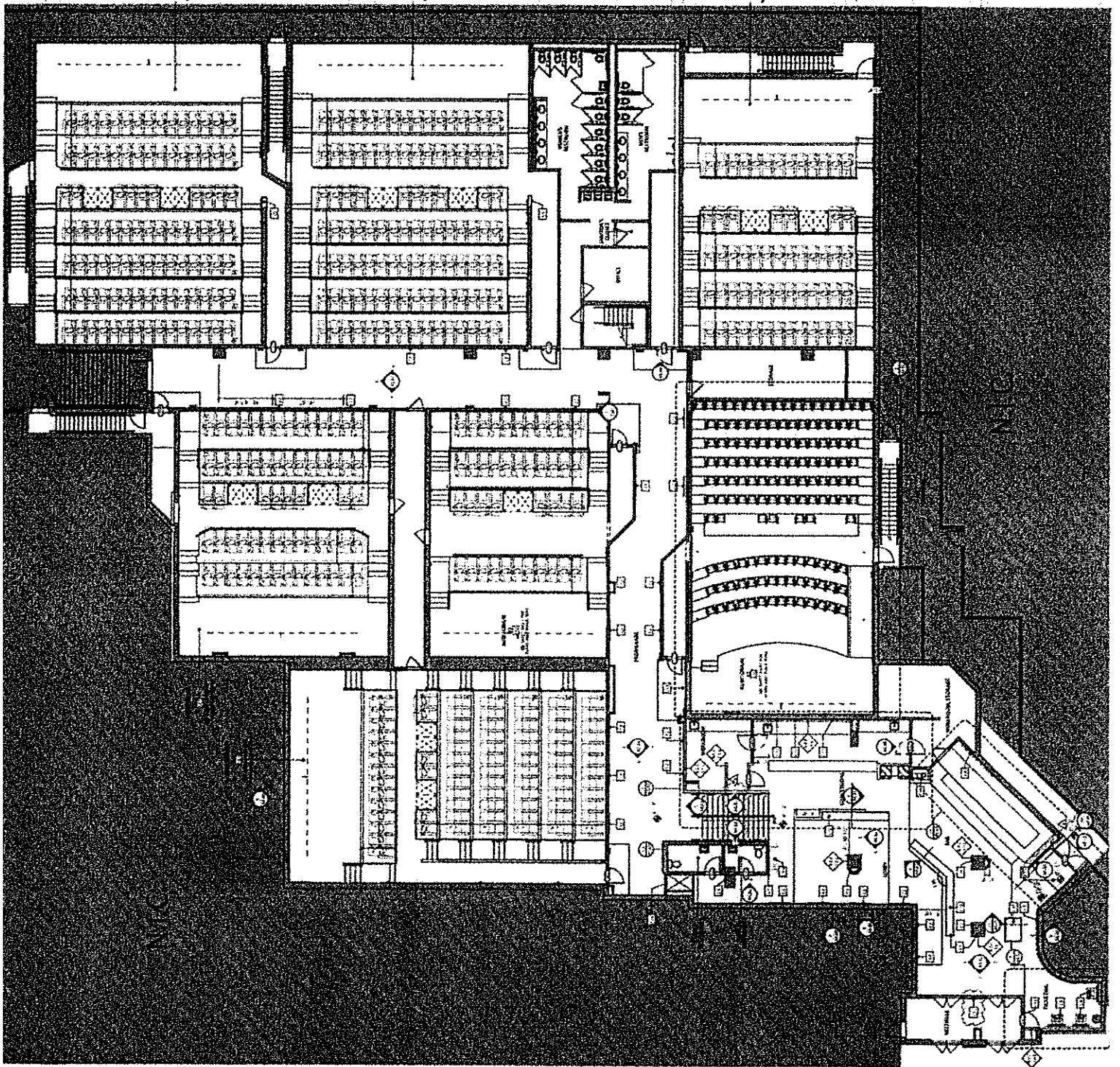
**The following certificates must be signed by at least 3 persons.**

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Megan McNamee</u>	<u>1516 S Harover St Baltimore, MD 21230</u>	<u>[Signature]</u>	<u>02/1996</u>	<u>8 months</u>
<u>Lauree Weisner</u>	<u>1713 Wilkinswood Ave BALT, MD 21230</u>	<u>[Signature]</u>	<u>03/1964</u>	<u>9 yrs</u>
<u>Kathleen Hughes</u>	<u>1513 Henry St Balto., MD 21230</u>	<u>[Signature]</u>	<u>02/1962</u>	<u>9 yrs.</u>

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

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





## Liquor Board System

Version 1.0

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

### License Detail

[Close the License](#)
[Print License](#)
[Print Renewal Letter](#)
[<< Go Back](#)

#### License Info

License Num: **LBD7 132**Cert Num: **0251**Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2022

License Year: 2022

CR Number: 13008390

Payment Date: 04-29-22

2021 - 2022 TPP Paid 2022 Trader's License 
[Update Info](#)
[Click to Start License Renewal](#)

### Add Adult Entertainment License

[Add New Adult Entertainment License](#)

#### Location

Corp Name: **HARBOR EAST ARTS CINEMA, LLC**Trade Name: **LANDMARK THEATER AT HARBOR EAST**

Zone Code: 24

Phone: 410-244-6636

Block Num: 800

City: BALTIMORE

Street: ALICEANNA STREET

State: MD

Zip: 21202

CR Number: 13008390

Portion of Business Used:

USE PORTION OF PREMISES K/A 645 PRESIDENT STREET AS A MOVIE THEATER WITH 1400 SEATS WITH ALCOHOLIC BEVERAGES

Restriction:

[Edit the License Location Info](#)
[Alternate Mailing Address](#)

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
KRISTIN	SULLINS	807 S. FAGLEY STREET	BALTIMORE	MD	21224	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

**Comments**

Date	Comment	Action
07/08/2022	Application for transfer of ownership with continuation of live entertainment filed on behalf of Harbor East Cinemas, LLC T/a Harbor East Cinemas, Kristin Sullins on 6/24/2022 /kk	Delete
01/18/2022	1/13/2022 - Virtual Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)..../jr	Delete
12/15/2021	REQUEST FOR A HARDSHIP EXTENSION, Letter sent by Attorney, Caroline Hecker; Invoice # 123599..../sb	Delete
12/15/2020	* Licensee(s) changed during 2020 renewal period - Daniel R. Hogan was removed as licensee * /kk	Delete
06/25/2019	Submitted 2018 Trader's License.... /sb	Delete
05/23/2018	Traders' License is under Silver Cinemas Acquisition Co... /sb	Delete
04/21/2018	* Licensee(s) changed during 2018 renewal period - Kristin Sullins replaced Junaid Siddiqi * /kk	Delete
01/31/2018	01/30/18 - Return To Sender; Attempted-Not Known; Unable To Forward....Will resend application to the 645 President St.... /sb	Delete
10/14/2016	Alcohol Awareness expires on 09/15/20 (Pam Wampler & Daniel Hogan).... /sb	Delete
10/30/2007	10/25/07 Transfer Conf.re: Application to transfer ownership & location of Class "BD7"BWL to the license presently in the name of Bonnie Aubuchon at 300 S. Ann Street and to include req. for live entertainment. DECISION: APPL.APPROVED.\$100 CONF.FEE PAID IN FULL #61488.	Delete

Print History (Print Card)

License num: LBD7 132                      Address: 800 ALICEANNA STREET  
Trade Name: LANDMARK THEATER AT HARBOR EAST

Comment:

Add Comment

**Hold Info**





## HARBOR EAST CINEMAS, LLC: W22964712

**Department ID Number:**

W22964712

**Business Name:**

HARBOR EAST CINEMAS, LLC

**Principal Office:** ⓘ

650 SOUTH EXETER STREET

SUITE 200

BALTIMORE MD 21202

**Resident Agent:** ⓘ

GEORGE PHILIPPOU

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:**

05/18/2022

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 800 Aliceanna St aka 645 President st.

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 28

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 20

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

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

"BD7" BEER, WINE & LIQUOR 3

ARENA \_\_\_\_\_

HOTEL/MOTEL 5

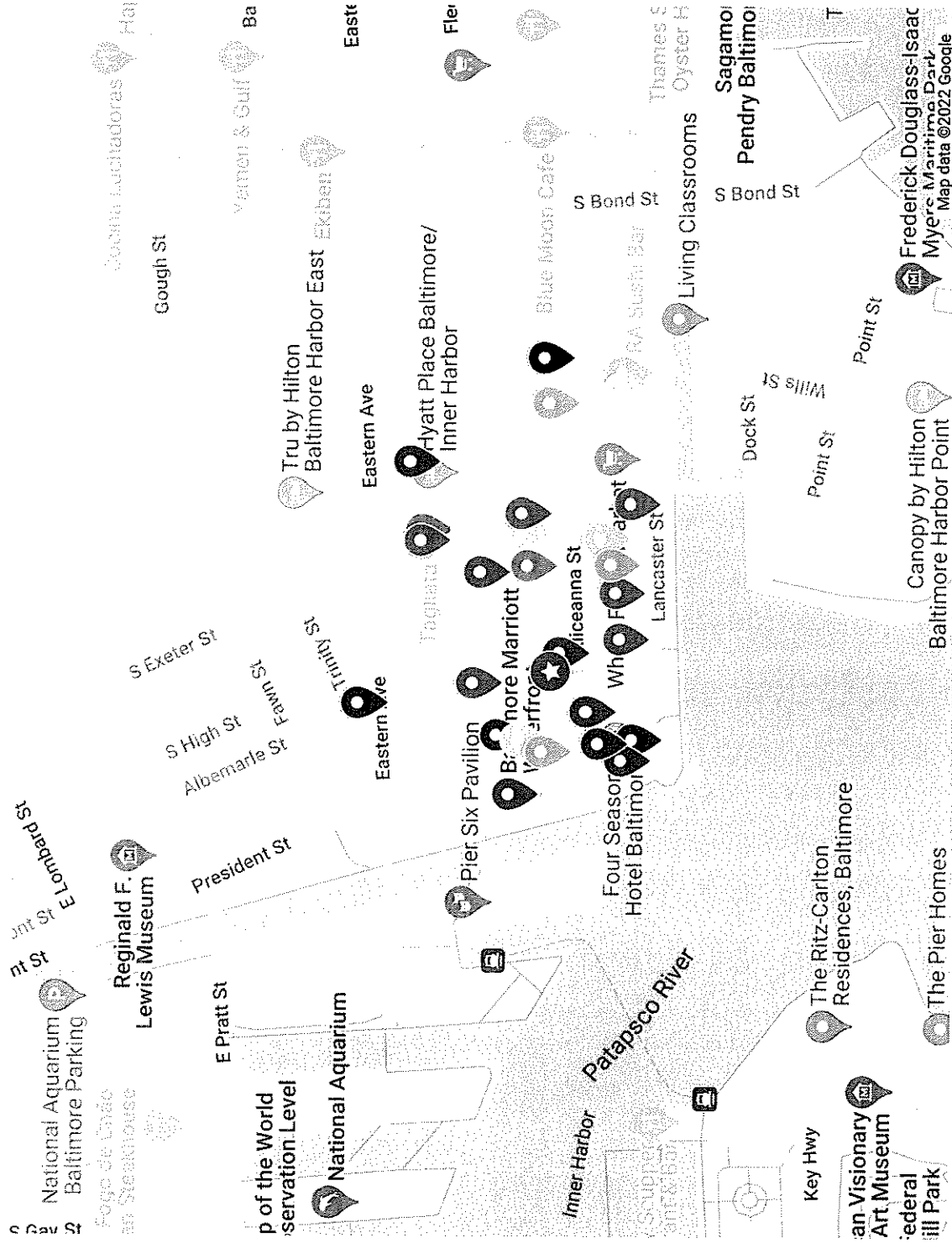
RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 8/16/22

# 800 Aliceanna St aka 645 President St.

## Licensed Establishment

- 📍 Harbor East Cinemas LBD7
- 📍 Bambao LB
- 📍 Roy's Restaurant LB
- 📍 Fleming's Prime Steakhouse and Wine Bar LB
- 📍 Baltimore Marriott Waterfront LBHM
- 📍 Harbor East Delicatessen LB
- 📍 Courtyard by Marriott Baltimore Downtown/Inner Harbor LBHM
- 📍 Oceanaire Seafood Room LBD7
- 📍 Four Seasons Hotel Baltimore LBHM
- 📍 Maximon LB
- 📍 Azumi/Loch Bar LB
- 📍 Bygone Restaurant LBD7
- 📍 The James Joyce Irish Pub and Restaurant LB





Homewood Suites & Hilton  
Garden Inn Baltimore Inner  
Harbor LBHM



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):

Harbor East Cinemas

Corporation Name:

Harbor East Cinemas, LLC

Location Address:

800 Aliceanna aka 645 President St.

License Type:

Class "BD7" Beer, Wine and Liquor



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

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



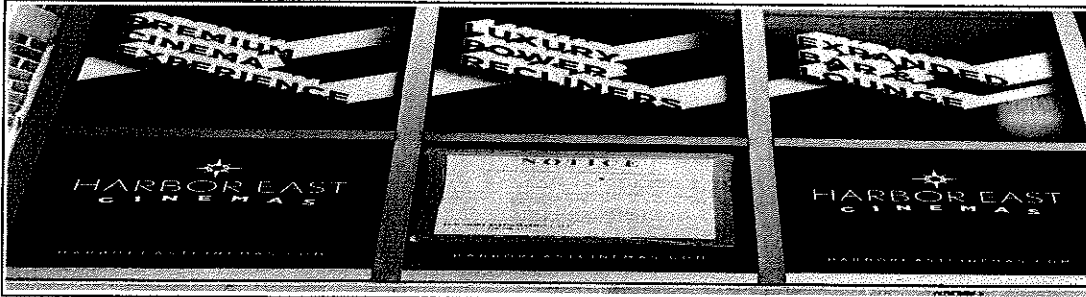
Other licensed locations - Describe/Note:

Please see map for additional locations

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

Filed application to amend the licensed entity with outdoor table service and live entertainment which includes musicians, comedians, etc.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

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

8/16/2022

11:46:54 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: Kristin Sullins

Address of Premises: 800 ALiceanna St. aka 645 President St.

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

Date Posted: 8/10/2022

Time Posted: 11:00 AM

Date Rechecked: 8/19/2022

Time Rechecked: 10:00 PM

Manager or Owner when sign posted: N/A

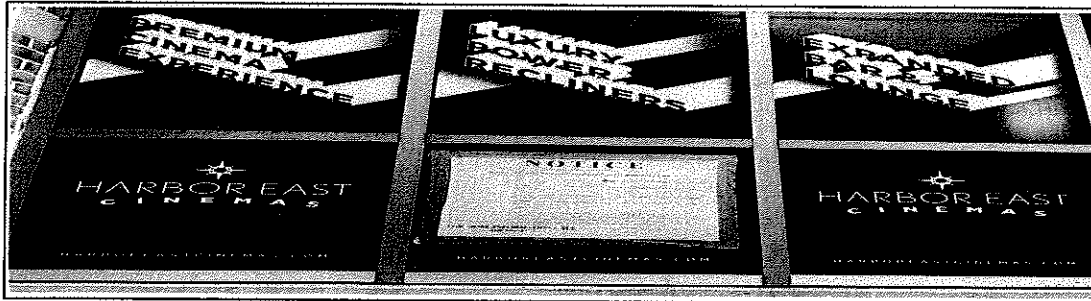
### Summary on location of sign posted:

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: 800 Aliceanna St.

Class of License: BD7- Beer, Wine & Liqueur aka 645 President St. 21202

Scope of Application: Transfer of ownership with continuation of live entertainment

Application filed by:

Harbor East Cinema, LLC T/A Harbor East Cinema  
Kristin Sullins

Present Licensee(s):

Harbor East Arts Cinema, LLC T/A Landmark Theatre At  
Harbor East  
Kristin Sullins

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: 1799A/002D

Permit No: **USE2022-54075**

645 PRESIDENT ST

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 HARBOR EAST PARCEL B - COMMERCIAL OWNER LLC

Lessee HARBOR EAST CINEMAS, LLC

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

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**Property Use & Occupancy Information:**

Existing Use : (Commercial) Entertainment: Indoor

Proposed Use : (Commercial) Entertainment: Indoor

	Dwelling:	Rooming:	Efficiency:
Existing Count:	103	338	000
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
CHESAPEAKE CRITICAL AREA	06/22/2022		PLAN
F02 - REGULATED FLOODPLAIN BFE	06/22/2022		PLAN
Application Received		06/13/2022	
Zoning Sign-off	06/13/2022	06/13/2022	
One Stop Permit Office Review	06/15/2022		SMITHJO
PUD-PLANNED UNIT DEVELOPMENT	06/22/2022		PLAN

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.

