

September 23, 2021

**Applicant(s):** Samir Prajapati and Stephanie Popescu  
Kosha, Inc., T/a Mall Spirits  
6630 Reisterstown Road 21215

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Samir Prajapati was born in India in January of 1980. He lives in Baltimore, MD; and (2) Stephanie Popescu was born in New York in January of 1991. She lives in Baltimore; MD.

(b) **Ownership Breakdown:** (1) Samir Prajapati (100%); and (2) Stephanie Popescu (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$160,000 for 50% of licensee's interest to be paid at settlement.

(d) **Qualified Voters:** Stefan Popescu, Nader Afgan and Katherine Stewart are qualified Baltimore City voters.

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

(f) **Corporate Standing** Kosha, Inc. is a MD Corporation and as of 9/2/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/17/2021, and checked on 8/26/2021. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area "A" BWL-1; and "B" BWL-2.

(h) **Timeline:** Last Inspection by BLLC was performed 8/23/2021. 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 Alcoholic Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

## Board's Decision

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

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

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

EXPLANATION OF REQUEST: stock transfer (new licensees) CLASS TYPE: LA

*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: 6630 Reisterstown Road, Baltimore, Maryland 21215

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Kosha, Inc. TRADE NAME: Mall Spirits

BUSINESS PHONE NUMBER: (410) 358-8040 BUSINESS EMAIL ADDRESS: \_\_\_\_\_

ATTORNEY FOR THE APPLICANT: Abraham L. Hurdle, Esq. ADDRESS: 320 N. Charles St., 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. D.J. Band, Etc.)? \_\_\_\_\_ Off Premise Catering of food and alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: n/a This is a liquor store.

*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

Samir Prajapati \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
6 Bradon Hill Road, Apt. 3A Baltimore Maryland 21208 n/a  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
01/1980 Male India  
 (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

Stephanie Popescu \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
414 Light Street, Unit 409 Baltimore Maryland 21202 8 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
01/1991 Female New York  
 (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**  
 JUN 07 2021  
 Baltimore City  
 Liquor Board

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

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

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

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

a) No                      b) Yes - on this license since 2019.

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

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

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

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

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

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

Applicant A  B  C

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

Name	Address	Phone	Email

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

- 1) NAME: Samir Prajapati ADDRESS: 6 Bradon Hill Rd, Apt 3A, Balto, MD 21208 TITLE: Pres %OF STOCK HELD: 100%
- 2) NAME: Stephanie Popescu ADDRESS: 414 Light St Unit 409, Balto, MD 21202 TITLE: Sec %OF STOCK HELD: 0
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

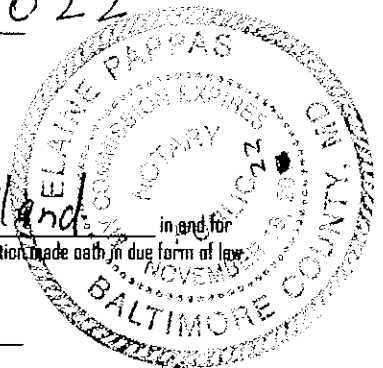
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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.

X Samir R Prajapati  
Signature of Applicant A

I hereby certify that on the 6<sup>th</sup> day of May, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Samir Prajapati the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

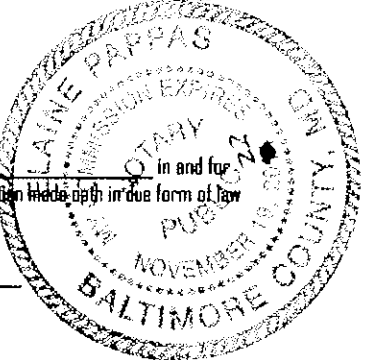
Signature: Elaine Pappas [Notary Seal] My Commission expires 11/19/2022  
Printed Name: Elaine Pappas



Stephanie Popescu  
Signature of Applicant B

I hereby certify that on the 6<sup>th</sup> day of May, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Stephanie Popescu the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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



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

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

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

6630 Reisterstown

Reisterstown Plaza Associates, LLC  
2021 Spring Road, Suite 200

Name and Address of the owners of the premise/landlord: Oak Brook, IL 60523 Phone Number: [REDACTED]

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

(I, WE) Reisterstown Plaza Associates, LLC HEREBY CERTIFY  
That (I am, we are) the owner(s) of the property located at 6630 Reisterstown Rd., Baltimore, City with a Zip Code of 21215, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Reisterstown Plaza Associates, LLC, a MD LLC, By: Retail Properties of America, Inc., a MD corp., its sole member

Ann M. Hult

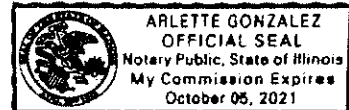
Signature of Owner of the Property Ann M. Hult, Vice President and Corporate Secretary

I hereby certify that on the 18th day of May, 2021, before me, the subscriber, a notary public of the State of Illinois, in and for DuPage County personally appeared Ann M. Hult, VP & Corp. Secretary of Retail Properties of America, Inc., a MD corp., sole member of Reisterstown Plaza Associates, LLC, a DE LLC 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 10/5/2021

Notary Printed Name: Arlette Gonzalez



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)
<u>John Poposa</u>	<u>61306 S Charles St 320 N Charles St Baltimore MD 21204</u>	<u>[Signature]</u>	<u>9/88</u>	<u>5 yrs</u>
<u>Nader Afegan</u>	<u>2419 Boston St Baltimore MD 21224</u>	<u>[Signature]</u>	<u>12-82</u>	<u>13 yrs</u>
<u>Kate Stewart</u>	<u>638 SKENWOOD AVE BALTIMORE MD 21224</u>	<u>[Signature]</u>	<u>9/89</u>	<u>7 years</u>

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

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

06707E

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.

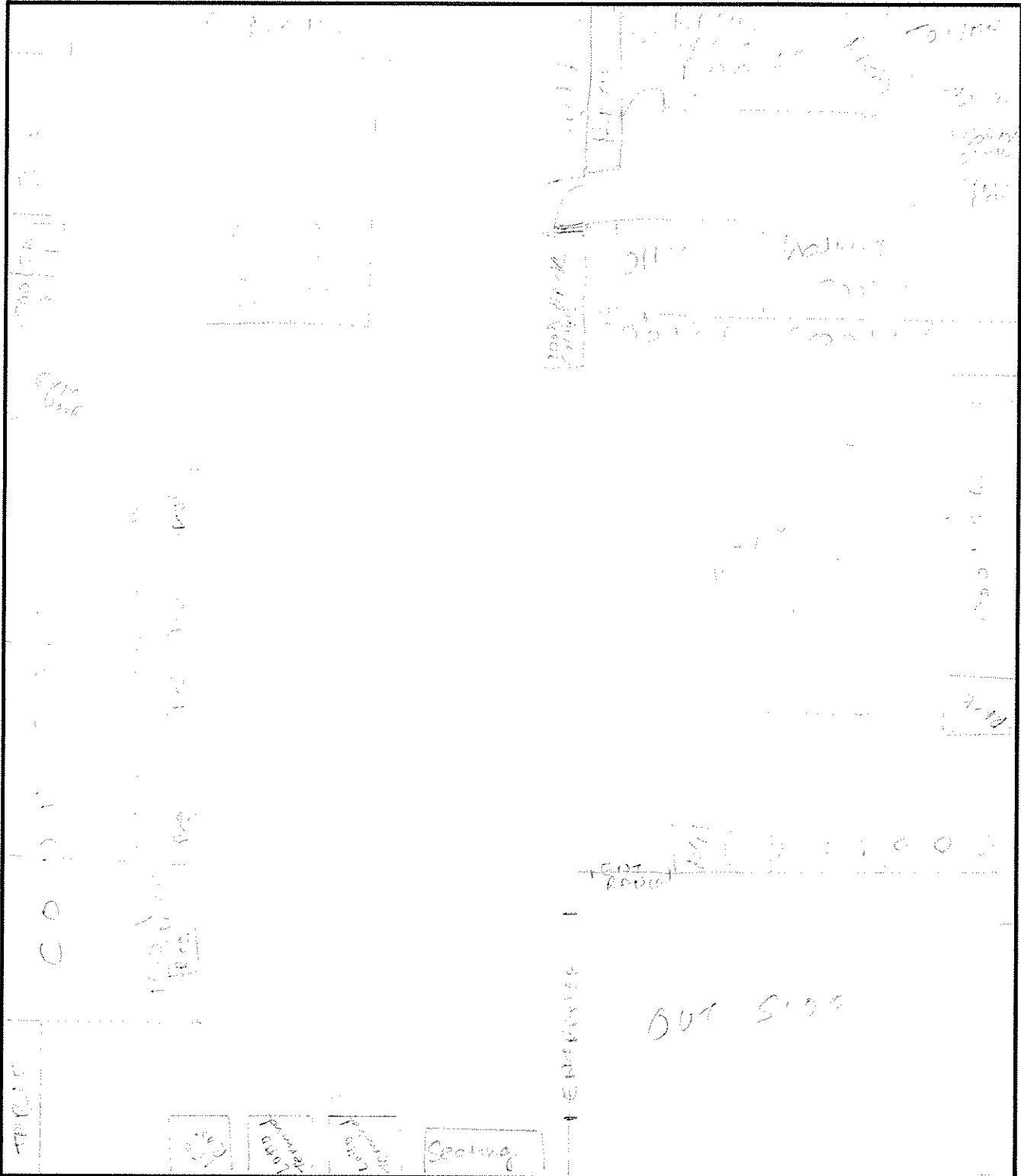
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Steven Popescu	1306 S Charles St 320 N Charles St Baltimore MD 21244		9/88	5 yrs

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

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

**\*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.\***



1101 9666 (100)



## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LA 161**      Cert Num: **0949**      Fee: **\$858.00**      Status: **Renewed**  
 License Date: 5/1/2021      License Year: 2021  
 CR Number: 15544359  
 Payment Date: 06-29-21

2020 - 2021 TPP Paid   
 2021 Trader's License

[Click to Start License Renewal](#)

### Add Adult Entertainment License

#### Location

Corp Name: **KOSHA INC**  
 Trade Name: **MALL SPIRITS**  
 Zone Code: 49  
 Phone: 410-358-8040

Block Num: 6630      Street: REISTERSTOWN ROAD  
 City: BALTIMORE      State: MD      Zip: 21215

CR Number: 15544359

Portion of Business Used:  
 REISTERSTOWN ROAD PLAZA SHOPPING CENTER -USE PORTION OF PREMISE 6630  
 REISTERSTOWN ROAD FOR SALES OF LIQUOR LOTTERY AND CIGARETTES CHIPS AND  
 RESTOCKS CANDIES (PREPACKAGED ITEMS)

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
CHIRAG	PATEL	1589 BENTLEY CIRCLE	BEL AIR	MD	21015	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
STEPHANIE	SCARPINATO	2045 E. FAIRMOUNT AVENUE	BALTIMORE	MD	21231	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Sunday License

License Num:      Cert Num:      Fee:  
 License  
 Date:



DATES.

**Comments**

Date	Comment	Action
07/12/2021	Application for transfer of ownership filed on behalf of Kosha, Inc. T/a Mall Spirits, Samir Prajapati and Stephanie Popescu on 6/7/2021 /kk	Delete
06/29/2021	Affidavit has been submitted...../sb	Delete
04/07/2021	*****AFFIDAVIT OF COMPLIANCE WAS NOT ATTACHED WITH 2021-2022 WITH RENEWAL APPLICATION.../sb*****	Delete
10/19/2020	Holiday Special Sundays: 11/29/20, 12/06/20, 12/13/20, 12/20/20, & 12/27/20; Invoice #120063..../sb	Delete
09/05/2019	Holiday Special Sundays: 12/01/19, 12/08/19, 12/15/19, 12/22/19 & 12/29/19; Invoice #117813..... /sb	Delete
01/10/2019	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on January 9, 2019..../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
10/23/2018	Received Special Sunday Application - Sending the application and check back to the licensee(s) as it was received after the 9/30/18 deadline for the 2018 license year. Copies are in the parent file.	Delete
04/21/2018	* Licensee(s) changed during 2018 renewal period - Stephanie Scarpinato replaced Charles Uffenreither * /kk	Delete
03/16/2017	03/09/17 Public Hearing RE: Application to transfer ownership. Approved (3-0 Vote)... /sb	Delete
09/05/2014	09/04/2014 Public Hearing re: Application to transfer ownership. Board APPROVED the transfer. \$100 Admin fee Paid.	Delete
05/24/2010	5/10 Transfer of Ownership, A-BWL, Jae H. Choo, Seon H. Yi, Dae B. Kang, Mall Spirits, Inc.	Delete
06/05/2007	06/01/07 CONFERENCE FEE \$100 PAID IN FULL #60442	Delete
06/01/2007	05/31/07 Public Hearing re:Application to transfer location of license presently located 6720 Reisterstown Road to 6630 Reisterstown Road, another address within the shopping center	Delete
05/24/2007	5/07 Application filed to transfer location of license to new address 6630 Reisterstown Road, another address within shopping center	Delete

Print History (Print Card)

License num: LA 161                      Address: 6630 REISTERSTOWN ROAD  
 Trade Name: MALL SPIRITS

Comment:

Add Comment

**Hold Info**

Powered by:



## KOSHA, INC.: D15762289

**Department ID Number:**

D15762289

**Business Name:**

KOSHA, INC.

