

September 10, 2020

Applicant(s): Pavel Villalobos and Juana Garcia
PPI Tavern, Inc., T/a PPI Bar
500 S. Lehigh Street 21224

Class: "BD7" Beer, Wine & Liquor License

Amended application to transfer ownership; Board to rehear matter concerning an issue identified during issuance process.

(a) **Applicant(s) Information:** (1) Pavel Villalobos was born in Mexico City in March of 1980. He lives in Annapolis, MD; and (2) Juana Garcia was born in Puerto Rico in December of 1962. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Pavel Villalobos (95%); and (2) Juana Garcia (5%).

(c) **Purchase Price of Business:** The purchase price of the business is \$6,250 to be paid in cash at settlement.

(d) **Qualified Voters:** Iris Segarra, Paul Cichon, and Elizabeth Anotado are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of property as a tavern with basement to be used for accessory storage.

(f) **Corporate Standing:** PPI Tavern, Inc. is a MD Corporation and as of 8/24/2020 is active and in good standing.

(g) **Posting Report:** The location was posted on 1/24/2020, and checked on 2/3/2020. This meets the 10-day rule. There are 7 licensed liquor establishment(s) in the 2x2 area: "D" BW-1; "B" BWL-3; and "BD7" BWL-3.

(h) **Timeline:** Location closed on 6/22/2018. Hardship extension was granted by the board on 12/13/2018. Licensee(s) had until 6/17/2019 to file an application. Transfer application was filed 3/5/2019. Board approved application on 4/11/2019. On 9/30/2019 applicant(s) requested a transfer hardship extension. Board granted the request for 90 additional days on 10/24/2019 until 1/6/2020. On 1/3/2020 applicant(s) filed to amend the application. Application is valid.

(i) **Hearing Timeline:**

- 3/12/2020 - Public Hearing - Board approved amended application for transfer of ownership.

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

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

Board's Decision:

AMENDED

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: Substitution of JUANA GARCIA for Luis HARRISON AS INDIVIDUAL APPLICANT CLASS TYPE: LBD-7

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: 500 S. LEHIGH ST. / 21224

CORPORATE/LLC/LLP/PARTNERSHIP NAME: PPI TAVERN, INC TRADE NAME: PPI BAR

BUSINESS PHONE NUMBER: 410-946-7227 BUSINESS EMAIL ADDRESS: Pgarcia@PPIenterprises.org

ATTORNEY FOR THE APPLICANT: Shawn Harby, Esq ADDRESS: 309 S. Conkling St. (21224) PHONE: 410-675-4461

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

Live Entertainment provided? Yes No What Kind (Ex. DJ Band, Etc.): None 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: 35

Please note that as per Alc. Bev. Art. B 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
ARVEL GARCIA VILLALOBOS [Redacted]
(Full name) [Redacted]
1040 Oak Tree Lane Annapolis MD 21409 E-mail (Required) N/A
(Residence) Street City State Zip Code (period of residency in Baltimore City)
3/1980 MALE Mexico City
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

2. Applicant B
JUANA GARCIA [Redacted]
(Full name) [Redacted]
512 S. Lehigh St. Baltimore MD 21294 E-mail (Required) jgarcia
(Residence) Street City State Zip Code (period of residency in Baltimore City)
12/1962 F Puerto Rico
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

3. Applicant C

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

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

(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

Name	Address	Phone	Email
N/A			

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. § 4-408 (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: PAVEL POZD ADDRESS: 1040 OAK TREE LANE ANDERDOLLS, MD 21409 TITLE: PRES/TREAS %OF STOCK HELD: 95%
- 2) NAME: Juana Garcia ADDRESS: 512 S. LEHIGH ST. (21224) TITLE: Secretary %OF STOCK HELD: 5%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

PAVEL POZD
Signature of Applicant A

I hereby certify that on the 10 day of August, 2020 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared PAVEL GARCIA VILLALOBOS 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: Shawn R. Harby (Notary Seal) My Commission expires 01/08/2021

Printed Name: SHAWN R. HARBY

Juana Garcia
Signature of Applicant B

I hereby certify that on the 10 day of August, 2020 before me, the subscriber, a notary public of the State of MARYLAND in and for Baltimore City, personally appeared JUANA GARCIA 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: Shawn R. Harby (Notary Seal) My Commission expires 01/08/2021

Printed Name: SHAWN R. HARBY

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: PPI-INSTALLERS, LLC Phone Number: [REDACTED]

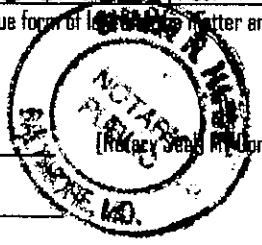
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) PPI-INSTALLERS LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 500 S. LENIGH ST, 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.

"PPI"
Signature of Owner of the Property

I hereby certify that on the 10 day of August, 2020, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared PAUL GARCIA VILLALBA 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: Sharon R. Harby Commission expires 01/08/2020
Notary Printed Name: SHARON R. HARBY

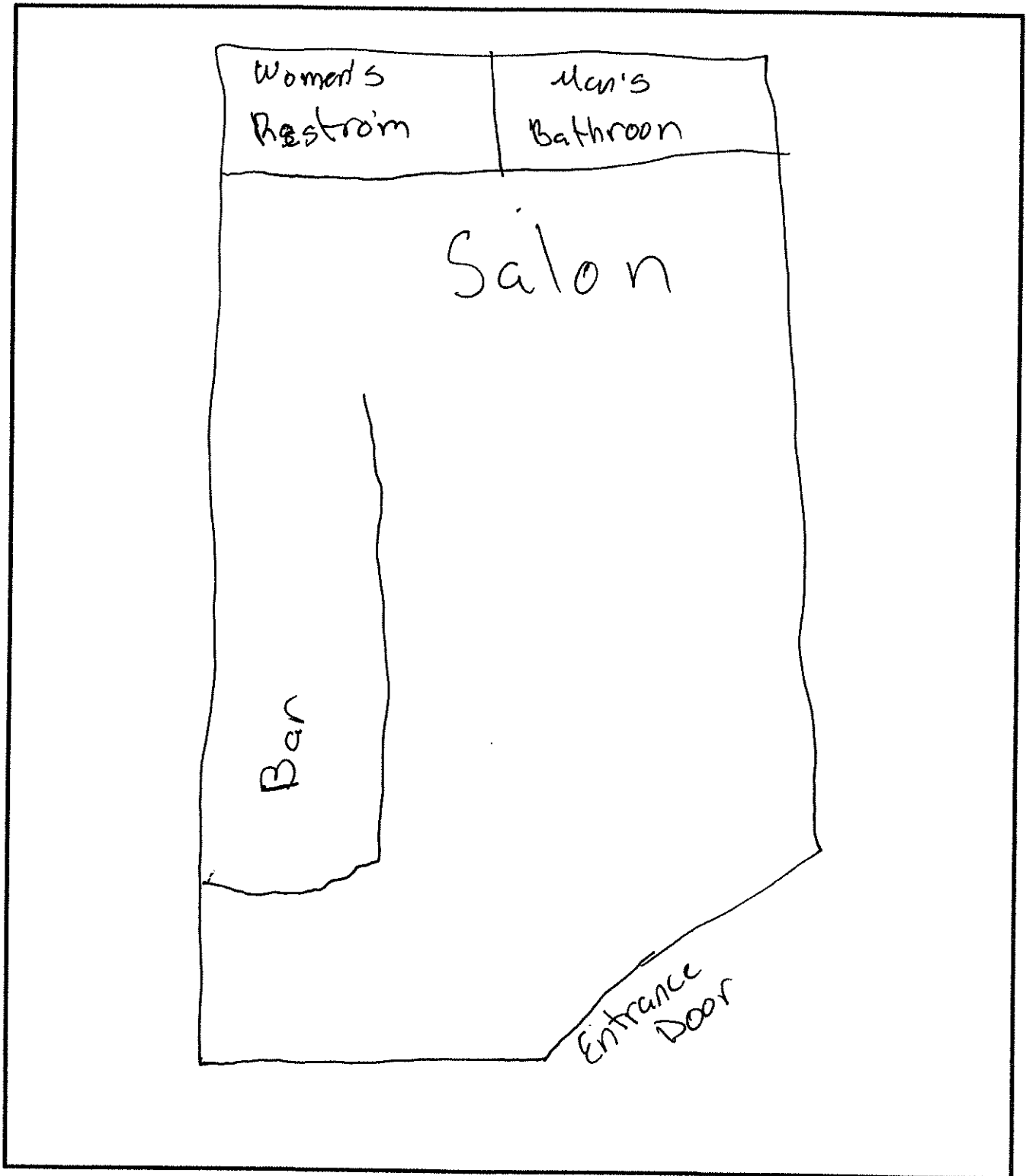


The following certificates must be signed by at least 3 persons.

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

Name	Address	Signature	DOB (Month/Year)	Length of time known to you (Years)
<u>Doris F. Ayers</u>	<u>572 LeHight</u>	<u>Doris F. Ayers</u>	<u>8-1934</u>	<u>6 yrs</u>
<u>Amy Nairn</u>	<u>9723 Rigg Road Adelphi</u>	<u>Amy</u>	<u>10-83</u>	<u>A.H.</u>
<u>Elizabeth Anotado</u>	<u>822 S. Woznes Ave</u>	<u>[Signature]</u>	<u>2-89</u>	<u>2 years</u>
<u>Cory Anotado</u>	<u>822 S Woznes Ave</u>	<u>[Signature]</u>	<u>7-81</u>	<u>2 years</u>

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.



SHAWN R. HARBY

ATTORNEY AT LAW
309 S. CONKLING STREET
BALTIMORE, MD 21224

Email: SRHARBY@AOL.COM

(410) 675 - 4461
FAX (410) 675-4728

August 10, 2020

Baltimore City Liquor Board
One North Charles Street
Suite 1500
Baltimore, MD 21201

Attention: Tom Akras, Deputy Executive Secretary

**RE: AMENDED APPLICATION:
PPI TAVERN, INC. T/A PPI BAR
500 S. LEHIGH STREET
BALTIMORE, MD 21224**

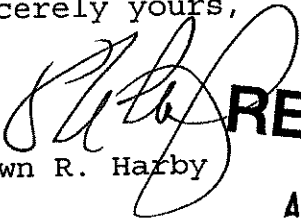
Dear Tom:

Per our recent telephone conversation, I am enclosing an Amended Application for Transfer of ownership of the above-mentioned liquor license. You may recall that after going through all of the hoops to get this license transferred to my client, PPI Tavern, Inc., your office discovered that Mr. Luis Harrison was not eligible to become a licensee. The enclosed amended application replaces Mr. Harrison with Ms. Juana Garcia, as the Baltimore City resident and minority stock holder/officer of PPI Tavern, Inc.

Also enclosed, please find a copy of the receipt for her criminal background check and her financial form. My check in the amount of \$100.00 is enclosed representing advance payment of the hearing fee. Please accept the enclosed documents and schedule this matter for hearing as soon as possible. It should be the last step necessary to get this license issued to PPI Tavern, Inc.

Thank you for your help.

Sincerely yours,


Shawn R. Harby

RECEIVED

AUG 18 2020

**Baltimore City
Liquor Board**

SRH:bml
cc: PPI Tavern, Inc.
Enclosures



Liquor Board System

Version 1.0

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

License Detail

Close the License | Print License | Print Renewal Letter | << Go Back

License Info

License Num: LBD7 357 Cert Num: 1040 Fee: \$1,320.00 Status: Renewed
License Date: 5/1/2019 License Year: 2019
CR Number: 14818279
Payment Date: 01-03-20

2018 - 2019 TPP Paid
2019 Trader's License [Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: SECURED CREDITOR
Trade Name: N/A
Zone Code: 11
Phone: 443-813-0125

Block Num: 500 Street: LEHIGH STREET SOUTH
City: BALTIMORE State: MD Zip: 21224

CR Number: 14818279

Portion of Business Used:
USE FIRST FLOOR OF PREMISES AS A TAVERN WITH BASEMENT FOR ACCESSORY STORAGE

Restriction:
GO GO GIRLS & LIVE ENTERTAINMENT NOT PERMITTED. ROBERT FISHER, ANTHONY PEDZIK, ROMAN PEDZIK AND CHARLES WETZEL BARRED FROM PREMISES IN ANY CAPACITY. DOOR TO REMAIN CLOSED FROM NOON DAILY.