TO USE A PORTION OF THE PREMISES, ALSO KNOWN AS 645 PRESIDENT STREET, AS A MOVIE THEATER WITH ALCOHOLIC BEVERAGE SALES 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: HARBOR EAST CINEMAS

Owner First Name:

Role: Agent

Owner Last Name Or HARBOR EAST PARCEL B - COMMERCIAL OWNER I

Applicant: GIORDANO,MARGARET

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

September 8, 2022

**Applicant(s):** Ruben Gonzalez Arizmendi, IV and Lance Neal Bixler  
New MSB Group, LLC, T/a 3 of a Kind  
3301 Foster Avenue 21224

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

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Ruben Gonzalez Arizmendi, IV was born Annapolis, MD in May of 1977. He lives in Baltimore, MD; and (2) Lance Neal Bixler was born Baltimore, MD in February of 1980. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Ruben Gonzalez Arizmendi, IV (20%); (2) Wayne Scott (40%); and (3) Lance Neal Bixler (40%).

(c) **Purchase Price of Business:** The purchase price of the business is \$80,000. Down payment of \$20,000 was made. Remaining balance of \$60,000 is to be paid at settlement.

(d) **Qualified Voters:** Rebecca Adams, Jason Harkinish, and Douglas Lane are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a tavern without live entertainment.

(f) **Corporate Standing:** New MSB Group, 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 8 licensed liquor establishment(s) in the 2x2 area: "C" BW-2; and "BD7" BWL-6.

(h) **Timeline:** Last inspection by BLLC was performed 8/16/2022. At that time, the establishment was open and operating.

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

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: Transfer of Ownership CLASS TYPE: BD7

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

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 3301 Foster Avenue, Baltimore, MD 21224

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: Bottoms Up Canton, LLC TRADE NAME: 3 of a Kind

BUSINESS PHONE NUMBER: 443-714-0690 BUSINESS EMAIL ADDRESS: bottomsupcanton@gmail.com

ATTORNEY FOR THE APPLICANT: Peter A. Prevas ADDRESS: 309 N Charles St, Ste 200 Balto, MD 21201 PHONE: 410-752-2340

Part of Premises Used (Note: Floors and Areas for Storage): 1st Fl. Basement for storage Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? \_\_\_\_\_ Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 75

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

Ruben Gonzalez Arizmendi, IV \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
3302 Schuck Street Baltimore MD 21224 10 yrs  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
05/1977 M Annapolis, 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

Lance Neal Bixler \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
3301 Foster Ave, 2nd Fl Baltimore MD 21224 4 yrs  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
02/1980 M Baltimore, MD  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

### 3. Applicant C

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

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

Applicant A  B  C

[Empty response box for question 1]

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

Applicant A  B  C

[Empty response box for question 2]

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

Applicant A  B  C

11/25/99 DRIVING IMPAIRED; 7/28/00 RESISTING ARREST

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

[Empty response box for question 4]

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

Applicant A  B  C

[Empty response box for question 5]

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

Applicant A  B  C

[Empty response box for question 6]

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

Applicant A  B  C

[Empty response box for question 7]

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

Applicant A  B  C

[Empty response box for question 8]

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

[Empty response box for question 9]

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

Applicant A  B  C

[Empty response box for question 10]

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

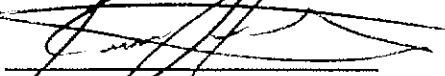
Name	Address	Phone	Email

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: Ruben Gonzalez Arizmendi, IV ADDRESS: 3302 Schuck Street, Balto, MD 21224 TITLE: Member %OF STOCK HELD: 20
- 2) NAME: Lance Neal Bixler ADDRESS: 3301 Foster Ave, 2nd Fl, Balto, MD 21224 TITLE: Member %OF STOCK HELD: 40
- 3) NAME: Wayne Scott ADDRESS: 27 Aiken Circle, Middle River, MD 21220 TITLE: Member %OF STOCK HELD: 40
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

  
Signature of Applicant A

I hereby certify that on the 5th day of July, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Ruben Gonzalez Arizmendi, IV 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.

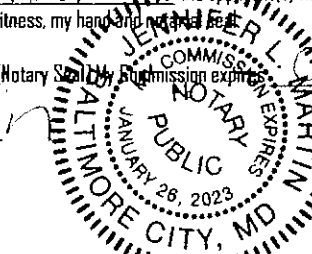
Signature: Jennifer L Martin (Notary Seal) My Commission expires 01-26-23  
Printed Name: Jennifer L Martin



J-L-23  
Signature of Applicant B

I hereby certify that on the 5th day of July, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Lance Neal Bixler 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: Jennifer L Martin (Notary Seal) My Commission expires 01-26-23  
Printed Name: Jennifer L Martin



Signature of Applicant C

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

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

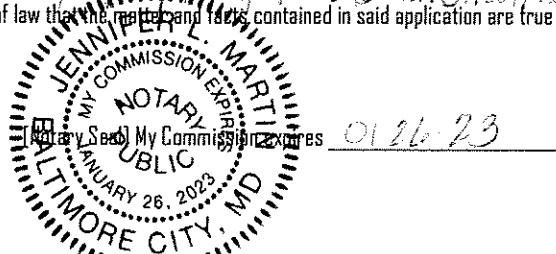
Name and Address of the owners of the premise/landlord: 2218 Boston Street Ventures, LLC Phone Number: [REDACTED]

**STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND** Ventures, LLC  
 (I, WE) Mary Ann B. Owens Property Manager, 2218 Boston Street HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at 2218 Boston Street, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Mary Ann B. Owens  
 Signature of Owner of the Property Agent/Manager

I hereby certify that on the 5<sup>th</sup> day of JUN, 2022 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Mary Ann B. Owens Property Manager 2218 Boston Street Ventures, LLC the landlord/property owner named in this application made oath in due form of law that the facts and facts contained in said application are true and correct.

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



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

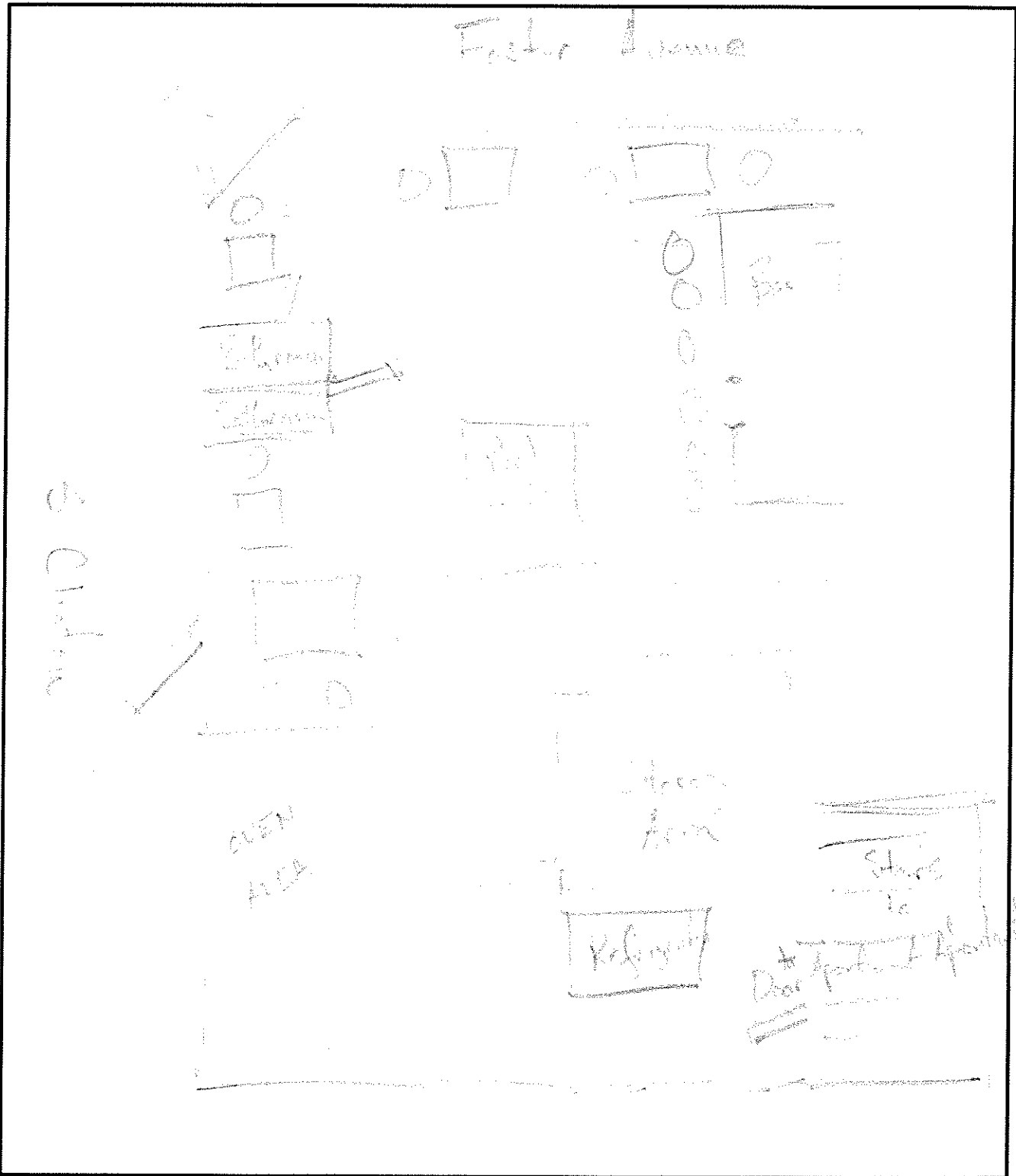
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Rebecca Elizabeth Adams	116 N Lakewood Ave. Baltimore, MD 21224	<u>Rebecca Adams</u>	01/27/1986	10 years
DOUGLAS JOHN LANE	461 S. BOULDER ST BALTIMORE, MD 21224	<u>John</u>	01/23/1962	4 YEARS
SALLY RODRICK	461 S. BOULDER BALTO, MD 21224	<u>Sally Rod</u>	12/04/1965	5 years
Jason Harkinish	927 S. Decker Ave 21224	<u>[Signature]</u>	6/22/83	10 yrs

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

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

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





# Liquor Board System

Version 1.0

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

## License Detail

### License Info

License Num: **LBD7 035**      Cert Num: **0035**      Fee: **\$1,320.00**      Status: **Renewed**  
 License Date: 5/1/2022      License Year: 2022  
 CR Number: 16792540  
 Payment Date: 04-21-22

2021 - 2022 TPP Paid   
 2022 Trader's License

[Click to Start License Renewal](#)

### Add Adult Entertainment License

### Location

Corp Name: **MARSKI BAR, LLC**  
 Trade Name: **MARSKI BAR**  
 Zone Code: 12  
 Phone: 410-961-8226

Block Num: 3301      Street: FOSTER AVENUE  
 City: BALTIMORE      State: MD      Zip: 21224

CR Number: 16792540

Portion of Business Used:  
 CONTINUE TO USE AS A TAVERN WITHOUT LIVE ENTERTAINMENT

Restriction:

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
ANDREA	NOWOWIEJSKI	3118 O'DONNELL ST	Baltimore	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>



**Comments**

Date	Comment	Action
07/08/2022	Application for transfer of ownership requesting delivery of alcoholic beverage filed on behalf of Bottoms Up Canton, LLC T/a 3 of a Kind, Ruben Gonzalez Arizmendi, IV and Lance Neil Bixler on 7/5/2022 /kk	Delete
08/21/2020	PAID IN FULL \$375.00 for Violation Hearing dated Jul 09, 2020; Invoice # 119938..../sb	Delete
07/23/2020	Given an invoice to Chief Inspector John for Violation Hearing fee dated on July 9, 2020 Fine Fee to be paid \$375.00.... /mb.	Delete
07/14/2020	7/9/2020 - Virtual Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-fined \$250; \$250 + \$125 admin fee; \$375 total fine, 30 days to pay (3-0 vote)..../jr	Delete
07/09/2020	Violation hearing dated 7/9/2020 Penalty Assessment Notice mailed to atty: Steven Fogleman ..../jr	Delete
06/12/2020	Issued Outdoor License extension starting from June 12, 2020 until the governor has lifted his executive order; Housing permit#TMP2020-50021..../jr	Delete
03/26/2020	03/25/20 - Submitted 2019 Traders License through email..../sb	Delete
08/08/2019	Submitted 2018 Trader's License during renewal.... /sb	Delete
03/25/2019	3/21/2019 - Public Hearing Re: Application to transfer ownership requesting delivery of alcoholic beverages - APPROVED (3-0 vote)...../jr	Delete
02/08/2019	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of Marski Bar, LLC T/a Marski Bar - Andrea Nowowiejski on 1/31/19 /kk	Delete
12/05/2018	Personal Property Tax Owed to City of Baltimore was cleared as shown on the confirmation receipt dd December 5,2018..../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/19/18../mb	Delete
06/26/2017	Alcohol Awareness expires 01/23/18 (Michael Marler)... /sb	Delete
05/09/2017	4/13/17- Public Hearing re: Transfer of ownership- APPROVED (3-0 vote)	Delete
04/14/2017	MARYLAND SALES TAX HOLD (CR# 14955482- TRANSFER) 03/20/2017...K/R	Delete
12/12/2016	12/8/16- Request for hardship extension- GRANTED (3-0 vote)	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
08/01/2012	7/26/2012 Public Hearing re: Application to transfer ownership where establishment has been closed for more that 90 days; application includes request for outdoor table service. APPROVED transfer. DENIED outdoor table service.	Delete
02/16/2012	2/12 Transfer of ownership from secured creditor, request for outdoor table service, BD7-BWL, Nurlign M. Nurlign, Yamet Asress, Rama Enterprises, LLC	Delete
11/03/2010	10/28/10 HEARING CONF. RE: HARDSHIP EXTENSION.DECISION: GRANTED 180 SAYS EXTENSION UNTIL 4/26/11. MUST PAY CONF.FEE \$100	Delete

Print History (Print Card)

License num: LBD7 035                      Address: 3301 FOSTER AVENUE  
 Trade Name: MARSKI BAR

Comment:

Add Comment

**Hold Info**



## NEW MSB GROUP, LLC: W21979174

**Department ID Number:**

W21979174

**Business Name:**

NEW MSB GROUP, LLC

**Principal Office:** ⓘ

3724 EASTERN AVE

BALTIMORE MD 21224

**Resident Agent:** ⓘ

SAROJ PURI

805 RED FOX RUN

BALTIMORE MD 21286

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

07/12/2021

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 3301 Foster Ave

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

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

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

"C" BEER & WINE 2

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

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

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

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

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

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

"BD7" BEER, WINE & LIQUOR 6

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Free DATE: 9/15/22



## 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="3 of a Kind"/>
<i>Corporation Name:</i>	<input type="text" value="Bottoms Up Canton, LLC"/>
<i>Location Address:</i>	<input type="text" value="3301 Foster Ave"/>
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	<input type="text" value="8/10/2022"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="8/19/2022"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

*Other licensed locations - Describe/Note:*

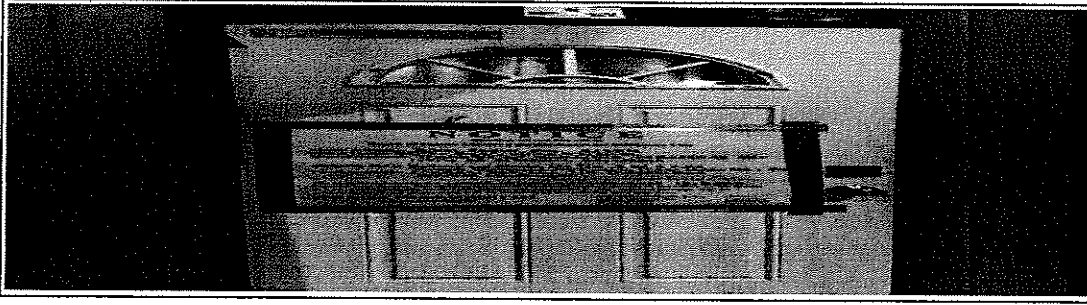
See attached map

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

Application filed for transfer of ownership, requesting delivery of alcoholic beverages

*Insert Photo of Sign and location:*





Inspector Name		Date and Time	
<input type="text" value="i:0#w baltimore\andy.perez"/>		<input type="text" value="8/16/2022"/>	<input type="text" value="3:57:55 PM"/>
Name of Licensee (if present)			
<input type="text"/>			

### Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

*Applicant(s) Name:* Ruben Gonzalez Arizmendi, IV, Lance Neal Bixler

*Address of Premises:* 3301 Foster Ave

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

*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:*

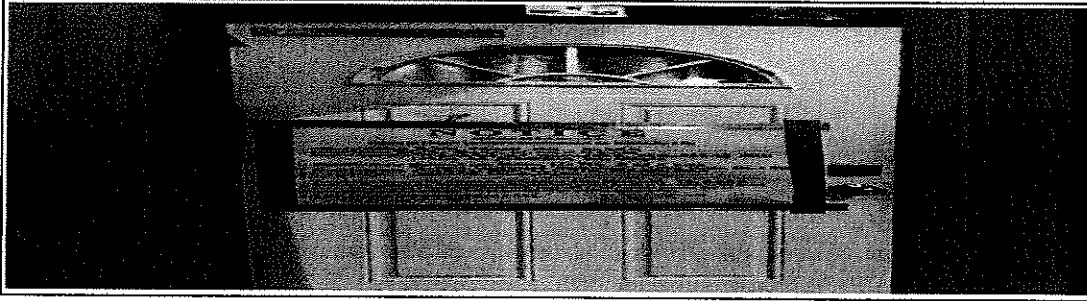
Sign posted on front door

*Summary on location of sign rechecked:*

Sign remained as posted for the required 10 days period.

