

September 19, 2024

Applicant(s): Ashlee Denise Mack
Yebo Kitchen, LLC, T/a Yebo Kitchen
2219 Maryland Avenue 21218

Class: "B" Beer, Wine & Liquor License

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

(a) **Applicant(s) Information:** (1) Ashlee Denise Mack was born in Baltimore, MD in June of 1984. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Ashlee Denise Mack (100%).

(c) **Purchase Price of Business:** The purchase price of the business is via terms of a lease agreement at \$3,500 per month.

(d) **Qualified Voters:** Bojidar Kobilarov, Mary Uttenreither, and Charles Uttenreither are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the 1st floor of premise as a restaurant with outdoor dining and basement for food prep and an office.

(f) **Corporate Standing:** Yebo Kitchen, LLC is a MD LLC and as of 9/5/2024 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/24/2024 and checked on 7/1/2024. This meets the 10-day rule. There are 11 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-8; and "BD7" BWL-2.

(h) **Attorney of Record:** Melvin Kodenski

(i) **Timeline:** BLLC received a transfer application on 5/7/24 which indicated the establishment closed on 11/28/23. Application received 161 days after alcoholic beverage operations ceased. License is viable.

(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:

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

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

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

EXPLANATION OF REQUEST: transfer of ownership CLASS TYPE: LB

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: 2219 Maryland Avenue, Baltimore, Maryland 21218

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: Yabo Kitchen LLC TRADE NAME: Yabo Kitchen

BUSINESS PHONE NUMBER: pending BUSINESS EMAIL ADDRESS: _____

ATTORNEY FOR THE APPLICANT: Melvin J. Kodenski, Esq. ADDRESS: 320 N. Charles St., Balto., 21201 PHONE: 410-685-5100

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? 2nd basement For Food prep and office Off Premise Catering of food and Alcohol? Yes No

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

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

1. Applicant A

Ashlee Denise Mack _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 1226 Winston Avenue _____ Baltimore MD 21239 8 yrs.
 (Residence) Street _____ City State Zip Code _____ (period of residency in Baltimore City)
 06/1984 _____ Female _____ Baltimore City
 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

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

 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

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

 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

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

[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.

November 28, 2023

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?

[Redacted area]

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

Name	Address	Phone	Email
Ashlee Denise Mack	1226 Winston Ave	[REDACTED]	[REDACTED]

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

- 1) NAME: Ashlee Denise Mack ADDRESS: 1226 Winston Ave TITLE: Sole Member %OF STOCK HELD: 100%
- 2) NAME: Mack ADDRESS: 21239 TITLE: %OF STOCK HELD:
- 3) NAME: ADDRESS: TITLE: %OF STOCK HELD:
- 4) NAME: ADDRESS: TITLE: %OF STOCK HELD:

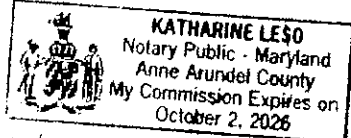
*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.

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

Ashlee Denise Mack
Signature of Applicant A

I hereby certify that on the 16th day of April, 2024 before me, the subscriber, a notary public of the State of Maryland in and for Anne Arundel County personally appeared Ashlee Denise Mack 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: Katharine Leso [Notary Seal] My Commission expires 10/2/2026
Printed Name: Katharine Leso



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: _____

Sava Kobilarov

Name and Address of the owners of the premise/landlord: 2431 N Calvert St
Baltimore MD 21218

Phone Number: [REDACTED]

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

(I, WE) SAVA KOBILAROV (owner of AVAS REAL ESTATE LLC) HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2219 MARYLAND AVE, Baltimore, City with a Zip Code of 21218, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Sava Kobilarov
Signature of Owner of the Property

I hereby certify that on the 18th day of April, 2024, before me, the subscriber, a notary public of the State of Maryland, in and for Howard County, personally appeared Sava Kobilarov the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature] (Notary Seal) My Commission expires _____

Notary Printed Name: _____

Paul Eunzoon Yang
NOTARY PUBLIC
HOWARD COUNTY
STATE OF MARYLAND
My Commission Expires June 11, 2024

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

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

Name	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
① Janet Kobilarov	4208 KYLE AVE BALTIMORE MD 21206	<u>[Signature]</u>	07/1957	10 yrs
② Bujidar Kobilarov	4208 KYLE AVE BALTIMORE MD 21206	<u>[Signature]</u>	08/1947	10 yrs
③ Latonya Sheeta Spearman	4419 E 28th St. Baltimore MD 21218	<u>[Signature]</u>	05/1981	25 yrs.

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

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

additional signatures for 2219 Maryland Ave.

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

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

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

Signature of Owner of the Property _____

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

As witness, my hand and notarial seal

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

Notary Printed Name: _____

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

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

Name	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
4) Mary Utterreiter	21224 626 S. Kenwood	Mary Utterreiter	11/55	345
5) Charles Utterreiter	21224 626 S. Kenwood	Charles Utterreiter	12/55	345

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.

2219 Maryland Avenue

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

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

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

Signature of Owner of the Property _____

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

As witness, my hand and notarial seal

Notary Signature: _____ [Notary Seal] My Commission expires _____

Notary Printed Name: _____

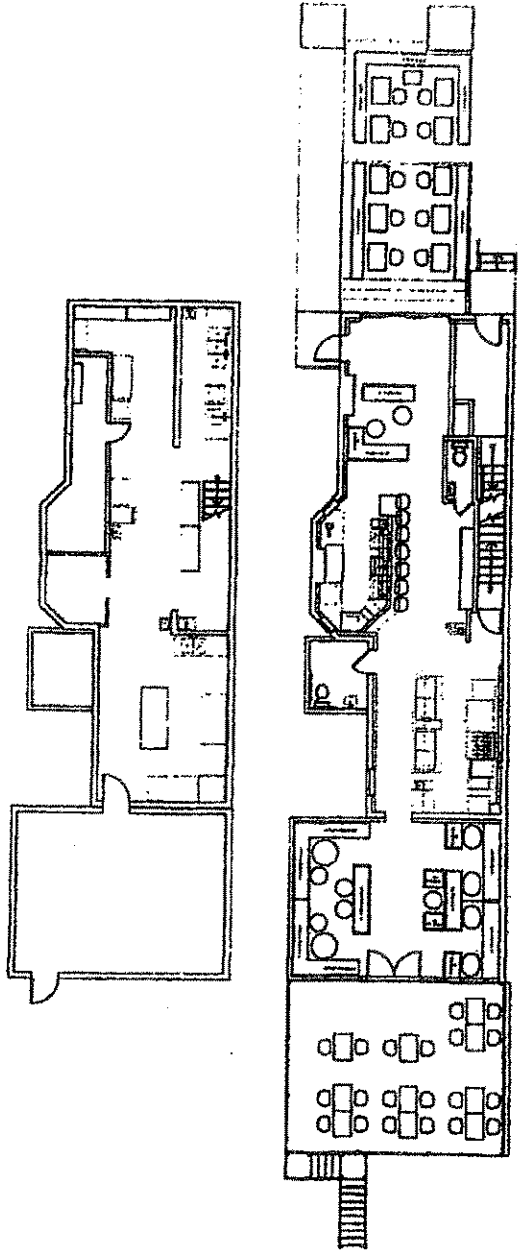
The following certificates must be signed by at least 3 persons.

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

	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
		Arabia			
①	Krishna Medley	4570 Arabia Ave BALTO MD 21244		3/1981	21 years
②	Brittany Day	1219 Winston Ave BALTO MD 21239		11-1984	27 years
③	Martene Edwards	3900 W. Coldspring Lane BALTO, MD 21215		5/61	39 years
④	Sallie Jackson	703 Reservoir St BALTO, MD 21215		4/34	32 yrs 32 yrs
⑤	Christopher Barnes	5416 Frankford Estates Drive		12/69	8 years

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
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.



<p>Seating Count: 75 seats</p> <p>CHURCH BAR BALTIMORE</p> <p>2219 MARYLAND AVE, BALTIMORE, MD 21218</p> <p>(5)</p>		<p>READY CREATIVE</p> <p>200 WEST BALTIMORE AVENUE</p>
<p>FLOOR PLAN</p> <p>CHURCH BAR</p> <p>ID - 1</p> <p>SCALE: 3/16" = 1'</p>		



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LB 260**

Cert Num: **0938**

\$1,520.00

Status: **Renewed**

License Date: 5/1/2024

License Year: 2024

Fee:

CR Number: 18730852

Payment Date: 05-07-24

2023 - 2024 TPP Paid

2024 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **CHURCH BAR BALTIMORE, LLC**

Trade Name: **CHURCH BAR**

Zone Code: 0

Phone: 410-570-1355

Block Num: 2219

City: BALTIMORE

Street: MARYLAND AVENUE

State: MD

Zip: 21218

CR Number: 18730852

Portion of Business Used:

TO USE THIS LOCATION FOR RESTAURANT ON FIRST FLOOR FOR RESTAURANT (WITH BEER, WINE, AND LIQUOR) WITH OUTDOOR DINING, AND BASEMENT FOR FOOD PREP AND AN OFFICE, CURRENTLY APARTMENTS ON 2ND AND 3RD FLOOR ARE VACANT.

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
CHELSEA	GREGOIRE	2714 MARYLAND AVENUE	BALTIMORE	MD	21218	Edit	Remove Owner

Comments

Date	Comment	Action
06/17/2024	BLLC received a transfer application on 5/7/24 which indicated the establishment closed on 11/28/23. Application received 161 days after alcoholic beverage operations ceased. License is viable. MW	Delete
06/07/2024	Application for transfer of ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages filed on behalf of Yebo Kitchen, LLC T/a Yebo Kitchen, Ashlee Denise Mack on 5/7/2024 /kk	Delete
04/19/2024	****RELEASE STATE OF MD TAX HOLD...SRM	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
05/30/2023	***RELEASED STATE OF MD TAX HOLD...****/mb	Delete
01/30/2023	***STATE OF MD TAX HOLD, letter sent to the Business address on January 30, 2023.****/mb	Delete
09/08/2022	NEW ISSUANCE – CLASS "B" New Class "B" License with OUTDOOR TABLE SERVICE issued to CHURCH BAR BALTIMORE, LLC t/a CHURCH BAR, CHELSEA GREGOIRE on SEPTEMBER 08, 2022; Invoice #127150..../sb	Delete

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

License num: LB 260

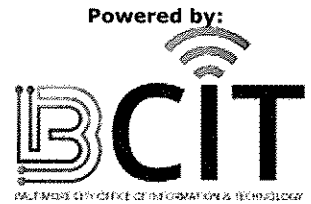
Address: 2219 MARYLAND AVENUE

Trade Name: CHURCH BAR

Comment:

[Add Comment](#)

Hold Info




YEBO KITCHEN LLC: W25058249

Department ID Number:

W25058249

Business Name:

YEBO KITCHEN LLC

Principal Office: 

2219 MARYLAND AVE
BALTIMORE MD 21218

Resident Agent: 

ASHLEE MACK
1226 WINSTON AVE
BALTIMORE MD 21239

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/Registration:

05/21/2024

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2219 Maryland Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 11