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JOHN	ZORZIT, TRUSTEE	8100 HARFORD ROAD	Baltimore	MD	21234	Edit	Remove Owner

Comments

Date	Comment	Action

03/13/2020	3/12/2020 - Public Hearing Re: Amended application to transfer ownership - APPROVED (3-0 vote)...../jr	Delete
03/11/2020	Alcohol Awareness expires on 03/07/24 Misha L. Delvalle (certified by John S Murray)..../sb	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb	Delete
01/15/2020	Application for transfer of ownership filed on behalf of PPI Tavern, Inc. T/a PPI Bar, Pavel Garcia Villalobos and Luis Harrison on 1/3/2020 (Amended) /kk	Delete
01/06/2020	January 03, 2020 - Submitted an Amended Application to a new corporate name; Invoice #118513...../sb	Delete
12/23/2019	Spoke with Atty Shawn Harby regarding status of transfer application; Advised Mr. Harby of the deadline to complete the transfer before application expires. Mr. Harby stated that he and his clients was aware of the deadline date of January 6, 2020 before transfer application expires but he was not sure what the hold up was from his clients...../jr	Delete
12/17/2019	09/10/2019 90/150 day transfer pending letter was sent to all applicants...k/r	Delete
11/20/2019	230 day pending letter sent to applicant(s) & attorney on 11/20/19 /kk	Delete
10/25/2019	10/24/2019 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*...../jr	Delete
10/02/2019	REQUEST FOR TRANSFER HARDSHIP.PLEASE CHECK INVOICE #118062 ..k/r	Delete
04/25/2019	Alcohol Awareness expires 04/20/23 certified by John S Murray (Ana D. Delcid-Palma and Pavel Garcia Villalobos).... /sb	Delete
04/12/2019	4/11/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)...../jr	Delete
03/11/2019	Application for transfer of ownership filed on behalf of PPI Bar, Inc. T/a PPI Bar - Pavel Villalobos and Luis Harrison on 3/5/19 /kk	Delete
01/25/2019	****STATE OF MD TAX HOLD, letter sent to the Business address on January 25, 2019.****/mb	Delete
12/18/2018	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on December 18, 2018..../mb.	Delete
12/17/2018	12/13/2018 - Public Hearing RE: Request for a hardship extension - GRANTED (3-0 vote)...../jr	Delete
08/15/2018	Application for transfer of ownership filed on behalf of Hookah Girlz, LLC T/a Smiley's 2, Kierra Jenkins on 8/2/18 /kk	Delete
06/18/2018	PAID IN FULL \$1,375.00 for Violation Hearing dated May 03, 2018; Invoice #112835 = \$1,000.00 + Invoice ##112836 = \$375.00.... /sb	Delete
06/13/2018	Received letter dated 6/9/18 about the notice of a proposed foreclosure sale on 6/26/18; if auction is to happen a substitute application will be submitted by attorney - letter is in parent file.	Delete
05/22/2018	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on May 3, 2018; Fine Fee to be paid \$1,375.00.... /mb.	Delete
05/11/2018	Mailed letter of recognition for underage drinking compliance check on 4/18/2018 /kk	Delete
05/09/2018	5/3/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01 (a)- Fined \$1,250 + \$125 admin fee, \$1,375 total fine, (2-0 vote)- *Greenfield recluses himself from the decision...../jr	Delete
05/02/2018	Alcohol Awareness expires 04/27/22 (Yna Perez, Jahnnny Cedeno, Juan Alvarez Lopez, Irma H. Guzman and Maria G. Guevara) John Murray.... /sb	Delete
04/21/2018	Re: Public Hearing 4/19/2018 - Protest of Renewal - Voted to renew (2-0 vote *Greenfield reclused) /KK	Delete
04/13/2018	****RELEASED STATE OF MD TAX HOLD****..... /sb	Delete
01/25/2018	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***** /sb	Delete
09/01/2017	Paid Fine of \$2,125.00 Invoice #108554 for Violation Hearing dated July 27, 2017.../mb	Delete
09/01/2017	A copy of invoice given to Chief Inspector M. Fosler because the licensee didn't pay on the due date.	Delete
08/21/2017	Given an Invoice out to Chief Inspector M. Fosler for Violation Hearing fee dated on July 27, 2017; need to be paid for \$2,125.00.... /mb	Delete
08/01/2017	7/27/17- Violation of Rule 3.08(a) Sanitation and Safety - (2-0 vote- Greenfield reclused) (\$2,000 fine) - Admission of guilt - \$2,000 fine + \$125 admin fee \$2,125 total fine - 30 days to pay ** 7 day Suspension starting 7/27/17.	Delete
05/24/2017	4/27/17- Protest of Renewal - Board votes to renew the liquor license (3-0 vote)	Delete
04/26/2017	****RELEASED STATE OF MD TAX HOLD****...../sb	Delete
04/18/2017	11/3/16-Violation of Rule 4.05 (a) Prohibited Hours-\$2500 fine+ \$125 admin fee (2-0 vote) \$2625	

	Total Fine - 1 week Suspension	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
01/06/2017	01/04/16 - PAID IN FULL for Violation Hearing dated November 03, 2016; Invoice #104623... /sb	Delete
12/07/2016	Given Chief Inspector Fosler an invoice for the amount of \$2,625.00 is due by January 04, 2016... /sb	Delete
11/10/2016	PER ASSISTANT CHIEF INSPECTOR T.KARANIKOLIS TO GIVE LICENSE BACK TO LICENSEE AFTER 7 DAY SUSPENSION FROM VIOLATION HEARING DATED ON 11/03/16... /sb	Delete
06/03/2016	LETTER OF GOOD STANDING RECEIVED	Delete
05/12/2016	Paid for NSF check fees: Invoices #103433=\$1,000.00; #103434=\$320.00; #103435=\$30.00; /sb	Delete
04/29/2016	***** RELEASED STATE TAX HOLD ***** /sb	Delete
04/16/2016	****must provide certificate of good standing**** HOLD LICENSE	Delete
03/17/2016	Alcohol Awareness Training Program (Jose M Luna)expires on 03/12/2020 John S Murray	Delete
08/28/2015	Trade License Employee Steven Hiken called 8/28/2015 to informed the Liquor Board that this establishment has been approved for traders but they are not able to issues them the licences because it takes up to 72 business hour to clear (Ray is the inspector for this location) if there is any questions are concern about the traders licence call 410-333-3790ext 2084	Delete
04/27/2015	RELEASED STATE OF MD TAX HOLD..... /sb	Delete
02/09/2015	12/26/14 - PAID LIQUOR BOARD FINE \$3,625.00, HEARING WAS ON 08/21/14, INVOICE #95530.	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
11/17/2014	8/7/2014 Public Hearing re: Violation of Rule 4.05(a), Violation of Rule 4.05(b), Violation of Rule 4.05(b), Violation of Article 2b Section 11-304(2), Violation of Article 2b Section 11-304(2), Violation of Article 2b Section 11-304(2), Violation of Article 2b Section 11-304(2) Violation of Rule 3.02, Violation of Rule 3.02. POSTPONED	Delete
11/14/2014	08/21/14 - Found Guilty of multiple violations of Rule 4.05 (a)/(b) and Rule 3.02. Also found guilty of operating afterhours as per reports by police. Location was closed for 14 days.	Delete
07/03/2012	6/28/2012 Public Hearing re: Violation of Rule 4.05(a) Serving after hours. Violation of Article 2B section 11-304(d)(2) Activity after hours. Rule 4.05(a) GUILTY \$500. Article 2B 11-304(d)(2) GUILTY No fine. Total Fine \$500.	Delete
05/29/2012	5/24/2012 Public Hearing re: Transfer of ownership. APPROVED.	Delete
04/12/2012	4/5/2012 Public Hearing re: Application to transfer ownership to include live entertainment. POSTPONED at applicant request.	Delete

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

License num: LBD7 357
Trade Name: N/A

Address: 500 LEHIGH STREET SOUTH

Comment:

[Add Comment](#)

Hold Info

Powered by:



PPI TAVERN, INC.: D20172680

Department ID Number:

D20172680

Business Name:

PPI TAVERN, INC.

Principal Office:

500 S. LEHIGH STREET
BALTIMORE MD 21224

Resident Agent:

PAVEL GARCIA VILLALOBOS
500 S. LEHIGH STREET
BALTIMORE MD 21224

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

01/02/2020

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 500 S Lehigh Street

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA _____

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 3

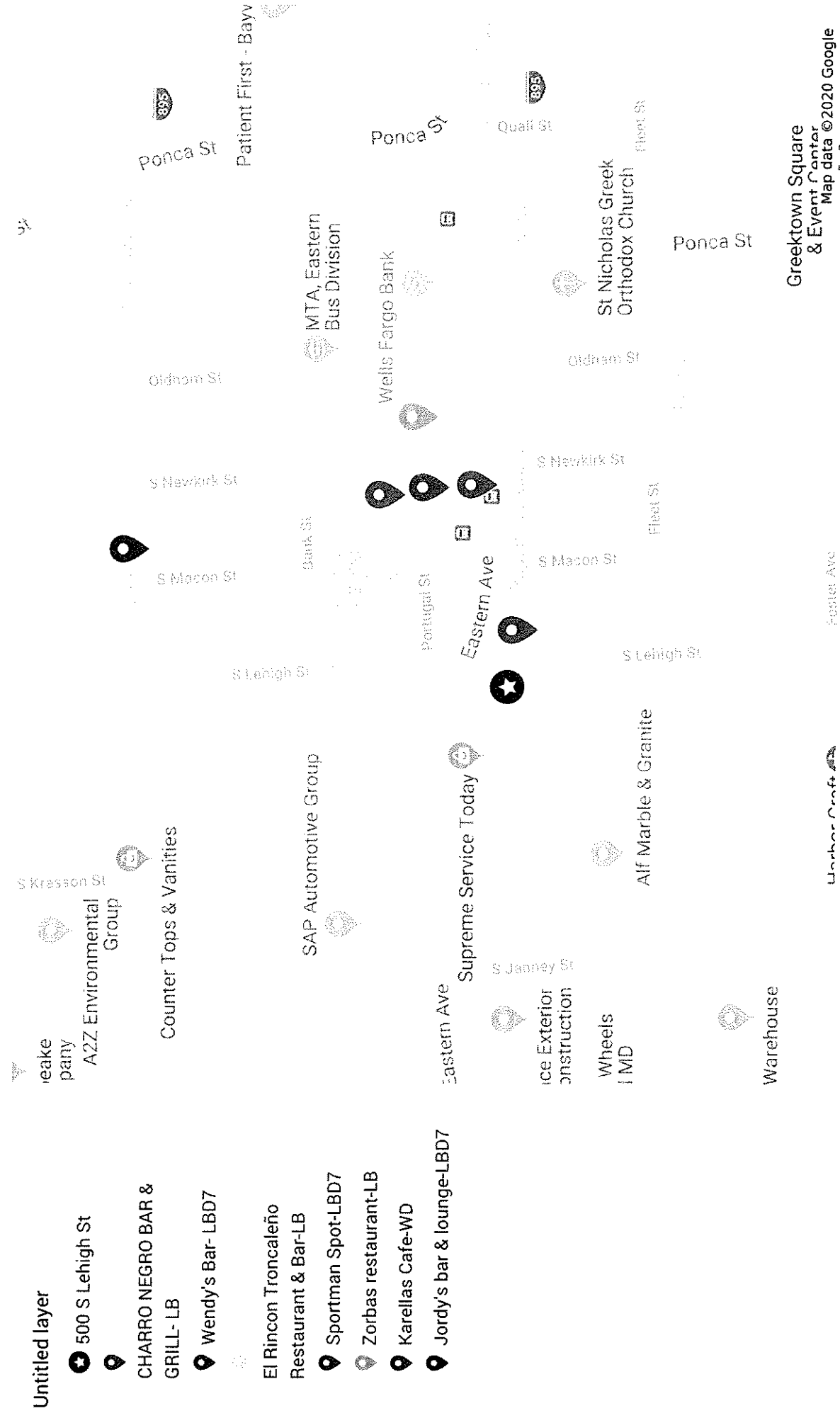
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Andy Tullhope DATE: 01/28/2020