*Insert Photo of Sign and location:*







# BLLC Routine Inspection

### General Information

Address: 3301 FOSTER AVENUE 21224

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

### Open/Closed Status

Open/Closed: Open

Closed Date:

### Bar Inspection

Clean and Free of Debris: Satisfactory

### Bar Configuration

Location of Bar: Front

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

### Package Goods/BD7 Checklist

Bulletproof Partitioning: No

Separate Pkg. Goods Dept.: No

Separate Pkg. Goods Store: No

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: No

*Dining Area*

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

*Alcohol/Bev. Info.*

Traders License: Yes

Alcohol Awareness Certification Date Issued: 3/14/2021

Employee Records: No

Alcohol Beverage Information Invoice Numbers and Date:

*Inspector*

Inspector Comments:

*Restroom*

Inspector Comments:

*Public Safety*

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

*Adult Entertainment - If Applicable*

License is Valid:

N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

*Live Entertainment*

Live Entertainment (Describe):

no

Outdoor Table Service No

*Violations*

Violation Issued: No

Violations Noted:

*Wash Up*

Instructions Given to Licensee:

Inspector's Comments:

Inspected 8/10/11

Photo Taken:



Owner Email:

Submitted by Inspector



# BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



## Search Results

If you suspect that work is being performed without a permit or that the work is more than the scope of work indicates, please fill out a report at [311 Online](#).

Record Count : 11

(To organize your search click on the appropriate heading.)

Permit Number	Plan Number	Description	Address	District	Issued Date	Expiration Date	Neighborhood
TMP2020-50021	-	OUTDOOR SEATING TEMPORARY USE PERMIT. PERMIT ALLOWS FOR ADDITIONAL OUTDOOR SEATING TO PROMOTE SOCIAL DISTANCING IN COMPLIANCE WITH CDC GUIDELINES. SEATING ALLOWED AS SPECIFIED IN THE APPROVED DRAWING. NO LIVE OR AMPLIFIED MUSIC, OPEN FLAMES OR OTHER HEATING DEVICES IN OUTDOOR SEATING, OR ANY EXTERIOR FOOD AND DRINK STATIONS NOT CURRENTLY EXISTING UNDER PREVIOUSLY APPROVED PLANS. PERMIT EXPIRES JUNE 30, 2021. ***** LOCATION:FRONT OF BUILDING. AREA(FT):500. TABLE COUNT:4. CHAIR COUNT:16 AS PER CODE. MUST KEEP 5' OF OPEN SIDEWALK	3301 FOSTER AVE	202	06/09/2020	06/30/2021	CANTON
USE2017-00573	-	CONTINUE TO USE AS A TAVERN NWITH OUT LIVE ENTERTAINMENT	3301 FOSTER AVE	202	06/20/2017		CANTON
COM2017-53668	-	INSTALL (1) 90 BTU FUEL-BURNING EQUIP(FURNACE) SAME CAPACITY AND SAME LOCATION AS PER CODE. *GAS AND ELECTRIC BY OTHERS*	3301 FOSTER AVE	202	05/09/2017	11/05/2017	CANTON
COM2016-32371	-	UPGRADE 100 AMP SERVICE TO A 200 AMP SERVICE AS PER CODE.	3301 FOSTER AVE	202	12/22/2016	06/22/2017	CANTON
COM2013-15995	-	INSTALL 1 - 120V 20A CIRCUIT FOR EMERGENCY SOUND (HORN AND STROBE) KITCHEN AND 2ND FLOOR REQUIRED BY BALTIMORE CITY FIRE CODE IN HOUSE FIRE ALARM PRI 120V - SEC24 V AS PER CODE.	3301 FOSTER AVE	202	08/02/2013	02/02/2014	CANTON
COM2013-10563	-	INSTALL ANSUL R-102 3-GALLON COMMERCIAL KITCHEN HOOD FIRE SUPPRESSION SYSTEM IN EXISTING HOOD - RAMA ENTERPRISE - 1ST FLOOR AS PER CODE.	3301 FOSTER AVE	202	05/23/2013	11/23/2013	CANTON
COM2012-19954	-	INSTALLATION OF (7) SECURITY SYSTEM DEVICES AS PER CODE	3301 FOSTER AVE	202	10/17/2012	04/16/2013	CANTON
USE2012-03539	-	(USE) CONTINUE TO USE FIRST FLOOR AS A TAVERN-NOT INCL. LIVE ENT PER BMZA2012-117 APPROVED 6/26/2012.	3301 FOSTER AVE	202	09/18/2012		CANTON
BMZ2012-00117	-	(USE) CONTINUE TO USE 1ST FLOOR OF PREMISES AS A TAVERN-NOT INCLUDING LIVE ENTERTAINMENT/DANCING.2ND FLOOR AS 1 DWELLING UNIT.	3301 FOSTER AVE	202	03/21/2012		CANTON
USE2007-	-	USE THE FIRST FLOOR FOR A TAVERN--WITHOUT LIVE					

05792	ENTERTAINMENT OR DANCING, USE BASEMENT FOR STORAGE	3301 FOSTER AVE 202	03/03/2009	CANTON
COM2005-05523	SHORTYS MARTINI LOUNGE WORLD LIKE TO SET UP. ENCLOSE TENT ON SIDEWALK FROM 5-11 P.M. ON SATURDAY APRIL 2, 2005 THE TENT WILL BE LOCATED DIRECTLY IN FRONT OF BUSSINESS ON CLINTON ST. THE TENT WILL BE 12' X 30' X 10'	3301 FOSTER AVE 202	02/28/2005 04/02/2005	CANTON

[Permits](#)   [Property Registration](#)   [Code Enforcement](#)   [Community Services](#)   [Resident Services](#)   [HCVP](#)   [Public Housing](#)   [Document Central](#)  
[Developers](#)   [Jobseekers](#)   [Contractors](#)   [Homebuyers](#)   [Landlords](#)   [Residents](#)  
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Mayor Brandon M. Scott - Alice Kennedy, Commissioner

15 August 2022

Monica Skarpac

**Ward 01 Sect 05 Blk 1849 Lot 019**

Board of Liquor License

Commissioners for Baltimore City  
Attention: Commissioner for Transfers  
1 N. Charles Street Suite 1500  
Baltimore, MD 21201  
Phone: 410-396-4377  
Fax : 410-396-4382

Dear BLLC Hearing Transfer Requests,

I am writing on behalf of a transfer at 3301 Foster Avenue, Three of a Kind, which is scheduled for 18 August 2022 (formerly Marski's).

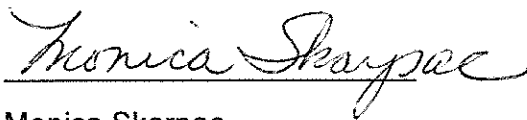
I fully support and encourage this transfer.

The new ownership is first class, won't put up with any nonsense and will run a top-notch operation. We need more little corner bars like this, to serve the public-primarily long time home owners (see Real Property Info Above) who want to wet their whistle, not spend boo koo money for a couple of beers and have to put up with assholes in the establishment while you are drinking over priced alcohol.

I hope this letter reaches you in time, as the hearing is coming up in three days and I will not be able to attend.

Thank you for your consideration.

Sincerely,



Monica Skarpac

**RECEIVED: BLLC  
AUG 18 2022 AMB:55**

**September 8, 2022**

**Applicant(s):** Alexis Junghwan Lee and Terry RL Schroyer-Greene  
KBBQ 2005, Inc, T/a Bone  
2821-23 O'Donnell Street 21224

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Alexis Junghwan Lee was born in South Korea in January of 1982. He lives in Middle River, MD; and (2) Terry RL Schroyer-Greene was born Portsmouth, VA in April of 1971. He lives in Baltimore, MD. (see attached for additional information)

(b) **Ownership Breakdown:** (1) Alexis Junghwan Lee (99%); and (2) Terry RL Schroyer-Greene (1%).

(c) **Purchase Price of Business:** The purchase price of the business is \$10 per terms of contract for sale.

(d) **Qualified Voters:** Alena Rusnakova, Willidean Lehmer, and Melissa Lawson are qualified Baltimore City voters.

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

(f) **Corporate Standing:** KBBQ 2005, Inc. is a MD Corporation 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 13 licensed liquor establishment(s) in the 2x2 area: "D" BW-1; "A" BWL- 1; "B" BWL-5; and "BD7" BWL-6.

(h) **Timeline:** Last inspection by BLLC was performed 6/30/2022. At that time, the establishment was open and operating. On 7/28/2022, Board ordered license suspended indefinitely. License is valid

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

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

**Board's Decision:**



# 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: Ownership Change of ABC License CLASS TYPE: BD7

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

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: N/A

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 2821-23 O'Donnell Street, Baltimore, MD 21224

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

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CORPORATE/LLC/LLP/PARTNERSHIP NAME: KBBQ 2005, Inc. TRADE NAME: Bone

BUSINESS PHONE NUMBER: (443) 827-5242 (temporary) BUSINESS EMAIL ADDRESS: alexislee0128@gmail.com

ATTORNEY FOR THE APPLICANT: N/A ADDRESS: N/A PHONE: N/A

Part of Premises Used (Note: Floors and Areas for Storage): 1st, 2nd and Basement Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? N/A Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 100

*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

Alexis Junghwan LEE [REDACTED] [REDACTED]  
 (Full name) (Telephone no.) E-mail (Required)  
10791 Folkestone Way Woodstock MD 21163 N/A  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
01/1982 Female South Korea  
 (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

Terry RL Schroyer-Greene [REDACTED] [REDACTED]  
 (Full name) (Telephone no.) E-mail (Required)  
1008 Iris Avenue Baltimore MD 21205 21 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
04/1971 Male Portsmouth, VA  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

### 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?

RECEIVED: BLLC  
 JUL 7 2022 AM 9:11

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

ABC License Transfer of Class BD7 at 2821-23 O'Donnell Street, Baltimore, MD 21224

Transferee: KBBQ 2005, Inc. t/a Bone

**Answers and Detailed Explanations to Questions 6 and 8 in the Application**

Question 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?

Answer: Yes, Applicant A

Explanation: Applicant A is one of the members and owners of membership interest in YF Food Services, LLC t/a Bonchon Chicken Ellicott City at 3419 Plumtree Drive, Suite 102, Ellicott City, MD 21042. An application for ABC license transfer of Class B was filed on behalf of YF Food Services, LLC in February, 2022 and it was approved in March, 2022 by the Board of License Commissioners of Howard County, Maryland. The ABC license has not been issued yet as of June 30, 2022.

Questions 8. Are you financially interested in any other alcoholic beverages license applied, granted or issued?

Answer: Yes, Applicant A

Explanation: Applicant A is one of the members and owners of membership interest in YF Food Services, LLC t/a Bonchon Chicken Ellicott City at 3419 Plumtree Drive, Suite 102, Ellicott City, MD 21042. An application for ABC license transfer of Class B was filed on behalf of YF Food Services, LLC in February, 2022 and it was approved in March, 2022 by the Board of License Commissioners of Howard County, Maryland. The ABC license has not been issued yet as of June 30, 2022.

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

Name	Address	Phone	Email
Alexis Lee	10791 Folkestone Way, Woodstock, MD 21163	[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)(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: Alexis Lee ADDRESS: 10791 Folkestone Way, Woodstock, MD 21163 TITLE: President %OF STOCK HELD: 99%
- 2) NAME: Terry Schroyer-Greene ADDRESS: 1008 Iris Ave., Baltimore, MD 21205 TITLE: Secretary %OF STOCK HELD: 1%
- 3) NAME: N/A ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 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]  
Signature of Applicant A

I hereby certify that on the 24th day of June, 2022 before me, the subscriber, a notary public of the State of Virginia in and for Fairfax County, personally appeared Alexis Junghwan LEE the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]  
Printed Name: Haewon Chung

(Notary Seal) My Commission expires 09/30/2025



Haewon Chung  
Commonwealth of Virginia  
Notary Public  
Commission No. 7304930  
My Commission Expires 9/30/2025

[Signature]  
Signature of Applicant B

I hereby certify that on the 24th day of June, 2022 before me, the subscriber, a notary public of the State of Virginia in and for Fairfax County, personally appeared Terry R. Schroyer-Greene the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]  
Printed Name: Haewon Chung

(Notary Seal) My Commission expires 09/30/2025



Haewon Chung  
Commonwealth of Virginia  
Notary Public  
Commission No. 7304930  
My Commission Expires 9/30/2025

Signature of Applicant C

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

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

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

Name and Address of the owners of the premise/landlord: 2821-23 O'Donnell Street, Baltimore, MD 21224

Phone Number: [REDACTED]

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

(I, WE) Alexander D. Heidenberger / Baltimore Buddies Land Co LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2821-23 O'Donnell Street, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Handwritten Signature]

Signature of Owner of the Property

I hereby certify that on the 24 day of June, 2022 before me, the subscriber, a notary public of the State of Delaware, in and for Sussex County, personally appeared Alexander D. Heidenberger 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: Elizabeth A. Tuskweth (Notary Seal) My Commission expires 9/17/22