"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 8

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

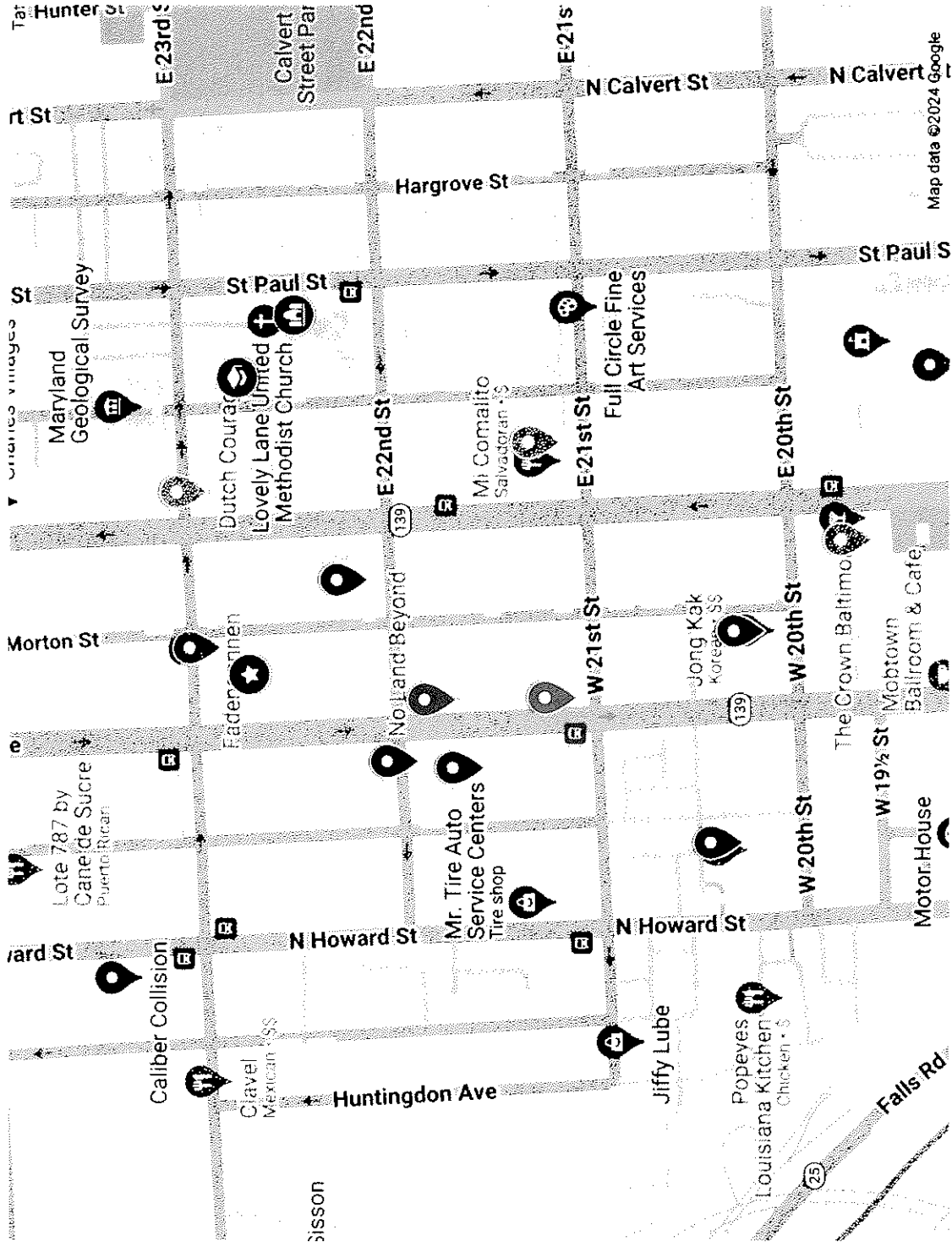
ARENA _____

HOTEL/MOTEL _____












RACING _____

PREPARED BY: Chase DATE: 7/3/24

2219 Maryland Ave



Licensed Establishments

-  Yebo Kitchen LB
-  Joung Kak LB
-  The Crown Baltimore LB
-  Mi Comalito LB
-  BeOne Korean BBQ Rest LB
-  iBar LB
-  Nam Kang LB
-  Geri's Liquors LA
-  No Land Beyond LB
-  Who Know'z Restaurant & Lounge LB
-  Dutch Courage LBD7

Fadensonnen LBD7

Church



Lovely Lane United Methodist
Church

School



Baltimore Lab School

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Yebo Kitchen

Corporation Name

Yebo Kitchen LLC

Location Address

2219 Maryland Ave

License Type

Class "B" Beer, Wine and Liquor

Date Posted?

06/24/2024

Estimated Date of Removal?

07/03/2024

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

Yes

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

Yes

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

Yes

Other licensed locations - Describe/Note

Please see maps for additional locations

Comments and Follow-up Items(s)

Filed application for a transfer of ownership with outdoor table service.

Licensee Name

N/A

Inspector Name

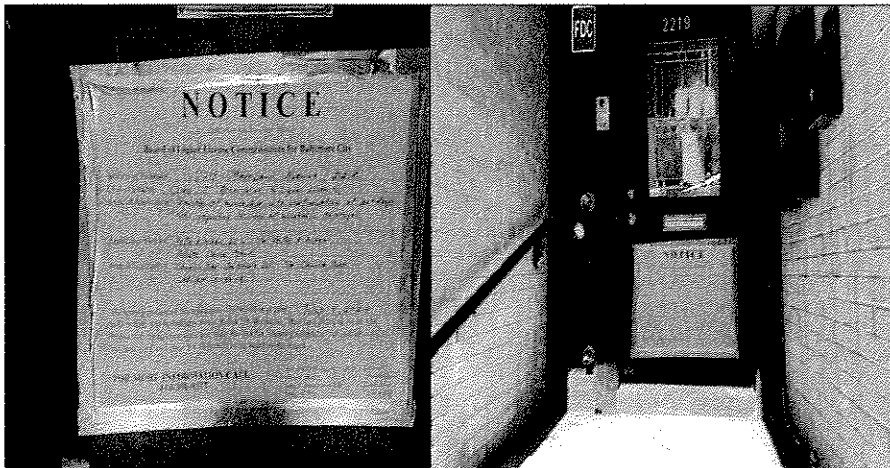
BALTIMORE\Terr.Chase

Photo(s) Taken

No file chosen

Submission Date

06/26/2024 10:30 AM



Posting Sign Report

Applicants Name

Ashlee Denise Mack

Premises Address

2219 Maryland Ave

Inspector Name

BALTIMORE\Terri.Chase

Posted Date/Time

06/24/2024

05:03 PM

Rechecked Date/Time

07/03/2024

11:40 AM

Manager

N/A

Posted Summary

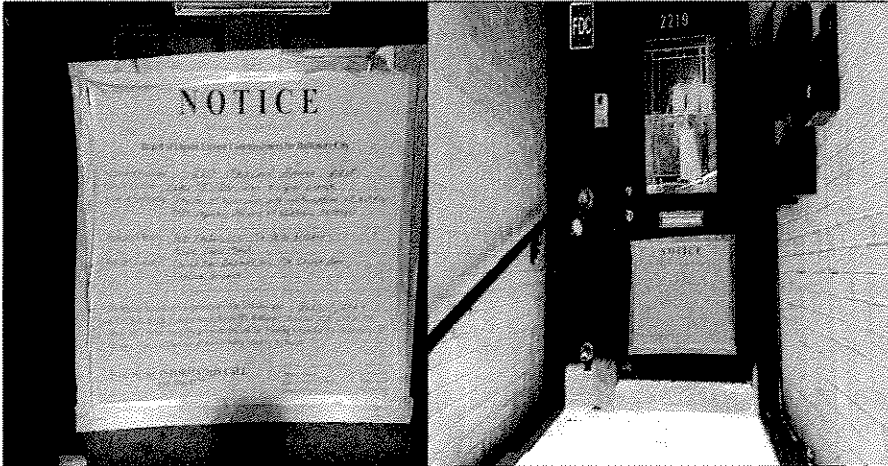
The sign is posted on the side door.

Rechecked Summary

The sign is still posted on the side door.

Photo(s) Taken

No file chosen



Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2219 Maryland Avenue #1218
Class of License: Class "B" Beer, Wine & Liquor License
Scope of Application: Transfer of ownership with continuation of outdoor table, requesting delivery of alcoholic beverages
Application filed by: YeBo Kitchen, LLC The YeBo Kitchen
Ashlee Denise Mack
Present Licensee(s): Church Bar Baltimore, LLC The Church Bar
Chelsea Gregoire

The hearing concerning this application will be held on or after July 4, 2024
in City Hall: 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.
Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Maccubbin, Jr. (2024) *Chairman*
Edward F. Reisinger *Commissioner*
Granville Reppington, III, Esq. *Commissioner*
Douglas K. Pappas *Secretary*



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > My Permit Application List

Account: [REDACTED]

My Permit Application List [Logout](#)

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

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

Most Current (Past 3 months) All Active Archived Deleted

Show 10 entries

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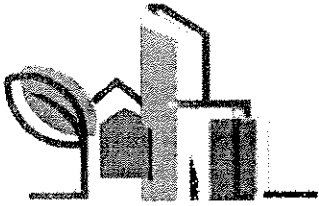
ID App	Permit Number	Project Name	Create Submit Accept	Status	Exp Due	Fee Paid	Notes
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Manage	Contact us	449390	USE2024-52364	2219 MARYLAND AVENUE	5/7/2024 5/7/2024	Submitted	Archive
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Showing 1 to 10 of 89 entries

Previous 1 2 3 4 5 ... 9 Next





BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

Account: [REDACTED]

[Back](#)

[Logout](#)

Project Name: 2219 MARYLAND AVENUE

[Guest Access](#)

CHANGE OF OPERATOR – CONTINUE TO USE FIRST FLOOR AS A RESTAURANT (WITH BEER, WINE AND LIQUOR) WITH OUTDOOR DINING, AND BASEMENT FOR FOOD PREP AND AN OFFICE



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

September 19, 2024

Applicant(s): Daniel Restum
Dynamic Procurement Group, LLC, T/a Ale Mary's
1939 Fleet Street 21231

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership with continuation of outdoor table service.

(a) **Applicant(s) Information:** (1) Daniel Restum was born in Detroit, MI in July of 1985. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Daniel Restum (100%).

(c) **Purchase Price of Business:** Purchase price of business is \$210,000. A deposit of \$21,000 was made. Balance to be paid at settlement.

(d) **Qualified Voters:** Michael Linker, Melissa Linker, and Christopher R. Aquino are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises 1st floor as a tavern and restaurant with outdoor table service per BMZA 656-05. (New Operator).

(f) **Corporate Standing:** Dynamic Procurement Group, LLC is a MD LLC and as of 9/5/2024 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/24/2024 and checked on 7/3/2024. This meets the 10-day rule. There are 16 licensed liquor establishment(s) in the 2x2 area: "B" BW-1; "A" BWL-1; "B" BWL-5; "D" BWL-3; and "BD7" BWL-6.