500 S. Lehigh Street



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):	PPI Bar
Corporation Name:	PPI Tavern INC
Location Address:	500 S. Lehigh Street
License Type:	Class "BD7" Beer, Wine and Liquor v
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No v
Is the location within 300 feet of Church and/or School?	No v
Date Posted?	1/24/2020
Estimated Date of Removal?	2/3/2020
Are there any other licensed establishments within a two block radius?	Yes v

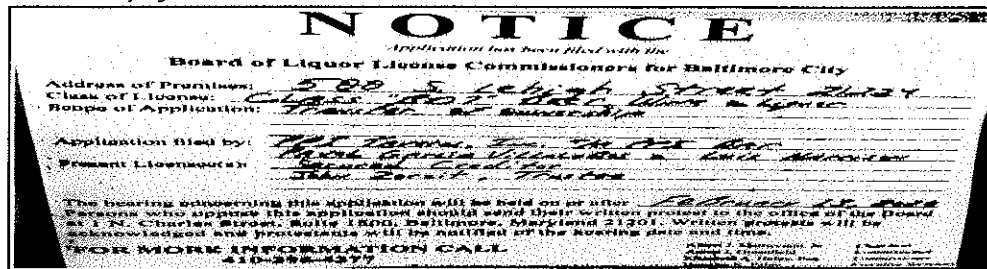
Other licensed locations - Describe/Note:

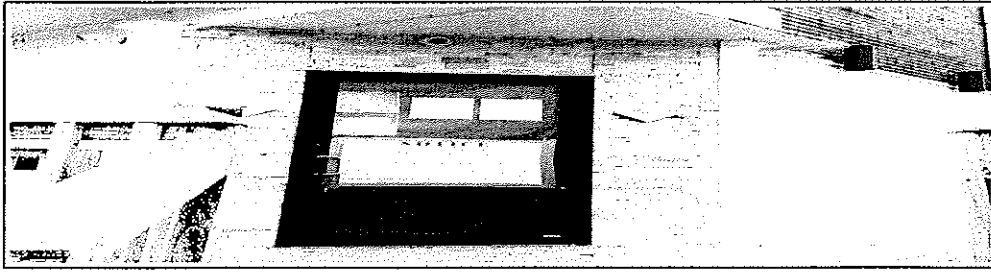
See map

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

Not Operating
Transfer of Ownership

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="i:O#.w\baltimore\cindy-leigh.tudhope"/>	<input type="text" value="1/28/2020"/>	<input type="text" value="3:31:03 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
Approve		Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Pavel Garcia Villalobos; Luis Harrison

Address of Premises: 500 S. Lehigh Street

Inspector: i:0#.w|baltimore\cindy-leigh.tudhope

Date Posted: 1/24/2020

Time Posted: 2:19 PM

Date Rechecked: 2/3/2020

Time Rechecked:

Manager or Owner when sign posted:

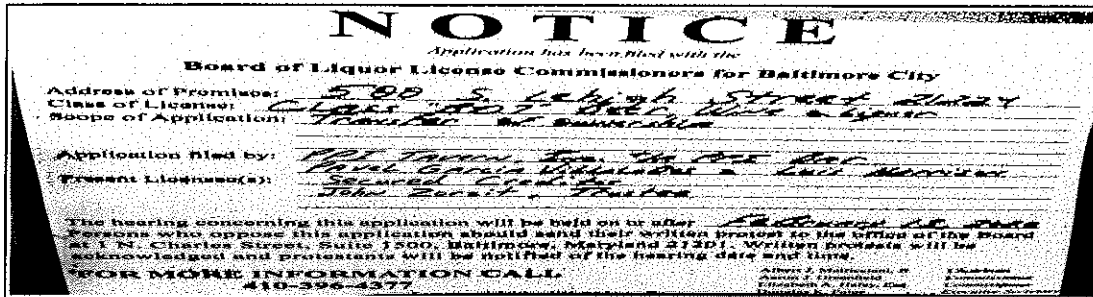
Summary on location of sign posted:

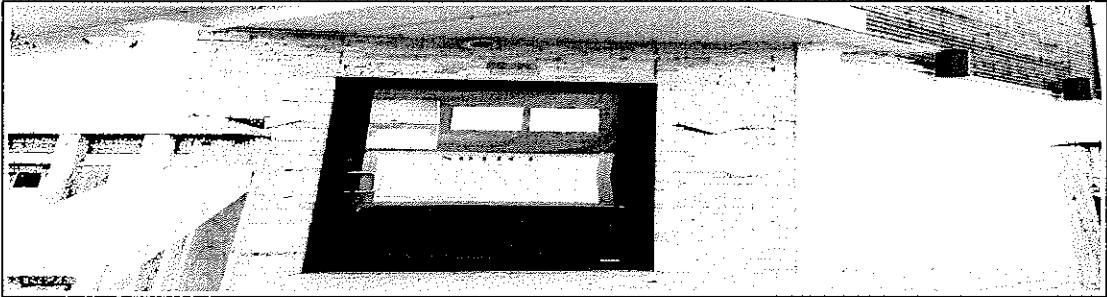
Front Door

Summary on location of sign rechecked:

Front Door- Posting remained on door as posted for ten days.

Insert Photo of Sign and location:





NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 500 S. Lehigh Street 21224

Class of License: CLASS "BD7" Beer, Wine & Liquor

Scope of Application: TRANSFER OF OWNERSHIP

Application filed by: PPI Tavern, Inc. T/A PPI BAR

Present Licensee(s): PAVEL GARCIA VILLOBOS & LUIS HARRISON
Secured Creditor
John Zorzit, Trustee

The hearing concerning this application will be held on or after FEBRUARY 13, 2020. 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

Albert J. Matricciani, Jr. *Chairman*

Aaron J. Greenfield *Commissioner*

Elizabeth A. Hafey, Esq. *Commissioner*

Douglas K. Paige *Executive Secretary*

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

Applicant Copy

No: USE2019-56426

Property Address: 500 S LEHIGH ST
 Block/Lot: 6550/001

Plan No: -

1001-000000-2600-159400-400540	Filing Fee	50.00
1001-000000-1500-102800-400230	Tax	3.00
1001-000000-2600-158009-400480	Use&Occupancy	45.00
	Total :	98.00

Applicant:
 SHAWN HARBY SRHARBY@AOL.COM
 309 S CONKLING STREET BALTIMORE MD 21224

Owner/Lessee:
 Owner PPI INSTALLERS LLC
 500 S. LEHIGH STREET BALTIMORE MD 21225

Lessee PPI TAVERN INC
 500 S. LEHIGH BALTIMORE MD 21224

Contractor:

Use & Occupancy Draft

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.

Expiration:	WORK COST:	District: 202	MINOR PRIVILEGE:
1/6/2020			
CONTINUE TO USE FIRST FLOOR OF PREMISES AS A TAVERN WITH BASEMENT TO BE USED FOR ACCESSORY STORAGE (CHANGE OF OWNER)			
			Date: 1/6/2020 MACH: MD200-1-C Batch: 198 City of Baltimore Office: BENT Cashier: hantonsub Receipt #: 00042607 Payment Total: \$98.00 Receipt Amount: \$98.00 City of Baltimore Office: BENT Cashier: hantonsub Receipt #: 00042607 Payment Total: \$98.00 Receipt Amount: \$98.00 Check Tendered: \$98.00

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
26	03	6550	001	6/16/20	202

PROPERTY ADDRESS: **500 S LEHIGH ST**

OWNER: **PPI INSTALLERS LLC** ADDR: **500 S. LEHIGH STREET BALTIMORE**

LESSEE: **PPI TAVERN INC** ADDR: **500 S. LEHIGH BALTIMORE MD 21224**

LAND USE CODES 3-56

CONTINUE TO USE FIRST FLOOR OF PREMISES AS A TAVERN WITH BASEMENT TO BE USED FOR ACCESSORY STORAGE. (CHANGE OF OWNER)

1001-000000-2600-159600-400560 PER. INSP	1001-000000-2600-158009-400480 MISC	1001-000000-2600-159009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG.	1001-000500-2600-158302-40049 0 ADDITIONS
		45.00		
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	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159300-400530 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
	0.00			3.00
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
	50.00			98.00

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



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 10, 2020

Applicant(s): Peter Warren David Bramble
Y56 BWA Operator, LLC, T/a Trade Name Pending
5601 Eastern Avenue k/a 5701A Fleet Street 21224

Class: "BD7" Beer, Wine & Liquor License

Application to transfer location of a Class "BD7" Beer, Wine & Liquor License presently located at 5601 Eastern Avenue k/a 517 Bayview Boulevard to 5601 Eastern Avenue k/a 5701A Fleet Street.

(a) **Applicant(s) Information:** (1) Peter Warren David Bramble was born in New Haven, Connecticut in September of 1976. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Peter Warren David Bramble (50%); (2) Peter Pinkard (25%); and (3) Everett Sands (25%).

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

(d) **Qualified Voters:** Joshua Neiman, James Ginsburg and Malcolm Victor are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a retail goods establishment with alcoholic beverages sale and accessory.

(f) **Corporate Standing:** Y56 BWA Operator, LLC is a MD LLC and as of 8/24/2020 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/18/2020, and checked on 8/28/2020. This meets the 10-day rule. There are 2 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; and "BD7" BWL-1.

(h) **Timeline:** License transferred to the establishment on 6/30/2020.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: transfer of location only CLASS TYPE: A-7

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: 5601 Eastern Ave. k/a 517 Bayview Blvd., Baltimore, MD 21224

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 5601 Eastern Ave. k/a 5701A Fleet Street, Baltimore, MD 21224

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Y56 BWA Operator LLC TRADE NAME: TBD

BUSINESS PHONE NUMBER 410-662-0105 BUSINESS EMAIL ADDRESS: dbramble@mcbrealestate.com

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

Part of Premises Used (Note: Floors and Areas for Storage): First 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: 0

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

1. Applicant A

Peter Warren David Bramble

(Full name):	(Telephone no.)	E-mail (Required)
1800 Madison Avenue	Baltimore MD 21217	40+ years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
09/1976	Male	New Haven, Connecticut
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

2. Applicant B

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

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

3. Applicant C

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

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

RECEIVED

JUL 27 2020

Baltimore City
Liquor Board

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

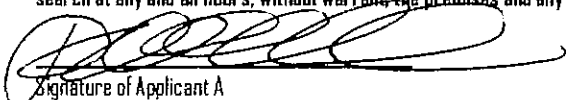
Name	Address	Phone	Email
TBD	TBD	TBD	TBD

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

- 1) NAME: Peter Warren David Bramble ADDRESS: 1800 Madison Avenue, Baltimore, MD 21217 TITLE: Authorized Mgr %OF STOCK HELD: 50%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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


Signature of Applicant A

I hereby certify that on the 17th day of July, 2020 before me, the subscriber, a notary public of the State of Maryland and for Baltimore, personally appeared P. David Bramble 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: Angela L. Martin [Notary Seal] My Commission expires 07/11/2020

Printed Name: Angela L. Martin



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: _____

Kerns, Kimberly (Liquor Board)

From: Hecker, Caroline
Sent: Thursday, May 21, 2020 5:24 PM
To: Akras, Thomas
Cc: Williams, Justin; Russell, Staci; Kerns, Kimberly (Liquor Board)
Subject: RE: Ownership Interest of Y56BWA Operator

CAUTION: This email originated from outside of Baltimore City IT Network Systems.

Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities to BCIT.ServiceDesk@baltimorecity.gov / 410-396-6648.

Tom:

The ownership breakdown is as follows:

1. P. David Bramble – 50%
2. Everett K. Sands - 25%
3. Peter M. Pinkard – 25%

Please let me know if you need anything else.

Caroline L. Hecker

Caroline L. Hecker
2700 North Avenue, Suite 1000
Baltimore, Maryland 21201
Phone: 410-396-6648
Cell: 410-721-1744



Rosenberg
Martin
Greenberg LLP



Name and Address of the owners of the premise/landlord: MCB Y56 Retail, LLC Phone Number: [REDACTED]

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

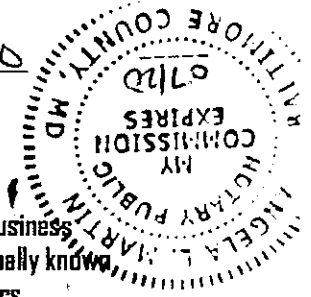
(I, WE) MCBY56 Retail, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 5601 Eastern Ave. k/a 5701A Fleet Street, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under 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.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 17th day of July, 2020, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore Co, personally appeared SP David Bramble 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: Angela L. Martin (Notary Seal) My Commission expires 07/11/2020
Notary Printed Name: Angela L. Martin



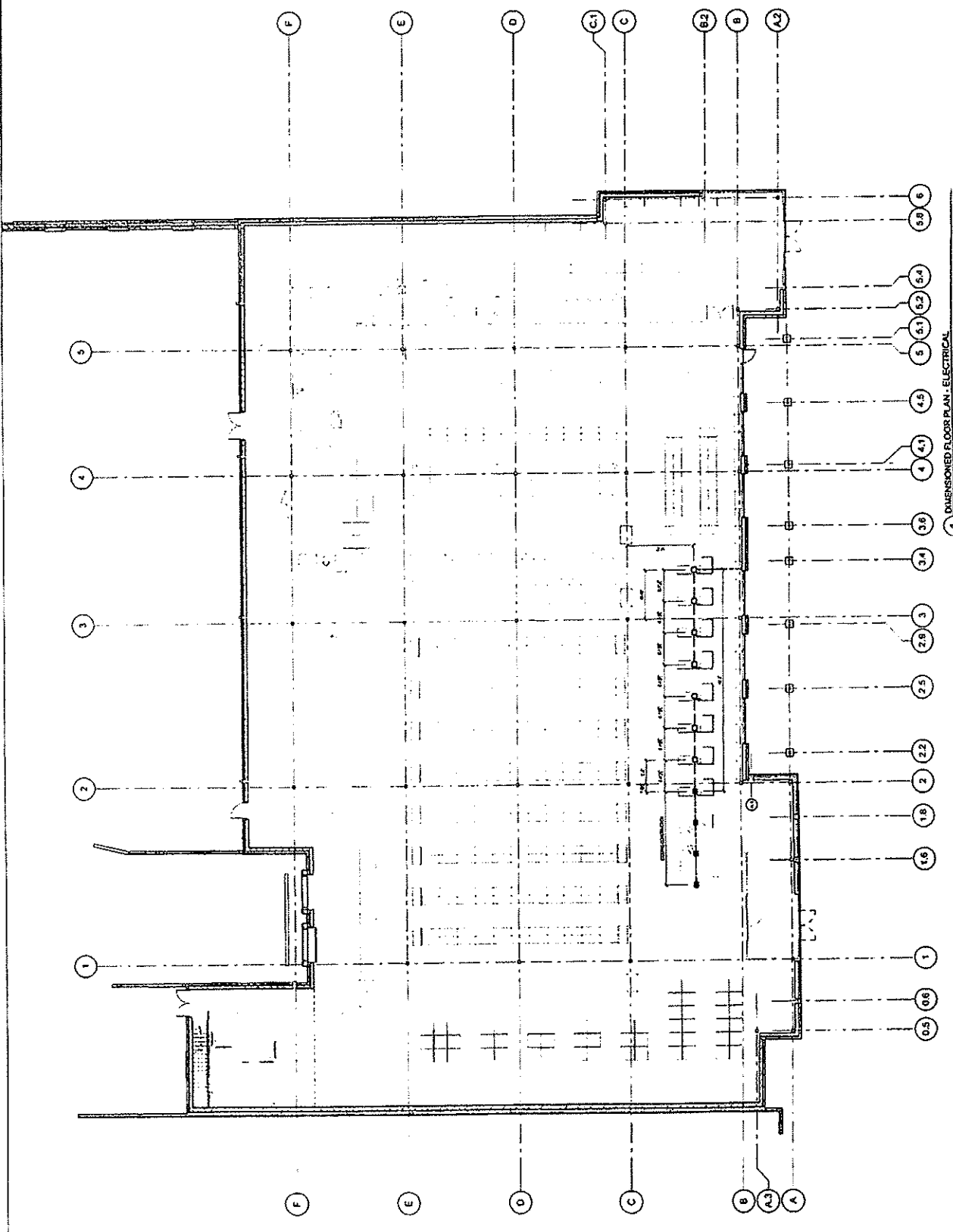
The following certificates must be signed by at least 3 persons.

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Joshua Neveall</u>	<u>5509 S Bend Road Baltimore, MD 21209</u>	<u>[Signature]</u>	<u>5/1/69</u>	<u>12 yrs</u>
<u>James F. Hinkle</u>	<u>5604 Wexford Rd Baltimore, MD</u>	<u>[Signature]</u>	<u>5/10/45</u>	<u>35 yrs</u>
<u>Malcolm Victor</u>	<u>5114 The Alameda Baltimore, MD 21239</u>	<u>[Signature]</u>	<u>3/10/76</u>	<u>30 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.



1 DIMENSIONED FLOOR PLAN - ELECTRICAL

FLOOR PLAN ORIGINAL NOTE
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED TO CENTERLINE OF JOINT/EDGE UNLESS OTHERWISE NOTED



Liquor Board System

Version 1.0

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

License Detail

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

License Info

License Num: **LBD7 426** Cert Num: **T1346** Fee: **\$200.00** Status: **Transferred**

License Date: 6/30/2020 10:04:35 AM License Year: 2019

CR Number: 18183623

Payment Date: 06-30-20

2018 - 2019 TPP Paid

2019 Trader's License

[Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **Y56 BWA OPERATOR, LLC**

Trade Name: **TBD**

Zone Code: 12

Phone: 410-662-0105

Block Num: 5601

City: BALTIMORE

Street: EASTERN AVENUE

State: MD

Zip: 21224

CR Number: 18183623

Portion of Business Used:

USE PORTION K/A 517 BAYVIEW BLVD AS A RETAIL GOODS ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES PER PUD ORD. NO 18-175

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
PETER	BRAMBLE	1800 MADISON AVENUE	Baltimore	MD	21217	Edit	Remove Owner

Comments

Date	Comment	Action

06/30/2020	Application for transfer of ownership issued to Y56 BWA Operator, LLC T/a Trade Name Pending, Peter Warren David Bramble on 6/30/2020;SEE INVOICE# 119839 ...K/R	Delete
06/30/2020	APPLICATION FOR TRANSFER OF OWNERSHIP ISSUED TO Y56 BWA Operator, LLC T/a Trade Name Pending, Peter Warren David Bramble ON 6/30/2020;SEE INVOICE# 119839 ...K/R	Delete
06/05/2020	6/4/2020 - Virtual Public Hearing Re: Application to transfer ownership and location of a Class "BD7" BWL presently located at 3607 Fleet Street to 5601 Eastern Avenue AKA 517 Bayview Boulevard - APPROVED (3-0 vote)..../jr	Delete
05/11/2020	Application for transfer of ownership and located of a Class "BD7" BWL presently located at 3607 Fleet Street to 5601 Eastern Avenue AKA 517 Bayview Boulevard filed on behalf of Y56 BWA Operator, LLC T/a Trade Name Pending, Peter Warren David Bramble on 5/7/2020 /kk	Delete
06/28/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter 2018 license payment information until today's date; invoice #117379...../jr	Delete
11/28/2018	Personal Property tax letter not mailed to Licensee(s) because the transfer is pending.../mb	Delete
12/02/2016	SUSPENSION NOTICE HAS BEEN ISSUED AND PLACED ON BUILDING UNTIL FURTHER NOTICE..... /sb	Delete
11/28/2016	11/25/16 - Sent letters to Licensee home address about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
11/25/2016	Mail was labeled "Return To Sender" - No Such Number - Unable to Forward... /sb	Delete
11/15/2016	11/15/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
08/17/2016	Mail was returned "Return to Sender Vacant Unable to Forward"	Delete
07/26/2016	07/25/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
02/12/2015	PAID \$100.00 FEE FOR HEARING DATED 02/12/15, INVOICE #95720.	Delete
10/31/2012	10/18/2012 Public Hearing re: VIOLATION of Rule 4.18 Illegal Conduct: Corporate charter not in good standing. Submitted documentation, paid fine in lieu of hearing. TOTAL FINE \$125.	Delete
05/20/2008	03/28/07 \$1525 FINE PAID IN FULL #58682	Delete
03/28/2007	03/22/07 Public Hearing re: Violation of Rule 4.01(a), Rule 3.03(c), Rule 4.18 DECISION: GUILTY \$1200, 3.03(C) GUILTY \$100, 4.18 GUILTY \$100 + \$125 ADM FEE=1525	Delete
12/23/2005	12/21/05 APPLICATION TO TRANSFER OWNERSHIP DECISION: APPROVED	Delete
12/23/2005	12/21/05 FINE \$425 PAID IN FULL # 54704	Delete
12/16/2005	12/15/05 Public Hearing re: Violation of rule 4.01 (a). DECISION: GUILTY \$500/SUSPENDED \$200. FINE \$300 OR 3 DAYS + \$125 ADM.FEE =\$425	Delete
03/01/2004	2/10/2000 Public Hearing re: Application to transfer ownership of Class BD7 license presently in the name of Anthony Paszkiewicz, Secured Creditor for Albert Tarquinio, Side Pocket, Inc. t/a Side Pocket Inn, to the the applicants at the same location APPROVED	Delete

Print History (Print Card)

License num: LBD7 426 Address: 5601 EASTERN AVENUE
Trade Name: TBD

Comment:

Add Comment

Hold Info

Powered by:



Y56 BWA OPERATOR LLC: W19091586

Department ID Number:

W19091586

Business Name:

Y56 BWA OPERATOR LLC

Principal Office:

2701 N CHARLES STREET

SUITE 404

BALTIMORE MD 21218

Resident Agent:

P. DAVID BRAMBLE

2701 N CHARLES STREET

SUITE 404

BALTIMORE MD 21218

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/Registration:

09/12/2018

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: S 601 Eastern ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Walter Robinson DATE: 8/19/20