Notary Printed Name: Elizabeth A. Tuskweth

ELIZABETH A. TUSKWETH Notary Public State of Delaware

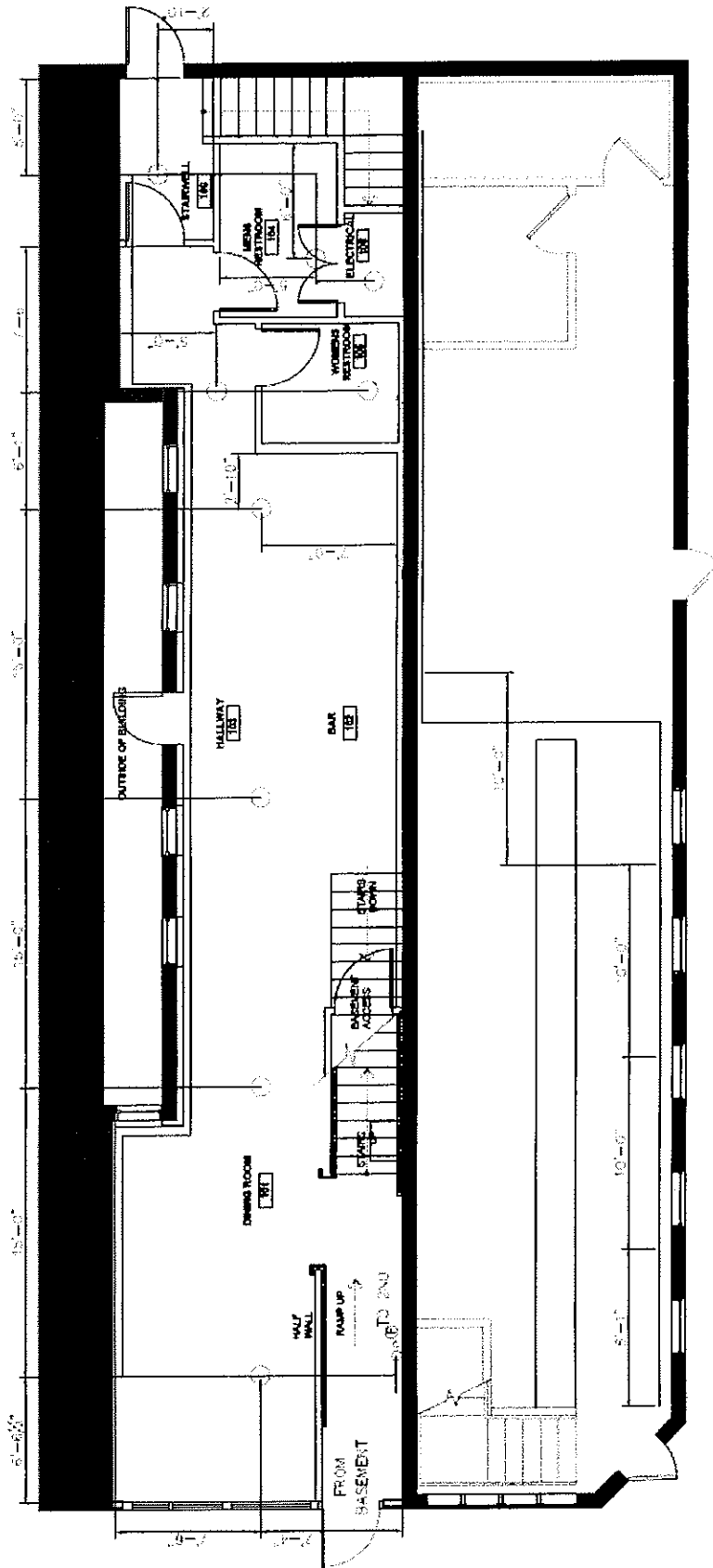
The following certificates must be signed by at least 3 persons. My Commission Expires On 09/17/22

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

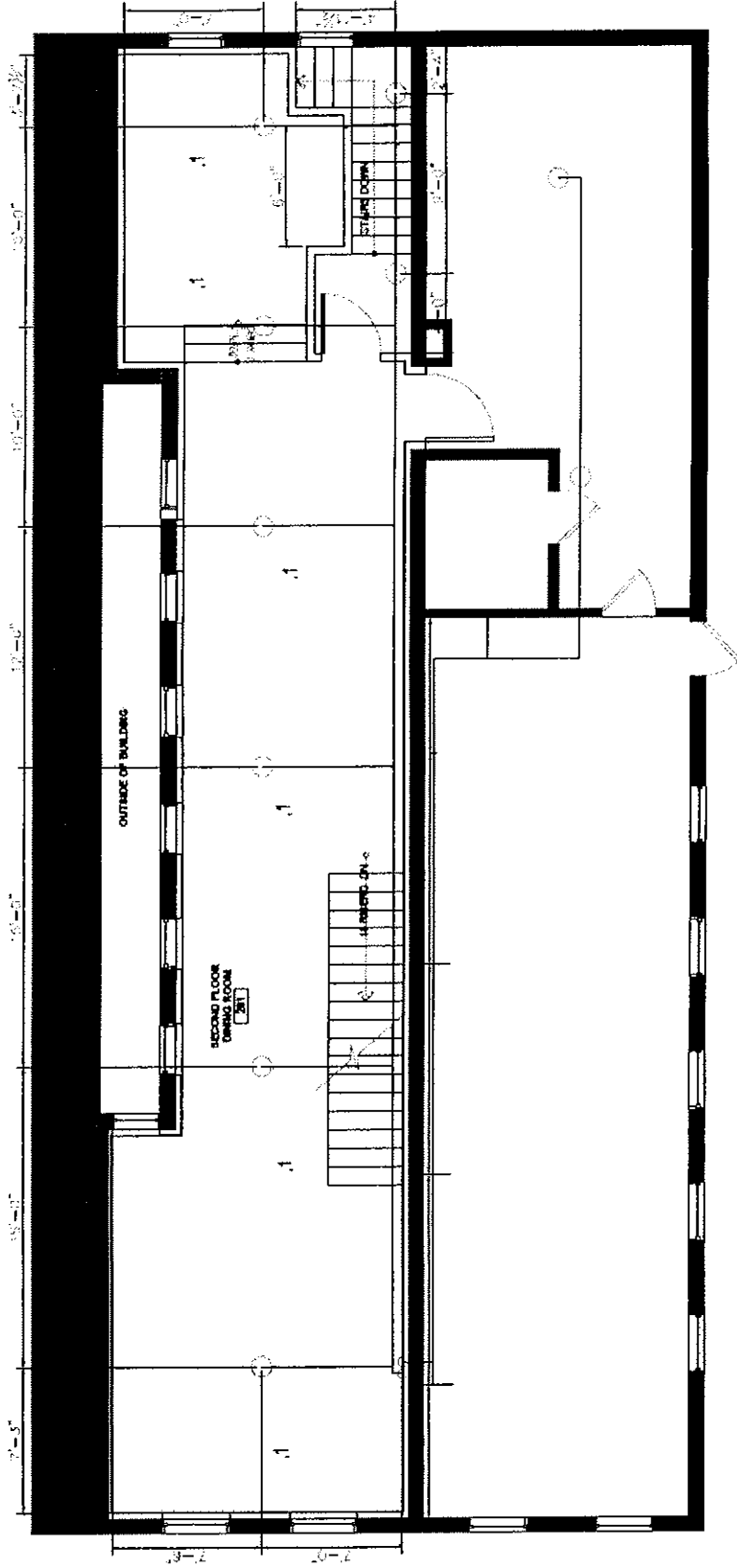
	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1.	Leigh Greene	1008 Iris Avenue Baltimore, MD 21205	[Signature]	07/1969	33 years
2.	Alena Rusnakova	1010 Iris Avenue Baltimore, MD 21205	[Signature]	08/1960	18 yers
3.	W. Marie Lehmer	1020 N. IRIS AVENUE Baltimore, Md. 21205	[Signature]	03/1945	77 years
F.	MELISSA LAWSON	1012 IRIS AVENUE BALTIMORE, MD 21205	[Signature]	12/1969	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.



KBBQ 2005, Inc. t/a Bone  
 2821-23 O'Donnell St., Baltimore, MD 21224  
 The First Floor



KBBQ 2005, Inc. t/a Bone  
 2821-23 O'Donnell St., Baltimore, MD 21224  
 The Second Floor



## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LBD7 246**      Cert Num: **0616**      Fee: **\$1,370.00**      Status: **Renewed**  
 License Date: 5/1/2022      License Year: 2022  
 CR Number: 16591433  
 Payment Date: 04-25-22

2021 - 2022 TPP Paid   
 2022 Trader's License

[Click to Start License Renewal](#)

### Add Adult Entertainment License

#### Location

Corp Name: **SRI BALAJI, INC.**  
 Trade Name: **PORTSIDE TAVERN & LOUNGE**  
 Zone Code: 12  
 Phone: 410-522-4678

Block Num: 2821-23      Street: O'DONNELL STREET  
 City: BALTIMORE      State: MD      Zip: 21224

CR Number: 16591433

#### Portion of Business Used:

CONTINUE TO USE PORTION OF PREMISES FOR A RESTAURANT AND TAVERN WITH LIVE ENTERTAINMENT AND OUTDOOR TABLES SERVICE (CHANGE IN OPERATORS ONLY)

#### Restriction:

LICENSEE MAY PROVIDE DELIVERY OF ALCOHOLIC BEVERAGES. MAY PROVIDE REFILLABLE CONTAINERS (GROWLERS).

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
CHUNNE	BISHWORKARMA	4222 ELSA TERRACE	BALTIMORE	MD	21211	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
GANESH V.	KUNWAR	2900 EXCELSIOR SPRINGS COURT	ELLIOTT CITY	MD	21042	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
MADAN	WAGLE	4244 SLATER AVENUE	NOTTINGHAM	MD	21236	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>



## Comments

Date	Comment	Action
08/03/2022	7/28/2022 - Public Hearing Re: Violation of Rule 4.05 Prohibited Hours; and Violation of Rule 4.16 Illegal Conduct - Rule 4.05-Guilty-No Fine; and Rule 4.16-Guilty-No Fine - \$125 admin fee waived - No Fine assessed - LICENSE IS TO BE SUSPENDED INDEFINITELY STARTING TODAY 7/28/2022 PENDING LICENSEE ACTION..../jr	Delete
07/08/2022	Application for transfer of ownership filed on behalf of KBBQ 2005, Inc. T/a Bone, Alexis Junghwan Lee and Terry RL Schroyer-Greene on 7/7/2022 /kk	Delete
04/22/2022	PAID IN FULL \$275.00 FOR VOIOLATION HEARING DATED 3/24/2022; INVOICE# 125503...K/R	Delete
04/11/2022	Given an Invoice to Chief Inspector John for Violation Hearing fee dated on March 24, 2022 Fine Fee to be paid \$275.00.... /mb	Delete
04/08/2022	3/24/2022 - Virtual Public Hearing Re: Violation of Rule 3.12 General Welfare - Rule 3.12-Fined \$150; \$150 + \$125 admin fee = \$275 total fine, 30 days to pay (3-0 vote)..../jr	Delete
03/24/2022	03/23/2022 - Time expired on Pending Transfer, so this file is DEAD (per K. Robinson)..../sb	Delete
07/30/2021	7/29/2021 - Virtual Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service, requesting delivery of alcoholic beverages - APPROVED (3-0 vote)..../jr	Delete
07/29/2021	Preliminary Approval Letter for the July 29, 2021 transfer hearing mailed today to Atty. Mel Kodenski; Carbon Copy placed in file..../jr	Delete
06/29/2021	Application for transfer of ownership with continuation of live entertainment and outdoor table service and requesting delivery of alcoholic beverages filed on behalf of Sri Balaji, Inc. T/a Portside Tavern & Lounge, Chunne Bishwokarma and Bharat Baraili on 6/1/2021 (June 2021 Ad) /kk	Delete
04/13/2020	Submitted Application to add yearly Growlers and Alcohol Delivery Fee to License; Check #01706785 and Invoice #119544..../sb	Delete
02/11/2020	Sent letter to licensee(s) regarding an inspector not being able to perform an open inspection /kk	Delete
02/10/2020	Submitted 2019 Traders License...../sb	Delete
07/18/2019	230 day application letter sent to applicants and attorney /kk	Delete
06/28/2019	6/13/2019 - Public Hearing Re: Request for a transfer hardship extension - APPROVED (3-0 vote) * Additional 90 days granted for transfer..../jr	Delete
06/28/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when this (transfer hardship/hardship) was received and processed. The (transfer hardship/hardship) received and processed by the BLLC on 5/28/2019; Invoice #117385..../jr	Delete
05/06/2019	Submitted 2018 Traders' License.... /sb	Delete
05/02/2019	*****RELEASED STATE OF MD TAX HOLD***** .... /sb	Delete
04/11/2019	4/10/2019 150 day transfer pending letters were sent....k/r	Delete
02/25/2019	12/12/2018 90 day transfer pending letters were sent....k/r	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee on January 25, 2019.***/sb	Delete
12/03/2018	11/29/2018 - Public Hearing RE: Application to transfer ownership with continuation of live entertainment and outdoor table service, requesting off-premise catering - APPROVED (3-0 vote)...../jr	Delete
10/11/2018	Application for transfer of ownership with continuation live entertainment and outdoor table service, requesting off-premise catering filed on behalf of Sri Balaji, Inc. T/a Portside Tavern & Lounge, Ganesh Kunwar, Madan Wagle, and Chunne Bishwokarma on 10/2/18 /kk	Delete
03/09/2018	Personal Property Tax owned to the City of Baltimore is cleared.../mb	Delete
01/30/2018	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE for Year 16/17 and 17/18, 2nd Letter sent to Licensee on January 24, 2018.*** /mb	Delete
10/16/2017	Received a letter that showed Personal Property Tax Owed to City of Baltimore was cleared on 09/20/17...mb	Delete
10/02/2017	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, letter sent to Licensee on October 2, 2017.*** /mb	Delete
04/05/2017	Alcohol Awareness expires 02/24/21 (Steven Roop, David Burton).... /sb	Delete
04/14/2015	PAID \$100.00 FOR HEARING DATED ON DECEMBER 04, 2014, INVOICE #97575.... /sb	Delete

03/25/2015	PAST DUE LETTER SENT TO MERCHANT...../sb	Delete
03/19/2015	MERCHANT OWES LIQUOR BOARD \$100.00 HEARING FEE ON 12/04/14, ALSO STATE OF MD TAX HOLD.../sb	Delete
02/09/2015	11/25/2014 (Re:11761930) Maryland Sales & Use Tax sales hold and Maryland Withholding tax	Delete
12/04/2014	12/4/2014 Public Hearing re: Application to expand premises to include 2823 O'Donnell St for business.APPROVED . \$100 OWED	Delete
03/11/2013	3/7/2013 Public Hearing re: VIOLATION OF RULE 4.18 Illegal conduct. Licensee does not have 2012 Traders License. Provided documentation. Fine \$125	Delete
06/02/2010	06/2/10 \$100 (5/6/10)CONF PAID #74112	Delete
04/12/2010	4/10 Request to add live entertainment, BD7-BWL, Steven Roop, Stephen Montgomery, Alexander Heidenberger, Baltimore Buddies, LLC	Delete

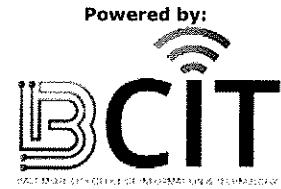
Print History (Print Card)

License num: LBD7 246                      Address: 2821-23 O'DONNELL STREET  
 Trade Name: PORTSIDE TAVERN & LOUNGE

Comment:

Add Comment

**Hold Info**



## KBBQ 2005, INC.: D23048457

**Department ID Number:**

D23048457

**Business Name:**

KBBQ 2005, INC.

**Principal Office:** ⓘ

2821 O'DONNELL STREET  
BALTIMORE MD 21224

**Resident Agent:** ⓘ

ALEXIS LEE  
10791 FOLKESTONE WAY  
WOODSTOCK MD 21163

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

06/15/2022

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

PROPOSED LOCATION: 2021-23 O'Donnell St

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 13

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

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

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

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR 1

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

"B" BEER, WINE & LIQUOR 5

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

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

"BD7" BEER, WINE & LIQUOR 6

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Perez DATE: 9/15/22



## 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="Bone"/>
<i>Corporation Name:</i>	<input type="text" value="KBBQ 2005, INC"/>
<i>Location Address:</i>	<input type="text" value="2821-23 O'Donnell St."/>
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No
<i>Is the location within 300 feet of Church and/or School?</i>	Yes
<i>Date Posted?</i>	<input type="text" value="8/10/2022"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="8/19/2022"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

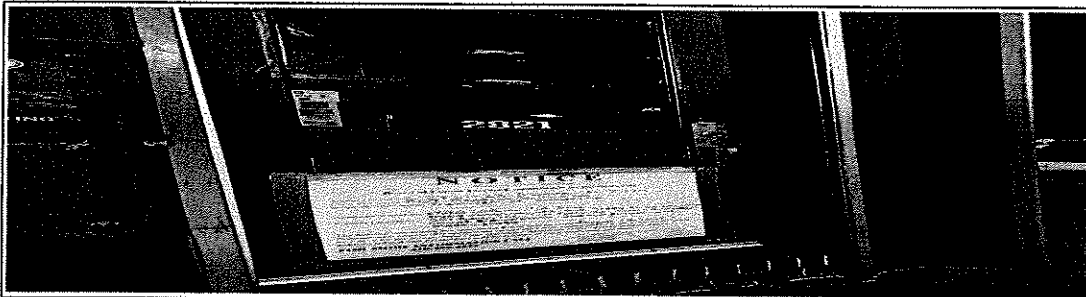
*Other licensed locations - Describe/Note:*

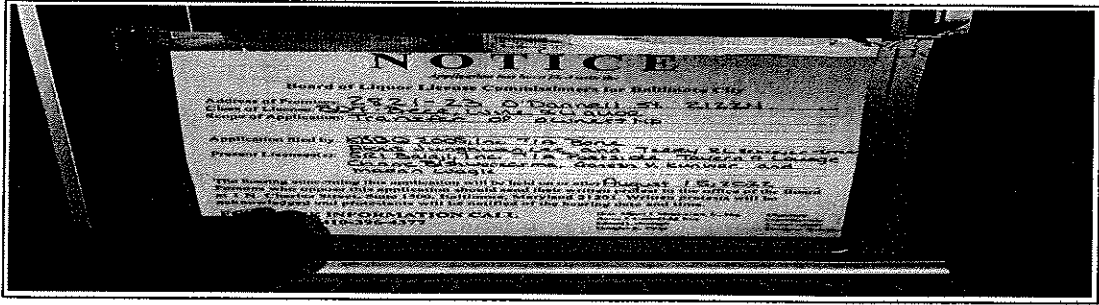
See Attached Map

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

Application filed for transfer of ownership

*Insert Photo of Sign and location:*





Inspector Name	Date and Time	
i:\0#\w\baltimore\andy.perez	8/16/2022	3:32:32 PM
Name of Licensee (if present)		
<input data-bbox="115 709 802 747" type="text"/>		
<input data-bbox="115 779 802 816" type="text"/>		

## Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

*Applicant(s) Name:*

*Address of Premises:*

*Inspector:*

*Date Posted:*

*Time Posted:*

*Date Rechecked:*

*Time Rechecked:*

*Manager or Owner when sign posted:*

*Summary on location of sign posted:*

Sign posted on front door

*Summary on location of sign rechecked:*

Sign remained as posted for the required 10 days period.