**Principal Office:** 

6630 REISTERSTOWN RD  
BALTIMORE MD 21215

**Resident Agent:** 

KHUSHBOO DESAI  
206 CAVEAT CT  
HARVE DE GRACE MD 21078

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

03/24/2014

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

PROPOSED LOCATION: 6630 Reisterstown Rd. Baltimore, MD 21215

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

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

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

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

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

"A" BEER, WINE & LIQUOR 1

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

"B" BEER, WINE & LIQUOR 2

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

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

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

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: April Bennett-Burman DATE: 8-17-21

# 6630 REISTERSTOWN ROAD

## LICENSED ESTABLISHMENTS

-  MALL SPIRITS ABWL
-  APPLEBEE'S BAR AND GRILL LB
-  CVS PHARMACY ABWL
-  EUROPE CATERING RESTAURANT LB

## TRANSFER OF OWNERSHIP



# NOTICE

Application for a License

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 6130 Reisterstown Rd. 21215

Class of License: A-200

Scope of Application: Transfer of ownership

Application filed by: Kosha, Inc. The Mall Spirits

Samir Progenti and Beatrice Progenti

Present Licensee(s): Kosha, Inc. The Mall Spirits

Chirag Patel and Stephanie Scarpinato

at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

**FOR MORE INFORMATION CALL**

**410-396-4377**

Robert J. Gable  
Douglas S. Pate

Board of Liquor License Commissioners

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

**INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS**

<i>Licensee Information (Trade Name):</i>	Mall Spirits
<i>Corporation Name:</i>	Kosha, Inc.
<i>Location Address:</i>	6630 Reisterstown Road, Baltimore, MD 21215
<i>License Type:</i>	Class "A" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	8/17/2021
<i>Estimated Date of Removal?</i>	8/26/2021
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

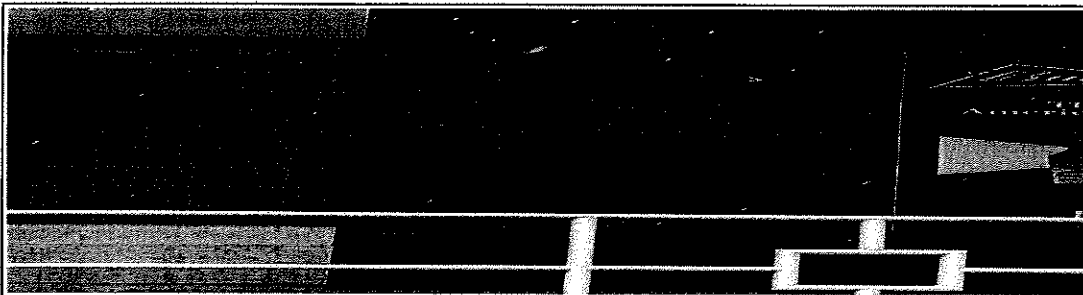
*Other licensed locations - Describe/Note:*

Please see maps for additional locations.

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

Filed application for change of ownership

*Insert Photo of Sign and location:*



Inspector Name	Date and Time	
<i>i:\O#.w\baltimore\april.bennett-burman</i>	8/23/2021	12:01:30 PM
Name of Licensee (if present)		
<i>Samir PrajapaTi</i>		

# Board of Liquor License Commissioners

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

## POSTING SIGNS REPORT

*Applicant(s) Name:* SAMIR PRAJAPATI, STEPHANIE POPESOU

*Address of Premises:* 6630 Reistertown Road Baltimore, MD 21215

*Inspector:* i:0#w|baltimore\april.bennett-burman

*Date Posted:* 8/17/2021

*Time Posted:* 5:47 PM

*Date Rechecked:* 8/20/2021

*Time Rechecked:* 3:00 PM

*Manager or Owner when sign posted:* SAMIR PRAJAPATI

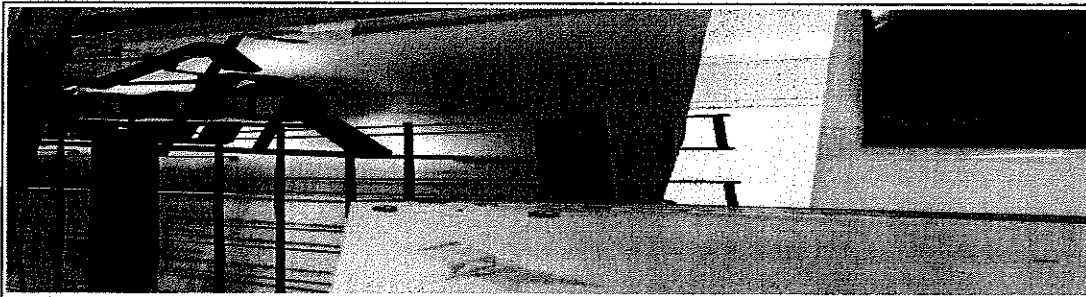
*Summary on location of sign posted:*

SIGN POSTED IN FRONT WINDOW AND AFFIXED TO INSIDE OF FRONT WINDOW.

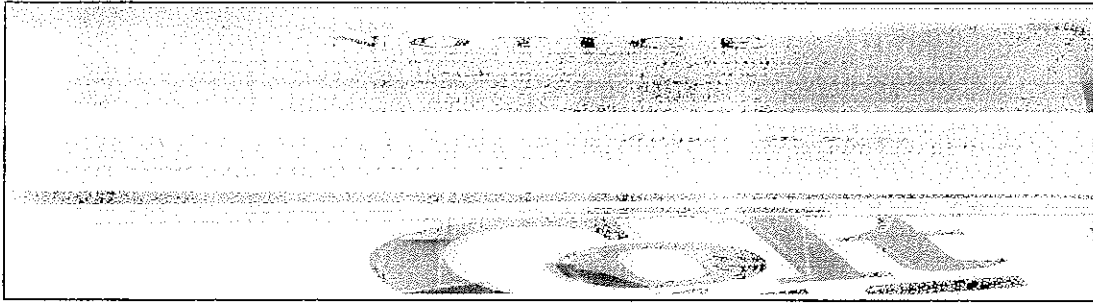
*Summary on location of sign rechecked:*

SIGN REMAINS AFFIXED IN ORIGINAL LOCATION (FRONT WINDOW) AS WHEN POSTED.

*Insert Photo of Sign and location:*







# BLLC Routine Inspection

Address: 6630 REISTERSTOWN ROAD 21215

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

## Operational Status

Open/Closed: Open

Closed Date:

Clean and Free of Debris: Satisfactory

Location of Bar: N/A

Shape of Bar:

Condition of Bar Area/Floors: N/A

Hot Water: N/A

Disinfectant Solution: N/A

Three Compartment/Washer: N/A

## Package Goods/BDT Checklist

Bulletproof Partitioning: Yes

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: Yes

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: Satisfactory

Menu: N/A

Traders License: Yes

Alcohol Awareness Certification Date Issued: 4/5/2021

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Inspector Comments:

Inspector Comments:

*Public Safety*

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

*Adult Entertainment - If Applicable*

License is Valid:

N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Live Entertainment (Describe):

Outdoor Table Service N/A

Violation Issued: No

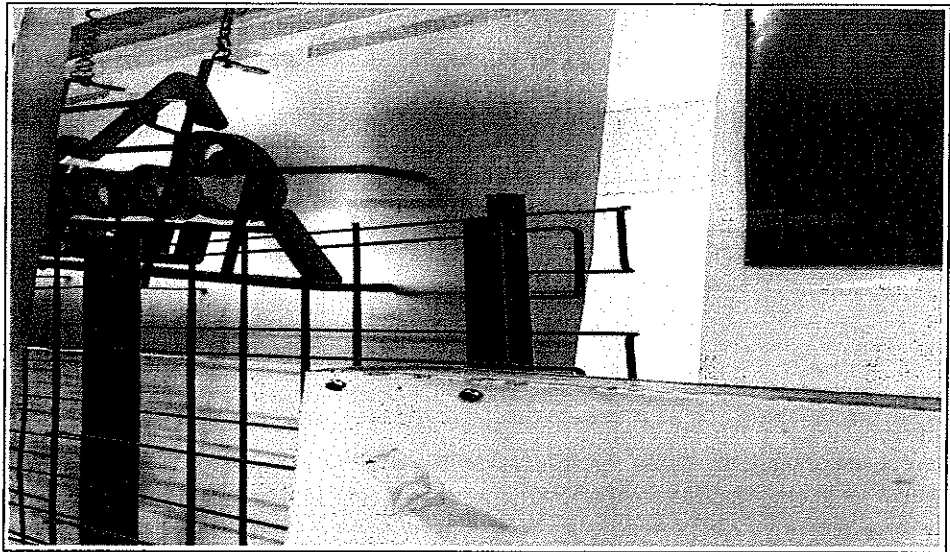
Violations Noted:

Instructions Given to Licensee:

Inspector's Comments:

*License Transfer Posting Affixed to the inside of the FRONT WINDOW facing outward .  
Full Routine Inspection conducted all required permits and documents presented upon request.  
with nothing further to report.*

Photo Taken:



**NOTICE**

Board of Liquor License Administration for Baltimore City

Address of Premises: 1811 G. Frederick St., Baltimore, MD 21205  
City and County: Baltimore, MD  
Name of Applicant: Kestria, Inc. The Mall Bazaar

Application filed by: Kestria, Inc. The Mall Bazaar  
Samir Bagrodia and Stephanie Bagrodia  
Present Licensees: Kestria, Inc. The Mall Bazaar  
Crying Thel and Stephanie, Separate

FOR MORE INFORMATION CALL  
410-396-4377





Owner Email:

Submitted by Inspector



September 23, 2021

**Applicant(s):** Domenico Santino Di Pasquale  
Di Pasquale's Brewers Hill, LLC, T/a Di Pasquale's Italian Market  
3700 Toone Street, Unit G 21224

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

Application for a new Class "B" Beer, Wine & Liquor restaurant license, requesting outdoor table service, off-premises catering, and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Domenico Santino Di Pasquale was born in Baltimore, MD in August of 1994. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Domenico Santino Di Pasquale (0%); and (2) Joseph Di Pasquale (100%).

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

(d) **Qualified Voters:** David Marcozzi, Ivano Parravano Ivano and Theresa Hearn are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Di Pasquale's Brewers Hill, LLC is a MD LLC and as of 9/2/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/20/2021, and checked on 8/29/2021. This meets the 10-day rule. There is 8 licensed liquor establishment(s) in the 2x2 area "B" BW-1; "B" BWL-2; and "BD7" BWL-5.

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

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

### **Board's Decision**



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

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

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

EXPLANATION OF REQUEST: new class LB B, W, L. CLASS TYPE: LB

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

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 3700 Toone Street, Baltimore, Maryland 21224

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

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

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

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

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Di Pasquale's Brewers Hill, LLC TRADE NAME: Di Pasquale's Italian Market

BUSINESS PHONE NUMBER: 410-276-6787 BUSINESS EMAIL ADDRESS: \_\_\_\_\_

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

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

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

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

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

1. Applicant A

Domenico Santino Di Pasquale \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)

3723 Claremont Street \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

08/1994 \_\_\_\_\_  
 (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?

RECEIVED

JUL 06 2021

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?

Baltimore City  
Liquor Board

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

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

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

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

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

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

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

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

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

no liquor lic. there. This is a request for a new CB license.

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
Domenico DiPasquale	3723 Claremont Street Baltimore MD 21224	410-440-2271	[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 businesses MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-109 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- Towson MD 21204
- 1) NAME: Joseph DiPasquale ADDRESS: 1203 Robin Hood Circle TITLE: owner/Pres %OF STOCK HELD: 100
- 2) NAME: Domenico S. DiPasquale ADDRESS: 3723 Claremont St 21224 TITLE: Sec. %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.

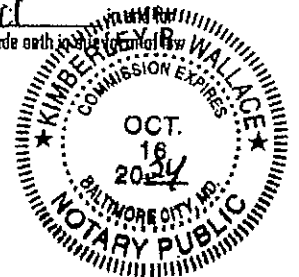
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

Domenico DiPasquale  
Signature of Applicant A

I hereby certify that on the 8th day of Jun, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Domenico S. DiPasquale 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: Kimberley R Wallace (Notary Seal) My Commission expires 10/16/2021

Printed Name: Kimberley R Wallace



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: \_\_\_\_\_

CPUS BREWERS HILL, LP  
 200 Park Avenue, Suite 2001  
 New York, NY 10166

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) CPUS BREWERS HILL, LP, a Delaware limited partnership HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 3700 Toone Street, Baltimore, City with a Zip Code of 21224,

which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

CPUS BREWERS HILL, LP, a Delaware limited partnership

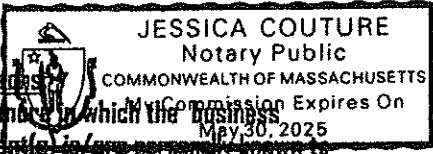
Melanie Balboni Vice President  
 Signature of Owner of the Property

I hereby certify that on the 16<sup>th</sup> day of June 2021 before me, the subscriber, a notary public of the State of MA, in and for Suffolk County personally appeared Melanie Balboni 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: Jessica Couture  
 Notary Printed Name: Jessica Couture