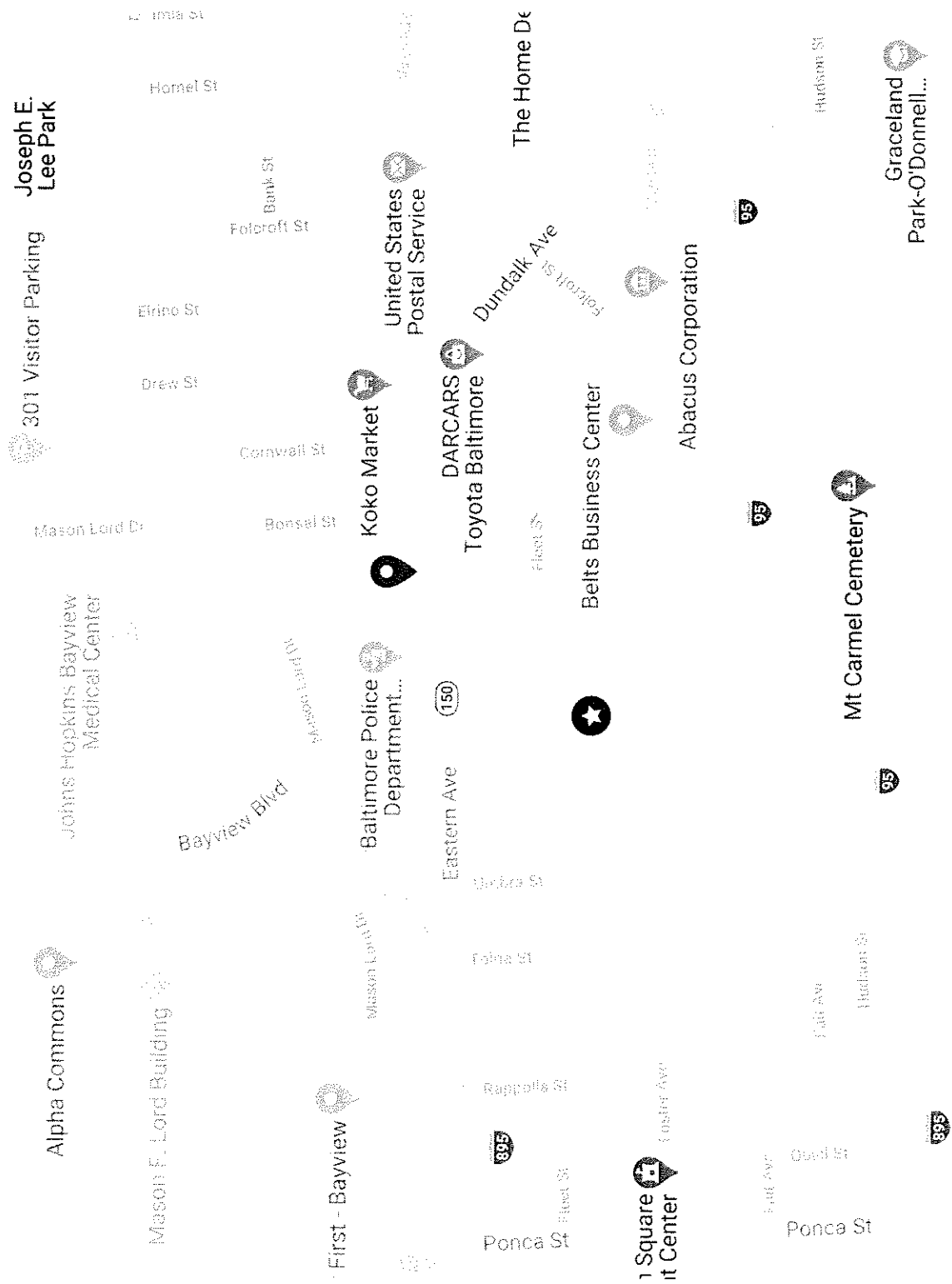
5601 Eastern Ave

Licensed Establishments

★ 5601 Eastern Ave A7



La Bamba Liquors and Grocery
LA



Back

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	TBD
Corporation Name:	Y56 BWA Operator LLC
Location Address:	5601 Eastern Ave
License Type:	Class "A" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	8/18/2020 <input type="text"/>
Estimated Date of Removal?	8/28/2020 <input type="text"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

Other licensed locations - Describe/Note:

See Attached Map

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

Insert Photo of Sign and location:



NOTICE

Application has been filed with the
Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1601 EASTERN AVENUE RM 5701A FLEET STREET
 Class of License: BEER, WINE & LIQUOR
 Scope of Application: TRANSFER OF LOCATION OF CLASS "BDT" LICENSE PRESENTLY
 LOCATED AT 5201 EASTERN AVENUE RM 5712 DANREW BLVD TO
 1601 EASTERN AVENUE RM 5701A FLEET STREET
 Application filed by: BWA OPERATOR, LLC d/b/a TRADE NAME PENDING
 Present Licensee(s): PETER WARTEN AND DAVID BRAMBLE
 YES: BWA OPERATOR, LLC No: JBD - PETER BRAMBLE

The hearing concerning this application will be held after SEPTEMBER 03, 2020.
 Persons who oppose this application should send their written protest to the office of the Board
 at 178 Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be
 acknowledged and protestors will be notified of the hearing date and time.

FOR MORE INFORMATION CALL:

Tom Allen, Esq. | Administrator | 410-396-1000
 Amy J. Greenfield, Esq. | Director | 410-396-1000

Attach Additional Photos

Inspector Name	Date and Time
i:O#.w\baltimore\walter.farley-robins	8/19/2020 12:46:06 PM
Name of Licensee (if present)	
Submit	

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Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Peter Warren; David Bramble
<i>Address of Premises:</i>	5601 Eastern Ave
<i>Inspector:</i>	i:\0#w\baltimore\walter.farley-robins
<i>Date Posted:</i>	8/18/2020
<i>Time Posted:</i>	6:30 PM
<i>Date Rechecked:</i>	8/28/2020
<i>Time Rechecked:</i>	1:30 PM
<i>Manager or Owner when sign posted:</i>	

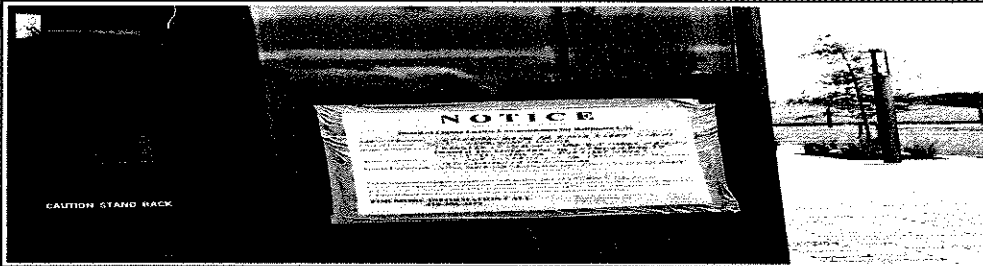
Summary on location of sign posted:

Sign posted on front window

Summary on location of sign rechecked:

sign still posted on front window

Insert Photo of Sign and location:



Attach Additional Photos

Submit

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 5601 EASTERN AVENUE K/A 5701A FLEET STREET

Class of License: "BD1" BEER, WINE + LIQUOR

Scope of Application: TRANSFER OF LOCATION OF CLASS "BD1" LICENSE PRESENTLY

LOCATED AT 5601 EASTERN AVENUE K/A 5717 BAYVIEW BLVD TO

5601 EASTERN AVENUE K/A 5701A FLEET STREET

Application filed by: Y56 BWA OPERATOR, LLC *h/a* TRADE NAME PENDING

PETER WARREN and DAVID BRAMBLE

Present Licensee(s): Y56 BWA OPERATOR, LLC *h/a* TBD - PETER BRAMBLE

The hearing concerning this application will be held after SEPTEMBER 03, 2020
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

Hon. Albert J. Matricciani, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*

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

**Online Use & Occupancy Permit
 Application**

Property Address: Block/Lot: 6694/028
 5601 EASTERN AVE
 Applicant:
 MARGARET GIORDANO
 25 S. CHARLES STREET 21ST FLOOR BALTIMORE MD 21201
 Owner/Lessee:
 Owner MCB Y56 RETAIL, LLC
 Lessee Y56 BWA OPERATOR, LLC

Permit No: **USE2020-51773**

1001-000000-2600-159400-400540 Filing Fee	50.00
1001-000000-1500-102800-400230 Tax	3.00
1001-000000-2600-158009-400480 Use&Occupancy	45.00
Total :	98.00

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

Property Use & Occupancy Information:

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

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	04/22/2020		LDZI
FIRE INSPECTION	04/22/2020		LDZI
Application Received		04/22/2020	
Zoning Sign-off	04/22/2020	04/22/2020	
Application Received		04/22/2020	
One Stop Permit Office Review	04/22/2020		SMIT
Zoning Sign-off	04/22/2020	04/22/2020	

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.

TO USE A PORTION OF THE PREMISES AS A RETAIL GOODS ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES AND ACCESSORY TASTING AREA.

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: 5601 EASTERN AVE
 Role: Agent
 Applicant: GIORDANO,MARGARET

Owner First Name:
 Owner Last Name Or Company Name: MCB Y56 RETAIL, LLC
 Phone:

Project Note:

Address1:
 Address2:
 City:
 State:
 Zip:



Statutes Text

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§12–1706.

(a) The Board may not transfer a license into the area bounded by Twenty–Fifth (25th) Street on the north, Centre Street on the south, Howard Street on the west, and Guilford Avenue on the east.

(b) (1) Except as provided in paragraphs (2), (3), and (4) of this subsection, the Board may not transfer a license into:

(i) ward 1, precincts 4 and 5;

(ii) ward 23, precinct 1; or

(iii) ward 24, precinct 5.

(2) The Board may allow the transfer of one Class D license into the residential planned unit development for Silo Point located in ward 24, precinct 5 that was enacted by the Mayor and City Council of Baltimore City in Ordinance 04–697 on June 23, 2004, if the Class D license holder operates the establishment in accordance with the provisions of Ordinance 04–697.

(3) The Board may allow the transfer of:

(i) a Class B–D–7 beer, wine, and liquor license from an area in ward 1, precinct 4 bounded on the north by Elliott Street, on the west by South Robinson Street, on the south by Toone Street, and on the east by Southeast Avenue into an area in ward 1, precinct 5 bounded on the north by Fait Avenue, on the west by South Kenwood Avenue, on the south by Hudson Street, and on the east by South Streeper Street; and

(ii) a Class D beer, wine, and liquor license from an area in ward 1, precinct 5 bounded on the north by Fait Avenue, on the west by South Kenwood Avenue, on the south by Hudson Street, and on the east by South Streeper Street into an area in ward 1, precinct 4 bounded on the north by Elliott Street, on the west by South Robinson Street, on the south by Toone Street, and on the east by Southeast Avenue.

(4) (i) The Board may allow the transfer of not more than two Class B

beer, wine, and liquor licenses, so that the cumulative number of licenses issued or transferred is two, into the area of 829 through 919 E. Fort Avenue only if:

1. the Board has executed a memorandum of understanding between the community associations in Riverside and Locust Point regarding the nature of the proposed establishment; and

2. the Board enforces the memorandum of understanding against any license holder that obtains a license under § 12-1604 of this title and seeks to transfer the license.

(ii) The Board may not allow a license to be transferred out of the area described in subparagraph (i) of this paragraph and into any other area of ward 24, precinct 5.

(c) The Board may not authorize:

(1) the transfer of any license into the 46th alcoholic beverages district;

(2) the transfer of a new Class B beer, wine, and liquor license to another location within the 46th alcoholic beverages district; or

(3) a change of classification of a new Class B beer, wine, and liquor license within the 46th alcoholic beverages district.

(d) (1) Except as provided in paragraph (2) of this subsection, a license may not be transferred into or within:

(i) ward 1, precincts 2 and 3;

(ii) ward 2 in its entirety;

(iii) ward 3, precinct 3; and

(iv) ward 26, precincts 3 and 10.