(h) **Attorney of Record:** Stephen Fogleman

(i) **Timeline:** Last Inspection by BLLC was performed 6/24/2024. At that time, the establishment was open and operating.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of Ownership CLASS TYPE: BD7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1939 Fleet Street 21231

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: N/A

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: N/A

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Dynamic Procurement Group LLC TRADE NAME: Ale Mary's

BUSINESS PHONE NUMBER: 248-255-6157 BUSINESS EMAIL ADDRESS: drestum@gmail.com

ATTORNEY FOR THE APPLICANT: Stephan W Fogleman Esq ADDRESS: 1720 Thames St #300 21231 PHONE: 410-258-8500

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 55

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

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

2000 Fountain Street Baltimore MD 21231 12 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

7/85 M Detroit MI
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

RECEIVED: BALC
 MAY 30 2024 AM 10:30

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
Daniel Reston	2000 Fourth St, Baltimore, MD 21231	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses -- in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) **Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-109 (a)(10). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.**

- 1) NAME: Daniel Reston ADDRESS: 2000 Fourth St, Baltimore, MD 21231 TITLE: owner %OF STOCK HELD: 100%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

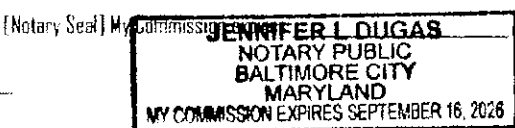
***Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.**

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

[Signature]
Signature of Applicant A

I hereby certify that on the 24 day of May, 20 , before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Daniel Reston the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]
Printed Name: Jennifer L. Dugas



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: R+N PROPERTIES LLC Phone Number: [REDACTED]

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

(I, WE) GREG PASZKIEWICZ HEREBY CERTIFY
That (I am, we are) the owner(s) of the property located at 1939 FREET ST 21231 Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

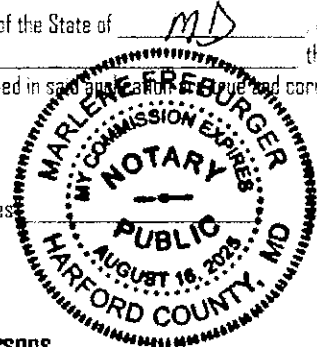
I hereby certify that on the 21 day of MAY, 2024 before me, the subscriber, a notary public of the State of MD in and for HARFORD CO, personally appeared GREG PASZKIEWICZ the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]

(Notary Seal) My Commission expires:

Notary Printed Name: MARLENE FREBURGER



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

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

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

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

Name and Address of the owners of the premises/landlord: _____ Phone Number: _____

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

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

Signature of Owner of the Property _____

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

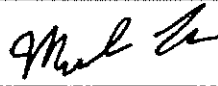

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Michael Linker	1534 Lowman St. Baltimore, MD 21230		08/1967	14 years
Melissa Ann Fasano Linker	1534 Lowman St Baltimore, MD 21230		09/1988	6 years

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

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

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

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

Signature of Owner of the Property

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

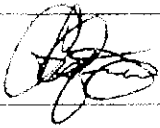
As witness, my hand and notarial seal.

Notary Signature: _____ [Notary Seal] My Commission expires _____

Notary Printed Name: _____

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

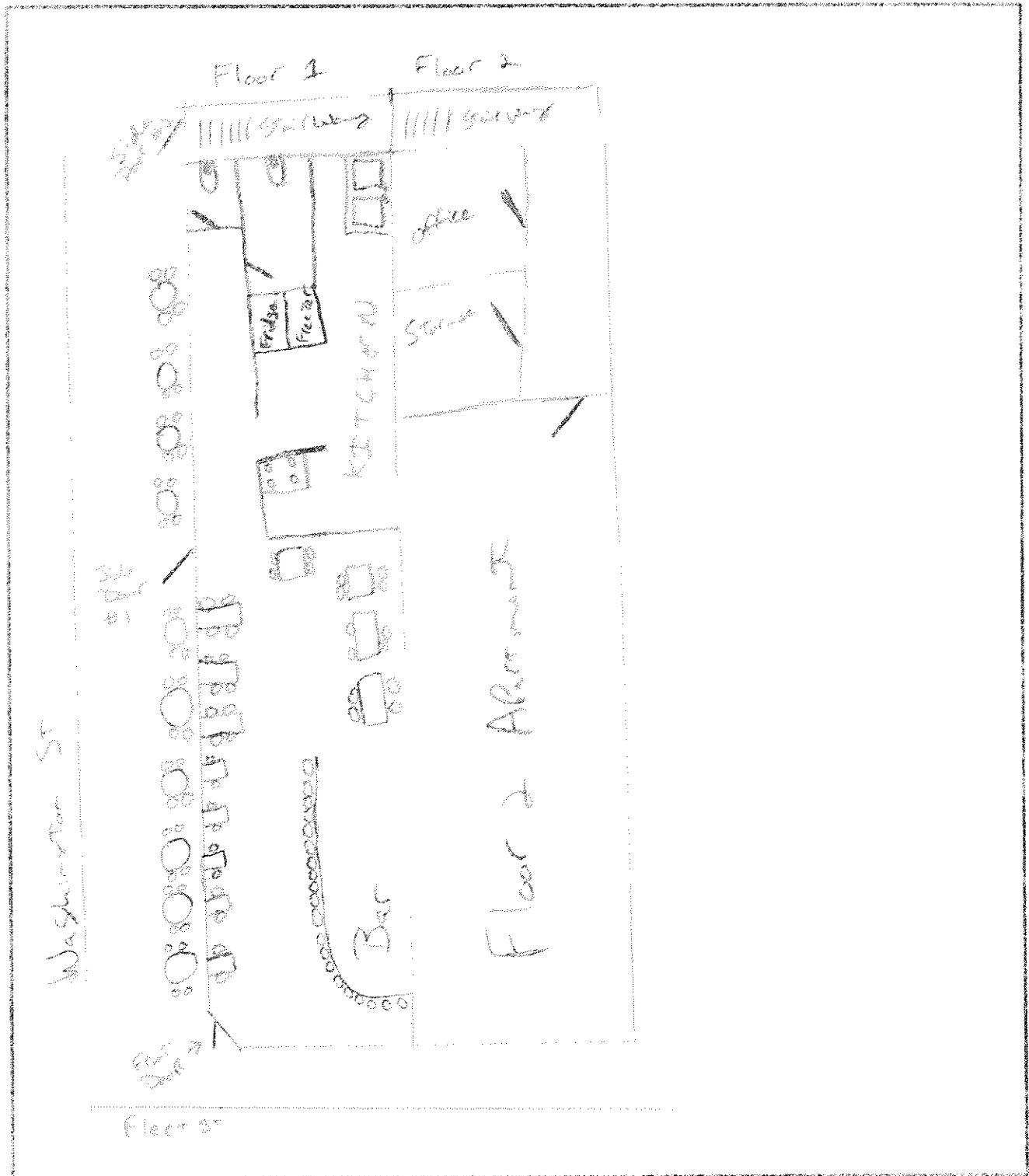
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
				2
Christopher R. Aquino	1443 Richardson St. Baltimore, MD 21230		01/1993	5 years

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

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





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 192**

Cert Num: **0590**

Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2024

License Year: 2024

CR Number: 11941750

Payment Date: 04-24-24

2023 - 2024 TPP Paid

2024 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **SIDERAIL, INC.**

Trade Name: **ALE MARY'S**

Zone Code: 13

Phone: 410-276-2044

Block Num: 1939

City: BALTIMORE

Street: FLEET STREET

State: MD

Zip: 21231

CR Number: 11941750

Portion of Business Used:

USE 1ST FL. AS A TAVERN/RES.WITHOUT LIVE ENTERTAINMENT WITH OUTDOOR TABLE SERVICE.NO MORE THAN 4 TABLES & 8 PATRONS TO BE SERVED BY WAITSTAFF.THERE IS TO BE NO OUTDOOR BAR,MUSIC,OR OTHER FORM OF ENTERTAINMENT PER BMZA 656-05.

Restriction:

NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT; ALL PACKAGE GOODS TO BE SOLD OVER THE BAR. NO PATRONS UNDER 21 PERMITTED ON THE PREMISES.

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
THOMAS A.	RIVERS	610 EVESHAM AVENUE	BALTIMORE	MD	21212	Edit	Remove Owner

Comments

Date	Comment	Action
09/03/2024	8/22/2024 - Public Hearing Re: Application to transfer ownership with continuation of outdoor table service - POSTPONED..../jr	Delete
06/07/2024	Application for transfer of ownership with continuation of outdoor table service filed on behalf of Dynamic Procurement Group, LLC T/a Ale Mary's, Daniel Restum on 5/30/2024 /kk	Delete
06/05/2023	Given an Invoice to Chief Inspector John for Violation Hearing fee dated on April 18, 2023 Fine Fee to be paid \$375.00.... /mb.	Delete

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

License num: LBD7 192

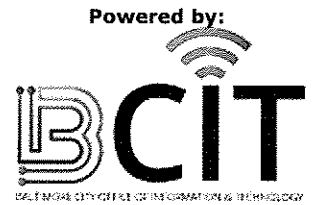
Address: 1939 FLEET STREET

Trade Name: ALE MARY'S

Comment:

[Add Comment](#)

Hold Info



DYNAMIC PROCUREMENT GROUP LLC: W21281019

Department ID Number:

W21281019

Business Name:

DYNAMIC PROCUREMENT GROUP LLC

Principal Office: 

4132 E JOPPA RD

#110-1315

NOTTINGHAM MD 21236

Resident Agent: 

ATA SERVICES OF MARYLAND, INC.

1001 FLEET STREET

9TH FLOOR

BALTIMORE MD 21202

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

01/07/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1939 Fleet St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 16

"A" BEER & WINE _____

"B" BEER & WINE 1

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 5

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 3

"BD7" BEER, WINE & LIQUOR 6

ARENA _____

HOTEL/MOTEL _____

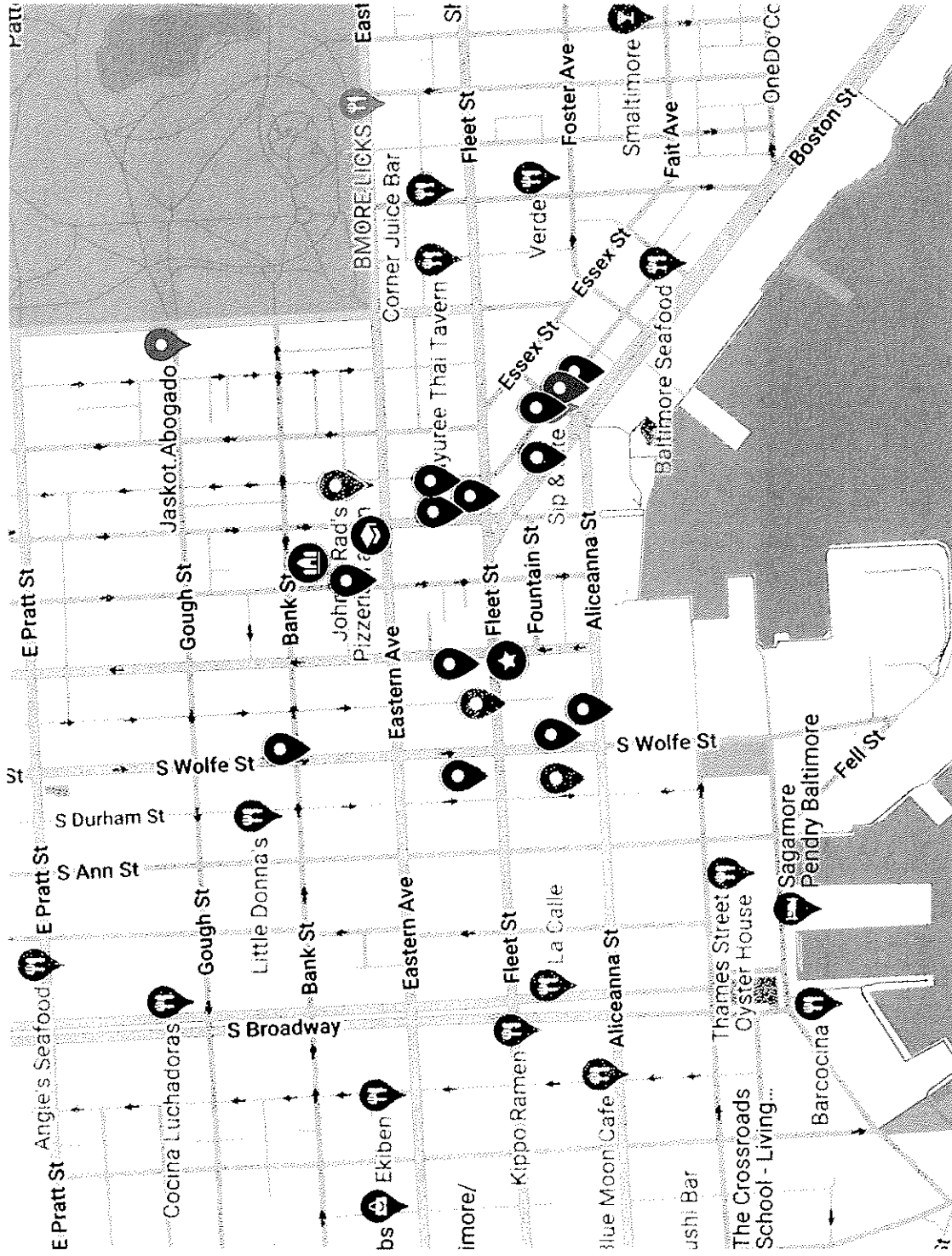
RACING _____

PREPARED BY: Chase DATE: 7/3/24

1939 Fleet St.

Licensed Establishments

- Ale Mary's LBD7
- Get It Inn 2 LB
- Kislings Tavern LBD7
- Johnny Rad's Pizzeria Tavern LBD7
- Captain James Seafood Palace LB
- Sip & Bite Restaurant WB
- Castaways Bar & Grill LBD7
- Bartenders LBD7
- Port City Tavern LBD7
- Loading Dock Discount Liquors LA
- 1919 LBD7





Stuggy's LB



Greyhound Tavern LD



Darbar Indian Restaurant LB



Lobo LD



Pierpoint Restaurant LB



Spirits Tavern LD

Church and School



Cristo Rey Jesuit High School



Holy Rosary Catholic Church

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Ale Mary's

Corporation Name

Dynamic Procurement Group LLC

Location Address

1939 Fleet St

License Type

Class "BD7" Beer, Wine and Liquor

Date Posted?