(Notary Seal) My Commission expires 5-30-25



The following certificates must be signed by at least 3 persons

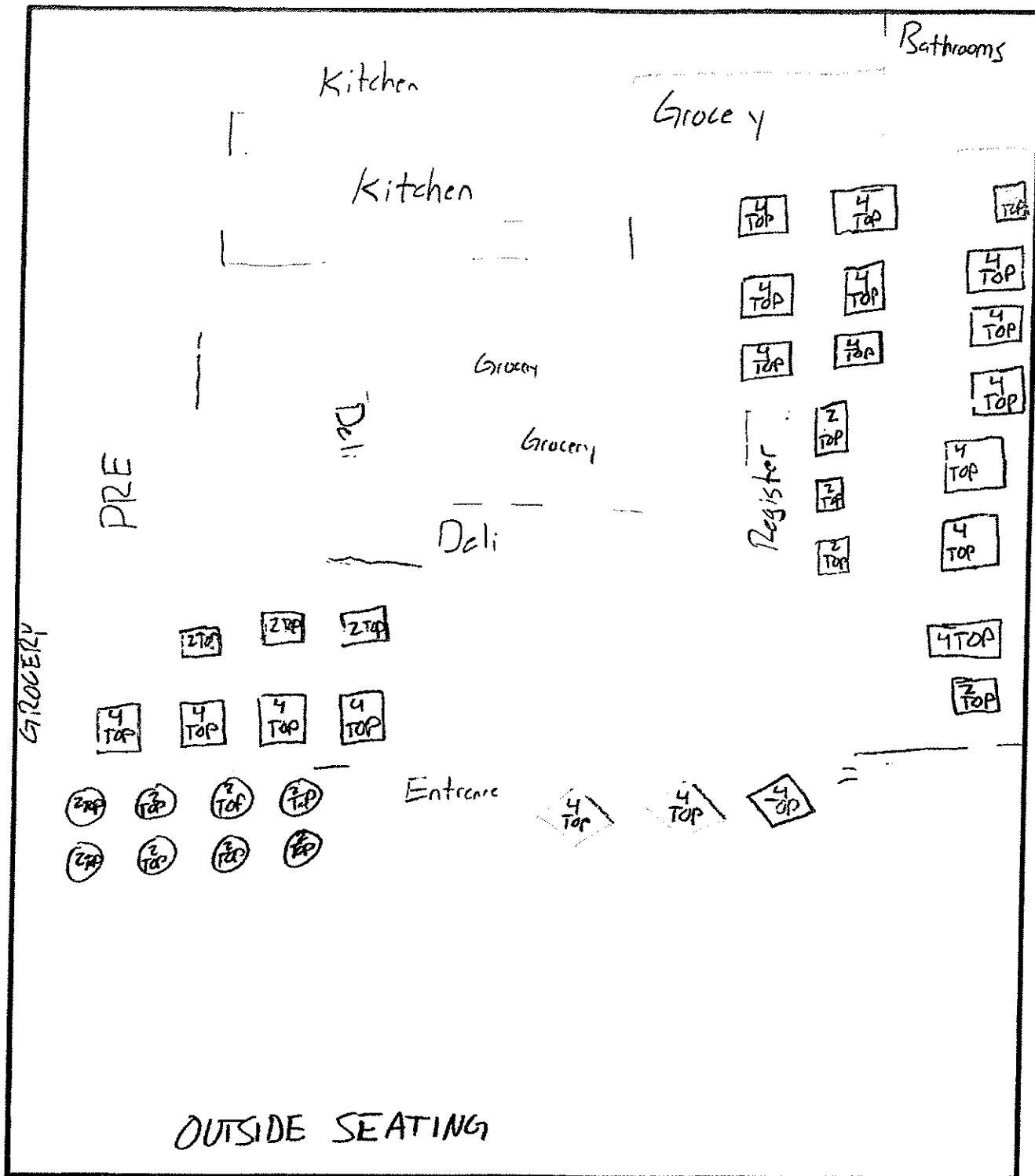
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
DANIO MARCOZZI	3506 CLAREMONT ST BALTIMORE MD 21224	<i>[Signature]</i>	05/1981	10 YEARS
IVANO PARRAVANO	3504 CLAREMONT ST. BALTIMORE MD 21224	<i>[Signature]</i>	04/1979	26 YRS.
x Bradley Callahan	3645 Elm Ave Baltimore, MD 21211	<i>[Signature]</i>	07/1993	3 yrs
Theresa A Aearn	1507 Jackson St Baltimore, MD 2120	<i>[Signature]</i>	6/1/72	10 yrs
x Tracy Sutton	957 Fell St Baltimore MD 21231	<i>[Signature]</i>	7/1/72	10 yrs

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

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

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



## DI PASQUALE'S BREWERS HILL LLC: W20239869

**Department ID Number:**

W20239869

**Business Name:**

DI PASQUALE'S BREWERS HILL LLC

**Principal Office:** 

3700 TOONE ST

BALTIMORE MD 21224

**Resident Agent:** 

DOMENICO DI PASQUALE

1203 ROBIN HOOD CIRCLE

TOWSON MD 21204

**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:**

01/28/2020

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 3700 Toone St

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

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

"B" BEER & WINE 1

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

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

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

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

"B" BEER, WINE & LIQUOR 2

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

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

"BD7" BEER, WINE & LIQUOR 5

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: A. Perez DATE: 8/24/21

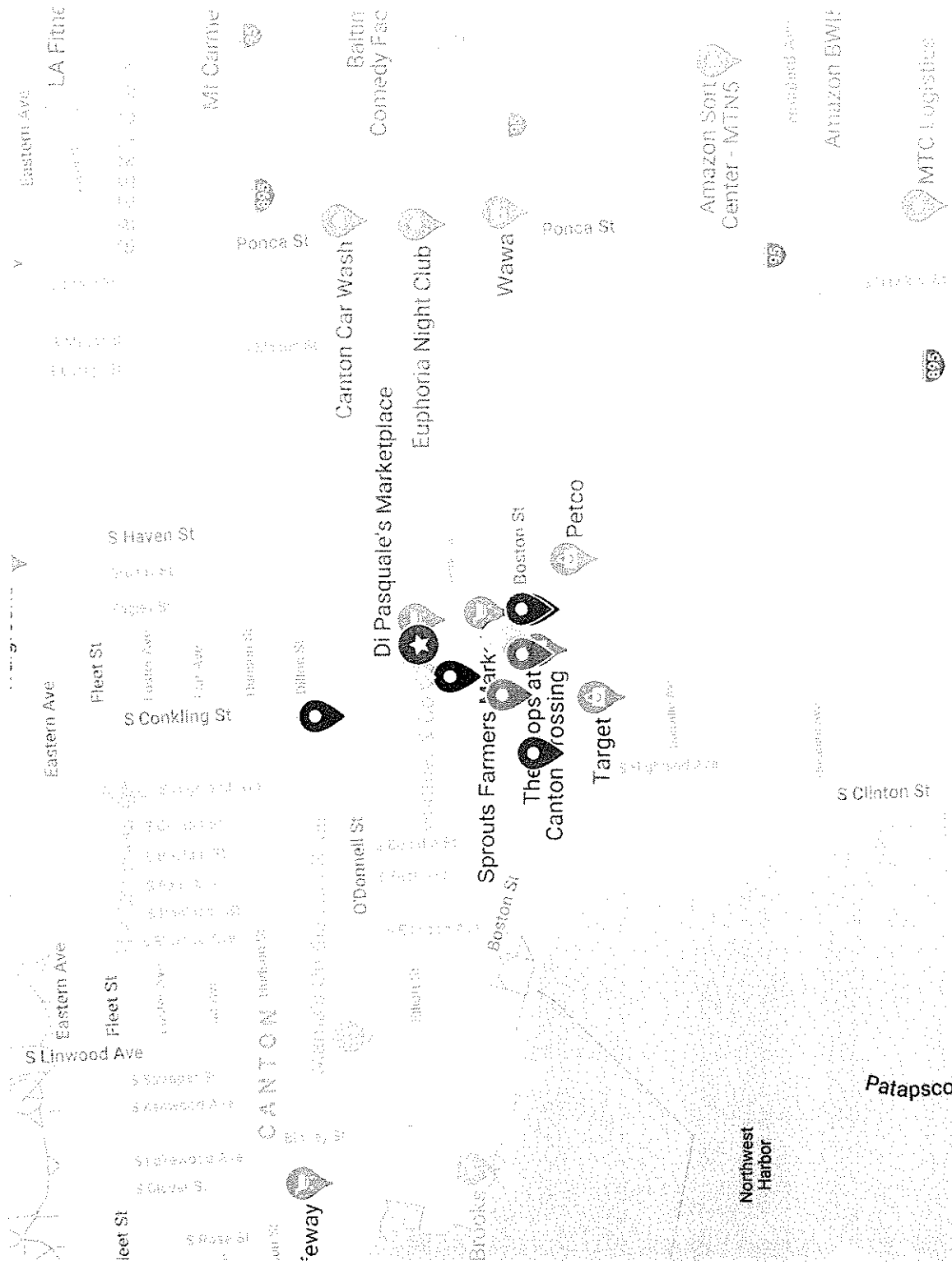
# 3700 Toone St.

## Proposed Location

- 📍 3700 Toone St

## Licensed Establishments

- 📍 Atwater's Canton-B-BWL
- 📍 Canton Crossing Spirits-BD7
- 📍 Gunther & Co.-BD7
- 📍 Iron Rooster B-BWL
- 📍 MISSION BBQ-B-BW
- 📍 Merritt Clubs -Canton- BD7
- 📍 Of Love & Regrets-BD7
- 📍 Pasta Mista of Canton-BD7





## Board of Liquor License Commissioners

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

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="Di Pasquale's Italian Market"/>
<i>Corporation Name:</i>	<input type="text" value="Di Pasquale's Brewers Hill, LLC"/>
<i>Location Address:</i>	<input type="text" value="3700 Toone St"/>
<i>License Type:</i>	Class "B" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	<input type="text" value="8/20/2021"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="8/29/2021"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

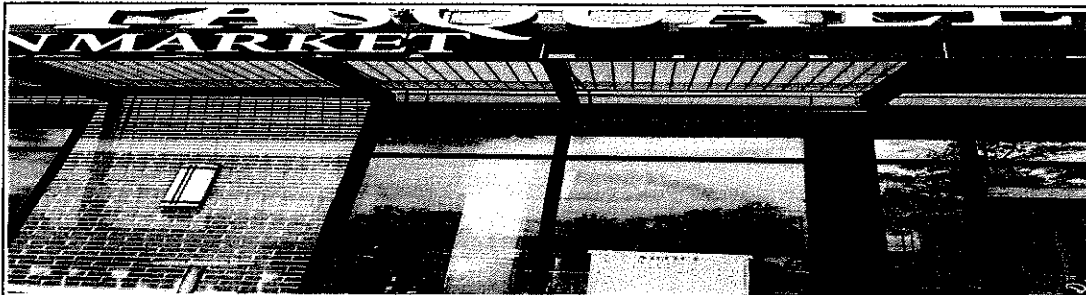
*Other licensed locations - Describe/Note:*

see attached map

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

application filed for a new class B (BWL) license , requesting outdoors table service, off premise catering and delivery of alcoholic beverages.

*Insert Photo of Sign and location:*



**NOTICE**  
*Application has been filed with the*

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

Address of Premises: 3700 DOONE STREET, 21224  
 Class of License: NEW CLASS "B" - BEER, WINE & LIQUOR  
 Scope of Application: NEW CLASS "B" WITH OUTDOOR TABLE SERVICE, OFF-PREMISE CATERING AND DELIVERY OF ALCOHOL  
 Application Filed by: DI PASQUALE'S BREWER'S HILL, LLC TR. D. PASQUALE  
 Present Licensees: ITALIAN MARKET, DOMENICO SANTINO D. PASQUALE  
N/A

The hearing concerning this application will be held after SEPTEMBER 02, 2021.  
 Persons who oppose this application should send their written protest to the office of the Board at 1 S. C. Clarke Street, Suite 1500, Baltimore, Maryland 21201. Written protest will be acknowledged and protestors will be notified of the hearing date and time.

**FOR MORE INFORMATION CALL**  
410.382.1875

Inspector Name	Date and Time	
<input type="text" value="i:0#.w baltimore\andy.perez"/>	<input type="text" value="8/24/2021"/>	<input type="text" value="2:01:38 PM"/>
Name of licensee (if present)		
<input type="text"/>		

### Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

*Applicant(s) Name:*

*Address of Premises:*

*Inspector:*

*Date Posted:*

*Time Posted:*

*Date Rechecked:*

*Time Rechecked:*

*Manager or Owner when sign posted:*

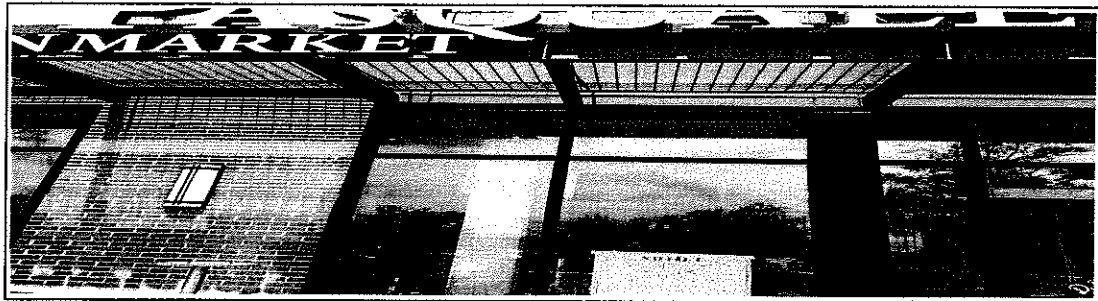
*Summary on location of sign posted:*

Sign posted on front window

*Summary on location of sign rechecked:*

Sign remained as posted for the required 10 days period.

*Insert Photo of Sign and location:*



**NOTICE**  
*Application has been filed with the*

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

Address of Premises: **3700 DOWNE STREET, 21224**

Class of License: **NEW CLASS "B" BEER, WINE & LIQUOR**

Scope of Application: **NEW CLASS "B" WITH OUTDOOR TABLE SERVICE, CITY PREMISE CATERING and DELIVERY OF ALCOHOL**

Application filed by: **DI PASQUALE'S BREWER'S HILL, LLC, DR. D. PASQUALE**

Principal Licensee(s): **ITALIAN MARKET, DOMENICO SANTINO D. PASQUALE**  
**N/A**

The hearing concerning this application will be held after **SEPTEMBER 02, 2021**

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

**FOR MORE INFORMATION CALL 410.382.1377**

How About a Signature? Call 410.382.1377

# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3700 TOONE STREET, 21224  
Class of License: NEW CLASS "B" BEER, WINE & LIQUOR  
Scope of Application: NEW CLASS "B" WITH OUTDOOR TABLE SERVICE,  
OFF-PREMISE CATERING and DELIVERY OF ALCOHOL

Application filed by: DI PASQUALE'S BREWERS HILL, LLC f/a DI PASQUALE/  
ITALIAN MARKET, DOMENICO SANTINO DI PASQUALE

Present Licensee(s): N/A

The hearing concerning this application will be held after SEPTEMBER 02, 2021. Persons who oppose this application should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

**FOR MORE INFORMATION CALL**  
**410-306 4377**

Hon. Albert J. Matracciani, Jr., Esq. *Chairman*  
Aaron J. Greenfield, Esq. *Commissioner*  
Robert E. Guye *Commissioner*

# Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
26	04	6486	005	4/21/21	202

PROPERTY ADDRESS: 3700 TOONE ST

OWNER: CPUS BREWERS HILL LP ADDR: 200 PARK AVE STE 2001 NEW YORK

LESSEE: DI PASQUALES BREWERS HILL LLC ADDR: 3700 TOONE ST BALTIMORE MD 21224

LAND USE CODES 3-50

CONTINUE TO USE PORTION AS A RESTAURANT WITH CATERING AND OUTDOOR SEATING (PRIVATE PROPERTY) AND LIQUOR LICENSE (BEER, WINE, LIQUOR).