(2) This subsection does not apply to an application for a new license or a transfer from within the areas described in paragraph (1) of this subsection if the new license or transfer is for:

(i) a hotel;

(ii) an establishment located in a planned unit development if the application for the planned unit development was filed or approved before December 31, 1995;

(iii) an establishment located in an area governed by the Inner Harbor East Urban Renewal Plan; or

(iv) an establishment that has:

1. a seating capacity of fewer than 150 individuals; or

2. average daily receipts from the sale of food that are at least 51% of the total daily receipts of the establishment.

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§12-902.1.

(a) There is a Class A-7 beer, wine, and liquor license.

(b) The license authorizes the license holder to sell beer, wine, and liquor at retail at the place described in the license, for off-premises consumption.

(c) (1) Subject to paragraphs (2) through (4) of this subsection, a license holder who holds a valid Class B-D-7 beer, wine, and liquor license issued on or before July 1, 2018, may apply to the Board to exchange the license for a Class A-7 license if the license holder first obtains approval by resolution of the Baltimore City Council.

(2) The Board may not issue a Class A-7 license after July 1, 2020.

(3) In the 46th legislative district, a Class B-D-7 license may be exchanged for a Class A-7 license.

(4) In the 46th legislative district, the transferee of a Class B-D-7 license that is successfully transferred from the 3600 block of Fleet Street to the 5600 block of Eastern Avenue may apply to the Board to exchange the license for a Class A-7 license for use at the Eastern Avenue location on or before July 1, 2021.

(d) A holder of a Class A-7 license may sell beer, wine, and liquor on Monday through Sunday from 9 a.m. to 10 p.m.

(e) The annual license fee is \$1,500.

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September 10, 2020

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

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership with continuation of live entertainment and outdoor table service, requesting delivery of alcoholic beverages.

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

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

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

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

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

(f) **Corporate Standing:** 2760 Lighthouse Point, LLC is a MD LLC and as of 8/24/2020 is active and in good standing.

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

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

(i) **Hearing Timeline:**

- 8/20/2020 - Public Hearing - Case postponed by the board on the record on behalf of attorney and applicant(s).

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Change of License CLASS TYPE: BD7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: _____

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 2760 Lighthouse Point aka 2701 Boston Str

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: 2760 Lighthouse Point LLC TRADE NAME: Raw & Refined

BUSINESS PHONE NUMBER: 410 387 4377 BUSINESS EMAIL ADDRESS: _____

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

Part of Premises Used (Note: Floors and Areas for Storage): Restaurant + Pool club Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

Live Entertainment provided? Yes No What Kind (i.e. DJ Bands Etc.): _____ Off Premise Catering of Food and Alcohol? Yes No

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

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

See memo 7/13/20 TMS

Seth Reichert _____

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

211 Tunbridge Rd. Baltimore MD 212 3 years

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

12/1983 M Allentown, PA

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

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

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

2. Applicant B

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

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

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

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

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

3. Applicant C

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

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

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

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

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

J.R. WOOLMAN, LLC

Joseph R. Woolman, III
joe@jrwoolman.com

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

TELEPHONE 410-385-5328
www.jrwoolman.com

July 13, 2020

VIA ELECTRONIC MAIL

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

RECEIVED

JUL 14 2020

**Baltimore City
Liquor Board**

Re: 2701 Boston Street / Transfer to new Licensee Only

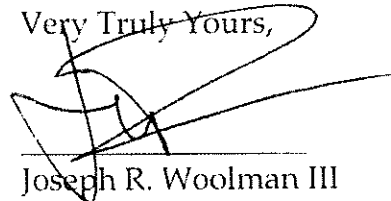
Dear Mr. Akras,

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

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

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

Very Truly Yours,



Joseph R. Woolman III

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

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

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

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

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

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

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

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

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

10. Do any of the applicant(s) - personally or through an entity - have any indebtedness or other financial obligations to any manufacturer, brewer, distiller, or wholesaler at the time of making this application? Yes No If yes, please 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
Dominic Luceda	2921 O'Donnell St	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary); or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licenses MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-103 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

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

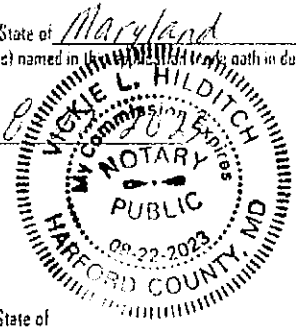
*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.

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

[Signature]
Signature of Applicant A

I hereby certify that on the 2nd day of June, 2020, before me the subscriber, a notary public of the State of Maryland in and for HARFORD COUNTY, personally appeared Seth Kuchert the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires _____
Printed Name: Vickie L. Hilditch



Signature of Applicant B

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

Signature: _____ (Notary Seal) My Commission expires _____
Printed Name: _____

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____
Printed Name: _____

Name and Address of the owners of the premise/landlord: 2760 Lighthouse Point, LLC Phone Number: [REDACTED]

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

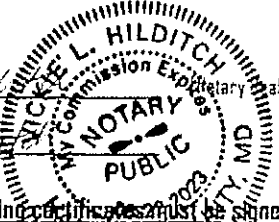
(I, WE) John Scott Plank HEREBY CERTIFY.
 That (I am, we are) the owner(s) of the property located at 2760 Lighthouse Point, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage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

[Signature]
 Signature of Owner of the Property

I hereby certify that on the 2nd day of June, 2020, before me, the subscriber, a notary public of the State of Maryland, in and for Harford County, personally appeared J. Scott Plank the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature] My Commission Expires 08-22-2023
 Notary Printed Name: Vickie L. Hilditch



The following citizens must be signed by at least 3 persons.
 We, the undersigned citizens, real estate owners, and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Gage Childs	3921 Fait Avenue, Baltimore, MD 21224	<u>[Signature]</u>	08/1990	2 years
ADAM REICHERT	2123 COMBARB ST BALTIMORE, MD 21231	<u>[Signature]</u>	8/1/1981	35 YEARS
SARA SCHULTZ	211 Tunbridge Rd Baltimore MD 21212	<u>[Signature]</u>	12/84	10+

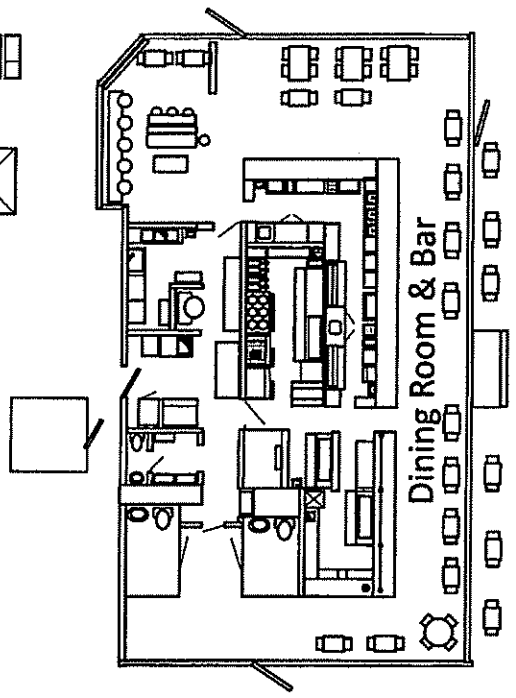
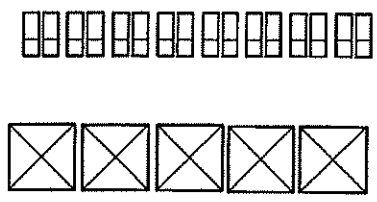
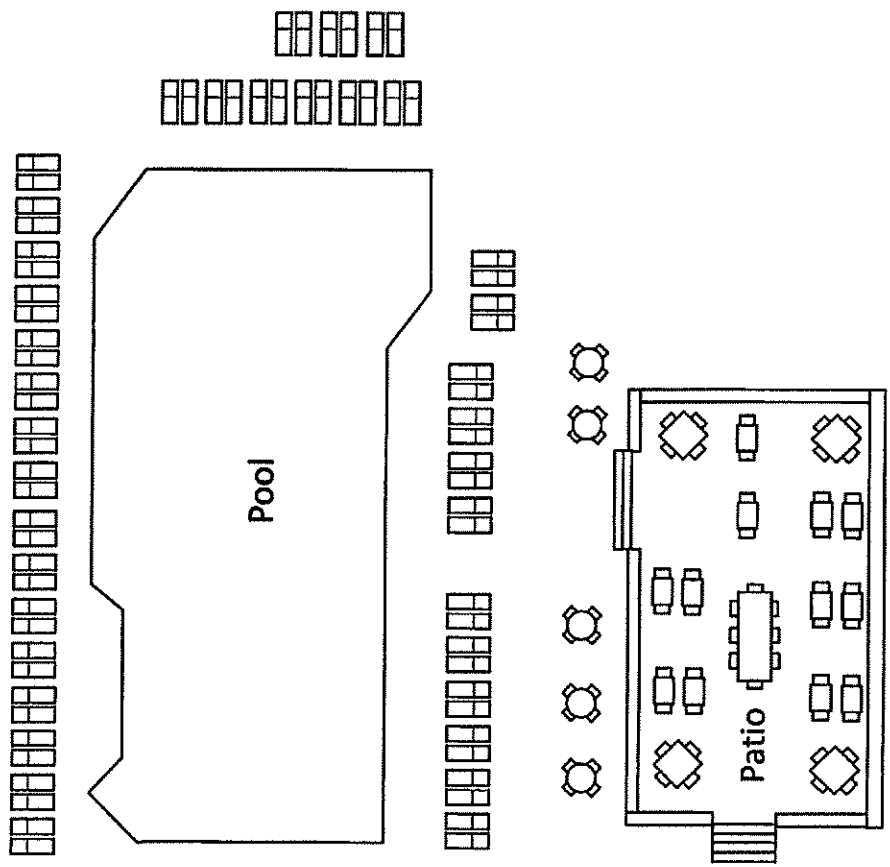
RECEIVED