06/24/2024

Estimated Date of Removal?

07/03/2024

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

Yes

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

Yes

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

Yes

Other licensed locations - Describe/Note

Please see maps for additional locations

Comments and Follow-up Items(s)

Filed application for a transfer of ownership with outdoor table service.

Licensee Name

Thomas Rivers

Inspector Name

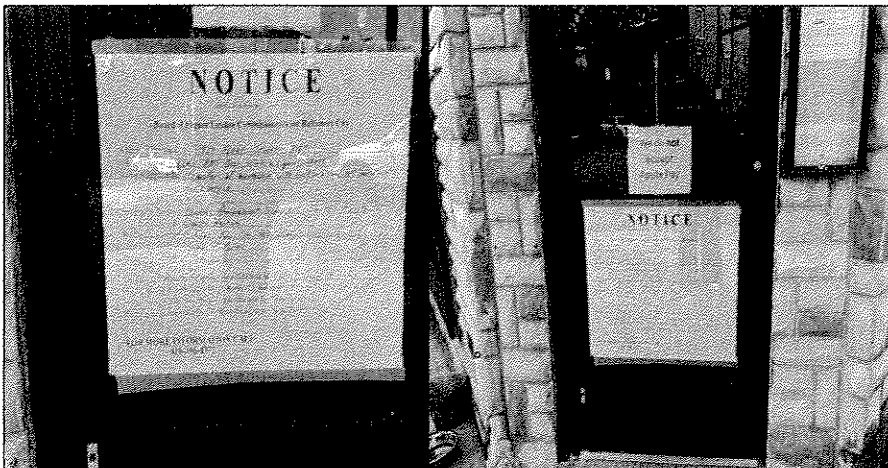
BALTIMORE\Terri Chase

Photo(s) Taken

Choose Files No file chosen

Submission Date

06/26/2024 10:45 AM



Save

Cancel

Posting Sign Report

Applicants Name

Daniel Restum

Premises Address

1939 Fleet St.

Inspector Name

BALTIMORE\Terri Chase

Posted Date/Time

06/24/2024

04:38 PM

Rechecked Date/Time

07/03/2024

01:45 PM

Manager

Thomas Rivers

Posted Summary

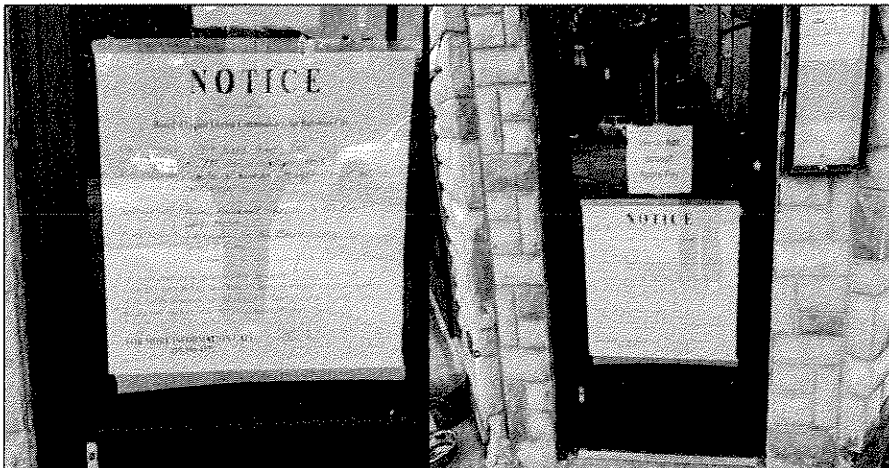
The sign is posted on the front door.

Rechecked Summary

The sign is still posted on the front door.

Photo(s) Taken

No file chosen



<< >>

Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1939 Fleet Street Rd31
Class of License: Class "B07" Beer, wine & liquor license
Scope of Application: Transfer of ownership with continuation of outdoor table service

Application filed by: Dynamic Procurement Group, LLC To Ale Mary's
Daniel Resnum
Present Licensee(s): Sudemil, Inc. To Ale Mary's
Thomas A. Rivers

The hearing concerning this application will be held on or after July 4, 2024
in City Hall, 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.
Please visit <http://baltimorecity.gov> under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

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

Hon. Albert J. Mannucci, Jr., (Rep.) *Chairman*
Edward J. Resner *Commissioner*
Granville Thompson, III, (Esp.) *Commissioner*
Douglas K. Payne *Commissioner*

BLLC Routine Inspection

Address	Trade Name	Corporation Name
1939 FLEET STREET 21231	▼ ALE MARY'S	SIDERAIL, INC.
Type of License	Inspection Date/Time	Manager/Licensee
Class "BD7" Beer, Wine and Liquor	▼ 06/24/2024 04:00 PM	Thomas Rivers
Open/Closed	Closed Date	Clean and Free of Debris.
Open	▼ mm/dd/yyyy	Satisfactory ▼
Location of Bar	Shape of Bar	Condition of Bar Area/Floors
Front	▼ Square	Satisfactory ▼
Hot Water	Disinfectant Solution	Three Compartment/Washer
Yes	▼ Yes	▼ Yes ▼
Bulletproof Partitioning	Separate Pkg. Goods Dept.	Separate Pkg. Goods Store
N/A	▼ N/A	▼ N/A ▼
Bar/Tavern Open and Operating	Selling Household/Grocery	Capacity
Yes	▼ N/A	▼ 70 ▼
Location of Dining Area	Condition of Dining Area/Floors	Sanitation
Throughout	Satisfactory	▼ Satisfactory ▼
Menu	Traders License	Alcohol Awareness Certification Date Issued
Yes	▼ Yes	▼ mm/dd/yyyy
Employee Records	Alcohol Beverage Invoice Numbers	Invoice Date
Yes	▼ Breakthru In# 116420755	06/21/2024

Inspector Kitchen Comments

Inspector Restroom Comments

Rear/ Satisfactory

Rear/ Satisfactory

Exits Marked, Unobstructed

Yes

Fire Capacity

70

Outdoor Seating Capacity

License is Valid

N/A

Dancers Present 18 and older

N/A

Cleanliness of Dressing Room

N/A

Live Entertainment (Describe)

N/A

Outdoor Table Service

Yes

Violations Noted

Violation Issued

N/A

Instructions Given to Licensee

Please obtain an alcohol awareness certificate within 30 days and send a copy to Agent.

Inspector's Comments

Inspected on 6/24/24 by Chase

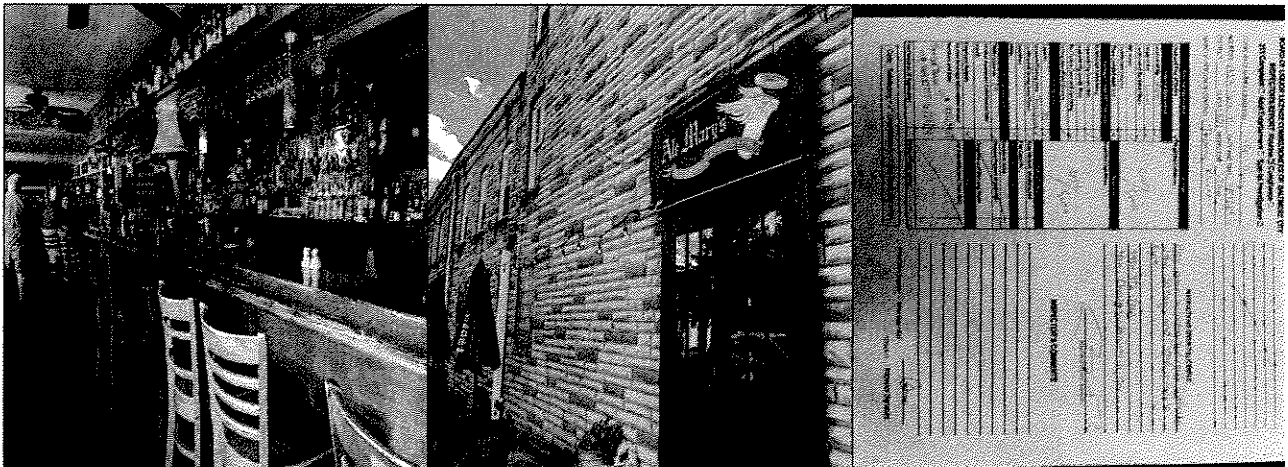
Photo(s) Taken

Choose Files No file chosen

Owner Email

Submitted by Inspector

BALTIMORE\Terri Chase



Save

Cancel



Compose

Inbox 143

Snoozed

Important

Sent

Drafts 511

Spam 633

Categories

More

City of Baltimore - ePermits - USE Fee Paid - USE2024-52206

DHCD Email Service -no_reply.DHCD@baltimorecity.gov- 10:13 AM (39 minutes ago)

To: [REDACTED]



**BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Your Online fee payment has been posted to your USE permit application.

0/0

Global

Global

Living Classrooms

Notes

Personal

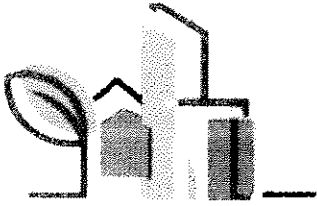
More

Project name: 1939 FLEET STREET

Property Address(1st): 1939FLEET ST

Permit number: USE2024-52206

Fee Type: USE Permit Fee



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



[Home](#) > [Permits](#) > [Update Permit Information](#)

Account: [REDACTED]

[Back](#) [Logout](#)

Project Name: 1939 FLEET STREET

[Guest Access](#)

CONTINUE TO USE FIRST FLOOR AS A TAVERN/RESTAURANT WITH OUTDOOR TABLE SERVICE PER BMZA 686-05 (NEW OPERATOR)



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

September 19, 2024

Applicant(s): Christopher Mak Chen
Peter Zhang Baltimore, LLC T/a Peter Chang
1923 Ashland Avenue 21205

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Christopher Mak Chen was born in Xuzhou, China in January of 1985. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Christopher Mak Chen (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$0. Intra- company stock transfer

(d) **Qualified Voters:** Larry Lair, Kimberly Heckman, and Johanna Stenberg are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises 1st floor as a restaurant. (Majority ownership change).