1001-000000-2600-158000-400500 PER. INSP.	1001-000000-2600-158009-400480 MISC.	1001-000000-2600-158009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-400490 0 ADDITIONS	45.00
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC STEAM HEAT	
1001-000000-2600-158902-400510 DISTRIB. EXH.	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DISP. TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT	
1001-000000-2600-159300-400530 BLEVATOR	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-3700-508801-401811 CHAP	1001-000000-1500-103800-400230 TAX	3.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400570 FILING FEE	1001-000000-2600-159400-400570 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES	98.00

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



DEPARTMENT OF  
HOUSING & COMMUNITY  
DEVELOPMENT

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

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



August 17, 2021

Di Pasquale's Italian Marketplace  
Domenico Di Pasquale  
3700 Toone Street  
Baltimore, MD 21224

Domenico:

I am writing on behalf of Brewers Hill Neighbors (BHN) to support the creation of a Class B liquor license for Di Pasquale's Italian Marketplace located in Brewers Hill at 3700 Toone Street

As you are aware, the association provided support in March for legislation of the same in Senate Bill 426. Enclosed is a copy of the signed MOU between Di Pasquale's and BHN.

Sincerely,

A handwritten signature in black ink that reads 'Joseph Di Seta'.

Joseph Di Seta  
President, Brewers Hill Neighbors  
410-370-9747

Enclosure

## **MEMORANDUM OF UNDERSTANDING**

This Memorandum of Understanding (this "Memorandum") is made and entered into this 17 day of August 2021, by and between DiPasquale's of Brewer's Hill, LLC (the "Business Owner") and Brewer's Hill Neighbors, Inc. (the "Association").

WHEREAS the Business Owner is the owner of a restaurant/deli located at 3700 Toone Street, Baltimore, Maryland 21224; and

WHEREAS in order to enable the Business Owner to comply with Legislation to authorize a new Class B Liquor License for use at the property and for the Board of Liquor License Commissioners for Baltimore City to approve the issuance of said Liquor License a Memorandum of Understanding with the Association is necessary; and

WHEREAS the Association has agreed to support the issuance of the Liquor License under the conditions set forth herein.

NOW THEREFORE, in consideration of the foregoing recitals, the mutual promises and commitments contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. The Recitals set forth above are incorporated into and made a part of this Memorandum as if more fully set forth hereinafter.
2. The Association shall send a letter to the members of the 46<sup>th</sup> Legislative District Delegation in support of the enactment of the Legislation and, upon enactment of the Legislation, the Association shall send a letter to the Liquor Board in support of the issuance of the Liquor License. Upon reasonable request by the Business Owner, the Association shall undertake any further actions necessary to confirm the Association's support for the Legislation and/or the issuance of the Liquor License.
3. This Memorandum is contingent upon the enactment of the Legislation and the approval of the issuance of the Liquor License. In the event that the General Assembly does not enact the Legislation, or the Liquor Board does not approve the issuance of the Liquor License, this Memorandum shall terminate and shall be of no further force and effect.
4. All notices for the Business Owner shall be sent to  
DiPasquale's  
3700 Toone Street  
Baltimore, Maryland 21224  
  
Notices for the Association shall be sent to:  
Brewer's Hill Neighbors, Inc.  
c/o Joe DiSeta  
[brewershillbaltimore@gmail.com](mailto:brewershillbaltimore@gmail.com)



5. This Memorandum shall be construed, interpreted, and enforced according to the laws of the State of Maryland.

6. It is the intention of the parties to this MOU that this is be a legally binding agreement between them. The terms, conditions, rights, and obligations of this Memorandum shall be legally binding on the parties hereto and their respective heirs, personal representatives, successors, and assigns as if they had been original signatories hereto.

7. This Memorandum may be executed in several counterparts, each of which is deemed original, but all of which constitute one and the same instrument.

8. This Memorandum contains the entire agreement between the parties hereto and any agreement hereafter or heretofore made shall not operate to change, modify, terminate, or discharge this Memorandum in whole or in part unless such agreement is in writing and signed by each of the parties hereto. The parties have made no representations or promises with respect to this Memorandum except as are herein expressly set forth.

IN WITNESS WHEREOF, the parties have duly executed this Agreement by their hands and under seal affixed hereto as of the day and year first above written.

Dated 08-17-2021

DIPASQUALE'S OF BREWER'S HILL, LLC

By: Domenico DiPasquale  
Domenico DiPasquale, Member

Dated 08-17-2021

BREWER'S HILL NEIGHBORS, INC

By: Joseph DiSeta  
Joseph DiSeta, President

Chapter 555

**(House Bill 572)**

AN ACT concerning

**Baltimore City – 46th District – Alcoholic Beverages Licenses**

FOR the purpose of authorizing the holder of certain alcoholic beverages licenses in the 46th alcoholic beverages district in Baltimore City to apply for an alteration to a certain license; authorizing the Board of License Commissioners for Baltimore City to issue a Class B beer, wine, and liquor license in a certain area if a memorandum of understanding has been executed with Brewer's Hill Neighbors, Inc.; authorizing the Board of License Commissioners for Baltimore City to issue a Class D beer and light wine license in a certain area if a memorandum of understanding has been executed with Brewer's Hill Neighbors, Inc.; making conforming changes; repealing the termination of certain provisions providing certain exceptions from prohibitions against certain transactions involving a certain distillery and a certain retail dealer; and generally relating to alcoholic beverages licenses in the 46th alcoholic beverages district in Baltimore City.

BY repealing and reenacting, without amendments,  
Article – Alcoholic Beverages  
Section 12-102, 12-404, and 12-1406  
Annotated Code of Maryland  
(2016 Volume and 2020 Supplement)

BY repealing and reenacting, with amendments,  
Article – Alcoholic Beverages  
Section 12-1604 and 12-1605(a)  
Annotated Code of Maryland  
(2016 Volume and 2020 Supplement)

BY repealing and reenacting, with amendments,  
Chapter 676 of the Acts of the General Assembly of 2019  
Section 4

BY repealing and reenacting, with amendments,  
Chapter 677 of the Acts of the General Assembly of 2019  
Section 4

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
That the Laws of Maryland read as follows:

**Article – Alcoholic Beverages**

12-102.

This title applies only in Baltimore City.

12-404.

(a) Section 2-216(b) and (d) of this article does not apply to a holder of a Class 3 winery license or Class 4 limited winery license who is issued a Class A2 light wine on-sale and off-sale license with respect to the wine manufactured or bottled on the winery premises.

(b) (1) This subsection applies only to a Class 1 distillery and a retail dealer located on contiguous premises in the area commonly known as Port Covington.

(2) The Class 1 distillery:

(i) may lend a thing of value, make a gift, or offer a gratuity to the retail dealer; but

(ii) may not lend money to the retail dealer.

(3) The retail dealer:

(i) may accept, receive, or make use of a gift or an advertisement provided by the Class 1 distillery; but

(ii) may not become indebted to the distillery except for the purchase of alcoholic beverages and allied products purchased for resale.

(4) Section 2-216(d) of this article regarding advertisements does not apply to the Class 1 distillery and the licensed retailer.

12-1406.

(a) In this section, “community association” means:

(1) a nonprofit association, corporation, or other organization that is:

(i) composed of residents of a community within which a nuisance is located;

(ii) operated exclusively for the promotion of social welfare and general neighborhood improvement and enhancement; and

(iii) exempt from taxation under § 501(c)(3) or (4) of the Internal Revenue Code; or

(2) a nonprofit association, corporation, or other organization that is:

(i) composed of residents of a contiguous community that is defined by specific geographic boundaries, within which a nuisance is located;

(ii) operated for the promotion of the welfare, improvement, and enhancement of that community; and

(iii) in good standing with the State Department of Assessments and Taxation.

(b) If a community association and an applicant for the issuance or renewal of a Class B, B-D-7, or D alcoholic beverages license have entered into a memorandum of understanding that expressly acknowledges the authority of the Board under this article, the Board may make the issuance or renewal of the license conditional on the substantial compliance of the applicant with the memorandum of understanding.

(c) The existence of a memorandum of understanding does not affect any requirement of any individuals to file a protest under § 4-406 of this article or a complaint under § 4-603 of this article.

12-1604.

(a) This section applies only to the 46th alcoholic beverages district, which at all times is coterminous with the 46th legislative district in the Legislative Districting Plan of 2002 as ordered by the Maryland Court of Appeals on June 21, 2002.

(b) Except as provided in subsections (c) [and], (d), AND (I) of this section, the Board may not issue a new license in the 46th alcoholic beverages district.

(c) (1) The Board may issue:

(i) a 1-day license; and

(ii) except as provided in paragraph (2) of this subsection, and subject to paragraphs (3) and (4) of this subsection, a Class B beer, wine, and liquor license for use by a restaurant if the average daily receipts from the sale of food are at least 51% of the total daily receipts of the restaurant.

(2) The Board may issue a Class B beer, wine, and liquor license:

(i) for a restaurant in ward 26, precinct 8, ward 4, precinct 1, or ward 3, precinct 3 that has:

1. seating for more than 150 individuals;

2. a minimum capital investment of \$700,000; and

3. subject to paragraph (3) of this subsection, average daily receipts from the sale of food that are at least 65% of the total daily receipts of the restaurant;

(ii) for a restaurant in ward 4, precinct 1, or ward 22, precinct 1, if the restaurant has:

1. seating for more than 75 individuals;

2. a minimum capital investment of \$700,000;

3. average daily receipts from the sale of food that are at least 65% of the total daily receipts of the restaurant; and

4. except as provided in paragraph (5) of this subsection, no sales for off-premises consumption;

(iii) for not more than three restaurants in a residential planned unit development for Silo Point as approved by the Mayor and City Council of Baltimore City in Ordinance 04-697 on June 23, 2004, if each restaurant has:

1. a minimum capital investment of \$700,000;

2. seating for more than 75 individuals;

3. average daily receipts from the sale of food that are at least 65% of the total daily receipts of the restaurant; and

4. except as provided in paragraph (5) of this subsection, no sales for off-premises consumption;

(iv) for not more than three restaurants in a business planned unit development in ward 24, precinct 5, if each restaurant:

1. has a minimum capital investment of \$700,000;

2. has seating for more than 75 individuals, but not more than 150 individuals;

3. has average daily receipts from the sale of food that are at least 51% of the total daily receipts of the restaurant; and

4. except as provided in paragraph (5) of this subsection, may

not sell for off-premises consumption; ~~and~~ [and]

(v) for a restaurant in the area that is commonly known as Port Covington, bounded on the north by Interstate 95, on the east by the South Locust Point Terminal, and on the south and west by the Patapsco River, and that has:

1. seating for more than 150 individuals;
2. a minimum capital investment of \$700,000; and
3. subject to paragraph (3) of this subsection, average daily receipts from the sale of food that are at least 60% of the total daily receipts of the restaurant; **AND**

**(VI) FOR A RESTAURANT IN UNIT G OF 3700 TOONE STREET IN WARD 26, PRECINCT 8, IF THE RESTAURANT HAS:**

- 1. SEATING FOR AT LEAST 75 INDIVIDUALS;**
- 2. A MINIMUM CAPITAL INVESTMENT OF \$700,000;**
- 3. AVERAGE DAILY RECEIPTS FOR THE SALE OF FOOD THAT ARE AT LEAST 65% OF THE TOTAL DAILY RECEIPTS OF THE RESTAURANT; AND**
- 4. HAS EXECUTED A MEMORANDUM OF UNDERSTANDING WITH BREWER'S HILL NEIGHBORS, INC.**

(3) When a license is renewed, the license holder shall file with the Board a statement of average daily receipts and an affidavit of a licensed certified public accountant that verify that the license holder has met the requirement under paragraph (1)(ii) or (2)(i)3 or (v)3 of this subsection.

(4) (i) A license may not be issued under paragraph (1)(ii) of this subsection for use in an establishment that is a fast-food-style restaurant.

(ii) A license issued under paragraph (1)(ii) of this subsection may not be transferred from the location of its first issuance.

(5) The Board may issue a Class B beer, wine, and liquor license for a restaurant in ward 21, precinct 4 in the 1400 block of Warner Street that has:

- (i) seating for more than 150 individuals;
- (ii) average daily receipts from the sale of food that are at least 40% of the total daily receipts of the restaurant; and

(iii) no sales for off-premises consumption.

(6) A license specified under this subsection, including a license that does not allow sales for off-premises consumption, may include an off-sale privilege for sales of refillable containers under a refillable container license issued in accordance with § 12-1102 of this title.

(d) (1) The Board may issue a Class D beer, wine, and liquor license to an applicant who holds or has applied for a Class 9 limited distillery license.

(2) A Class D beer, wine, and liquor license issued under this subsection may be transferred only to a holder of a Class 9 limited distillery license.

**(3) NOTWITHSTANDING ANY RESTRICTIONS OR REQUIREMENTS IN THIS TITLE, A HOLDER OF A CLASS 9 LIMITED DISTILLERY LICENSE WHO ALSO HOLDS A CLASS D (6-DAY) BEER, WINE, AND LIQUOR LICENSE AND IS LOCATED ON THE 4200 BLOCK OF EAST PRATT STREET MAY APPLY TO THE BOARD TO CONVERT THE EXISTING CLASS D (6-DAY) BEER, WINE, AND LIQUOR LICENSE INTO A CLASS D (7-DAY) BEER, WINE, AND LIQUOR LICENSE.**

(e) The Board may issue:

(1) a Class C beer, wine, and liquor license in the 200 block of Holliday Street in ward 3, precinct 3;

(2) a Class C beer, wine, and liquor license in the 200 block of South Central Avenue in ward 3, precinct 3; and

(3) subject to subsection (f) of this section, a Class D beer license for the area in ward 24, precinct 5 that is bounded by East Fort Avenue on the north, the CSX access way on the east, East McComas Street on the south, and Whetstone Way on the west.

(f) A Class D beer license may be transferred into the area specified under subsection (e)(3) of this section if originally issued for another area.