*Insert Photo of Sign and location:*







# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2821-23 O'Donnell St. 21224  
Class of License: BDH Beer, Wine & Liquor  
Scope of Application: Transfer of ownership

Application filed by: KBBQ 2005, Inc. TIA Bana  
Present Licensee(s): Alexis Junghwan Lee and Teley PL Schraier Greer  
SRI Bala, Inc. TIA Poetside Tavern & Lounge  
Chanat Bishwakarma, Ganesh V. Kunwar and  
Madan Wagle

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. Mainieri, Jr., Esq. *Chairman*  
Aaron J. Greenfield, Esq. *Commissioner*  
Edward L. Robinson *Commissioner*  
Douglas R. Peigo *Executive Secretary*

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

**Online Use & Occupancy Permit  
Application**

Property Address: 2823 O'DONNELL ST  
Block/Lot: 1890/009

Permit No: **USE2022-54247**

Applicant:  
CHRISSIE CHANG

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

Owner/Lessee:  
Owner BALTIMORE BUDDIES LAND COMPANY LLC

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>Roomming:</b>	<b>Efficiency:</b>
Existing Count:	000	000	000
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
CHESAPEAKE CRITICAL AREA	06/28/2022		PLAN
FIRE DEPARTMENT REFERRAL	06/28/2022		LDZI
Application Received		06/22/2022	
One Stop Permit Office Review	06/22/2022		ELLYSHA.NE
R83 - CANTON WATERFRONT	06/28/2022		PLAN
HEALTH DEPARTMENT INSPECTION	06/28/2022		JWEL
Zoning Sign-off	06/22/2022	06/22/2022	

District:202

MINOR PRIVILEGE:

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

CONTINUE TO USE ENTIRE PREMISES, 1ST AND 2ND FLOORS, AS A RESTAURANT.

**AFFIDAVIT BY: CHRISSIE CHANG**

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: **KBBQ**  
Role: **Agent**  
Applicant: **CHANG,CHRISSIE**

Owner First Name:  
Owner Last Name Or Company Name: **BALTIMORE BUDDIES LAND COMPANY LLC**  
Phone:

Project Note:

Address1:  
Address2:  
City:  
State:  
Zip:

September 8, 2022

**Applicant(s):** Michael Fiseha  
Fezzy, LLC, T/a Unity bar & Restaurant  
111 W. Centre Street 21201

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

Application to transfer ownership from a contract purchaser with continuation of live entertainment and outdoor table service, requesting off-premises catering and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Michael Fiseha was born in Ethiopia in October of 1985. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Michael Fiseha (100%).

(c) **Purchase Price of Business:** The purchase price of the business was \$50,000 paid in cash.

(d) **Qualified Voters:** Satina Pearce, Harry Parker, and John Salconi are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Fezzy, LLC is a MD LLC and as of 8/25/2022 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 12 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-6; "D" BWL-2; and "BD7"-2; and "Hotel/Motel"-1.

(h) **Timeline:** Last Inspection by BLLC was performed 7/29/2022. At that time, the establishment was open and operating.

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

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

**Board's Decision:**

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: in location transfer CLASS TYPE: B

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

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 111 W. Centre St 1st floor

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 111 W. Centre St

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: Scum

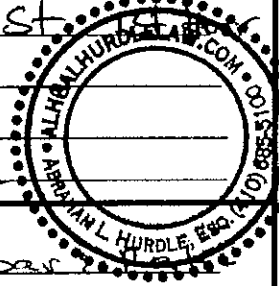
TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: Scum

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: Scum

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Fuzzy, LLC TRADE NAME: Unity Bar

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

ATTORNEY FOR THE APPLICANT: A Hurdle ADDRESS: 614 Bayley Ave PHONE: 4100855100



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

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

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

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

Michael Fiseha \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
404 South Exeter Baltimore MD 21202  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
10/1985 \_\_\_\_\_  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Ethiopia  
 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  
 MAR 30 2022 PM 2:29

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

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

Name	Address	Phone	Email

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

- 1) NAME: Michael Fricha ADDRESS: 404 S Exeter St TITLE: member %OF STOCK HELD: 100%  
 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_  
 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_  
 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

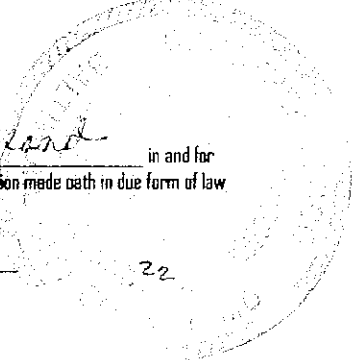
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

[Signature]  
 Signature of Applicant A

I hereby certify that on the 16<sup>th</sup> day of March, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore personally appeared Michael Fricha the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Dorothea Locco  
 Printed Name: Dorothea Locco

[Notary Seal] My Commission expires 7-14-22



Signature of Applicant B

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

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

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

Signature of Applicant C

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

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

[Notary Seal] My Commission expires \_\_\_\_\_ ABRAHAM L. HURDLE, ESQ

410 685 5100  
 ah@alhurdlelaw.com  
 Liquor Attorney

Name and Address of the owners of the premise/landlord: Gallery Towers Limited Partnership Phone Number: [REDACTED]

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

(I, WE) Gallery Towers Limited Partnership HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 111 W. Centre Street, Baltimore, City with a Zip Code of 21201, 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.

See attached  
Signature of Owner of the Property

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

As witness, my hand and notarial seal.

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

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

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

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

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

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.



OWNER:

GALLERY TOWERS LIMITED  
PARTNERSHIP, a Maryland limited  
partnership

By: Southern Management Companies  
LLC, a Maryland limited liability  
company, its managing agent

By: *Suzanne D. Hillman*  
Name: Suzanne D. Hillman  
Title: President and CEO

COMMONWEALTH OF VIRGINIA

\*

\*

to wit:

\*

COUNTY OF FAIRFAX

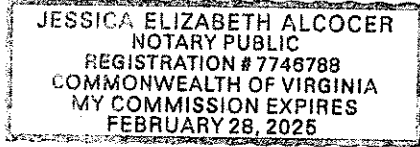
I HEREBY CERTIFY that on this 7th day of February, 2022, before me, a Notary Public in and for the State and County aforesaid, personally appeared Suzanne D. Hillman, known to me (or satisfactorily proven) to be the President and CEO of Southern Management Companies LLC, a Maryland limited liability company, the managing agent of GALLERY TOWERS LIMITED PARTNERSHIP, a Maryland limited partnership, and that such President and CEO, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the limited partnership.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Jessica Elizabeth Alcocer*  
Notary Public

My Commission Expires: 02/28/2025

[NOTARIAL SEAL]



*6/13/22*  
*OK on N*  
*Henry*

Name and Address of the owners of the premises/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 duty authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duty authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Owner of the Property

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

As witness, my hand and notarial seal.

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

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

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

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

Name	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
H. Scott Peaker	(Baltimore) MD 21217 940 Brooks Lane	[Signature]	1/1/60	6 yrs.
Vince FANA	406 N. PACE STREET	[Signature]	6/1/64	10 years
Tracie Cavalho	600 N. Pace Street	[Signature]	1/1/71	3 years
John Salega	250 President St	[Signature]	1/1/58	4 years
Donna Hough	704 Tessie St	[Signature]	9/1/53	25 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.

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

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

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

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

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

As witness, my hand and notarial seal.

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

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

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Vincent Fann	406 N. Dacast BALTIMORE MD		06/64	3 years
John C. [unclear]	1709 BARLEY AVE BALTIMORE MD 21234		09/55	4 years
Mehar				
Mehar Mengsteb	542 N. Luzerne Ave		01/82	8 years
Kibrom Gmestel	620 N. ELETAW St Baltimore		12/1981	15 years
gabazion George	620 NEUTAW St Baltimore		5/1948	30 years

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

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

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

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

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

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

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

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Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Vince Fava	406 N PACA ST BALTIMORE MD		06/1/64	2 years
FRANCO CORSA	7709 EAGLEY AVENUE PARKVILLE MD 21234 21201		09/13/55	2 YEARS
Tom Sulan	403 N. Paca St.		05/1/79	3 YEARS.
Samuel Beepene	404 S. Eyeter St. Baltimore, MD 21202		09/1/74	2 years

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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**

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

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

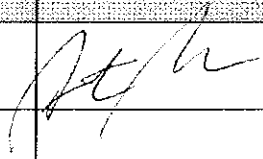
As witness, my hand and notarial seal

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

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

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

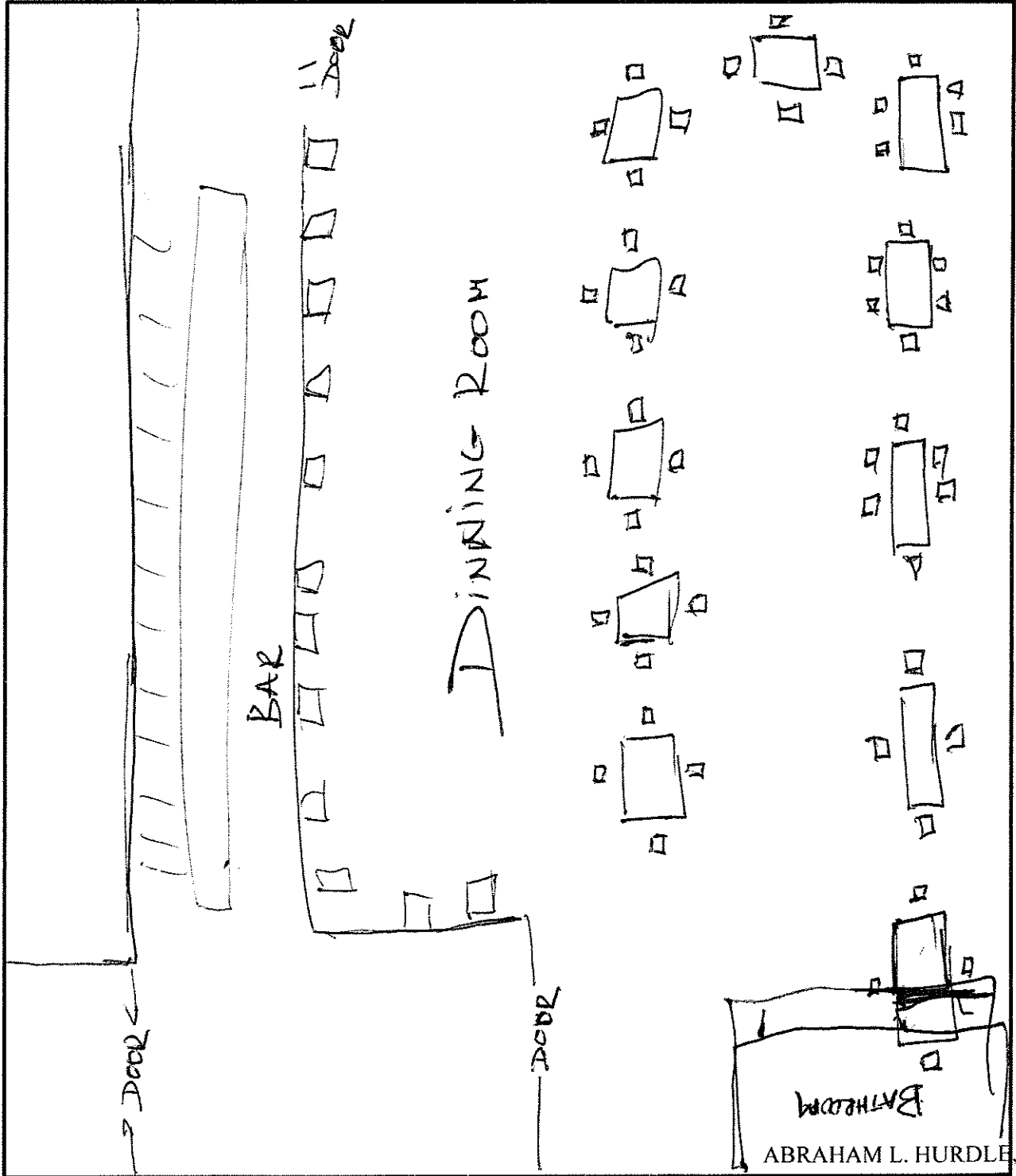
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Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Sertina Pearce	1957 Eutan PI		11/75 4.87	2 yrs

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

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

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



ABRAHAM L. HURDLE, ESQ

410 685 5100

alh@alhurdlelaw.com

Liquor Attorney



## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LB 236**                      Cert Num: **0864**                      Fee: **\$2,520.00**      Status: **Renewed**  
 License Date: 5/1/2022                      License Year: 2022  
 CR Number: 15431743  
 Payment Date: 06-24-22

2021 - 2022 TPP Paid

2022 Trader's License

[Click to Start License Renewal](#)

### Add Adult Entertainment License

#### Location

Corp Name: **CONTRACT PURCHASER**  
 Trade Name: **TRINACRIA CAFE**  
 Zone Code: 25  
 Phone: 410-685-7285

Block Num: 111                                      Street: CENTRE STREET WEST  
 City: BALTIMORE                                      State: MD                                      Zip: 21201

CR Number: 15431743

Portion of Business Used:

USE AS A RESTAURANT/CATERING WITH LIVE ENTERTAINMENT AND OUTDOOR TABLE SERVICE (10 TABLES-36-40 CHAIRS) WITH OFF PREMISE CATERING

Restriction:

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MICHAEL	FISEHA	404 S. EXETER STREET	BALTIMORE	MD	21202	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

**Comments**

Date	Comment	Action
08/18/2022	Given an invoice to Chief Inspector John Chrissonmallis for Violation Hearing fee dated on July 28, 2022; Fine Fee to be paid \$225.00.... /mb	Delete
08/03/2022	7/28/2022 - Public Hearing Re: Violation of Rule 3.08(a) Sanitation and Safety; and Violation of Rule 3.06(b) Signs and Hours of Operations - ADMISSION OF GUILT - Rule 3.08(a)-fined \$50; and Rule 3.06(b)-fined \$50; \$100 + \$125 admin fee = \$225 total fine, 30 days to pay (3-0 vote)...../jr	Delete
07/08/2022	Application for transfer of ownership with continuation of live entertainment and outdoor table service, requesting off-premises catering and delivery of alcoholic beverages filed on behalf of Fezzy, LLC T/a Unily Bar & Restaurant, Michael Fiseha on 3/30/2022 /kk	Delete
06/24/2022	Updated license to reflect updated U/O to reflect change in outdoor table space from 4 tables and 16 chairs to 10 tables and 36-40 chairs...../jr	Delete
06/24/2022	Per DES Blendy, updated USE Permit #2022-52701 was provided to BLLC staff proving the issues with the Fire Marshal had been resolved; transfer of ownership application was completed for submission in the July 2022 regular advertisement.../ntrb	Delete
06/14/2022	Alcohol Awareness expires on 03/31/2026 Michael Fiseha (certified by James Filipidis)..../sb	Delete
12/20/2021	COMPLETED SUBSTITUTE - Substitute issued, REPLACING WITH MICHAEL FISEHA; See Invoice #123618.../sb	Delete
12/20/2021	DES Blendy was informed by counsel Abraham Hurdle that Michael Fiseha is submitting background check information and also that a Transfer of Ownership application will be filed for a hearing by the January advertisement deadline..../ntrb	Delete
12/20/2021	Substitute application submitted removing Diane Fava. Received December 20, 2021; See Invoice #123617.../sb	Delete
12/20/2021	DES Blendy was informed by counsel Abraham Hurdle that Michael Fiseha is submitting background check information and also that a Transfer of Ownership application will be filed for a hearing by the January advertisement deadline..../ntrb	Delete
07/11/2019	Submitted 2018 Trader's License.... /sb	Delete
11/28/2018	***Personal Property Tax owed to the City of Baltimore was cleared on 11/27/2018***.../mb	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/19/18../mb	Delete
05/06/2015	04/30/2015 Public Hearing re: Request for live entertainment , off premise catering & outdoor table servic. 3-0 vote APPROVED \$100 PAID	Delete
05/04/2015	PAID \$100.00 ADMIN FEE FOR HEARING DATED ON 04/30/15, INVOICE #98532.... /sb	Delete

Print History (Print Card)

License num: LB 236

Address: 111 CENTRE STREET WEST

Trade Name: TRINACRIA CAFE

Comment:

Add Comment

**Hold Info**



## FEZZY LLC: W22118491

**Department ID Number:**

W22118491

**Business Name:**

FEZZY LLC

**Principal Office:** ⓘ

111 WEST CENTRE STREET  
BALTIMORE MD 21201

**Resident Agent:** ⓘ

MICHAEL FISEHA  
111 WEST CENTRE STREET  
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:**

08/31/2021

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 111 W. Centre St.