(f) **Corporate Standing:** Peter Zhang Baltimore, LLC is a MD LLC and as of 9/5/2024 is active and in good standing.

(g) **Posting Report:** The location was posted on 7/9/2024 and checked on 7/19/2024. This meets the 10-day rule. There are 2 licensed liquor establishment(s) in the 2x2 area: "B" BWL-1; and "Hotel/Motel"-1.

(h) **Attorney of Record:** Stephen Fogelman

(i) **Timeline:** Last Inspection by BLLC was performed 4/17/2024. At that time, the establishment was open and operating.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of Ownership CLASS TYPE: B

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1923 Ashland Avenue

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: N/A

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: N/A

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Peter Zhang Baltimore LLC TRADE NAME: Peter Chang

BUSINESS PHONE NUMBER: (443) 888-3688 BUSINESS EMAIL ADDRESS: PETERCHANGBALTIMORE@GMAIL.COM

ATTORNEY FOR THE APPLICANT: Stephan W Fogleman Esq ADDRESS: 1700 Thames St #300 21231 PHONE: 410-258-8500

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 85

Please note that as per Alc. Bev. Art. 8 (2-407(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

Christopher Mak Chen
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 1923 Ashland Avenue Baltimore MD 21205 1 year
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
~~1/1985~~ ~~1/1985~~ 1/1985 cc Male Xuzhou, China
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

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

 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

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

 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

RECEIVED: BLLC
 JUL 2 2024 PM 4:22

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

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

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

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

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 dependant 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
Christopher Chen	1923 Ashland Ave	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) **Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-108 (a)(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: Christopher Chen ADDRESS: 1923 Ashland Ave 21205 TITLE: Alc. Bev. Titl. %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

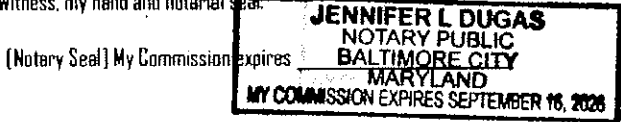
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]
Signature of Applicant A

I hereby certify that on the 19 day of June, 2024 before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore, personally appeared Christopher Chen the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]
Printed Name: Jennifer L Dugas



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: 1923 Ashland Ave Baltimore Md 21205 KC Ashland LLC Phone Number: [REDACTED]

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

(I, WE) Wai Chen HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1923 Ashland Ave Baltimore, Baltimore, City with a Zip Code of 21205, 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 26th day of June, 2024, before me, the subscriber, a notary public of the State of Maryland, in and for Montgomery County personally appeared Wai Chen 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: J.C.C.

(Notary Seal) My Commission expires 2/3/2027

Notary Printed Name: Jennifer C. Chavez

JENNIFER C CHAVEZ
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 02-03-2027

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

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

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

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

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

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

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

Signature of Owner of the Property

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

As witness, my hand and notarial seal.

Notary Signature: _____ [Notary Seal] My Commission expires _____

Notary Printed Name: _____

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
LARRY LAIN	3218 FAIR AVE	LARRY LAIN	4-56	5 year
Kim Helman	521 S. Becker Ave	Kim Helman	7-66	1 year
Johnna Stange	728 S Clinton	Johnna Stange	2/3	1 year

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
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.

APPROX. 3,068 GSF

LEGEND

- NEW NON-BEARING INTERIOR PARTITION (2"x4" NON-RATED WALL W/ 1/2" DRYWALL)
 - NEW WET WALL FOR PIPING (2"x6" NON-RATED WALL W/ 1/2" DRYWALL)
 - EXISTING 1-HR FIRE RATED INTERIOR PARTITION TO REMAIN.
 - EXISTING PARTITION TO REMAIN.
 - NOT IN SCOPE.
- FIRE CODE PLAN SYMBOLS**
- EMERGENCY EGRESS LIGHT INDICATED THUS
 - EMERGENCY EXIT SIGN INDICATED THUS

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY BALTIMORE CITY AND THE STATE OF MARYLAND.
- ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LOCAL AMENDMENTS.
- ALL INTERIOR PARTITIONS SHALL BE TAPED & SANDED SMOOTH TO RECEIVE PAINT OR WALL FINISH MATERIAL.
- INTERIOR LIGHTING SELECTION CLIENT'S CHOICE.
- INTERIOR FINISHES ARE THE CLIENT'S CHOICE.
- DOOR STYLE CLIENT'S CHOICE.
- ALL DOORS SHALL BE 6'-8" IN HEIGHT.
- FIELD MEASURE AS REQUIRED FOR ALL DOORS, WINDOW OPENINGS & MILLWORK, PRIOR TO FABRICATION.
- USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.

DRAWING LEGEND

- WALL TYPE, SEE SCHEDULE FOR DETAILS.
- DOOR TYPE, SEE SCHEDULE FOR DETAILS.
- WINDOW TYPE, SEE SCHEDULE FOR DETAILS.
- ROOM NUMBER TO COORDINATE WITH FINISH SCHEDULE.
- DRAWING NOTE DESIGNATOR. REFER TO DRAWING NOTES ON THIS SHEET.
- DETAIL DESIGNATOR. REFER TO DETAIL " ON SHEET A-B.".
- KITCHEN EQUIPMENT. REFER TO SCHEDULE FOR DETAILS.

DOOR SCHEDULE

DOOR NO.	SIZE	DOOR	MATERIAL	FINISH	FRAMING	REMARKS
EX1	3'-0" x 6'-8"	GLASS	GLASS	ALUM.	WOOD	EXISTING DOUBLE ENTRY DOOR TO KITCHEN
EX2	3'-0" x 6'-8"	GLASS	GLASS	ALUM.	WOOD	EXISTING DOUBLE ENTRY DOOR TO KITCHEN
1	3'-0" x 6'-8"	WOOD	WOOD	WOOD	WOOD	NEW DOOR TO KITCHEN
2	3'-0" x 6'-8"	WOOD	WOOD	WOOD	WOOD	NEW DOOR TO KITCHEN
3	3'-0" x 6'-8"	WOOD	WOOD	WOOD	WOOD	NEW DOOR TO KITCHEN

ALL EXTERIOR DOORS EXISTING TO REMAIN
 THE FLOOR ON BOTH SIDES OF ALL DOORWAYS SHALL BE SUBSTANTIALLY LEVEL AND SHALL HAVE THE SAME ELEVATION ON BOTH SIDES OF THE DOORWAY FOR A DISTANCE AT LEAST EQUAL TO THE WIDTH OF THE DOORSTEP. REFER TO SECTION 2.1.3.1 (R.F.A. 1.0).

HANDMADE GENERAL NOTES:

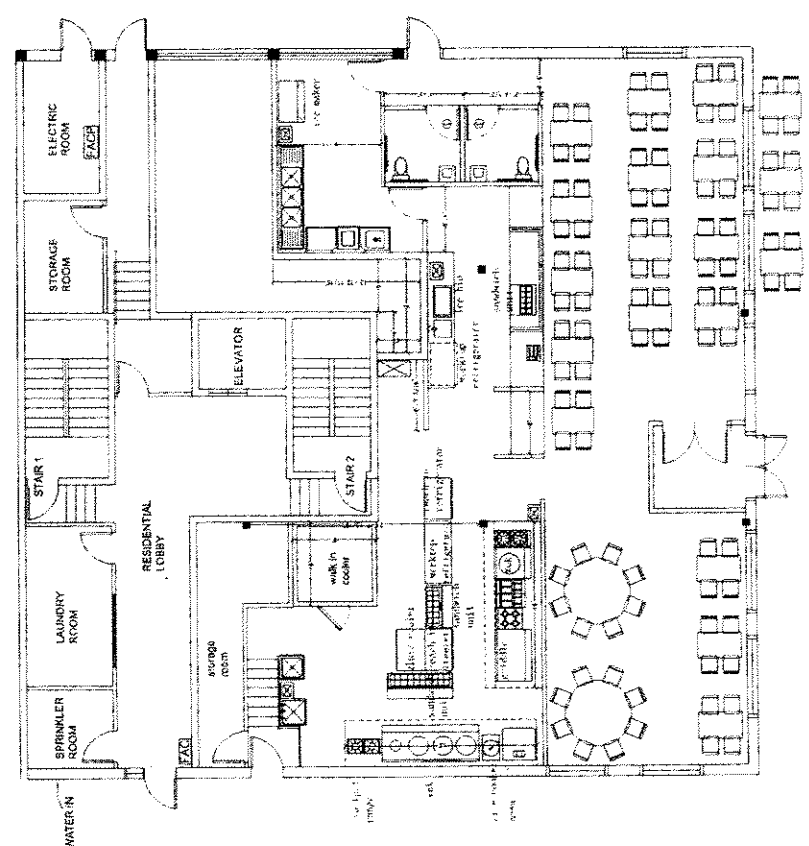
- CONTRACTOR IS RESPONSIBLE FOR FIELD AND OFFICE MEASUREMENTS AND COORDINATING ALL DOOR AND WINDOW OPENINGS AND FRAMES. COORDINATE WITH ALL TRADES AND CONTRACTORS TO VERIFY AND COORDINATE ALL DOOR AND WINDOW OPENINGS AND FRAMES. COORDINATE WITH ALL TRADES AND CONTRACTORS TO VERIFY AND COORDINATE ALL DOOR AND WINDOW OPENINGS AND FRAMES.
- ALL DOORS TO BE PROVIDED WITH COMBINATION LOCKS AND KEYS SHALL BE PROVIDED WITH A LOCAL FIRE DEPARTMENT KEY TO BE PROVIDED TO THE LOCAL FIRE DEPARTMENT.
- HAVING AN OVERDOOR FOR EACH OF THE OPERATOR'S FEET SHALL BE PROVIDED WITH A LOCAL FIRE DEPARTMENT KEY TO BE PROVIDED TO THE LOCAL FIRE DEPARTMENT.
- DEVICE SHALL BE PROVIDED WITH A LOCAL FIRE DEPARTMENT KEY TO BE PROVIDED TO THE LOCAL FIRE DEPARTMENT.
- DEVICE SHALL BE PROVIDED WITH A LOCAL FIRE DEPARTMENT KEY TO BE PROVIDED TO THE LOCAL FIRE DEPARTMENT.
- TEXTURE, GRAIN, AND FINISH OF ALL MATERIALS SHALL BE THE SAME AS THE MATERIALS SHOWN ON THE DRAWING.
- INDICATE ALL WINDOWS TO BE PROVIDED WITH MANUFACTURER'S TYPE AND MODEL.