(g) Notwithstanding subsection (e)(1) and (2) of this section, the Board may not issue a Class B beer, wine, and liquor restaurant license in:

(1) the area covered by the Key Highway East Industrial Area Urban Renewal Plan, as adopted by the Mayor and City Council of Baltimore City in Ordinance 986 on June 29, 1987;

(2) the area covered by the Key Highway Urban Renewal Plan, as adopted by the Mayor and City Council of Baltimore City in Ordinance 622 on March 12, 1986;

- (3) (i) ward 1, precinct 4 or 5;
- (ii) ward 23, precinct 1; and
- (iii) ward 24, precinct 5; and
- (4) the area known as Pen Lucy, ward 9, precincts 1 and 2.

(h) (1) Except as provided in paragraphs (2) and (3) of this subsection, the Board may not issue a license for:

- (i) ward 1, precincts 4 and 5;
- (ii) ward 23, precinct 1; or
- (iii) ward 24, precinct 5.

(2) The Board may issue not more than two Class B beer, wine, and liquor licenses, so that the cumulative number of licenses issued or transferred is two, into the area of 829 through 919 E. Fort Avenue only if the Board:

(i) has executed a memorandum of understanding between the community associations in Riverside and Locust Point regarding the nature of the establishment; and

(ii) enforces the memorandum of understanding against any license holder that obtains a license under this paragraph and seeks to renew or transfer the license.

(3) (i) The Board may issue not more than a combined total of five Class B beer, wine, and liquor licenses for use by establishments on the north side of the 900 block of East Fort Avenue and on the west side of the 1400 block of Lawrence Street.

(ii) A license issued for an establishment in these areas may not be transferred to another establishment.

(4) The Board may issue not more than one Class B-HM (hotel-motel) beer, wine, and liquor license to a hotel in the 1200 block of East Fort Avenue.

**(I) THE BOARD MAY ISSUE A CLASS D BEER AND LIGHT WINE LICENSE FOR AN ESTABLISHMENT IN WARD 26, PRECINCT 8 ON THE WEST SIDE OF THE 1200 BLOCK OF SOUTH HAVEN STREET THAT HAS EXECUTED A MEMORANDUM OF UNDERSTANDING WITH BREWER'S HILL NEIGHBORS, INC.**



(a) (1) (i) Except as otherwise provided in this subsection, a new license may not be issued for and an existing license may not be moved to a building that is within 300 feet of the nearest point of the building of a place of worship or school.

(ii) In the 45th legislative district, a new Class A license of any type may not be issued for a building that is within 500 feet of the nearest point of the building of a place of worship or school.

(2) Paragraph (1)(i) of this subsection does not apply to:

(i) a Class B beer and wine license outside the 46th legislative district;

(ii) a Class B beer, wine, and liquor license outside the 46th legislative district;

(iii) a Class B–D–7 license in the Old Goucher Revitalization District under § 12–1603(e) of this subtitle;

(iv) a Class C beer and wine license; and

(v) a Class C beer, wine, and liquor license.

(3) A license for use in a building that is within 300 feet of the grounds of a place of worship or school may be renewed or extended for the same building.

(4) (i) This paragraph applies only to an area bounded by:

1. High Street on the west, Pratt Street on the north, Central Avenue on the east, and Eastern Avenue on the south;

2. West Cross Street and Amity Street on the west, Clifford Street on the north, Scott Street on the east, and Carroll Street on the south; OR

3. Holliday Street on the west, Saratoga Street on the north, Gay Street on the east, and Lexington Street on the south]; or

4. subject to subparagraph (iii) of this paragraph, Fagley Street on the west, Gough Street on the north, Grundy Street on the east, and Chestle Place on the south].

(ii) The Board may waive the distance restrictions in paragraph (1)(i) of this subsection for an application for the transfer of a license into an area specified in subparagraph (i) of this paragraph if:

1. the application is approved by:

A. each community association representing the area;  
B. each business association in the area; and  
C. the ordained leader and the board or council for each place of worship that is within 300 feet of the proposed location of the establishment for which the license transfer is sought; and

2. a memorandum of understanding is executed by the applicant for the license transfer and each community association in the area.

[(iii) The Board may not issue a license in or approve the transfer of a license into the area specified in subparagraph (i)4 of this paragraph if:

1. the proposed location of the establishment is in an area that is zoned “residential”; or

2. the license to be issued or transferred is a Class A license of any type.]

#### **Chapter 676 of the Acts of 2019**

SECTION 4. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2019. [Section 3 of this Act shall remain effective for a period of 3 years and, at the end of June 30, 2022, Section 3 of this Act, with no further action required by the General Assembly, shall be abrogated and of no further force and effect.]

#### **Chapter 677 of the Acts of 2019**

SECTION 4. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2019. [Section 3 of this Act shall remain effective for a period of 3 years and, at the end of June 30, 2022, Section 3 of this Act, with no further action required by the General Assembly, shall be abrogated and of no further force and effect.]

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2021.

**Enacted under Article II, § 17(c) of the Maryland Constitution, May 30, 2021.**

September 23, 2021

**Licensee(s):** Richard Ellis Craft, Jr. and Eduard Popescu  
Guilford Brewing, LLC, T/a Guilford Hall Brewing  
1611 Guilford Avenue 21202

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

Request to add live entertainment on second floor.

(a) **Applicant(s) Information:** (1) Richard Ellis Craft, Jr. was born in Newtown Square, PA in September of 1989. He lives in Baltimore, MD; and (2) Eduard Popescu was born in Romania in April of 1956. He lives in Boca Raton; FL.

(b) **Ownership Breakdown:** (1) Richard Ellis Craft, Jr. (1%); and (2) Eduard Popescu (99%).

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

(d) **Qualified Voters:** N/A

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a restaurant/tavern with live entertainment and brewpub on the second floor per BMZA 2019-00439 with conditions.

(f) **Corporate Standing:** Guilford Brewing, LLC is a MD LLC and as of 9/9/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/2/2021, and checked on 9/13/2021. This meets the 10-day rule. There is 1 licensed liquor establishment(s) in the 2x2 area "C" BWL-1.

(h) **Timeline:** Last Inspection by BLLC was performed 9/3/2021. 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 Alcoholic Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

### **Board's Decision**

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

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

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

EXPLANATION OF REQUEST: addition of live entertainment on 2nd Floor per BMZA approval 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: \_\_\_\_\_

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: 1611 Guilford Avenue, Baltimore, Maryland 21202

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Guilford Brewing, LLC TRADE NAME: Guilford Hall Brewery

BUSINESS PHONE NUMBER: 410-617-0136 BUSINESS EMAIL ADDRESS: info@guilfordhall.com

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

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

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

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

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

1. Applicant A

Richard Ellis Craft, Jr. [Redacted] [Redacted]

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

736 S. Decker Avenue Baltimore MD 21224 9 years

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

09/1989 Male Newtown Square, PA

(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

Eduard Popescu [Redacted] [Redacted]

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

3757 NW 52nd Street Boca Raton FL 33496 n/a

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

04/1956 Male Romania

(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

[Redacted] [Redacted]

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

[Redacted] 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

AUG 03 2021

Baltimore City  
Liquor Board

Use premises as a restaurant/tavern and brewpub on second floor and live entertainment on second floor

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

on current license: 1611 Guilford Ave  
License was issued on 5/14/21

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

Name	Address	Phone	Email

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. § 4-103 (a)(II). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Richard E. Craft, Jr. ADDRESS: 736 S. Decker Ave. TITLE: non-managing member %OF STOCK HELD: 1%
- 2) NAME: Eduard Popescu ADDRESS: 3757 NW 52nd St. TITLE: Member %OF STOCK HELD: 99%
- 3) NAME: \_\_\_\_\_ ADDRESS: Boca Raton, FL 33446 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<sup>th</sup> day of July, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Richard E. Craft, Jr. the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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

[Signature]  
Signature of Applicant B

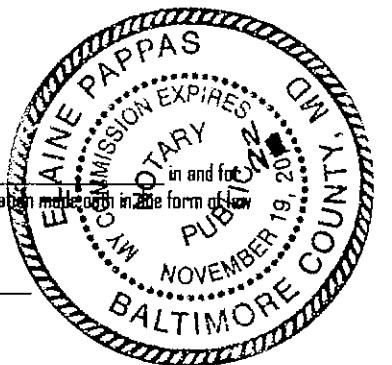
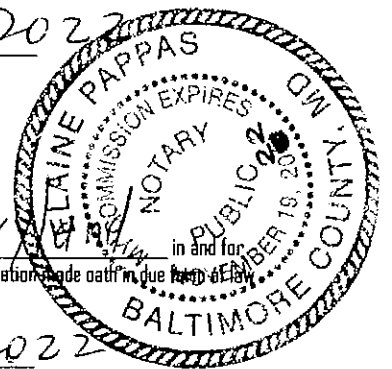
I hereby certify that on the 13<sup>th</sup> day of July, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Eduard Popescu the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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

Signature of Applicant C

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

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



Name and Address of the owners of the premise/landlord: 1611 Guilford Ave, LLC

Phone Number: [REDACTED]

1306 S. Charles St, 21230

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

(I, WE) Stefan Popescu, member HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 1611 Guilford Ave, Baltimore, City with a Zip Code of 21202, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.



Signature of Owner of the Property

I hereby certify that on the 13<sup>th</sup> day of July, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. Co., personally appeared Stefan Popescu, member 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: Elaine Pappas (Notary Seal) My Commission expires 11/19/2022

Notary Printed Name: Elaine Pappas

**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.

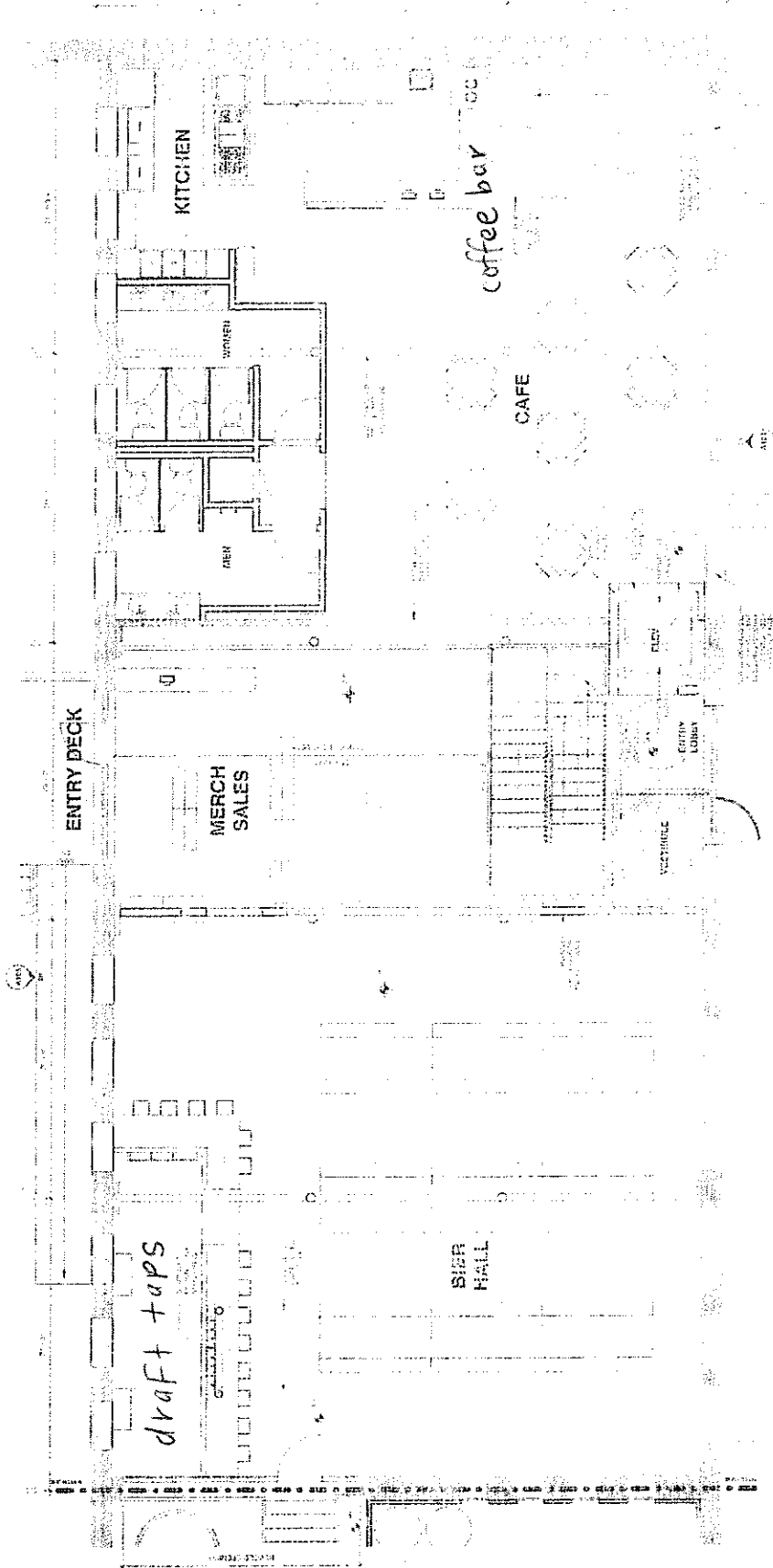
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<del>_____</del>				
<del>_____</del>				
<del>_____</del>				
<del>_____</del>				
<del>_____</del>				