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 12

"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 6

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

"D" BEER, WINE & LIQUOR 2

"BD7" BEER, WINE & LIQUOR 2

ARENA \_\_\_\_\_














HOTEL/MOTEL 1

RACING \_\_\_\_\_




PREPARED BY: Chase DATE: 8/16/22

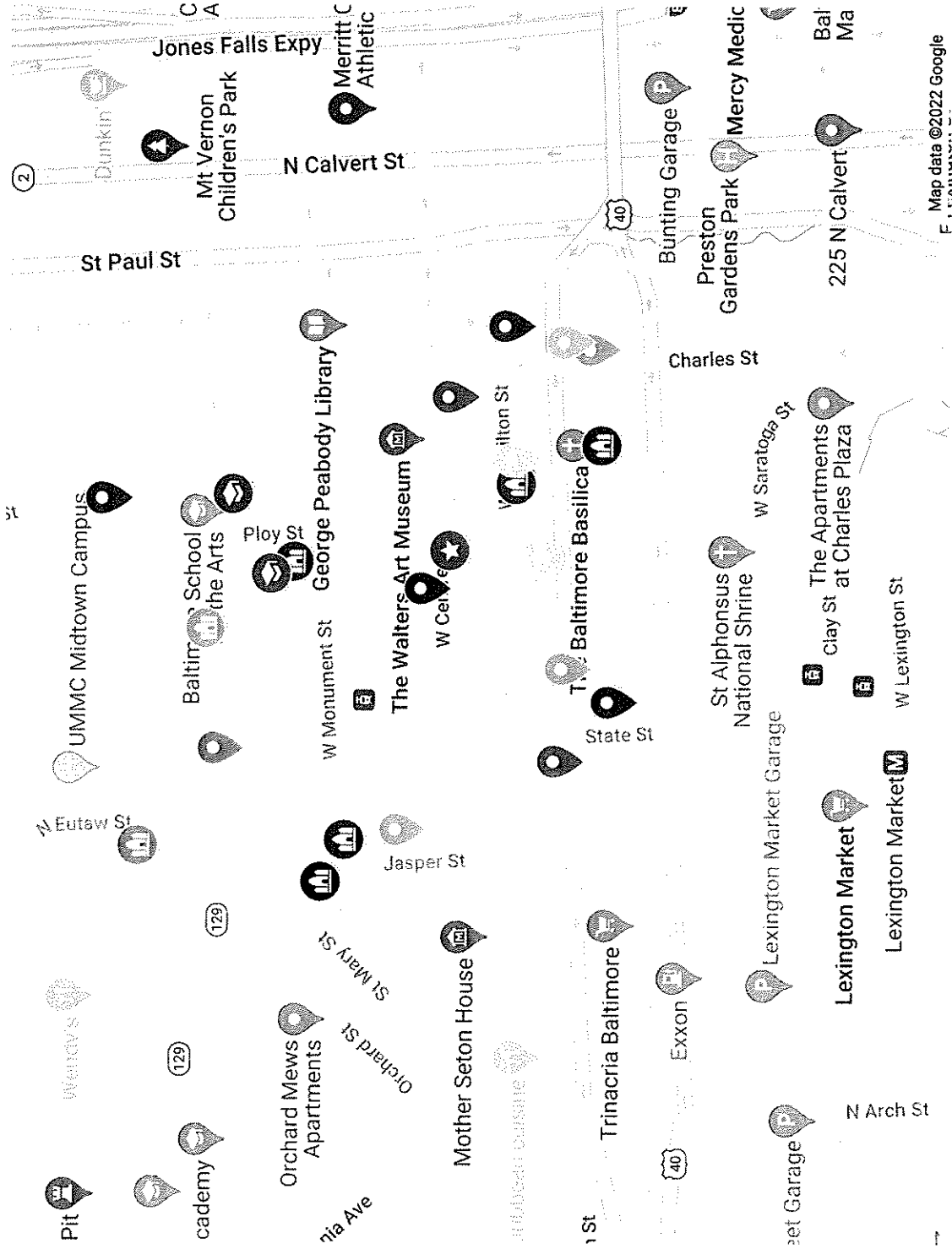
# 111 W. Centre St.







## Licensed Establishments

-  West Madison Craft Beer and Wine Bar LBD7
-  Mount Vernon Marketplace LB
-  A-1 Deli LA
-  Cafe Fili LB
-  Unity Bar LB
-  The Civil LB
-  Hotel Indigo Baltimore Downtown, an IHG Hotel LBHM
-  Restaurante Tio Pepe LB
-  Current Space LBD7
-  The Place LD
-  Darker Than Blue Grille LB
-  Sotto Sopra LB
-  Le Mondo LD

## Churches and schools

-  Baltimore School For the Arts
-  The Wilkes School at Grace and St. Peters
-  Baltimore Leadership School



-  Grace & St. Peter's Church
-  First & Franklin Presbyterian Church
-  Metropolitan Community Church
-  Renewed Hope Family Worship
-  Mount Calvary Church
-  Rev. Johnny Golden
-  The Baltimore Basilica

# 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):	Unity Bar & Restaurant
Corporation Name:	Fezzy, LLC
Location Address:	111 W. Centre 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)	Yes <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	Yes <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"/>

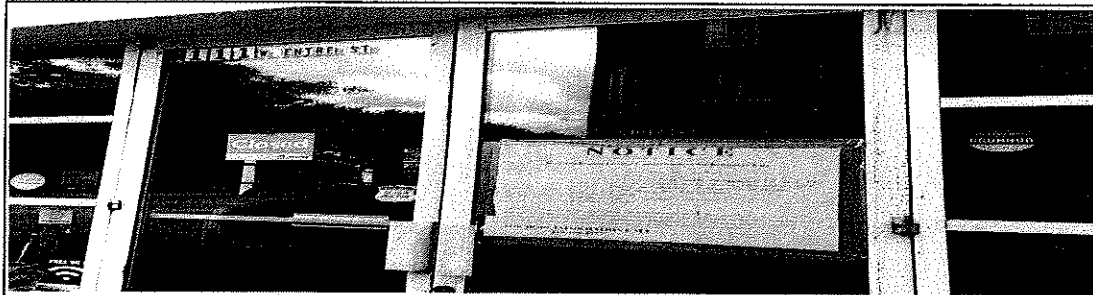
### Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application for transfer ownership with outdoor table service, live entertainment, and off premise catering.

### Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

i:\0#.w\baltime\terri.chase

8/16/2022

11:28:17 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: Michael Fiseha

Address of Premises: 111 W. Centre St.

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

Date Posted: 8/10/2022

Time Posted: 3:00 PM

Date Rechecked: 8/19/2022

Time Rechecked: 5:00 PM

Manager or Owner when sign posted: Michael Fiseha

### Summary on location of sign posted:

The sign is posted on the front door.

### Summary on location of sign rechecked:

The sign is still posted on the front door.

### 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: 111 W. Centre St. 21201  
Class of License: Beer, wine & liquor  
Scope of Application: Transfer of ownership with continuation of live entertainment and outdoor table service, requesting off premises catering and delivery of alcoholic beverages  
Application filed by: Fuzzy, LLC The Unity Bar & Restaurant  
Michael Fiseha  
Present Licensee(s): Fiseha, Michael (Contract Purchaser)  
Michael Fiseha

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



# BLLC Routine Inspection

## *Business Information*

Address: 111 CENTRE STREET WEST 21201 ▼

Trade Name: TRINACRIA CAFE

Corporation Name: CONTRACT PURCHASER

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

Date/Time of Inspection: 7/29/2022 1:10:38 PM

Manager/Licensee: Michael Fiseha

## *Open/Closed Status*

Open/Closed: Open ▼

Closed Date:

## *Physical Appearance*

Clean and Free of Debris: Satisfactory ▼

## *Bar Appearance*

Location of Bar: Front ▼

Shape of Bar: u- shape

Condition of Bar Area/Floors: Satisfactory ▼

Hot Water: Yes ▼

Disinfectant Solution: Yes ▼

Three Compartment/Washer: Yes ▼

## *Package Goods/BD7 Checklist*

Bulletproof Partitioning: N/A ▼

Separate Pkg. Goods Dept.: N/A ▼

Separate Pkg. Goods Store: N/A ▼

Bar/Tavern Open and Operating: Yes ▼

Selling Household/Grocery: N/A ▼

*Dining Area*

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

*Business Records*

Traders License: No ▼

Alcohol Awareness Certification Date Issued: 3/31/2021

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date:

*Inspection*

Inspector Comments:

*Restroom*

Inspector Comments:

*Public Safety*

Exits Marked, Unobstructed: Yes ▼

Fire Capacity:

Outdoor Seating Capacity:

*Adult Entertainment - If Applicable*

License is Valid:

N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

*Auxiliary Services*

Live Entertainment (Describe):

Yes

Outdoor Table Service Yes ▼

*Violations*

Violation Issued: No ▼

Violations Noted:

*Wrap-Up*

Instructions Given to Licensee:

Obtain 22 traders license as soon as possible

Inspector's Comments:

Inspected on 7/28/22 by Chase

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

# Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
11	10	0550	011	6/22/15	101

PROPERTY ADDRESS: 111 W CENTRE ST

OWNER: GALLERY TOWERS LIMITED PARTNERSHIP ADDR: 1950 OLD GALLOWS RD SUITE 600 N

SEE: TRINACRIA CAFE LLC C/O DIANE FAJA ADDR: 406 N PACA ST BALTIMORE MD 21201

LAND USE CODES 5813 5819 0000 0000

USE AS A RESTAURANT/CATERING WITH LIVE ENTERTAINMENT AND OUTDOOR TABLE SERVICE ( 4 TABLES-16 CHAIRS )

1000-2600-159600-400560 FILING FEE	1001-000000-2600-158609-400480 MISC.	1001-000000-2600-158009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-400490 ADDITIONS	45.00
1000-2600-158302-400490 REPAIRS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT	
1000-2600-158902-400510 EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DISP TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT	
1000-2600-159300-400530 PLUMBING	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTRL	1001-000000-5700-508801-401811 CHAP	1001-000000-1500-102800-400230 TAX	0.00
1000-2600-158356-400490 FILING FEE	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES	3.00
					108.00

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

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



*Michael Braverman*  
 MICHAEL BRAVERMAN  
 BUILDING OFFICIAL

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

September 8, 2022

**Applicant(s):** Krystal Peoples  
Chiza's & Co., Inc., T/a Curley's Liquors  
5200 Reisterstown Road 21215

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Krystal Peoples was born Baltimore, MD in January of 1992. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Krystal Peoples (100%).

(c) **Purchase Price of Business:** The purchase price of the business was \$100 paid from savings.

(d) **Qualified Voters:** James Greene, David Beatty, and KiJeong Lee are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Chiza's & Co., Inc. is a MD Corporation 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 3 licensed liquor establishment(s) in the 2x2 area: "B" BWL-1; "C" BWL-1; and "BD7" BWL-1.

(h) **Timeline:** Establishment closed on 10/28/2020. Due to the Governor's Executive Order that extended timelines from 3/12/2020, through 6/30/2021. On 6/21/2021, staff received a 180-day hardship extension request. The Board granted hardship extension on 10/28/2021. Application for transfer was filed on 06/24/2022. 604 calendar days and 358 legal days passed between date the establishment closed and the date the transfer application was received. License is valid.

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

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

**Board's Decision:**

# 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: Stock Transfer Change of Ownership CLASS TYPE: A

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

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 5200 Reisterstown Road, Balto., MD 21215

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: Chizu's & Co., Inc. TRADE NAME: Curley's Liquors

BUSINESS PHONE NUMBER: 410-369-2935 BUSINESS EMAIL ADDRESS: none

ATTORNEY FOR THE APPLICANT: Jay S. You ADDRESS: 3440 Elliott Cr. Dr. # 202 PHONE: 410-465-3606  
ELICOTT CITY, MD 21043

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

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

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

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

1. Applicant A

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

2829 Boarman Ave., Balto., MD 21215 (Residence) Street City State Zip Code (period of residency in Baltimore City) 7 yrs

01 / 1992 (Month/Year of Birth) Female (Sex: Male or Female) Baltimore City (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  
 JUN 24 2022 AM 11:22

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 licensee at Curley's Liquors  
5200 Reisterstown Road*

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.