DRAWING NOTES:

- EXTERIOR WALLS ARE EXISTING TO REMAIN W/ EXISTING INSULATION FROM SEPARATE PERMIT. NO WORK ON EXTERIOR WALL ON THIS PERMIT.
- NEW COMMERCIAL KITCHEN. WASHABLE CEILING SURFACE IN KITCHEN (REFER TO KITCHEN PLAN & EQUIPMENT SCHEDULE ON SHEET A-3)
- WASHABLE WALLS & CEILING SURFACES IN KITCHEN
- NEW WALLS & BATHROOM (REFER TO SHEET A-4). SOAP AND PAPER TOWEL DISPENSERS SHALL BE SUPPLIED ADJACENT TO ALL HAND WASHING LOCATIONS AS REQUIRED AND INSTALLED IN ACCORDANCE W/ ADA GUIDELINES. (REFER TO DETAILS ON SHEET A-4)
- COUNTERTOP CABINET UNITS FOR REGISTER AREAS. CABINETS FASTENED TO CONCRETE DECK. COUNTERTOP SHALL HAVE A FINISHED PORTION W/ MIN 36" LENGTH AND MAX. 36" HT AFF.
- WINDOWS EXISTING TO REMAIN

NOTE:

- GARBAGE / DUMPSTER AREA WITHIN 30' OF REAR DOORS.
- ANY TRANSITIONS BETWEEN FLOORING SHALL BE COVERED W/ THRESHOLD OR ANTI-TRIP TRANS.
- WALL TO BE SUPPLIED W/ MOP AND BROOM RACK



PROPOSED DIM SUM FLOOR PLAN
 SCALE: 3/8" = 1'-0"



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LB 064**

Cert Num: **0303**

Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2024

License Year: 2024

CR Number: 19893510

Payment Date: 04-18-24

2023 - 2024 TPP Paid

2024 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **PETER ZHANG BALTIMORE, LLC**

Trade Name: **PETER CHANG**

Zone Code: 45

Phone: 443-888-3688

Block Num: 1923

City: BALTIMORE

Street: ASHLAND AVENUE

State: MD

Zip: 21205

CR Number: 19893510

Portion of Business Used:

USE 1ST FLOOR AS RESTAURANT

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JIE	SU	1923 ASHLAND AVENUE #205	BALTIMORE	MD	21205	Edit	Remove Owner

Comments

Date	Comment	Action
09/03/2024	8/22/2024 - Public Hearing Re: Application to transfer ownership - POSTPONED.../jr	Delete
07/05/2024	Application for transfer of ownership filed on behalf of Peter Zhang Baltimore, LLC T/a Peter Chang, Christopher Mak Chen on 7/2/2024 /kk	Delete
11/02/2023	New Class "B" License issued to PETER ZHANG BALTIMORE, LLC t/a PETER CHANG , JIE SU on NOVEMBER 02, 2023; Invoice # 131440...../sb	Delete

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

License num: LB 064

Address: 1923 ASHLAND AVENUE

Trade Name: PETER CHANG

Comment:

[Add Comment](#)

Hold Info

Powered by:



PETER ZHANG BALTIMORE LLC: W23291073

Department ID Number:

W23291073

Business Name:

PETER ZHANG BALTIMORE LLC

Principal Office: 

1923 ASHLAND AVE
BALTIMORE MD 21205

Resident Agent: 

PENGLIANG ZHANG
1923 ASHLAND AVE
BALTIMORE MD 21205

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:

09/16/2022

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1923 Ashland Ave 21205

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR _____

ARENA _____




HOTEL/MOTEL 1

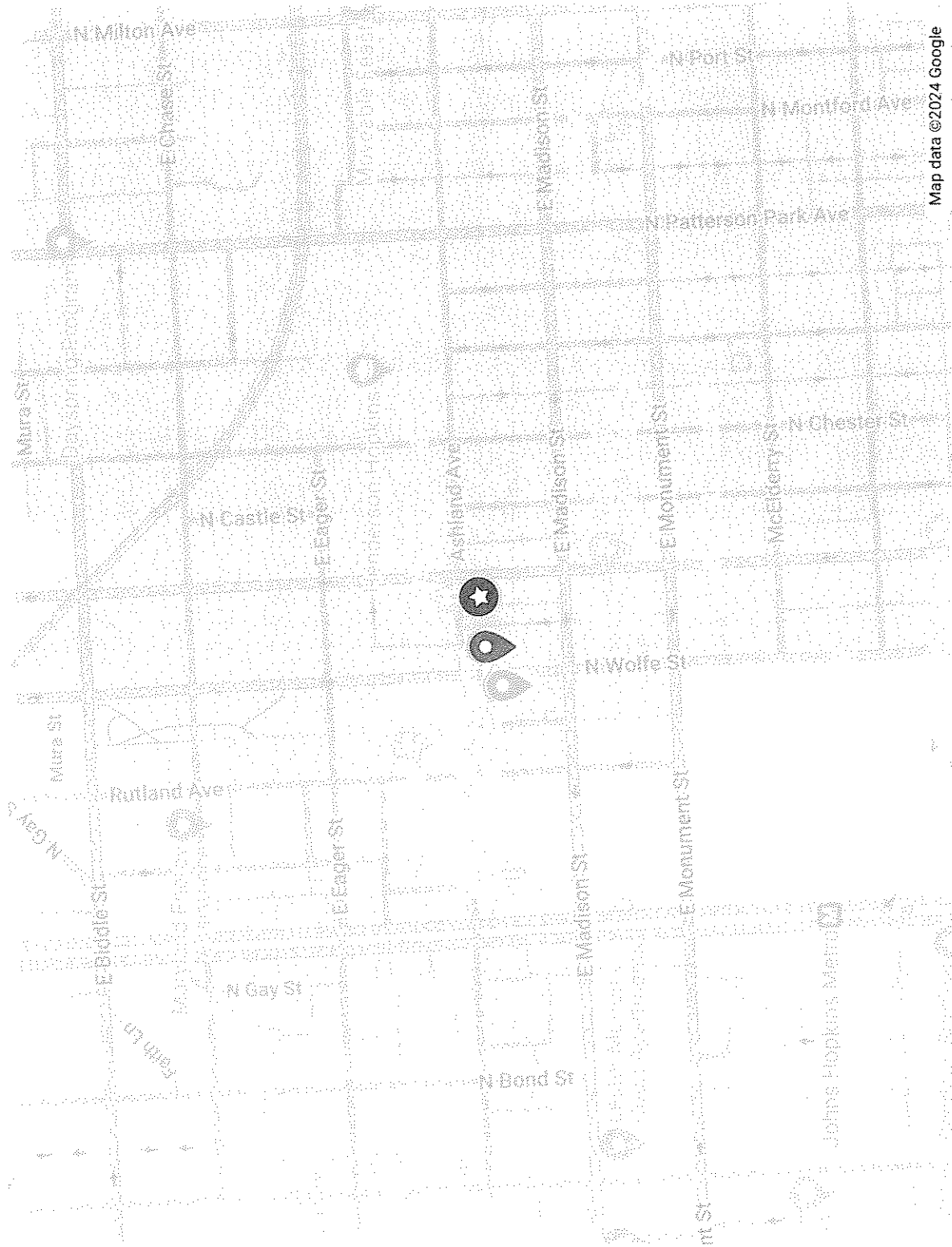
RACING _____

PREPARED BY: Inspector Jordan DATE: 7-19-24

1923 ASHLAND AVENUE 21205

Licensed Establishments

-  Peter Chang Baltimore LB
-  Helmand Kabobi LB
-  Residence Inn Marriott LBHM



TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Peter Chang

Corporation Name

Peter Zhang Baltimore LLC

Location Address

1923 ASHLAND AVENUE 21205

License Type

Class "B" Beer, Wine and Liquor

Date Posted?

07/08/2024

Estimated Date of Removal?

07/18/2024

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

No

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

Yes

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

Yes

Other licensed locations - Describe/Note

Refer to attached map for other licensed locations.

Comments and Follow-up Items(s)

Explanation of Request: "Transfer of Ownership"

Licensee Name

Christopher Mak Chen

Inspector Name

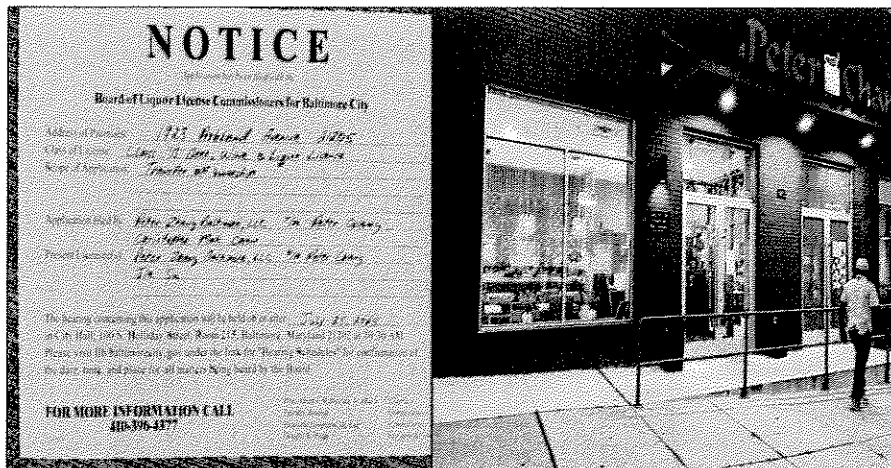
BALTIMORE\Rosalba Jordan

Photo(s) Taken

No file chosen

Submission Date

07/11/2024 10:53 PM



Cancel

Posting Sign Report

Applicants Name

Christopher Mak Chen

Premises Address

1923 ASHLAND AVENUE 21205

Inspector Name

BALETIMORE/Rosalba Jordan

Posted Date/Time

07/09/2024

08:45 PM

Rechecked Date/Time

07/19/2024

08:45 PM

Manager

Christopher Mak Chen

Posted Summary

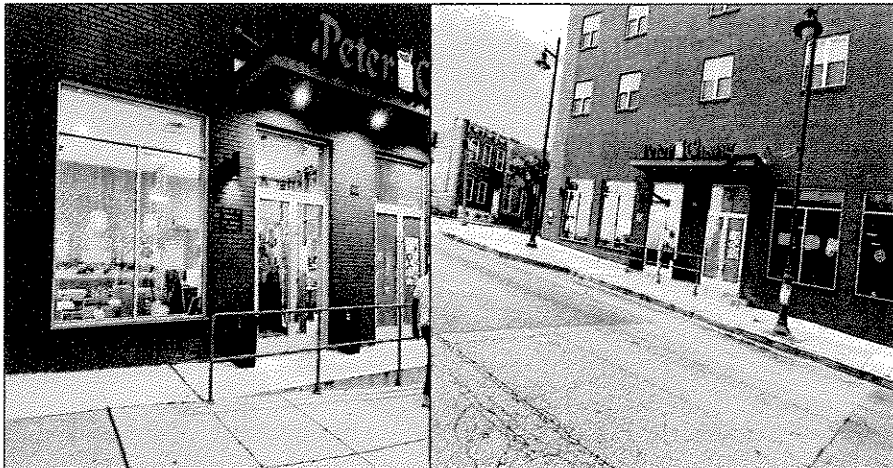
Notice was posted on front of building as pictured.

Rechecked Summary

Notice remained as posted for 10 days.

Photo(s) Taken

No file chosen



Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1923 Ashland Avenue 21205
Class of License: Class "B" Beer, Wine & Liquor License
Scope of Application: Transfer of Ownership

Application filed by: Peter Zhang Baltimore, LLC T/A Peter Chang
Christopher Mark Chen
Present Licensee(s): Peter Zhang Baltimore, LLC T/A Peter Chang
Tie Su

The hearing concerning this application will be held on or after July 25, 2024
in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.
Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of
the date, time, and place for all matters being heard by the Board.

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

Hon. Albert J. Matricciani, Jr., (Ret.) *Chairman*
Edward L. Reisinger *Commissioner*
Granville Templeton, III, Esq. *Commissioner*
Douglas K. Paige *Executive Secretary*

BLLC Routine Inspection

Address	Trade Name	Corporation Name
1923 ASHLAND AVENUE 21205	PETER CHANG	PETER ZHANG BALTIMORE, LLC
Type of License	Inspection Date/Time	Manager/Licensee
Class "B" Beer, Wine and Liquor	04/17/2024 11:30 AM	Christopher Chen
Open/Closed	Closed Date	Clean and Free of Debris
Open	mm/dd/yyyy	Satisfactory
Location of Bar	Shape of Bar	Condition of Bar Area/Floors
Front		Satisfactory
Hot Water	Disinfectant Solution	Three Compartment/Washer
Yes	Yes	Yes
Bulletproof Partitioning	Separate Pkg. Goods Dept.	Separate Pkg. Goods Store
N/A	N/A	N/A
Bar/Tavern Open and Operating	Selling Household/Grocery	Capacity
Yes	N/A	
Location of Dining Area	Condition of Dining Area/Floors	Sanitation
Throughout	Satisfactory	Satisfactory
Menu	Traders License	Alcohol Awareness Certification Date Issued
Yes	Yes	08/01/2023
Employee Records	Alcohol Beverage Invoice Numbers	Invoice Date
Yes	Backup Beverage Acct#06354,Inv#9251	04/16/2024

Inspector Kitchen Comments

Inspector Restroom Comments

Rear satisfactory condition.