*n/a Applicants are already licensees.*

*This app. regards a request for live entertainment*

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

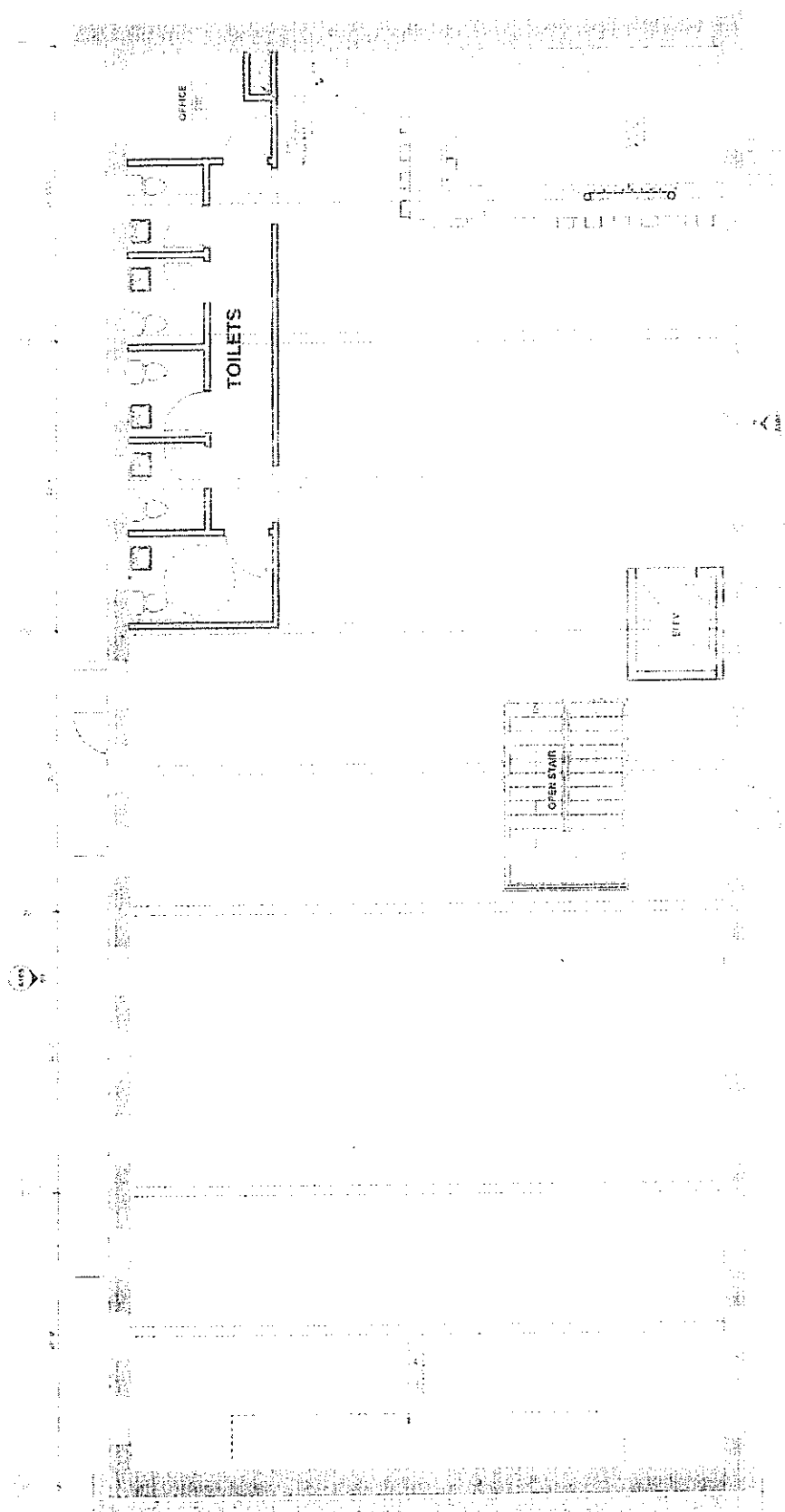
Please note that this is a public document and upon request will be provided to the general members of the public.



First Floor

(5)





2nd Floor live entertainment area.



## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LB 182**      Cert Num: **0685**      Fee: **\$1,800.00**      Status: **Renewed**  
 License Date: 5/14/2021      License Year: 2021  
 CR Number: 17914831  
 Payment Date: 05-15-21

2020 - 2021 TPP Paid   
 2021 Trader's License

[Click to Start License Renewal](#)

### Add Adult Entertainment License

#### Location

Corp Name: **GUILFORD BREWING, LLC**  
 Trade Name: **GUILFORD BREWING**  
 Zone Code: 0  
 Phone: 561-866-8688

Block Num: 1611      Street: GUILFORD AVENUE  
 City: BALTIMORE      State: MD      Zip: 21202

CR Number: 17914831

Portion of Business Used:  
 USE PREMISES AS A RESTAURANT/ TAVERN WITHOUT LIVE ENTERTAINMENT AND BREWPUB  
 ON THE SECOND FLOOR PER BMZA 2019-00439 WITH CONDITIONS  
 Restriction:

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
RICHARD	CRAFT, JR.	736 S. DECKER AVE.	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
EDUARD	POPESCU	3757 NW 52ND ST	BOCA RATON	FL	33496	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

--

Date	Comment	Action
08/06/2021	Application to add live entertainment on second floor filed on behalf of Guilford Brewing, LLC T/a Guilford Hall Brewery, Richard Ellis Craft, Jr. and Eduard Popescu on 8/3/2021 /kk	Delete
05/15/2021	New class "B" license issued to GUILFORD BREWING, LLC 1/a GUILFORD BREWING Richard Craft, JR. and Eduard Popescu on 5/14/2021; Invoice# 121870....k/r	Delete

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

License num: LB 182                      Address: 1611 GUILFORD AVENUE  
 Trade Name: GUILFORD BREWING

Comment:

[Add Comment](#)

**Hold Info**



## GUILFORD BREWING, LLC: W16901969

**Department ID Number:**

W16901969

**Business Name:**

GUILFORD BREWING, LLC

**Principal Office:** 

1901 GOUGH ST.

BALTIMORE MD 21231

**Resident Agent:** 

STEFAN POPESCU

1901 GOUGH ST.

BALTIMORE MD 21231

**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:**

11/30/2015

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 1611 Guilford Ave

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 1

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

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

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

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

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

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

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

"C" BEER, WINE & LIQUOR 1

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

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

ARENA \_\_\_\_\_


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

RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 9/7/21

# 16171 Guilford Avenue

## Licensed Establishments

 Guilford Brewery LB



John & Samuel Tyson VFW  
Post 8509 LC

## Schools



Baltimore Montessori Public  
Charter School



Baltimore Design School

## Churches

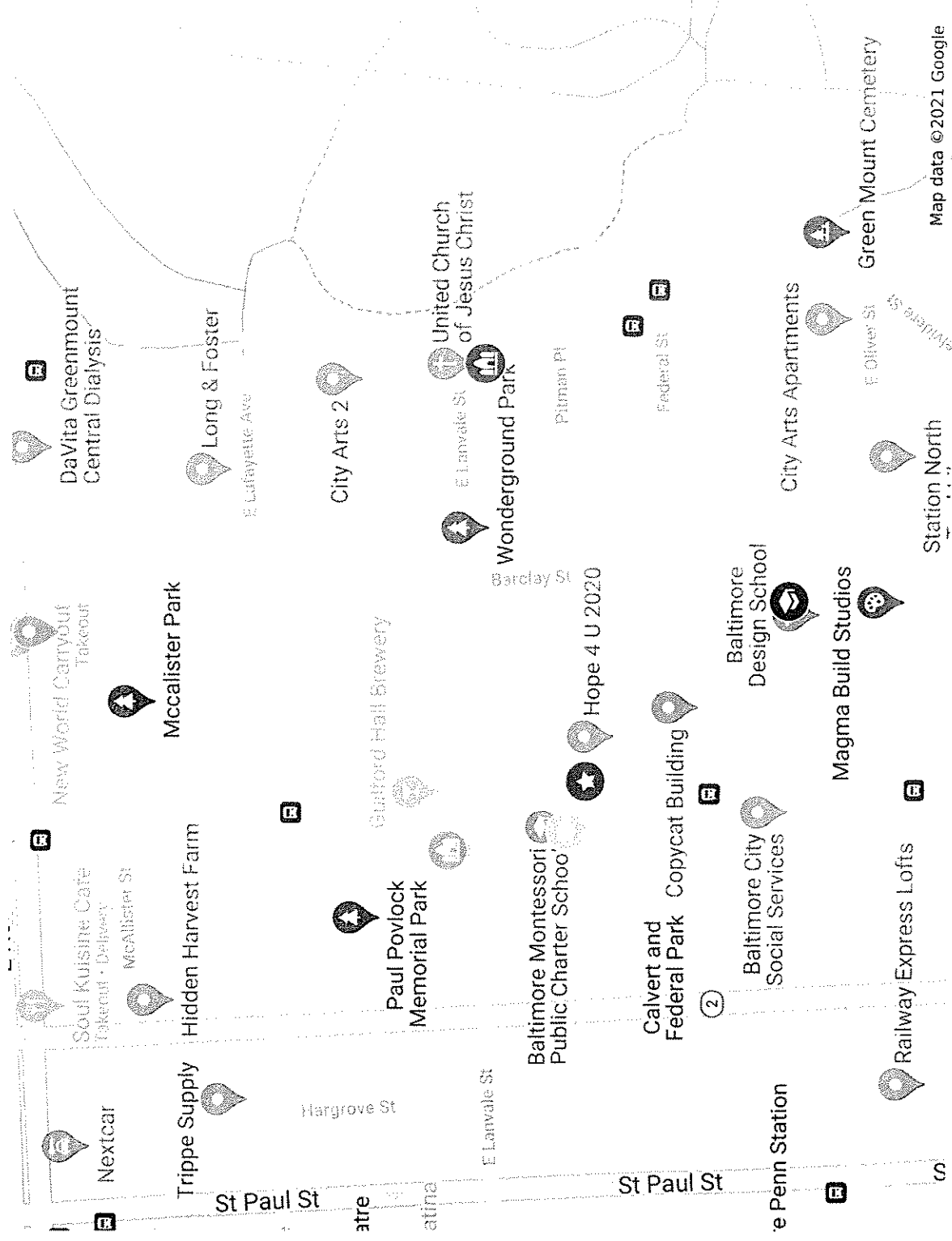


New Second Missionary  
Baptist



United Church of Jesus Christ

## New License





<input type="checkbox"/> Attach Additional Photos	
Inspector Name	Date and Time
<input type="text" value="j:0#.w/baltimore\terri.chase"/>	<input type="text" value="9/3/2021"/> <input type="text" value="2:17:17 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="button" value="Approve"/>	<input type="button" value="Disapprove"/>



### Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

*Applicant(s) Name:*

*Address of Premises:*

*Inspector:*

*Date Posted:*

*Time Posted:*

*Date Rechecked:*

*Time Rechecked:*

*Manager or Owner when sign posted:*

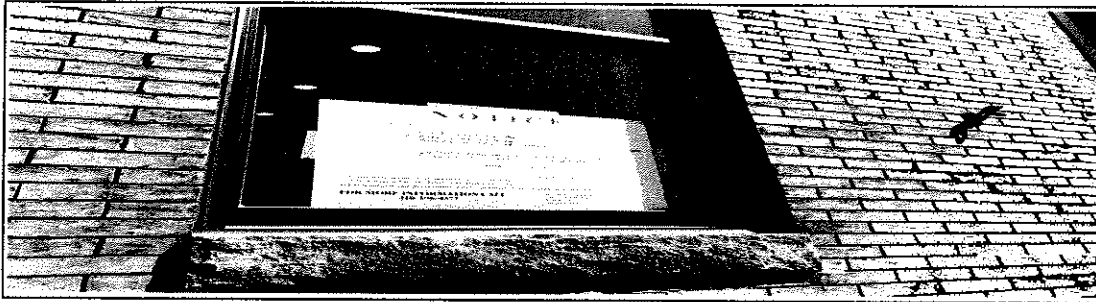
*Summary on location of sign posted:*

The sign is posted on the front window.

*Summary on location of sign rechecked:*

The sign is still posted on the front window

*Insert Photo of Sign and location:*



Attach Additional Photos

Approve

Disapprove

# NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1611 Guilford Ave 21202

Class of License: Beer, wine & liquor

Scope of Application: Request to add live Entertainment on Second Floor

Application filed by:

Guilford Brewing, LLC The Guilford Hall Brewery  
Richard Ellis Craft and Edward Popescu

Present Licensee(s):

Same as above

A hearing concerning this application will be held after September 16, 2021. Persons who oppose this application should send their written protest to the office of the Board at 1500 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

**FOR MORE INFORMATION CALL**

**410-396-4377**

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

Aaron J. Greenfield, Esq. Commissioner

Robert E. Guye Commissioner

Douglas K. Paige Executive

Back

# BLLC Routine Inspection

Address: 1611 GUILFORD AVENUE 21202 ▼

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

*Type of establishment*

Open/Closed: Open ▼

Closed Date:

*Health Department*

Clean and Free of Debris: Satisfactory ▼

*Bar Area*

Location of Bar: Rear ▼

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory ▼

Hot Water: Yes ▼

Disinfectant Solution: Yes ▼

Three Compartment/Washer: Yes ▼

*Package Goods/BD7 Checklist*

Bulletproof Partitioning: N/A ▼

Separate Pkg. Goods Dept.: N/A ▼

Separate Pkg. Goods Store: N/A ▼

Bar/Tavern Open and Operating: Yes ▼



N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Live Entertainment (Describe):

Outdoor Table Service N/A

09/02/21

Violation Issued: No

Violations Noted:

09/02/21

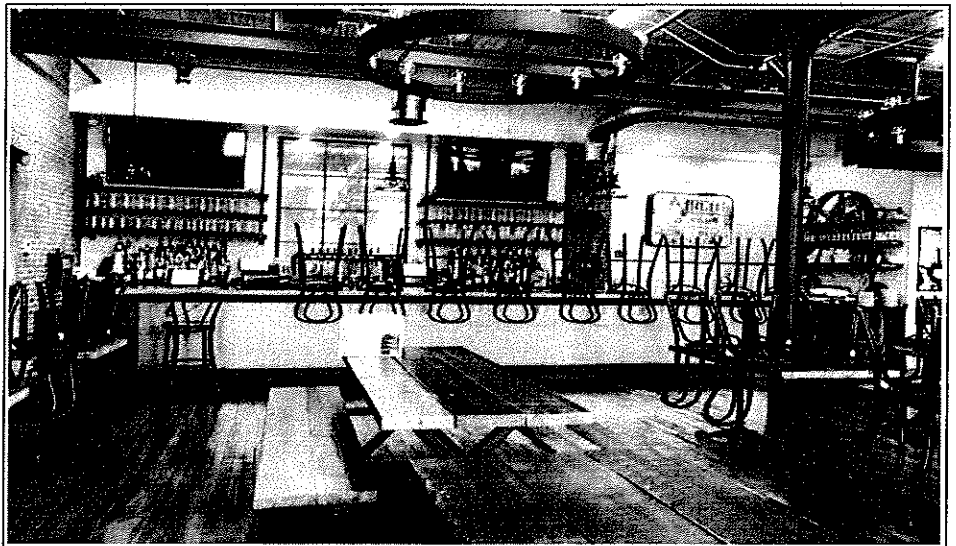
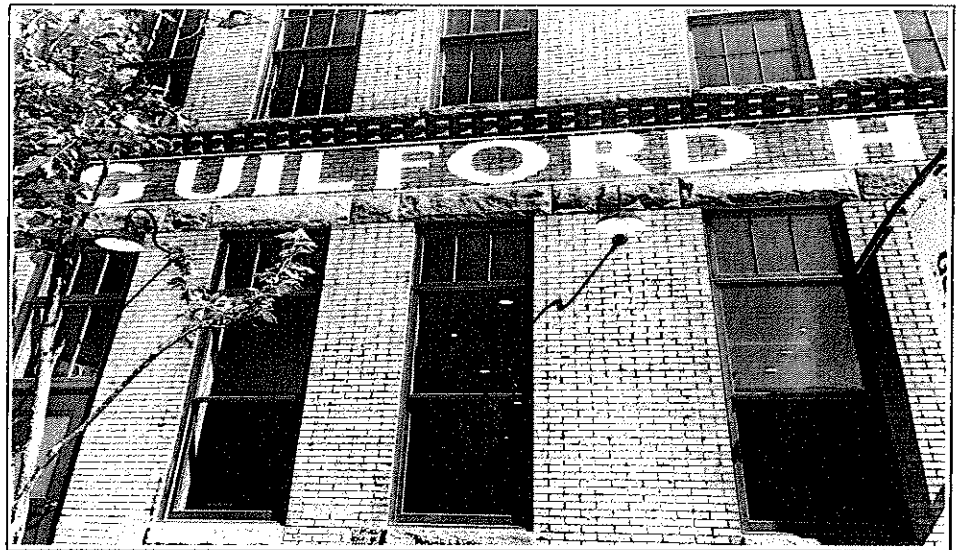
Instructions Given to Licensee:

1. Obtain "21"traders license within 30 days  
2. Send a copy of an alcohol awareness certificate

Inspector's Comments:

Inspected on 9/2/21 by Chase.