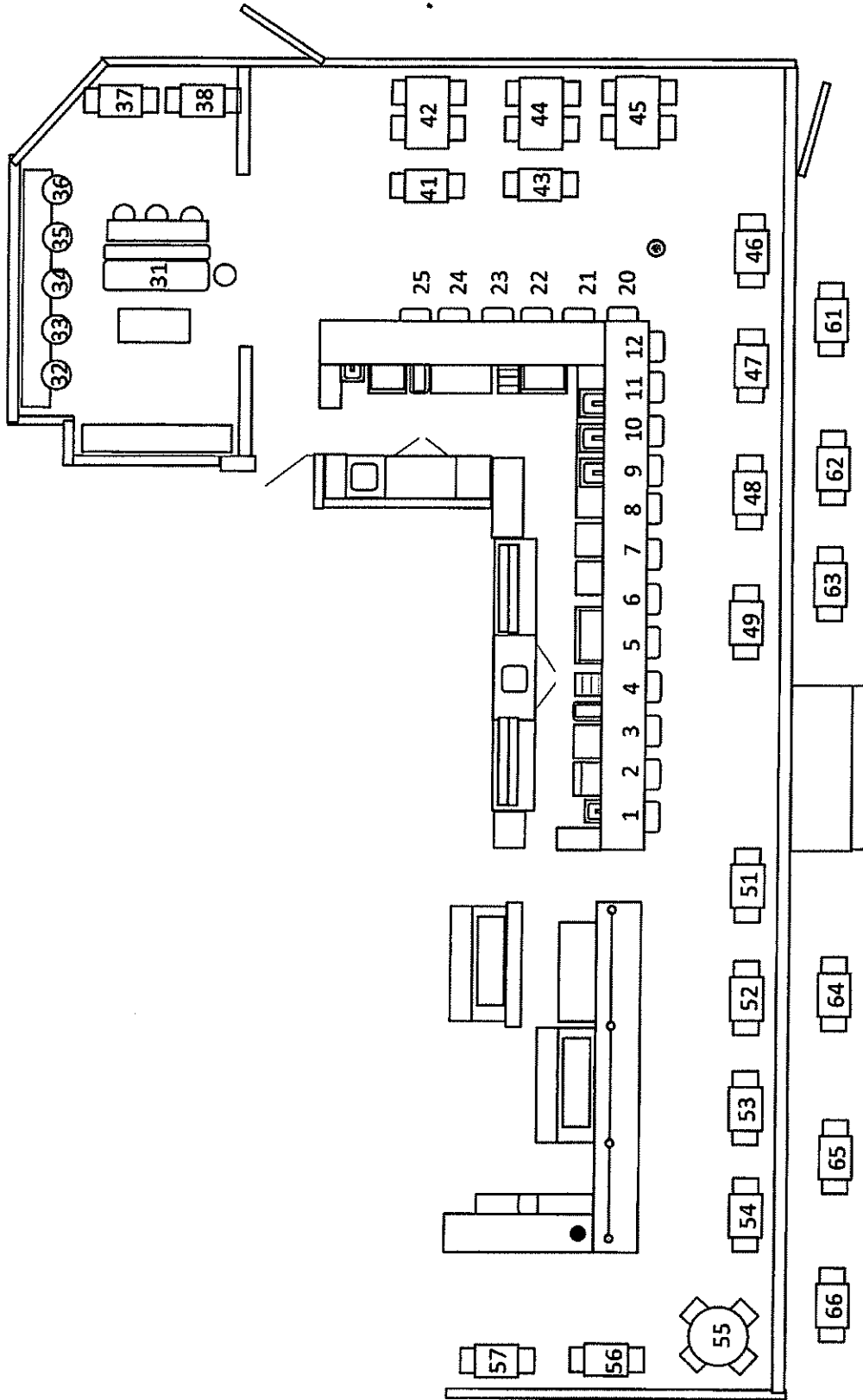
Board of Liquor License Commissioners for the City of Baltimore
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
 Phone: 410-396-4377 Fax: 410-396-4382

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

JUL 07 2020

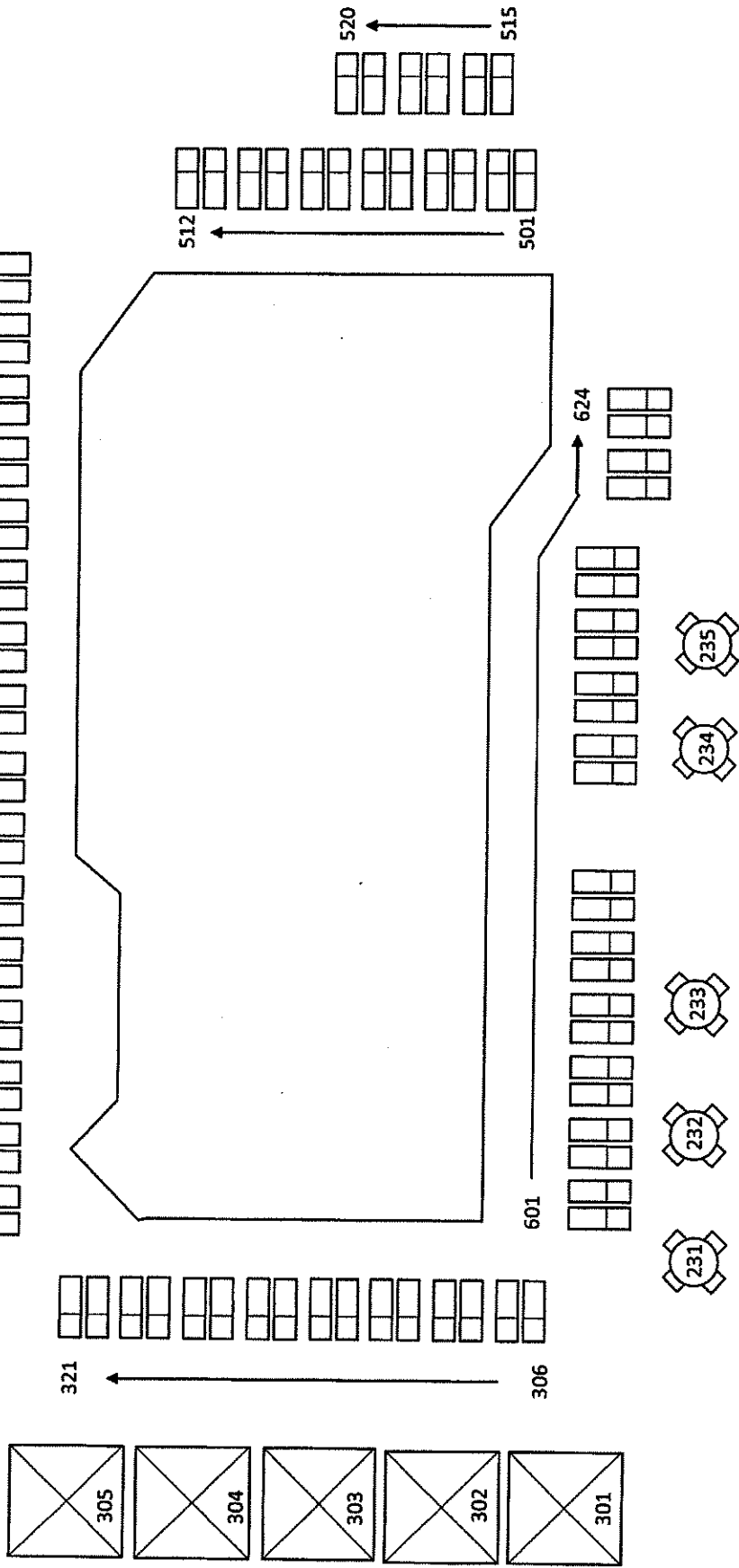
Baltimore City Liquor Board





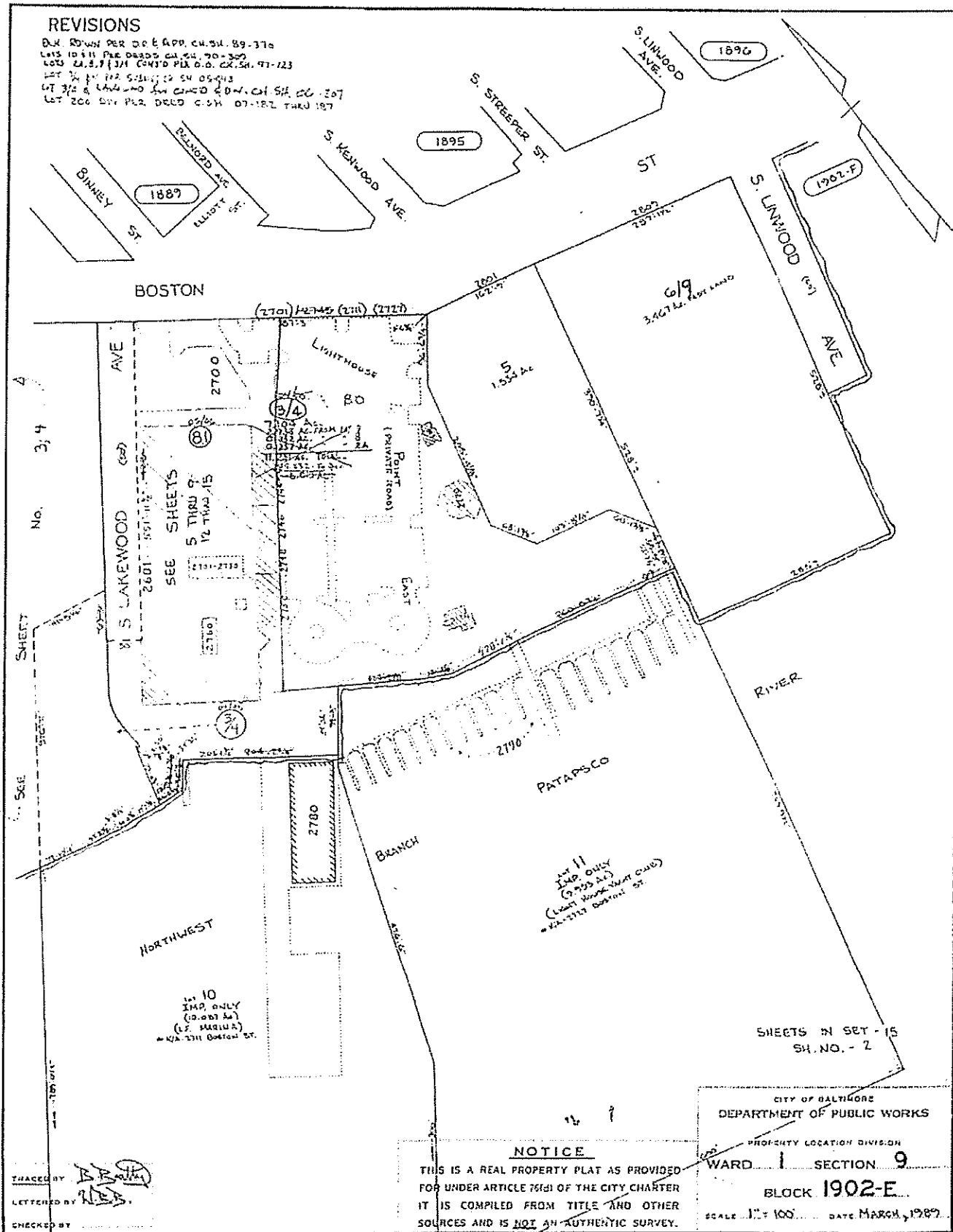
swim club

Pool Deck Seating Plan



REVISIONS

D.M. ROWAN PER D.C. & APP. CH. 54. 89-37a
 LOTS 10 & 11 PER DEEDS CH. 54. 70-309
 LOTS 21, 22, 23 PER DEEDS CH. 54. 71-123
 LOT 24 PER DEEDS CH. 54. 05-043
 LT 3/2 & LANDS AND IMP. CH. 54. 06-207
 LOT 206 PER DEED CH. 54. 07-182 THRU 187



No. 3, 4

SHEET

SEE

SEE SHEETS
5 THRU 9
12 THRU 15

NORTHWEST

LOT 10
IMP. ONLY
(2,000 sq. ft.)
(1/2 ACRE)
- 212-2111 District St.

LOT 11
IMP. ONLY
(2,000 sq. ft.)
(1/2 ACRE)
- 212-2111 District St.