Rear satisfactory condition

Exits Marked, Unobstructed

Yes

Fire Capacity

✓

Outdoor Seating Capacity

License is Valid

N/A

Dancers Present 18 and older

✓

N/A

Cleanliness of Dressing Room

✓

N/A

✓

Live Entertainment (Describe)

Outdoor Table Service

No

✓

Violations Noted

Violation Issued

No

✓

Instructions Given to Licensee

Inspector's Comments

Health permit expires 6/23/24.

Photo(s) Taken

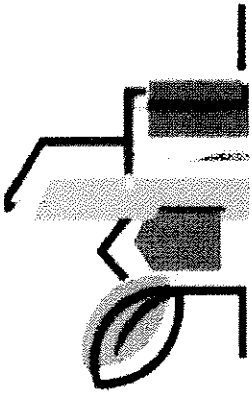
[Choose Files](#) No file chosen

Owner Email

Submitted by Inspector

BALTIMORE\regina brown





BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

Account:

USE 2024 - 53242

[Back](#)

[Logout](#)

Project Name: 1923 ASHLAND AVE

[Guest Access](#)

CONTINUE TO USE FIRST FLOOR OF PREMISES AS RESTAURANT (MAJORITY OWNERSHIP CHANGE)



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

September 19, 2024

Applicant(s): Nuttawood Mettawiparee and Javalak Mettawiparee
Royal Thai, LLC, T/a Thai Restaurant
3100 Greenmount Avenue 21218

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership and location of a Class "BD7" BWL license presently located at 3316 Greenmount Avenue to 3100 Greenmount Avenue.

(a) **Applicant(s) Information:** (1) Nuttawood Mettawiparee was born in Baltimore, MD in February of 1981. He lives in Baltimore, MD; and (2) Javalak Mettawiparee was born in Thailand in April of 1951. She lives in Cockeysville, MD. Mr. Mettawiparee was previously a licensee at 1011 Aliceanna Street t/a Talay Thai Grill from 2005-2010.

(b) **Ownership Breakdown:** (1) Nuttawood Mettawiparee (0%); and (2) Javalak Mettawiparee (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$0 with a 5yr lease agreement at \$2,200 per month.

(d) **Qualified Voters:** Ashley Mettawiparee, Shawn Simon, and Matthew Wyman are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises 1st floor as a restaurant with liquor license.

(f) **Corporate Standing:** Royal Thai, LLC is a MD LLC and as of 9/5/2024 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/28/2024 and checked on 7/5/2024. This meets the 10-day rule. There are 4 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-1; and "BD7" BWL-2.

(h) **Attorney of Record:** Stephen Fogleman

(i) **Timeline:** Establishment ceased alcoholic beverage operations on 12/31/23. Transfer application submitted on 5/13/24 which was 134 days after the establishment closed. The license is viable.

(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:

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

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

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

EXPLANATION OF REQUEST: Transfer of ownership and location CLASS TYPE: BD7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: N/A

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 3316 Greenmount Ave 21218
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 3100 Greenmount Ave 21218

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Royal Thai LLC TRADE NAME: Thai restaurant

BUSINESS PHONE NUMBER: 443-226-2309 BUSINESS EMAIL ADDRESS: nmetta01@comcast.net

ATTORNEY FOR THE APPLICANT: Stephan W Fogleman Esq ADDRESS: 1720 Thames St #300 21231 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.): _____ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 56

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

Nuttawood Mettawiparee _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 742 E. Lake Avenue Baltimore MD 21212 40 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 2/81 M Baltimore City MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

Javalak Mettawiparee _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 13182 Hunt Valley Court Cockeysville MD 21030 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 4/61 F Thailand
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

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

 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

RECEIVED: BLM
 MAY 18 2024 10:55

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

A: 2023-2024, present license 2006-2010 Tally Ho Grill 1011 Alliance St
B: 2000-present, present license

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

12/31/23

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?

[Redacted]

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

Name	Address	Phone	Email
Northwood Metropolitan	742 E. Lake Ave.	[REDACTED]	[REDACTED]

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

- 1) NAME: Javalak Metropolitan ADDRESS: 13152 Hunt Valley Ct 71670 TITLE: Owner %OF STOCK HELD: 100
- 2) NAME: Northwood Metropolitan ADDRESS: 742 E Lake Ave 21212 TITLE: Auth. Person %OF STOCK HELD: 0
- 3) NAME: ADDRESS: TITLE: %OF STOCK HELD:
- 4) NAME: ADDRESS: TITLE: %OF STOCK HELD:

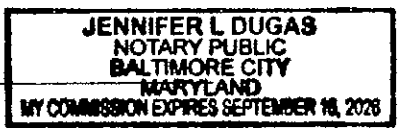
*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.

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

[Signature]
Signature of Applicant A

I hereby certify that on the 13 day of April, 2024 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Northwood Metropolitan 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.

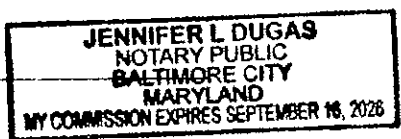
Signature: [Signature] (Notary Seal) My Commission expires _____
Printed Name: Jennifer L Dugas



[Signature]
Signature of Applicant B

I hereby certify that on the 13 day of April, 2024 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Javalak Metropolitan 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: Jennifer L Dugas



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: Wandy Arts LLC Phone Number: [REDACTED]
2303 N Charles St #1
Balto, MD 21218

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

(I, WE) Jacob Wittenberg HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3100 Greenmount Ave, Suite D Baltimore, City with a Zip Code of 21218, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
 Signature of Owner of the Property

KORHAN HAMDİ ALTINDIREK
 Notary Public - Maryland
 Baltimore County
 My Commission Expires
November 15, 2026

I hereby certify that on the 5 day of May, 2024 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Jacob Wittenberg the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature] (Notary Seal) My Commission expires November 15, 2026

Notary Printed Name: Korhan Hamdi Altindirek

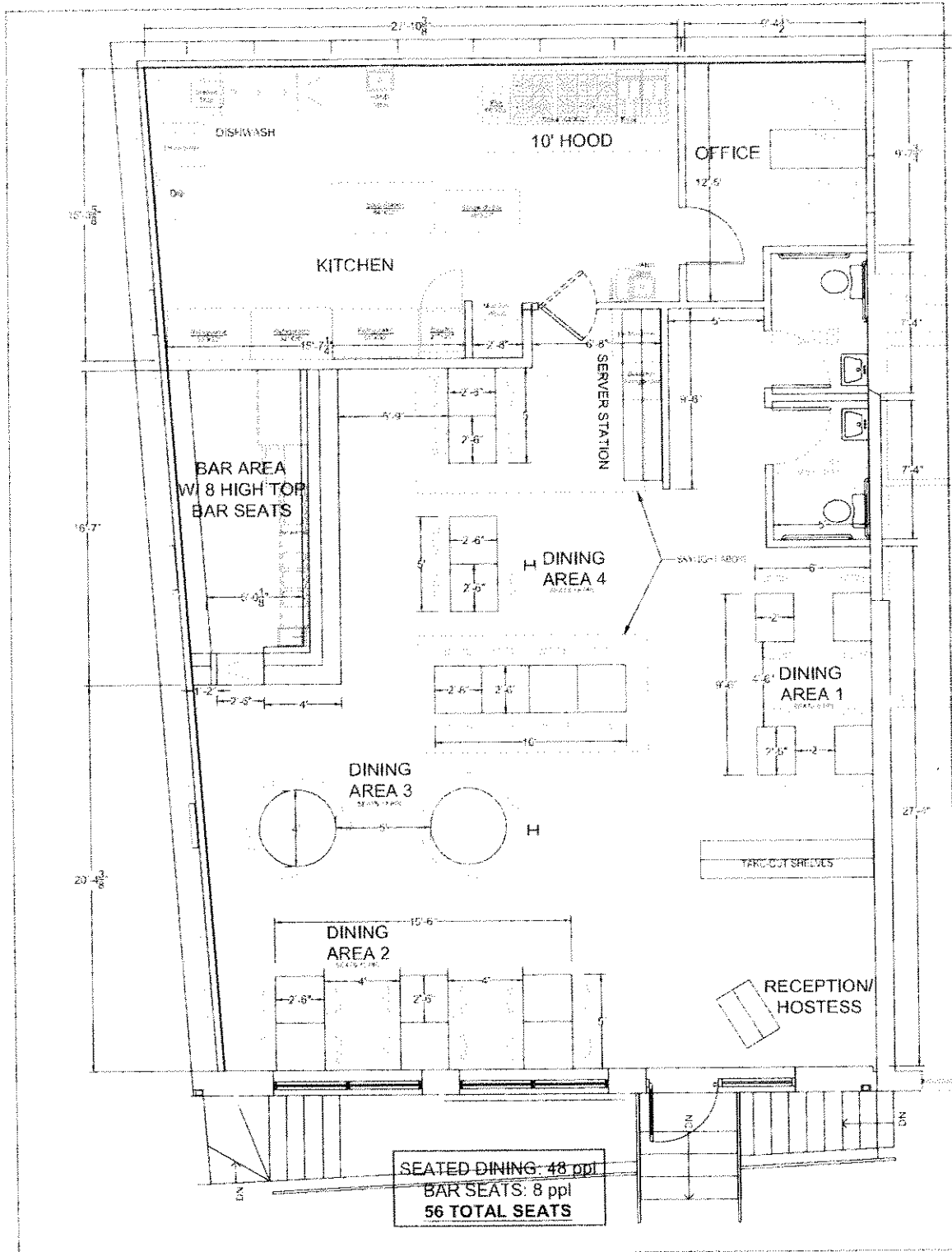
The following certificates must be signed by at least 3 persons.

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Ashley Mettawporee	742 E Lake Ave Baltimore Md 21212	<u>[Signature]</u>	09/1990	11 years
Shawn Simon	1403 Weldon Pl. N Baltimore, MD 21211	<u>[Signature]</u>	05/1984	10 years
Matthew Wyman	5608 Greenspring Ave Balt. MD 21209	<u>[Signature]</u>	11/1991	29 years
Sarah Breitenbach Sarah Breitenbach	5608 Greenspring Ave Balt MD 21209	<u>[Signature]</u>	11/1983	11 years

Board of Liquor License Commissioners for the City of Baltimore
 200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
 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.



3100 GREENMOUNT AVE.
 BALTIMORE, MD
**PROPOSED RESTAURANT
 FLOOR PLAN**

DATE: 04/12/24
 SHEET: 21 OF 21

DESIGNED BY	
DRAWN BY	
REVIEWED BY	
DATE	04/12/24
SHEET	21 OF 21





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 291**

Cert Num: **0775**

Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2024

License Year: 2024

CR Number: 09987050

Payment Date: 04-23-24

2023 - 2024 TPP Paid

2024 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **ROYAL THAI, LLC**

Trade Name: **THAI RESTAURANT**

Zone Code: 46

Phone: 410-889-6003

Block Num: 3316

City: BALTIMORE

Street: GREENMOUNT AVENUE

State: MD

Zip: 21218

CR Number: 09987050

Portion of Business Used:

FIRST FLOOR FOR BUSINESS

Restriction:

BEER, WINE & LIQUOR TO BE AVAILABLE ONLY WITH MEALS & HOURS WHEN LUNCH OR DINNER IS AVAILABLE. NO ALCOHOLIC BEVERAGES SERVED BEFORE 11:00 A.M. NO OFF PREMISES SALES. NO SEPARATE BAR.