Photo Taken:



 Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

# Certificate of Occupancy

THIS CERTIFICATE OF OCCUPANCY IS ISSUED TO THE APPLICANT AS A CONDITION OF THE PERMITTING PROCESS. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES OF THE STATE AND LOCAL GOVERNMENT. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES OF THE STATE AND LOCAL GOVERNMENT. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES OF THE STATE AND LOCAL GOVERNMENT.

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
12	10	1110	001	4/16/21	300

PROPERTY ADDRESS: 1611 GUILFORD AVE

OWNER: 1611 GUILFORD AVE, LLC ADDR: 320 N CHARLES BALTIMORE MD 21

LESSEE: GUILFORD BREWING, LLC ADDR: 604 S DEAN ST BALTIMORE MD 21224

LAND USE CODES 3-50 3-22

USE PREMISE AS A RESTAURANT/TAVERN WITH LIVE ENTERTAINMENT AND BREWPUB ON THE SECOND FLOOR PER BMZA 2019-00439 WITH CONDITIONS

APPLICANT'S CONTRIBUTION	CONSTRUCTION OF THE PROJECT	CONSTRUCTION OF THE PROJECT	CONSTRUCTION OF THE PROJECT	CONSTRUCTION OF THE PROJECT
		45.00		
	0.00			3.00
	50.00			98.00

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



DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

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

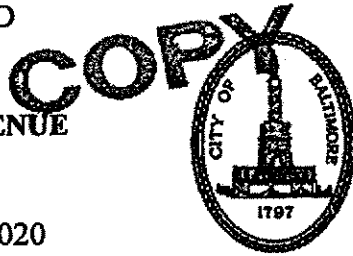
THE AUTHORITY CONTAINED HEREIN DOES NOT AUTHORIZE THE PERFORMANCE OF ANY WORK IN, ON, UNDER OR OVER ANY STREET, HIGHWAY, ALLEY, SIDEWALK OR ANY OTHER PUBLIC WAY, UNLESS PERMISSION TO DO SO HAS BEEN FIRST SECURED FROM THE PROPER AUTHORITY.

\*\*\*\*\*

IN THE MATTER OF THE  
PETITION OF: GUILFORD  
BREWING, LLC

1611-1615 GUILFORD AVENUE

Appeal No. 2019-439  
Hearing Date: August 11, 2020



Baltimore City Board of Municipal  
& Zoning Appeals

Livhu Ndou  
Acting Executive Director  
417 E. Fayette Street, Room 922  
Baltimore, MD 21202  
Phone: 410-396-4301

\*\*\*\*\*

**RESOLUTION**

This matter comes before the Board on appeal from the Zoning Administrator for Baltimore City denying Guilford Brewing, LLC's ("Petitioner" or "Appellant") application to use the second floor of the premises for live entertainment.

**BACKGROUND**

This property is located in an I-MU-1 Zoning District and is improved by a two-story attached structure with last authorized use as a mixed-arts building, and a pending permit for use as a restaurant/brewpub/tavern.

Appellant filed this appeal to the Board on November 27, 2019, and appeared for a public hearing on February 25, 2020 and on August 11, 2020. Several members of the community appeared in opposition and support, and many letters in both opposition and support were received. Board staff and the Planning Department prepared memoranda evaluating the appeal. Following deliberations on August 25, 2020, the Board voted to approve this appeal by a vote of four in favor and one recusal.

**DISCUSSION**

Appellant proposes to use the second floor of the premises for live entertainment. Under ZC §11-301 and Table 11-301 of the current Zoning Code (2017), Entertainment: Live is listed as a conditional use in the I-MU Zoning District, and Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery) is not a permitted use. However, this property is within Planned Unit Development ("PUD") #120, which was authorized by Ordinance #03-533 with amending Ordinance #11-425. Discussion of the PUD and its allowable uses are discussed further below.

Under ZC §16-602 and Table 16-406, Entertainment: Live requires one off-street parking space per ten persons of fire-rated capacity. Appellant's submitted plans suggest an occupant load of 355 persons; therefore, thirty-six off-street parking spaces are required under the current Zoning Code. However, as discussed above, this property is located in a PUD. At the time of the PUD's drafting, the off-street parking requirement under ZC §10-405(21)(i) (2015) was one per 400 square feet of floor area. According to Appellant's submitted plans, the gross floor area is 16,845 square feet; therefore, forty-two off-street parking spaces would be required. Regardless of which version of the Zoning Code the Board applies, an issue discussed further below, the submitted plans do not indicate any off-street parking will be provided on-site. Therefore, a 100 percent variance or reduction is requested. Under ZC §5-302(c)(2), the Board may grant or deny an application for a major variance pursuant to the required standards contained under ZC §5-305.



OR-2 Zoning District. However, all properties within the PUD were to be reviewed under B-1, B-2, or M-1 requirements. Those Zoning Districts no longer exist under the current Zoning Code, which came into effect in 2017. So, as an initial matter, the Board must determine whether the PUD is still in effect.

Under ZC §13-102(a),

Residential, office-residential, business, and industrial planned unit developments approved before the effective date of this Code (June 5, 2017) remain valid as long as they continue to comply with all requirements and conditions of their approvals and with the Zoning Code regulations in effect immediately preceding the date of those approvals.

There was no testimony or evidence that the PUD itself did not comply with any requirements or conditions of its original approval or subsequent amendment. While the language of ZC §13-102(a) does not specifically speak to what happens when the underlying zoning districts are changed, it does show that the revision of the Code was never intended to make all pre-existing PUD's invalid, or even require amendment of all previously existing PUD's. The PUD also contains no sunset clause. Therefore, the Board finds that the PUD is still valid.

The next issue is whether the PUD itself forbids the proposed use. Appellant testified that the PUD refers to the former Zoning Code, and thus incorporates all conditional uses of that Code. Appellant testified that live entertainment is appropriate at this location because, as the PUD states, this is an arts and entertainment district. Opposition<sup>1</sup> testified that while there was a Memorandum of Understanding ("MOU") with the Greenmount West Community Association ("GWCA"), it was cancelled out by the restrictions in the PUD. Opposition testified that under the PUD, a restaurant was permitted but not with live entertainment or dancing. Opposition also testified that this use is improper because the PUD is a designated artists' community.

It has long been established that the first step in statutory interpretation is to read the plain language of the text. *See, e.g., Connecticut Nat. Bank v. Germain*, 503 U.S. 249, 253-54 (1992) ("Our precedents make clear that the starting point for our analysis is the statutory text."); *Desert Palace, Inc. v. Costa*, 539 U.S. 90, 99 (2003) ("And where, as here, the words of the statute are unambiguous, the 'judicial inquiry is complete'") (citing *Rubin v. United States*, 449 U.S. 424, 430 (1981)); *United States v. Ron Pair Enterprises, Inc.*, 489 U. S. 235, 241 (1989) ("when the statute's language is plain, 'the sole function of the courts'—at least where the disposition required by the text is not absurd—is to enforce it according to its terms.") (citing *Caminetti v. United States*, 242 U. S. 470, 485 (1917)). Section §3(b) of the PUD opens with "the following B-1 and B-2 uses are allowed *on the first or ground floor* of the buildings within the PUD." (emphasis added). That section specifically lists: "...restaurants and lunch rooms - but not including live entertainment or dancing." The reasonable interpretation of this text is that, on the first and ground floor of buildings in the PUD, restaurants are allowed but cannot have live entertainment or

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<sup>1</sup> Opposition included a neighboring LLC made up of a co-op of nine residents, and was represented by counsel.

dancing. Appellant has specifically requested live entertainment on the *second* floor of the property. To broaden the language to all floors would render the PUD's language superfluous. *See, e.g., Hibbs v. Winn*, 542 U. S. 88, 101 (2004) (“[a] statute should be construed so that effect is given to all its provisions, so that no part will be inoperative or superfluous, void or insignificant”) (quoting 2A N. Singer, *Statutes and Statutory Construction* §46.06, pp. 181–186 (rev. 6th ed. 2000)); *Labor Board v. Jones & Laughlin Steel Corp.*, 301 U. S. 1, 301 U. S. 30 (“The cardinal principle of statutory construction is to save, and not to destroy”); *Montclair v. Ramsdell*, 107 U. S. 147, 107 U. S. 152 (“It is the duty of the Court to give effect, if possible, to every clause and word of a statute, avoiding, if it may be, any construction which implies that the legislature was ignorant of the meaning of the language it employed.”).

Section 3(b) then states, “In addition, all uses conditional in the M-1, B-1, and B-2 Districts are conditionally allowed in the PUD, subject to the requirements and provisions of Title 14 of the Zoning Code.” As discussed above, the PUD was drafted before the passage of the current Zoning Code. Under the Zoning Code in effect at the time, “Restaurants — including live entertainment and dancing, and including accessory outdoor table service” were a conditional use by Board in the B-1 and B-2 Zoning District. So, under the PUD and the old Zoning Code, the request for live entertainment in an existing restaurant would be conditional by Board as long as it is not on the first or ground floor, which it is not. The Board therefore finds that the PUD at issue does not forbid the proposed use.

Opposition makes several other arguments regarding applicability of the PUD. First, that “the PUD specifically only permits live entertainment as accessory to an art gallery” (*See, “Opposition to Petition and Memorandum of Law*, pg. 2). However, §3(f) of the PUD allows “Live entertainment as accessory to an art gallery use”, subject to conditions regarding admission and amplification. The word “only” does not appear anywhere in the PUD. During the first hearing, opposition also testified that because the exclusion of live entertainment in a restaurant in the first paragraph is more specific than the language in the third paragraph regarding application of conditional uses in the Zoning Code, the first paragraph takes precedence. However, as discussed above, while the first paragraph is very specific, it does not actually apply to the case at hand, because it is limited to first and ground floor use. And, as stated above, nowhere in the art gallery provision does it say the word “only”, or any similar language indicating that the intention was to only have live entertainment accessory to art galleries.

Based on the language of the PUD, the transition rules in the current Zoning Code regarding previously formed PUD's, and canons of statutory interpretation, the Board finds that the PUD does apply to this property, but that it does not forbid the use. In addition, since all uses conditional in the M-1, B-1, and B-2 Districts are conditionally allowed in the PUD, the Board will review this case under the conditional use standards of those prior districts.

#### **Conditional Use: Live Entertainment**

Under ZC §6-208(15) (2015), “Restaurants — including live entertainment and dancing, and including accessory outdoor table service” were a conditional use in the B-1 Zoning District requiring Board approval. Similarly, under ZC § 6-308(21), “Taverns – including live

entertainment and dancing” were a conditional use in the B-2 Zoning District requiring Board approval.

The Board may approve conditional uses under the standards set forth by ZC §§5-405 and 5-406. Under ZC §5-406 (2017), the Board of Municipal and Zoning Appeals may not approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that: (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare; (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan; (3) the authorization would not be contrary to the public interest; and (4) the authorization would be in harmony with the purpose and intent of this Code. As a further guide to its decision on the facts of each case under ZC §5-406(b), the Board of Municipal and Zoning Appeals must consider the following, where appropriate: (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures; (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading; (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development; (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering; (5) accessibility of the premises for emergency vehicles; (6) accessibility of light and air to the premises and to the property in the vicinity; (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided; (8) the preservation of cultural and historic landmarks and structures; (9) the character of the neighborhood; (10) the provisions of the City’s Comprehensive Master Plan; (11) the provisions of any applicable Urban Renewal Plan; (12) all applicable standards and requirements of this Code; (13) the intent and purpose of this Code; and (14) any other matters considered to be in the interest of the general welfare. (Ord. 16-581; Ord. 17-015.)

Appellant testified that the property has been authorized for use as a restaurant and brewhall, and that the proposal is to add live entertainment on the second floor. Appellant testified that this is a large building, and that this would be a beneficial use. Appellant testified that there is a Memorandum of Understanding (MOU) with the GWCA, which was submitted into the record. Appellant testified that there would be a full-time security company to patrol inside, outside, and at the door. Appellant testified that there would be security cameras along the outside of the building, which would be connected to the CitiWatch system. Appellant testified that the windows and walls would be soundproofed, and the decibel threshold would likely be lower than what was agreed to in the MOU. Appellant testified that the hours of operation would be 11:00AM to 12:00AM during the week, and until 2:00AM over the weekend. Appellant testified that despite opposition’s testimony, the PUD names this an “Arts and Entertainment District”, and therefore it is not just a residential area. Appellant testified that this is not a banquet hall, as many restaurants occasionally hold private events. Appellant testified that while opposition testified to traffic concerns, they did not present traffic experts.