*closed due to fire 10/28/2020  
Hardship extension warning letter attached for reference.*

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



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


Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(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: Krystal Peoples ADDRESS: 7829 boarman ave TITLE: president %OF STOCK HELD: 100%
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

  
Signature of Applicant A

I hereby certify that on the 15 day of 6, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Ho. Co., personally appeared Krystal Peoples 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: Jay S. Yoo  
Printed Name: Jay S. Yoo

(Notary Seal) My Commission expires \_\_\_\_\_  
Jay S. Yoo  
NOTARY PUBLIC  
Howard County, Maryland  
My Commission Expires 04/30/2025

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

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

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

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

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

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

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

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

Name and Address of the owners of the premise/landlord: Won Chung Phone Number: [REDACTED]

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

(I, WE) Won Chung HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 5200 Raisterstown Road, Baltimore, City with a Zip Code of 21215, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]  
Signature of Owner of the Property

I hereby certify that on the 15<sup>th</sup> day of June, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for Ho. Co., personally appeared Won Chung 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: Jay S. Yoo

[Notary Seal] My Commission expires \_\_\_\_\_  
Jay S. Yoo  
NOTARY PUBLIC  
Howard County, Maryland  
My Commission Expires 04/30/2025

**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.

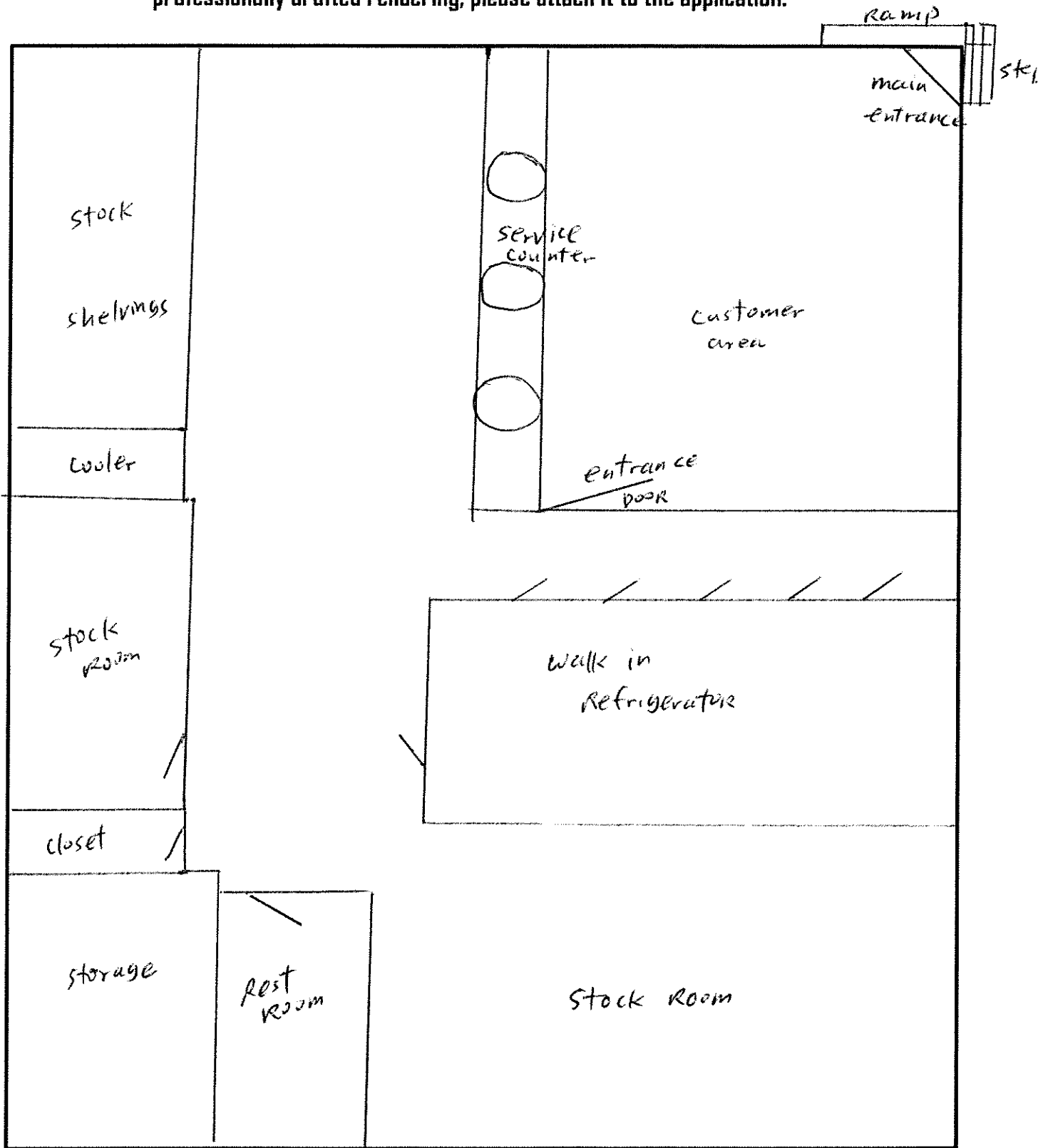
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
RICHARD	2717 W GARR	Richard	06/27	12
RIVERS	150 N AVE	Rivers	05/1943	6 Years
Yvette RYJOIR	2450 Shirley 4922 Patmeraw	[Signature]	4/15	4 YRS
James H. GREENE	31215 5114 Embury	[Signature]	9/47	6 YRS
David Beatty	5225 Bayfront	David Beatty	7/1963	10
K Jeong Lee	1813 Pennsylvania Ave	[Signature]	6-1958	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.

Kyung Ja Lee 1813 Pennsylvania Ave  
[Signature] 12-1960 3 YRS

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





## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LA 140**      Cert Num: **0652**      Fee: **\$858.00**      Status: **Renewed**  
 License Date: 5/1/2022      License Year: 2022  
 CR Number: 16027130  
 Payment Date: 06-07-22

2021 - 2022 TPP Paid

2022 Trader's License

[Click to Start License Renewal](#)

#### Add Adult Entertainment License

#### Location

Corp Name: **CHIZA'S & COMPANY, INC.**  
 Trade Name: **CURLEY'S LIQUORS**  
 Zone Code: 49  
 Phone: 410-367-2935

Block Num: 5200      Street: REISTERSTOWN ROAD  
 City: BALTIMORE      State: MD      Zip: 21215

CR Number: 16027130

Portion of Business Used:  
 (USE)PORTION K/A 5200 REISTERSTOWN ROAD AS A LIQUOR STORE

#### Restriction:

UNDER THE PROVISIONS OF ALC. BEV. ART. §12-2004, THE HOURS OF SALE ARE 9AM - 10PM EACH DAY FOR CLASS "A" BEER, WINE, AND LIQUOR LICENSES WITHIN THE PARK HEIGHTS MASTER PLAN AREA AS SPECIFIED IN HB22/SB809 EFFECTIVE JULY 1, 2018.

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MARIA	NADAIKENGURUKIYA	5229 BEAUFORT AVENUE	BALTIMORE	MD	21215	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
KRYSTAL	PEOPLES	2829 BOARMAN AVENUE	BALTIMORE	MD	21215	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>



11/14/2016	#104414... /sb	Delete
11/09/2016	PAID \$375.00 Holiday Special Sundays - 11/27, 12/04, 12/11, 12/18 & 12/25; Invoice #104413... /sb	Delete
08/28/2015	Received statement from Bond Distributing Company stating that the block has been lifted. Merchant paid in full as of August 26, 2015.	Delete
08/28/2015	Per Juanita of Attorney Woo, the debt owed to Bond Distributing is cleared.	Delete
07/30/2015	Hearing Date: 07/30/15, paid \$100.00, Invoice #99303... /sb	Delete
07/30/2015	7/30/15 Public Hearing re: Transfer of Ownership APPROVED	Delete
07/28/2015	The above referenced account is transferring their liquor license. They are indebted to The Bond Distributing Company in the amount of \$1,408.09.	Delete
07/28/2015	Alcohol Awareness expires 07/20/19 (Chuma Chiza).	Delete
10/01/2008	09/23/08 COMPLIANCE CONF. APPROVED .CHAIRMAN WAIVED ALL FEES	Delete
03/20/2007	03/15/07 ALL FINES \$725 PAID IN FULL \$58643	Delete
03/20/2007	03/15/07 Public Hearing re: Violation of Rule 4.01(a), Rule 3.02, Rule 3.06 DECISION: RULE 4.01 GUILTY \$500/SUSPEND \$300=\$200, RULE 3.02 GUILTY \$100, RULE 3.06 GUILTY \$300 + \$125 ADM. FEE=\$725. ALL FINES AND COST TO BE PAID BY 3/22/07 THEN A 45 DAY SUSPENSION WILL BEGIN ON 3/23/07	Delete
03/01/2004	11/20/99 Patron complained that he did not receive lottery tickets he requested CC 6K-14408	Delete

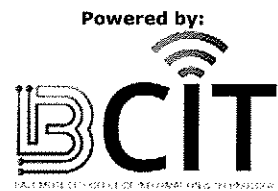
[Print History \(Print Card\)](#)

License num: LA 140                      Address: 5200 REISTERSTOWN ROAD  
 Trade Name: CURLEY'S LIQUORS

Comment:

[Add Comment](#)

**Hold Info**



## CHIZA'S & CO., INC.: D16658486

**Department ID Number:**

D16658486

**Business Name:**

CHIZA'S & CO., INC.

**Principal Office:** ⓘ

5200 REISTERSTOWN RD.

BALTIMORE MD 21215

**Resident Agent:** ⓘ

CHUMA CHIZA

5200 REISTERSTOWN RD.

BALTIMORE MD 21215

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

07/23/2015

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

PROPOSED LOCATION: 5200 Reisterstown Road

### 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 1

"C" BEER, WINE & LIQUOR 1

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

"BD7" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Jerry Clark DATE: 8/10/22



# 5200 Reisterstown Rd

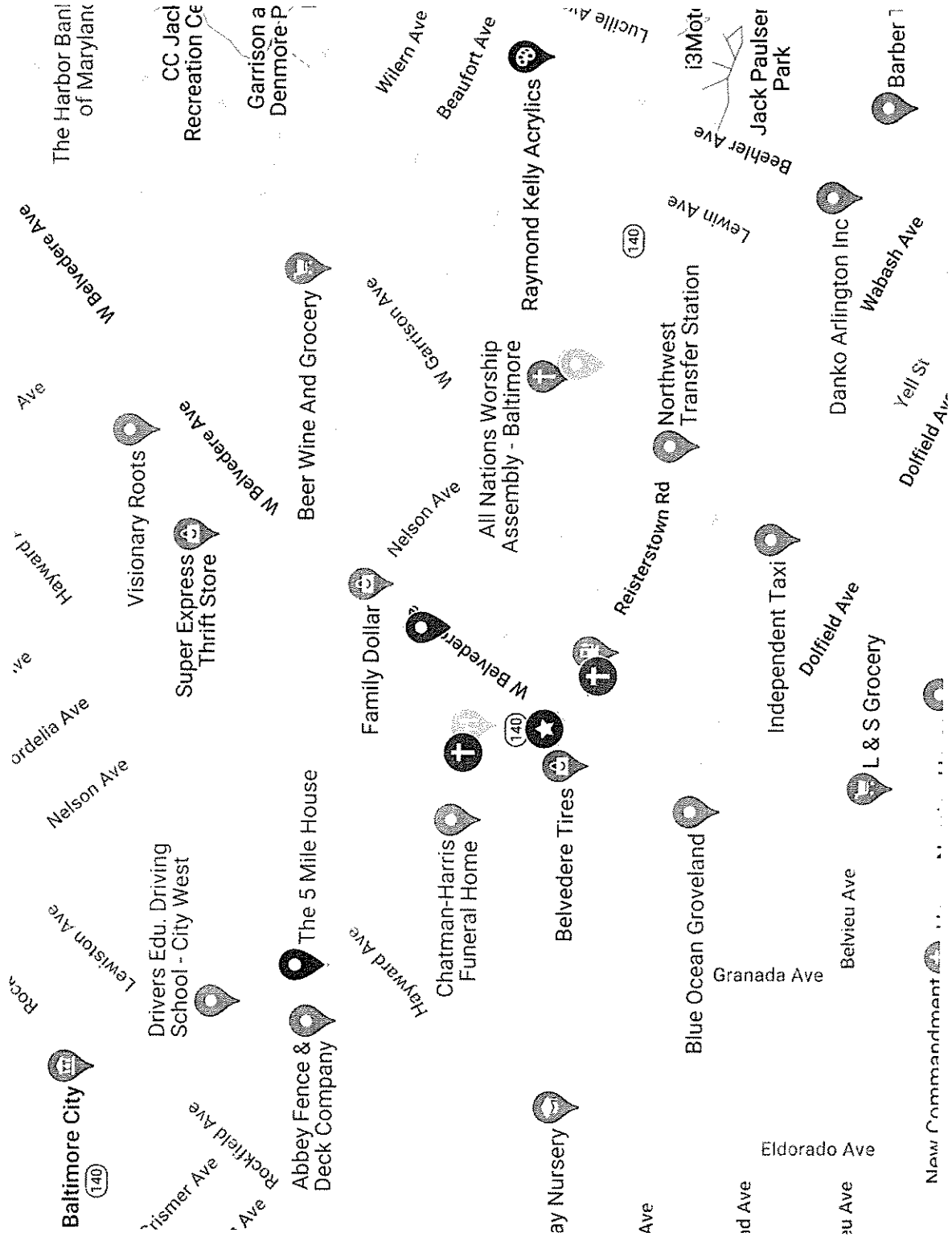
## Liquor Establishments

- ★ Curly's Liquors LA
- 📍 C&C Lounge BD7
- 📍 The 5 Mile House - LC
- 📍 Private Stock Social Club -LC

## Churches and Schools

- ✝️ New Bethel House of Prayer
- ✝️ New Testament Pentecostal Church

## Untitled layer



## 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="Curley's Liquors"/>
<i>Corporation Name:</i>	<input type="text" value="Chiza's &amp; Co., INC."/>
<i>Location Address:</i>	<input type="text" value="5200 Reisterstown Road Baltimore MD 21215"/>
<i>License Type:</i>	Class "A" 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>	Yes <span style="float: right;">▼</span>
<i>Date Posted?</i>	<input type="text" value="8/10/2022"/> <input type="text" value=""/>
<i>Estimated Date of Removal?</i>	<input type="text" value="8/19/2022"/> <input type="text" value=""/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes <span style="float: right;">▼</span>

*Other licensed locations - Describe/Note:*

Please see map for additional locations

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

Stock transfer change of ownership Class - A

*Insert Photo of Sign and location:*

**NOTICE**

Application has been filed with the

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

Address of Premises: 5200 Reisterstown Rd. 21215

Class of License: A-Beer, Wine & Liquor

Scope of Application: Transfer of Ownership

Application filed by: Chiza's & Co., Inc. T/A Curley's Liquors

Present Licensee(s): Kristal Peoples

Chiza's & Company, Inc. T/A Curley's Liquors

Maria Nodal Bengurules and Kristal Peoples

The hearing concerning this application will be held on or after **August 15, 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 protests will be notified of the hearing date and time.

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

Hon. Robert J. Stevenson, III - Chairman  
Karin J. Greenfield, Esq. - President  
Dorinda K. Pater - Vice President

# Board of Liquor License Commissioners

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

## POSTING SIGNS REPORT

Applicant(s) Name: Krystal Peoples

Address of Premises: 5200 Reisterstown Road Baltimore MD 21215

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

Date Posted: 8/10/2022

Time Posted: 3:00 PM

Date Rechecked: 8/19/2022

Time Rechecked: 5:00 PM

Manager or Owner when sign posted:

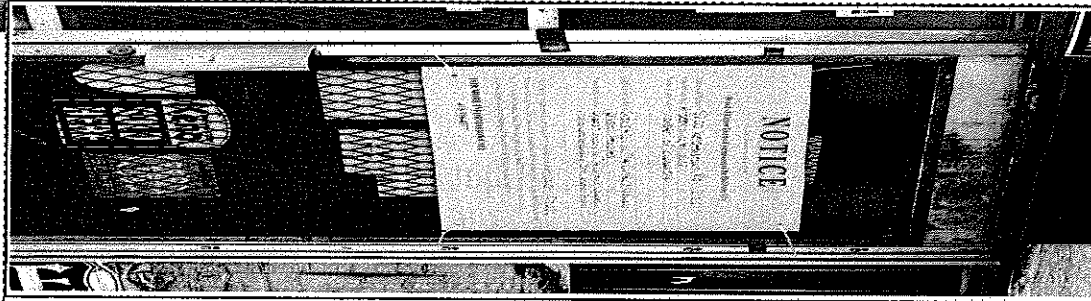
Summary on location of sign posted:

Sign is Posted on front Door

Summary on location of sign rechecked:

Sign is still posted on front door

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: S200 Reisterstown Rd. 21215  
Class of License: A-Beer, Wine & Liquor  
Scope of Application: Transfer of ownership

Application filed by: Chiza's & Co. Inc. T/A Curley's Liquors  
KRYSTAL PEOPLES  
Present Licensee(s): Chiza's Company, Inc T/A Curley's Liquors  
Maria Madalkengurukia and Krystal Peoples

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

# Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
28	01	4539	001	2/12/20	601

PROPERTY ADDRESS: **5200 REISTERSTOWN RD**

OWNER: **WON C CHUNG & HYUN S. CHUNG** ADDR: **8611 COUNTRYBROOKE WAY LUTF**

LESSEE: **CHIZA'S & COMPANY, INC.** ADDR: **5200 REISTERSTOWN ROAD BALTIMO**

LAND USE CODES 3-53

USE PORTION OF K/A 5200 REISTERSTOWN ROAD AS LIQUOR STORE

1001-000000-2600-159000-400560 PER INSP.	1001-000000-2600-158009-400480 MISC.	1001-000000-2600-158009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-400490 ADDITIONS
		<b>45.00</b>		
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-158902-400510 DISTRIB/EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DISP. TASKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158905-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159000-400520 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-5700-508801-401811 CHAP	1001-000000-1500-102800-400230 TAX
	<b>0.00</b>			<b>3.00</b>
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES
	<b>50.00</b>			<b>98.00</b>

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



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.

**September 8, 2022**

**Applicant(s):** Madhav Darji and Miranda Marie Bartling  
Madhav Baltimore, LLC, T/a Eager & St. Paul Liquor Store  
1001 St. Paul Street 21202

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

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Madhav Darji was born Nepal in December of 1988. He lives in Baltimore, MD; and (2) Miranda Marie Bartling was born Baltimore, MD in July of 1989. She lives in Baltimore, MD. Ms. Bartling was a licensee at 2036 Eastern Avenue from 2017- 4/30/2022.