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JAVALAK	METTAWIPAREE	2318 LONG RIDGE ROAD	REISTERSTOWN	MD	21136	Edit	Remove Owner
NUTTAWOOD	METTAWIPAREE	742 E. LAKE AVENUE	BALTIMORE	MD	21212	Edit	Remove Owner

Comments

Date	Comment	Action
09/03/2024	8/22/2024 - Public Hearing Re: Application to transfer ownership and location of a Class "BD7" BWL license presently located at 3316 Greenmount Avenue to 3100 Greenmount Avenue - POSTPONED.../jr	Delete
06/21/2024	Establishment ceased alcoholic beverage operations on 12/31/23. Transfer application submitted on 5/13/24 which was 134 days after the establishment closed. The license is viable. MW	Delete
06/07/2024	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 3316 Greenmount Avenue to 3100 Greenmount Avenue filed on behalf of Royal Thai, LLC T/a Thai Restaurant, Nuttawood Mettawiparee and Javalak Mettawiparee on 5/13/2024 /kk	Delete
04/03/2022	* Licensee(s) changed during 2022 renewal period - Nuttawood Mettawipree replaced Kate Deleon * /kk	Delete
12/14/2020	Alcohol Awareness expires on 11/28/24 Nuttawood Mettawiparee(certified by John S. Murray).../sb	Delete
08/09/2019	Submitted 2018 Trader's License during renewal.... /sb	Delete
11/22/2016	Alcohol Awareness expires 10/24/20 (Nuttawood Mettawiparee)... /sb	Delete

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

License num: LBD7 291

Address: 3316 GREENMOUNT AVENUE

Trade Name: THAI RESTAURANT

Comment:

[Add Comment](#)

Hold Info

ROYAL THAI, LLC.: W05875398

Department ID Number:

W05875398

Business Name:

ROYAL THAI, LLC.

Principal Office: 

3316 GREENMOUNT AVE

BALTIMORE MD 21218

Resident Agent: 

JAVALAK METTAWIPAREE

3316 GREENMOUNT AVE

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:

06/28/2000

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 3100 Greenmount AVE

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

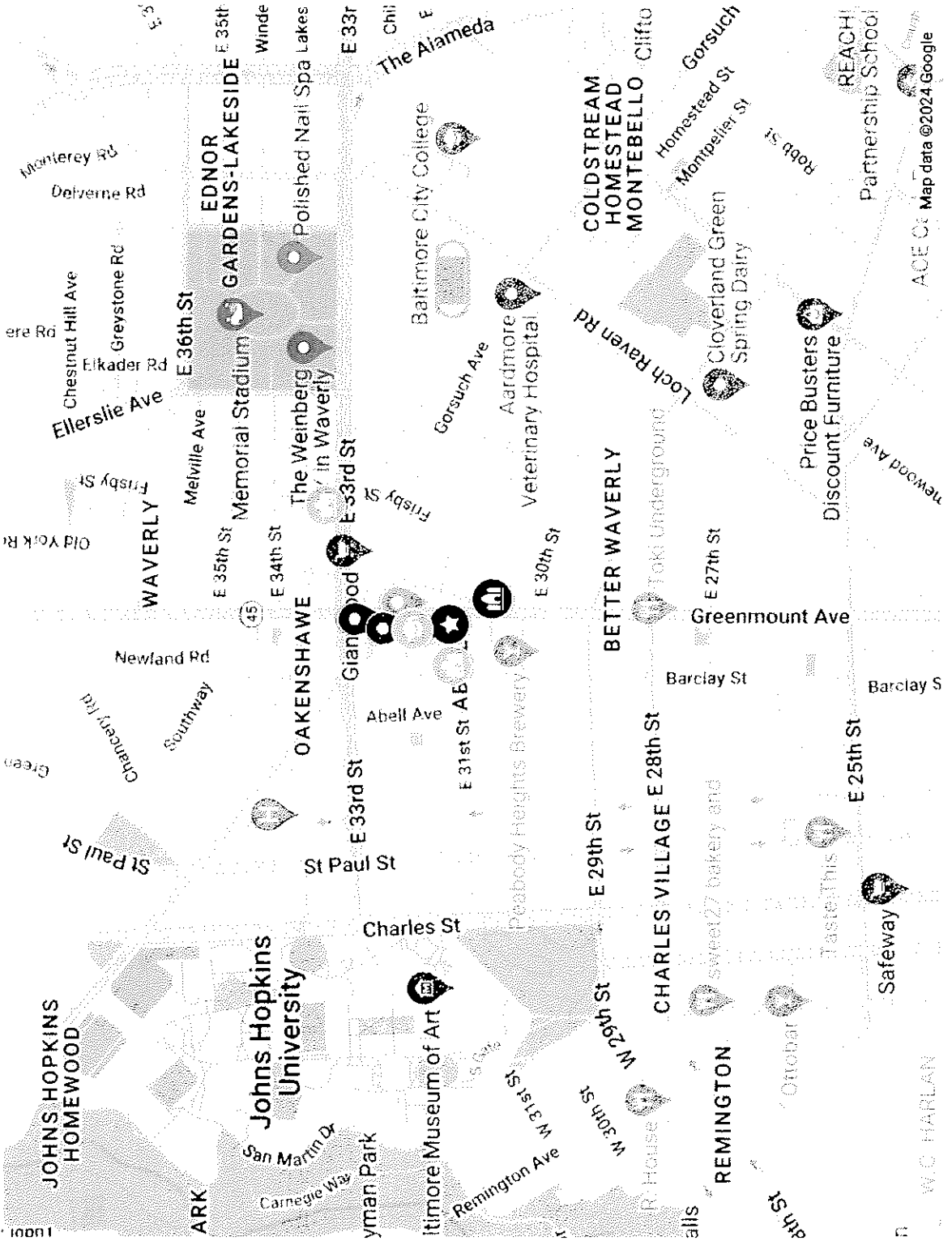
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: R. Brown DATE: 4/8/24

3100 Greenmount Ave



Licensed Establishments

- Thai Restaurant - LBD7
- Red Emma's Bookstore
- Coffeehouse-LB
- Melba's Place-LBD7
- Kitty's Lounge-LBD7
- Harry's Liquor-LA

School and or Church

- The Baltimore Free School
- New Waverly United Methodist Church
- St. Moses Church
- St. John's Episcopal Church

Map data ©2024 Google

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Thai Restaurant

Corporation Name

Royal Thai LLC

Location Address

1100 Greenmount Avenue

License Type

Class "BD7" Beer, Wine and Liquor

Date Posted?

06/28/2024

Estimated Date of Removal?

07/08/2024

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

Yes

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

Yes

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

No

Other licensed locations - Describe/Note

Please see attached map for additional locations

Comments and Follow-up Items(s)

Filed application for transfer of ownership and location.

Licensee Name

Nuttawood Mettawiparee, Javalak Mettawiparee

Inspector Name

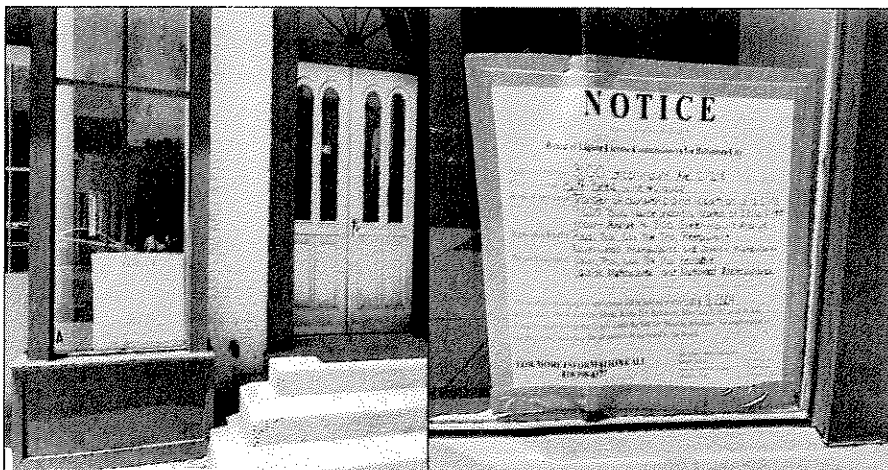
BALTIMORE\regina brown

Photo(s) Taken

[Choose Files](#) No file chosen

Submission Date

07/03/2024 10:00 AM



[View](#)

Cancel

Posting Sign Report

Applicants Name

Muttawood Mattaviparee, Jawalak Meti

Premises Address

3100 Greenmount Ave

Inspector Name

BALTIMORE-regina brown

Posted Date/Time

06/28/2024

12:35 PM

Rechecked Date/Time

07/05/2024

12:00 PM

Manager

N/A

Posted Summary

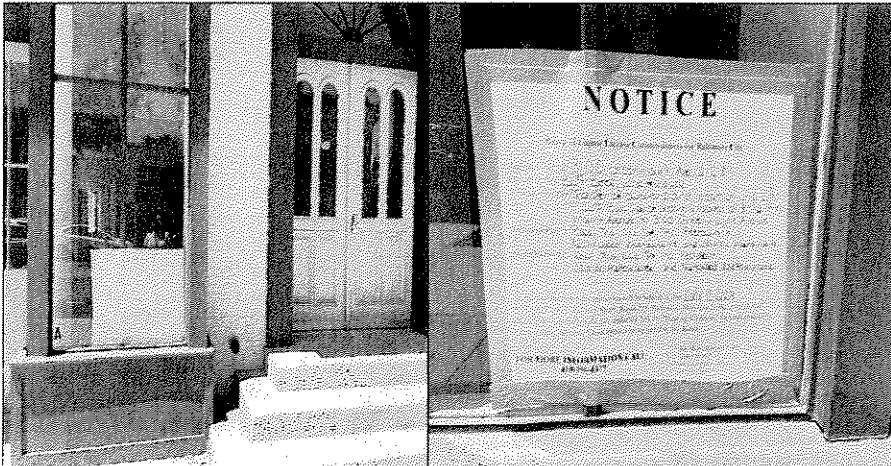
Sign is now posted on front window.

Rechecked Summary

Sign still posted on front window

Photo(s) Taken

No file chosen



Cancel

NOTICE

Application has been filed with the

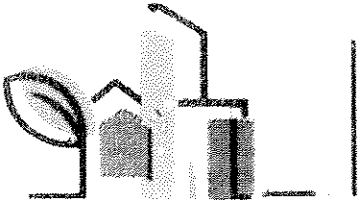
Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3100 Greenmount Ave. 21218
Class of License: BD7-Beer, Wine & Liquor
Scope of Application: Transfer of ownership and location of a Class
CCBD7 "Bwl" license presently located at 316 Green-
mount Avenue to 3100 Greenmount Avenue
Application filed by: Royal Thai, LLC T/A Thai Restaurant
Nuttawood Methawipare and Javalak Methawipare
Present Licensee(s): Royal Thai, LLC T/A Thai Restarant
Javalak Methawipare and Nuttawood Methawipare

The hearing concerning this application will be held on or after July 11, 2024
in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.
Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of
the date, time, and place for all matters being heard by the Board.

Hon. Albert J. Matricciani, Jr., (Ret.) *Chairman*
Edward L. Reisinger *Commissioner*
Granville Templeton, III, Esq. *Commissioner*
Douglas K. Paige *Executive Secretary*

FOR MORE INFORMATION CALL
410-396-4377



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

Account:

[REDACTED]

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Project Name: 3100 GREENMOUNT AVENUE

[Guest Access](#)

VSE2024-52057

USE FIRST FLOOR AS RESTAURANT WITH LIQUOR LICENSE (NEW OPERATOR)



Mayor Brandon M. Scott & Alice Kennedy, Commissioner