SHEETS IN SET - 15
SH. NO. - 2

TRACED BY
 LETTERED BY
 CHECKED BY

NOTICE
 THIS IS A REAL PROPERTY PLAT AS PROVIDED
 FOR UNDER ARTICLE 76(B) OF THE CITY CHARTER
 IT IS COMPILED FROM TITLE AND OTHER
 SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 PROPERTY LOCATION DIVISION
 WARD 1 SECTION 9
 BLOCK 1902-E
 SCALE 1" = 100' DATE MARCH, 1989



Liquor Board System

Version 1.0

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

License Detail

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

License Info

License Num: **LBD7 406** Cert Num: **1155** Fee: **\$1,320.00** Status: **Renewed**
License Date: 5/1/2019 License Year: 2019
CR Number: 11786953
Payment Date: 06-22-19

2018 - 2019 TPP Paid

2019 Trader's License

[Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **BALTIMORE MARINE CENTER, LLC**
Trade Name: **BALTIMORE MARINE CENTER**
Zone Code: 13
Phone: 410-675-8888

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

CR Number: 11786953

Portion of Business Used:

FIRST AND SECOND FLOORS FOR BUSINESS, POOL, KIOSK, SHIP STORE, FUEL DOCK FOR BUSINESS

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
DAN	NAOR	2800 BUTLER ROAD	REISTERSTOWN	MD	21136	Edit	Remove Owner

Comments

Date	Comment	Action

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

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

License num: LBD7 406 Address: 2701 BOSTON STREET
Trade Name: BALTIMORE MARINE CENTER

Comment:

[Add Comment](#)

Hold Info

Powered by:



2760 LIGHTHOUSE POINT, LLC: W18261131

Department ID Number:

W18261131

Business Name:

2760 LIGHTHOUSE POINT, LLC

Principal Office:

SUITE - 900

900 E. FORT AVENUE

BALTIMORE MD 21230

Resident Agent:

STEVE JENNINGS

WAR HORSE, LLC

SUITE - 900

900 E. FORT AVENBUE

BALTIMORE MD 21202-3268

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

09/12/2017

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2701 Boston St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"ED7" BEER, WINE & LIQUOR _____

ARENA _____

HOTEL/MOTEL _____

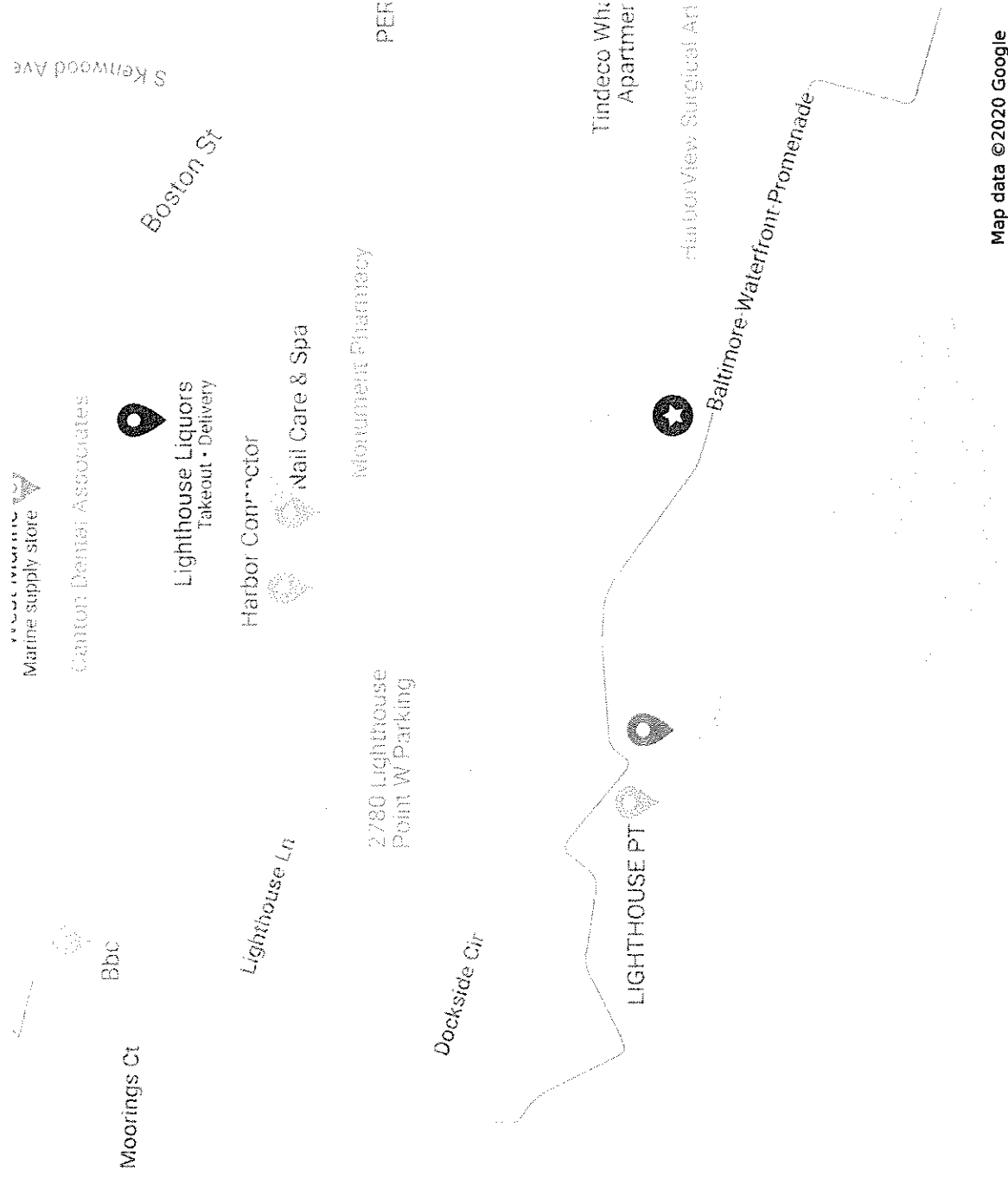
RACING _____

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

2701 Boston

Untitled layer

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



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

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

Other licensed locations - Describe/Note:

please see maps

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

filed application for change of license

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="i:DH.w baltimore\kenyattag.washington"/>	<input type="text" value="7/28/2020"/>	<input type="text" value="12:39:15 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
Approve		Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Seth Peichert
Address of Premises:	2701 Boston St
Inspector:	i:\0#w\ baltimore\kenyattag.washington
Date Posted:	7/27/2020
Time Posted:	2:36 PM
Date Rechecked:	8/5/2020
Time Rechecked:	4:00 PM
Manager or Owner when sign posted:	

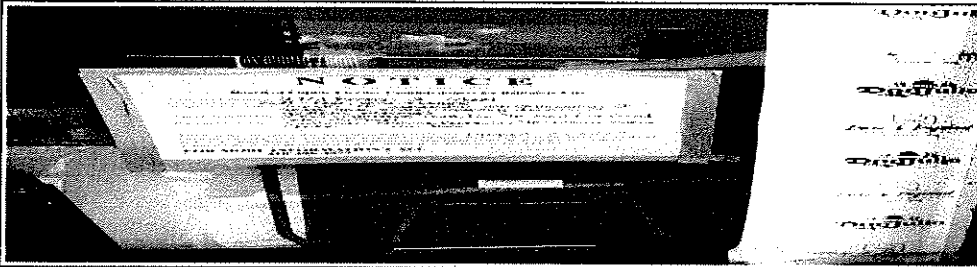
Summary on location of sign posted:

posted on front glass

Summary on location of sign rechecked:

sign still posted at establishment

Insert Photo of Sign and location:



NOTICE

MEMBER OF THE SINGAPORE EXCHANGE & COMMODITIES BOARD (MEMBER OF THE FINANCIAL MARKETS AUTHORITY)

FOR MORE INFORMATION VISIT

Attach Additional Photos

Approve

Disapprove

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

No: USE2009-02966

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

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

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

PROPERTY ADDRESS: 2701 BOSTON ST

OWNER: BALTIMORE MARINE CENTER 410-675-8888 ADDR: 2700 LIGHTHOUSE POINT UNIT 626 BAL

LESSEE: ADDR:

CONTR: ADDR:

LIC. NO. :

ELECTRICAL CONTRACTOR: LIC. NO. :

PLUMBING CONTRACTOR: LIC. NO. :

GAS FITTER: LIC. NO. :

HVAC & R CONTR.: LIC. NO. :

WORK COST	EXPIRATION DATE	LAND USE CODES 3-52
-----------	-----------------	---------------------

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

A-001-132-260-01-000 PER. INSP.	A-001-131-260-09-000 MISC.	A-001-131-260-09-000 CH. USE	45.00	A-001-132-260-01-000 NEW BLDG.	A-001-132-260-02-000 ADDITIONS
A-001-132-260-03-000 ALTERATIONS	A-001-132-260-04-000 REPAIRS	A-001-132-260-05-000 MISC. CONST.		A-001-133-260-00-000 ELECT.	A-001-134-260-01-000 HYDRONIC/STEAM HEAT
A-001-134-260-02-000 DISTRIB/EXCH	A-001-134-260-03-000 AIR COND.	A-001-134-260-04-000 DISP. TANKS		A-001-134-260-05-000 FIRE	A-001-134-260-06-000 FUEL-BURNING EQUIPMENT
A-001-136-260-00-000 ELEVATOR	A-001-135-260-00-000 PLUMBING	A-001-132-260-07-000 S & E CONTROL	0.00	A-001-369-370-01-000 CHAP	A-001-051-150-00-000 TAX
A-001-132-260-06-000 RAZING	A-001-137-260-00-000 FILING FEE	A-001-132-260-02-000 LOW VOLTAGE/TELECOM	50.00	A-001-131-260-09-000 PENALTY	TOTAL FEES
					98.00

INSPECTORS REPORT OF INSPECTION

DATE	TYPE OF INSPECTION & NOTE	INITIAL	DATE	TYPE OF INSPECTION & NOTE	INITIAL
COMPLETION DATE			INSPECTORS SIGNATURE		

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

No: USE2008-02520

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

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

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

PROPERTY ADDRESS: 2701 BOSTON ST

K/A ADDRESS: 2780B LIGHTHOUSE POINT EAST

OWNER: BOSTON SEAFOOD LLC/BERNARD ANS ~~410-675-8888~~ ADDR: 600 E JOPPA RD BALTIMORE MD 21286

LESSEE: BALTIMORE MARINE CITY ADDR: 2780 LIGHTHOUSE BALTIMORE MD

CONTR: ADDR:

LIC. NO. :

ELECTRICAL CONTRACTOR:

LIC. NO. :

PLUMBING CONTRACTOR:

LIC. NO. :

GAS FITTER:

LIC. NO. :

HVAC & R CONTR.:

LIC. NO. :

WORK COST	EXPIRATION DATE	LAND USE CODES 3-52

USE PROTION OF PREMISES FOR K/A 2780 B LIGHTHOUSE POINT FOR OFF PREMISES
CATERING IN CONJUNCTION WITH EXISTING RESTAURANT

A-001-119-280-00-000 PER. INSP.	A-001-131-280-09-000 MISC.	A-001-137-280-09-000 CH. USE	A-001-112-280-01-000 NEW BLDG.	A-001-112-280-02-000 ADDITIONS	
A-001-132-280-00-000 ALTERATIONS	A-001-134-280-04-000 REPAIRS	A-001-132-280-05-000 MISC. CONST.	A-001-133-280-00-000 ELECT.	A-001-134-280-01-000 HYDR.ONIC/STEAM HEAT	
A-001-134-280-02-000 DISTRIB/EDG	A-001-134-280-03-000 AIR COND.	A-001-134-280-04-000 DEP. TANKS	A-001-134-280-05-000 FIRE	A-001-134-280-06-000 FUEL-BURNING EQUIPMENT	
A-001-136-280-00-000 ELEVATOR	A-001-135-280-00-000 PLUMBING	A-001-132-280-07-000 S & E CONTROL	A-001-308-370-01-000 CHAP	A-001-351-150-00-000 TAX	3.00
A-001-137-280-08-000 RAZING	A-001-137-280-00-000 FILING FEE	A-001-133-280-00-000 LOW VOLTAGE/TELECOM	A-001-131-280-09-000 PENALTY	TOTAL FEES	73.00
	25.00				

INSPECTORS REPORT OF INSPECTION

DATE	TYPE OF INSPECTION & NOTE	INITIAL	DATE	TYPE OF INSPECTION & NOTE	INITIAL
COMPLETION DATE			INSPECTORS SIGNATURE		

IN THE MATTER OF THE
PETITION OF: JOSEPH WOOLMAN

SEP 06 2019

Baltimore City Board of Municipal
& Zoning Appeals

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



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

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

RESOLUTION

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

BACKGROUND

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

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

DISCUSSION

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

Conditional Use: Live Entertainment

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

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

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

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

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

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

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

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

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

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





 Derek J. Baumgardner
 Executive Director