(b) **Ownership Breakdown:** (1) Madhav Darji (100%); and (2) Miranda Marie Bartling (0%).

(c) **Purchase Price of Business:** The purchase price of the business was \$100,000 to be paid in cash at settlement.

(d) **Qualified Voters:** Romona Piskor, Abraham Hurdle, and Thomas Malinowski are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise unit B-A as a liquor store.

(f) **Corporate Standing:** Madhav 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 8/10/2022, and checked on 8/19/2022. This meets the 10-day rule. There are 6 licensed liquor establishment(s) in the 2x2 area: "A" BWL-5; and "C" BWL-1.

(h) **Timeline:** Last inspection by BLLC was performed 9/29/2021. At that time, the establishment was open and operating.

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

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: Transfer of Ownership CLASS TYPE: A BWL

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

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1001 St Paul Street, Units B-A and B-B Baltimore, MD 21202

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: \_\_\_\_\_

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CORPORATE/LLC/LLP/PARTNERSHIP NAME: Madhav Baltimore, LLC TRADE NAME: Eager & St. Paul Liquor Store

BUSINESS PHONE NUMBER: 667-229-6069 BUSINESS EMAIL ADDRESS: munshah2004@gmail.com

ATTORNEY FOR THE APPLICANT: Peter A. Prevas ADDRESS: 309 N Charles St, Ste 200 Balto, MD 21201 PHONE: 410-752-2340

Part of Premises Used (Note: Floors and Areas for Storage): Ground Fl, Unit B-A storage Unit B-B 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: N/A

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

**1. Applicant A**

Madhav Darji [REDACTED]

(Full name)	(Telephone no.)	E-mail (Required)	
11 Coatsbridge Court	Baltimore MD 21236	5 yrs	
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)	
12/07/1988	M	Nepal	
(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**

Miranda Marie Bartling [REDACTED]

(Full name)	(Telephone no.)	E-mail (Required)	
12 North Wolfe Street	Baltimore MD 21231	33 yrs	
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)	
07/06/1989	F	Baltimore, MD	
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)	

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

**3. Applicant C**

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

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

RECEIVED: BLLC  
JUL 5 2022 PMS:49

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

Miranda Marie Barling was licensee on 2036 Eastern Avenue - 2019 -  
4-30-22

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

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: Madhav Darji ADDRESS: 11 Coatsbridge Court, Basltimore, MD 21236 TITLE: Member %OF STOCK HELD: 100
- 2) NAME: Miranda Marie Bartling ADDRESS: 12 North Wolfe Street, Baltimore, MD 21231 TITLE: Authorized P %OF STOCK HELD: 0
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

[Signature]  
Signature of Applicant A

I hereby certify that on the 5<sup>th</sup> day of July, 2022, before me, the undersigned, a notary public of the State of Maryland in and for Baltimore City, personally appeared Madhav Darji 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: Jennifer L. Martin  
Printed Name: Jennifer L. Martin  
[Notary Seal] My Commission expires 01-26-23

[Signature]  
Signature of Applicant B

I hereby certify that on the 5<sup>th</sup> day of July, 2022, before me, the undersigned, a notary public of the State of Maryland in and for Baltimore City, personally appeared Miranda Marie Bartling 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: Jennifer L. Martin  
Printed Name: Jennifer L. Martin  
[Notary Seal] My Commission expires 01-26-23

Signature of Applicant C

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

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

Name and Address of the owners of the premise/landlord: Kwon Hyo Sook Phone Number: [REDACTED]

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

(I, WE) Hyo S Kwon HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1001 St. Paul St, 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.

Hyo Sook Kwon  
Signature of Owner of the Property

STACEY R SELDON  
NOTARY PUBLIC  
BALTIMORE COUNTY  
MARYLAND

My Commission Expires March 03, 2026

I hereby certify that on the 5<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 HYO SOOK KWON 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]

STACEY R SELDON  
NOTARY PUBLIC  
BALTIMORE COUNTY  
MARYLAND

My Commission Expires March 03, 2026

Notary Printed Name: STACEY SELDON

**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: Kwon Hyo Sook Phone Number: [REDACTED]

**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.

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

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

As witness, my hand and notarial seal.

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

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

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Ramona Pisker	132 N. Wolfe St. 13212 MD 21223	Ramona Pisker	11/1/1954	32 years
Abraham Hurdle	1949 Eutaw Pl 21217	[Signature]	4/82	5 yrs
THOMAS MARCHENSKI	1224 BIRMINGHAM BALTIMORE MD 21224	[Signature]	10/58	5 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.



PARCELS BA/B8 (FUTURE)

UNIT APARTMENT  
STORAGE  
CLOSET, TERRACE

PARCEL Z (PARTIAL)

UNIT BB  
RESIDENTIAL

UNIT APARTMENT  
LAUNDRY  
CLOSET, TERRACE

UNIT BA  
RESIDENTIAL

UNIT APARTMENT  
STORAGE  
CLOSET, TERRACE

EXPLAN: UNIT BA AND BB ARE NOT TO BE SEPARATED AS INDICATED BY THESE ARE PROPOSED COMMON ELEMENTS.  
ALL ARE AS SHOWN ON THIS PLAN, UNIT BA AND BB ARE PROPOSED TO BE SEPARATED FROM THE OTHER UNITS AND ARE NOT TO BE SEPARATED FROM THE OTHER UNITS.  
LOCATION OF PROPOSED UNITS AS SHOWN HEREIN IS TENTATIVE.



**BASEMENT  
FLOOR PLAN**

7001 ST. PAUL STREET  
DALLAS, TEXAS 75230  
DALLAS, TEXAS 75230  
DALLAS, TEXAS 75230

E-161 PS SHHM

DATE: 01/11/2011 10:45:23 AM

1



## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LA 068**      Cert Num: **0442**      Fee: **\$858.00**      Status: **Renewed**  
 License Date: 5/1/2022      License Year: 2022  
 CR Number: 15769677  
 Payment Date: 04-21-22

2021 - 2022 TPP Paid   
 2022 Trader's License

[Click to Start License Renewal](#)

### Add Adult Entertainment License

#### Location

Corp Name: **HSSH KWON, INC**  
 Trade Name: **EAGER & ST. PAUL LIQUOR STORE**  
 Zone Code: 21  
 Phone: 410-385-0139  
  
 Block Num: 1001      Street: ST. PAUL STREET  
 City: BALTIMORE      State: MD      Zip: 21202  
 CR Number: 15769677

Portion of Business Used:  
 CONTINUE TO USE UNIT B-A AS A RETAIL LIQUOR STORE - CHANGE OF OWNERSHIP

Restriction:

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MICHAEL L.	BARRETT	1001 ST. PAUL STREET #9D	BALTIMORE	MD	21202	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
HYO SOOK	KWON	1001 ST. PAUL STREET #8B	BALTIMORE	MD	21202	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>



## MAD HAV BALTIMORE, LLC: W23053325

**Department ID Number:**

W23053325

**Business Name:**

MAD HAV BALTIMORE, LLC

**Principal Office:** ⓘ

1001 SAINT PAUL STREET

UNIT B-A

BALTIMORE MD 21202

**Resident Agent:** ⓘ

PETER A. PREVAS

309 N. CHARLES STREET

SUITE 200

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:**

07/05/2022

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 1001 St. Paul St Units B-A + B-B

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 6

"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 5

"C" BEER, WINE & LIQUOR 1

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

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

ARENA \_\_\_\_\_

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

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):

Eager & St. Paul Liquor Store

Corporation Name:

Madhav Baltimore, LLC

Location Address:

1001 St. Paul St Units B-A and B-B

License Type:

Class "A" 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:

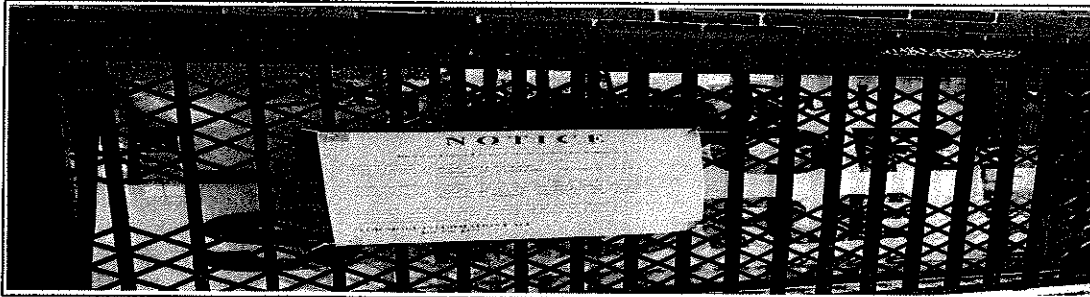
Please see maps for additional locations

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

Filed applications for transfer of ownership.

The establishment was closed at the time of inspection

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

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

8/16/2022

11:57:07 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: Madhav Darji; Miranda Marie Bartling

Address of Premises: 1001 St. Paul St. Units B-A and B-B

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

Date Posted: 8/10/2022

Time Posted: 3:00 PM

Date Rechecked: 8/19/2022

Time Rechecked: 1:00 PM

Manager or Owner when sign posted: N/A

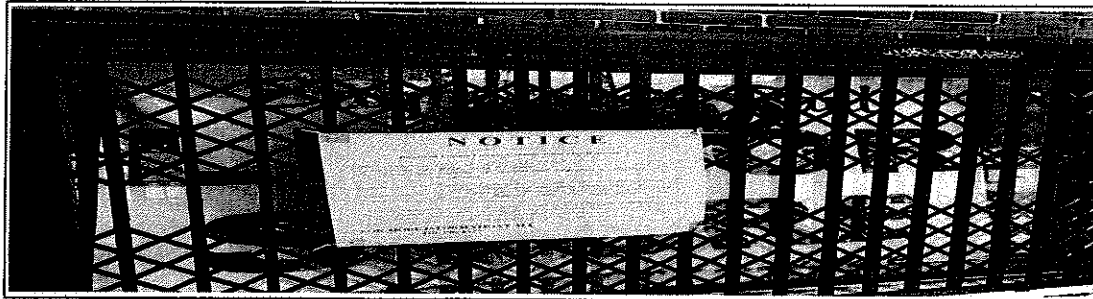
### Summary on location of sign posted:

The sign is posted on the front

### Summary on location of sign rechecked:

The sign is still posted on the front

### 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: 1001 St. Paul St. 21202  
Class of License: A-Beer, wine & liquor  
Scope of Application: Transfer of ownership requesting delivery of alcoholic beverages

Application filed by: Madhav Baltimore, LLC T/A Eager & St. Paul Liquor Store  
Madhav Dargi and Micanda Marie Bartling  
Present Licensee(s): HSSH Kwon, Inc. T/A Eager & St. Paul Liquor Store  
Michael L. Barrett and Hyo Seok Kwon

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*

## BLLC Routine Inspection

### Licensee Information

Address: 1001 ST. PAUL STREET 21202

Trade Name: EAGER & ST. PAUL LIQUOR STORE

Corporation Name: HSSH KWON, INC

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

Date/Time of Inspection: 9/29/2021 12:10:34 PM

Manager/Licensee: Sook Kwon

### Open/Closed Status

Open/Closed: Open

Closed Date:

### External Appearance

Clean and Free of Debris: Satisfactory

### Internal Appearance

Location of Bar: N/A

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: N/A

Disinfectant Solution: N/A

Three Compartment/Washer: N/A

### Package Goods/BD7 Checklist

Bulletproof Partitioning: Yes

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: Yes

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 3/13/2021

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Kitchen

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

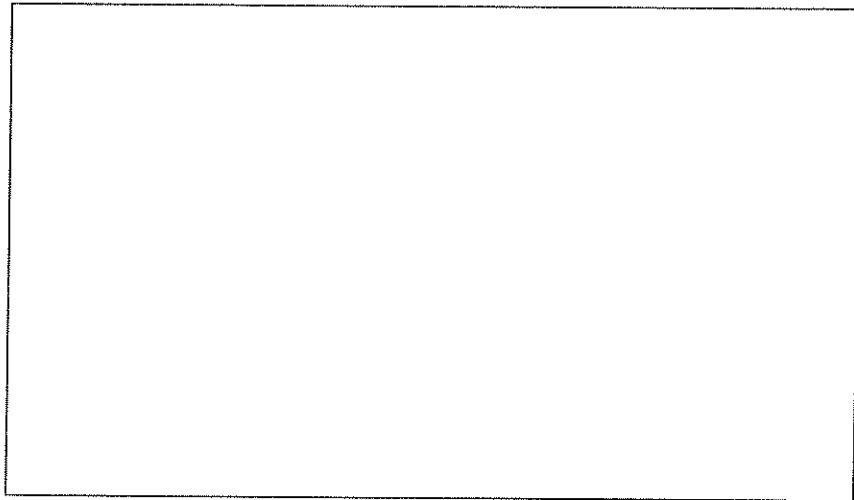
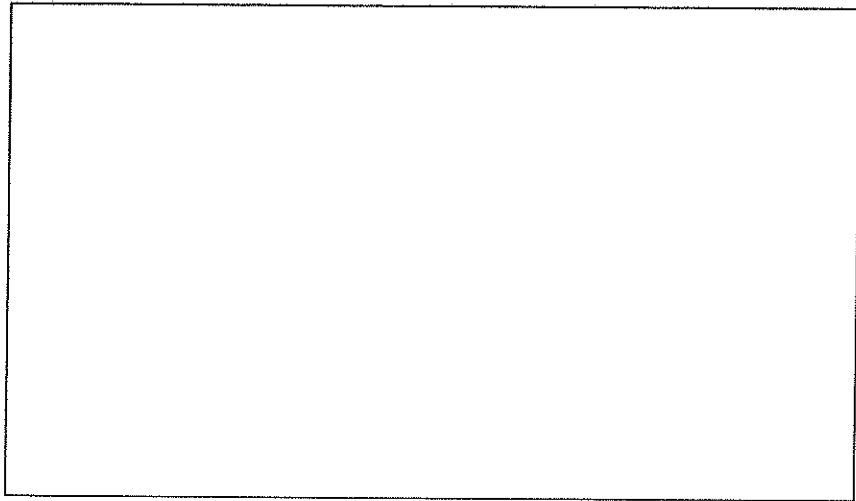
Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

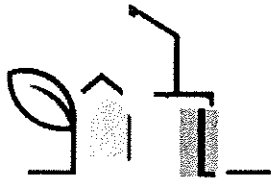






Owner Email:

Submitted by Inspector



# BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



## Search Results

If you suspect that work is being performed without a permit or that the work is more than the scope of work indicates, please fill out a report at [311 Online](#).  
Record Count : 3

(To organize your search click on the appropriate heading.)

Permit Number	Plan Number	Description	Address	District	Issued Date	Expiration Date	Neighborhood
USE2014-05364		CONTINUE TO USE UNIT B-A AS A RETAIL LIQUOR STORE - CHANGE OF OWNERSHIP	1001 SAINT PAUL ST BA	101	12/02/2014		MID-TOWN BELVEDERE
USE2013-03317		CONTINUE TO USE BASEMENT PORTION OF PREMISES (UNIT #BA, LOT 145 OF BLOCK 507) FOR A LIQUOR/CONVENIENCE STORE.	1001 SAINT PAUL ST BA	101	10/02/2013		MID-TOWN BELVEDERE
COM2013-18454	2013-1530	REPAIRS ON THE EXTERIOR FACADE OF THE BUILDING INCLUDING WINDOW REPLACEMENT, WINDOW FLASHING REPAIRS, AND STUCCO REPAIRS AS PER PLANS AND AS PER CODE. SEPERATE PERMIT WILL BE REQUIRED FOR SIGNS.	1001 ST. PAUL ST	101	09/30/2013	09/30/2014	MID-TOWN BELVEDERE

[Permits](#) | [Property Registration](#) | [Code Enforcement](#) | [Community Services](#) | [Resident Services](#) | [HCVP](#) | [Public Housing](#) | [Document Central](#)  
[Developers](#) | [Jobseekers](#) | [Contractors](#) | [Homebuyers](#) | [Landlords](#) | [Residents](#)  
[Home](#) | [Site Map](#)

Mayor Brandon M. Scott - Alice Kennedy, Commissioner