Several community members testified in support of the appeal. A representative from the community association testified that Appellant had worked closely with the association, and after discussion with the community and Appellant, the association voted in January to support the use. A community member in support testified that this use would make the neighborhood safer, because rather than a vacant building, there would be one with security. A community member in support testified that contrary to opposition’s testimony, this is not a quiet neighborhood; and that the soundproofing proposed would help with any additional noise. A community member in support testified that they were excited for this use to open, and another community member in

support testified that they specifically sought out this area because of this proposal. A community member in support testified that this use would bring jobs to the City and to the area.

An MOU was submitted into evidence, between the New Greenmount West Community Association and Appellant. It was signed on February 24, 2020. The MOU limits the hours of the live entertainment; prohibits off-premise alcohol sales; prohibits the formation of a “rope line” or other formed line outside the premises; prohibits third-party promoter events; prohibits cover fees or other admission fees; and requires Appellant to submit proof of contract with a nearby property owner for overflow parking. The MOU also requires all music or noise to be under 55 decibels and not audible beyond adjacent sidewalks and properties; requires management and staff to discourage any illegal activity or unruly behavior from patrons within and around the premises; and requires video surveillance of the property registered with the Baltimore Police Department.

The Board also received several letters in support of the appeal. Letters in support were received from the local neighborhood association, Councilman Robert Stokes, local businesses, a local school, and members of the community. The letter in support from the New Greenmount West Community Association expressed satisfaction with Appellant’s transparency during the process. Letters in support stated that this proposal would bring jobs and customers to the area, attracting people to the neighborhood. Letters in support stated that this proposal would revitalize a “down and out” area, and give the area an economic boost.

Opposition testified that while a permit for the restaurant and brewpub had been filed, it had not yet been finalized because they were still working on the buildout, and therefore this appeal was premature. Opposition testified that Appellant’s application should be rejected because the Conditional Use Authorization Application for Live Entertainment is incomplete. Specifically, that it does not list the fire-rated capacity or include a floor plan that details where the dance floor will be located. Opposition testified that since the restaurant could be used for events such as weddings and private parties, it should be considered a banquet hall. Opposition testified that the live entertainment is not an accessory use to the restaurant, because it takes up such a large portion of the property.

Several members of the community testified in opposition. A community member in opposition testified that when this property was used for manufacturing, sound would travel through to his home. A community member in opposition testified that this is a bad location for live entertainment because it is at the intersection of the only two-way streets entering Greenmount West. A community member in opposition testified that Guilford Avenue itself is narrow, and has many blind spots as well as a bus stop, with an average of one car accident a month. A community member in opposition testified that loading zones would take up additional lanes. A community member in opposition testified that the PUD was set aside for artists to live and work, not for a live entertainment space. A community member in opposition testified that this use would cause parking issues, bring noise, and damage existing property values. A community member in opposition testified that there would be unforeseen problems with more people around, such as an increase in robberies and car-jackings. A community member in opposition testified that there should be separate security for the neighbors. A community member in opposition testified that while they were in support of the restaurant, the live entertainment will change the temperament of the neighborhood.

The Board also received several letters in opposition to the appeal. Letters in opposition were received from local businesses and community members. The letters expressed concerns

regarding an increase in crime. The letters expressed concerns regarding the safety of pedestrians from increased traffic, particularly schoolchildren. Letters in opposition stated that there are already entertainment venues in the area with music. Letters in opposition expressed a desire for the applicant to hire local artists and entertainment from within the neighborhood. Letters in opposition stated that this proposal would suppress further development in the area. Letters in opposition expressed concerns over the increase in noise.

The Board reviewed the file and evidence submitted in support of this application as well as the testimony and evidence offered in opposition and evaluated the request for live entertainment at this location with the conditional use standards provided under Article 32 and Maryland law. Under state law, conditional uses are “presumed valid uses” of land but are subject to that presumption being rebutted by credible evidence indicating that “the proposed use has adverse effects above and beyond those inherently associated with such a [conditional use] irrespective of its location within the zone.” *Schultz v. Pritts*, 291 Md. 1, 22-23 (1981). *See also Attar v. DMS Tollgate, LLC*, 451 Md. 272, 286-287 (2017). The Board finds that opposition failed to credibly rebut this presumption. After a complete and comprehensive review of all the evidence, the Board finds by competent evidence that the establishment, location, construction, maintenance, and operation of the proposed live entertainment would not be detrimental to or endanger the public health, safety, or welfare; the proposed use is not precluded by any other law, including any applicable Urban Renewal Plan; this authorization is not contrary to the public interest; and this authorization and proposed use is in harmony with the purpose and intent of this Code. In consideration of these standards including those imposed by ZC §5-406(b), and on review of the file, testimony, and evidence submitted in support of this conditional use application, the Board finds by competent evidence that Appellant’s request meets the requirements of Article 32, the Zoning Code of the City of Baltimore.

In considering the nature of the proposed site, the Board finds that this large former warehouse is an appropriate space for the proposed use, given its size, shape, and arrangement of other structures. While opposition testified as to one-way streets and nearby bus stops, Guilford Avenue itself is a two-way street with parking lanes. In addition, Appellant has proposed additional off-site parking facilities in agreement with the GWCA. As to the nature of the proposed site, the PUD specifically designates this area as an arts and entertainment district; therefore, the Board rejects opposition’s argument that live entertainment would be an incongruous use in this area. Similarly, the Board finds that this is not a quiet residential area, as described by opposition, but one with several commercial establishments. As evidence of this, it was formerly zoned OR-2 and is now zoned I-MU-1. While this property is located near dwellings, churches, and schools, many residents testified in support of the appeal, and a nearby school submitted a letter in support of the appeal. No credible evidence was submitted regarding inaccessibility for emergency vehicles. As no additions or structural alterations are proposed, there will be no change to light and air accessibility to the premises or nearby properties. What additional noise there might have been is mitigated by Appellant’s soundproofing of both the walls and windows. The structure will maintain its historic nature and thus preserve the cultural and historic landmarks and structures of the area. While opposition testified to safety concerns, the Board found the testimony in support more credible. Specifically, that an occupied building would be safer than a vacant one, particularly given the installation of security cameras, adequate lighting, and full-time security staff.

While opposition testified that this use is a banquet hall, the Board rejects that argument. Under ZC §1-303(c) (2017), a Banquet Hall means an establishment: (i) for which all events are

directly managed by the owner of the facility or by a person regularly employed by the owner and responsible to the owner for the on-site management of all events held in that facility and for event arrangements; (ii) that is used regularly for serving food or beverage provided by the owner or by caterers and suppliers approved in advance by the owner; (iii) that serves designated groups that, before the day of the event, have reserved the facility for banquets or meetings and provided all insurance certificates, security contracts, off-street parking contracts required by the facility's owner; (iv) to which the general public is not admitted; (v) for which no admission fee is charged at the door; and (vi) in which no third-party promoter is involved or stands to profit. Under ZC §1-303(c)(4), a Banquet Hall does not include any restaurant or tavern.<sup>2</sup> Given that the underlying use is a restaurant/tavern, the Board does not find that the occasional use of the restaurant for private parties, as is common with most restaurants, is sufficient to consider this a banquet hall under the Code. The Board also rejects opposition's argument that this use is not accessory. The description of the use given by Appellant demonstrates that the live entertainment will be "incidental and subordinate" to the principal use as restaurant and brewpub. *See* ZC §1-302(c).

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

#### **Variance: Off-Street Parking**

Under ZC §5-305(a) (2017), the Board must evaluate the request for a variance based on the evidence presented at a public hearing in accordance with ZC §5-308. Under ZC §5-308, in order to grant a variance, the Board must find that because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or practical difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.

Appellant testified that off-site parking would be provided through agreements with nearby properties, and that Appellant was in the process of purchasing a neighboring lot for additional parking. Appellant testified that there is an Amtrak lot nearby, and there would be valet parking. A community member in support testified that this is a multi-mobile area, with a nearby train station, walkability, and bicycles. A community member in support testified that the community could get zoned parking for its residents.

Opposition testified that the off-site parking proposal does not comply with the Zoning Code's off-street parking requirements under ZC §16-401(c), because no deed or lease was submitted. Opposition testified that residences have been built since this application was first filed,

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<sup>2</sup> Under ZC §1-114.1 of the 2015 Zoning Code, "Banquet hall" means an establishment: (1) that is used regularly for serving food or beverages to groups that, before the day of the event, have reserved the facility for banquets or meetings; (2) to which the general public is not admitted; and (3) for which no admission charge is imposed at the door. Under ZC §1-114:1(c), this definition also excludes any restaurant or tavern.

which would further limit parking. A community member in opposition testified that parking is very limited in the area, and nearby lots already have waiting lists for parking. A community member in opposition testified that there would be illegal parking, and that there has been no proposal for towing enforcement.

This property is unique because it is a large, middle-of-row historic structure on an irregularly-shaped lot with narrow alleys and residential buildings in the rear. No additions or structural alterations are proposed.<sup>3</sup> For these reasons the Board finds by competent evidence that because of the particular physical surroundings, shape, and topographical conditions of the existing land and structure involved, a strict application of the Zoning Code would result in a practical difficulty if the applicable bulk regulations for off-street parking were carried out. Because of these findings, Appellant meets this threshold requirement for obtaining a variance.

To grant a variance under ZC §5-308(b), the Board must also find that: (1) the conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification; (2) the unnecessary hardship or practical difficulty is caused by this article and has not been created by the intentional action or inaction of any person who has a present interest in the property; (3) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property; (4) the variance will not: (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or (ii) substantially diminish and impair property values in the neighborhood; (5) the variance is in harmony with the purpose and intent of this Code; (6) the variance is not precluded by and will not adversely affect: (i) any Urban Renewal Plan; or (ii) the City's Comprehensive Master Plan; (iii) any Historical and Architectural Preservation District; and (7) the variance will not otherwise: (i) be detrimental to or endanger the public health, safety, or welfare; or (ii) be in any way contrary to the public interest.

The conditions on which this application is based are unique to this property and the practical difficulty caused by a strict application of the Zoning Code has not been created by the intentional action or inaction of any person who has a present interest in the property. The purpose of the requested variance is not based *exclusively* on a desire to increase the value or income potential of the property as no such evidence was adduced at the hearing or can be inferred from the plans. The Board finds credible the evidence submitted by Appellant and those in support that the variance proposed will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish and/or impair property values in the neighborhood, given proposals regarding alternative parking and alternate transportation such as biking, walking, and public transportation. The Board further finds that this variance will be in harmony with the purpose and intent of this Code, is not precluded by and will not adversely affect any Urban Renewal Plan, the City's Comprehensive Master Plan, or any Historical and Architectural Preservation District. The granting of this variance will preserve the historical nature of the property. The variance requested will not otherwise be detrimental to or endanger the public health, safety, or welfare, or be in any way contrary to the public interest.

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<sup>3</sup> Appellant notes that, under ZC §16-601(f), structures over fifty years old or structures that have received a historic tax credit are exempt from the parking requirements, subject to review and approval by the Director of Planning, if they have not historically provided parking and they lack sufficient space on the lot to accommodate parking. City records confirm the building was built in 1900, and takes up nearly the entire lot. The Board does find relevant the historical nature of this property, and the fact that it has not historically provided parking. However, Appellant has not applied for this exemption from the Director of Planning, and therefore a variance is still necessary.

### Procedural Arguments

Opposition testified that a legal memorandum provided to the Board by the Board's Associate Counsel should be made part of the public record. This legal memorandum was provided to the Board, at the Board's request, after the initial hearing on the PUD's applicability. The Board finds that this legal memorandum is privileged, as it is a confidential intra-agency advisory opinion protected by attorney-client privilege, attorney work-product privilege, and deliberative process privilege.

In response to opposition's arguments regarding the completeness of the application, the Board notes that acceptance of applications is an administrative matter and at the discretion of the Executive Director. Notwithstanding that decision, while Appellant was unable to obtain the fire-rated capacity for the space due to the Fire Department's internal policies, Appellant's floor plan did provide an occupant load. In addition, while opposition testified that the floor plan lacked detail regarding the exact dimensions of a dance floor, the Board finds the plans sufficient for acceptance and finds that opposition failed to demonstrate any prejudice caused by the lack of dance floor.

In addition, opposition testified that the hearing held on August 11, 2020, violates ZC §3-202, which requires Board members to be physically present at hearings and to vote. However, on May 5, 2020, the Board passed BMZA Rule Resolution 2020-001, which allows hearings to be conducted virtually using an "appropriate web-based platform." In addition, Baltimore City Council passed City Council Bill 20-0522 on June 15, 2020, which removed the requirement that Board members be physically present at the public hearing and at the voting session.

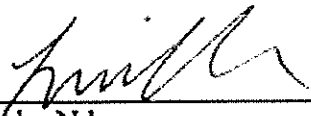
For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data submitted, and by authority of Ords. 16-581 and 17-015, enacted and corrected effective June 5, 2017, known as Article 32 Zoning, it is this 2<sup>nd</sup> day of October, 2020, by the Baltimore City Board of Municipal and Zoning Appeals, hereby

**RESOLVED**, that Petitioner's request to use the second floor of the premises for live entertainment is **GRANTED**, subject to the **CONDITIONS** that:

- (1) The Memorandum of Understanding (MOU) as testified to on the record is hereby incorporated into this Resolution, and where in conflict with any other provisions contained within this Resolution, the more restrictive provision applies;
- (2) Adequate lighting, and security cameras linked to the City of Baltimore's CitiWatch Services system, must be installed; and
- (3) Appellant must submit a copy of the recorded lease, deed, or agreement for any off-site parking facilities to the Board of Municipal and Zoning Appeals and to Zoning Administration.



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

  
\_\_\_\_\_  
Livhu Ndou  
Acting Executive Director



AGREEMENT BETWEEN  
THE NEW GREENMOUNT WEST COMMUNITY ASSOCIATION, INC. AND  
GUILFORD BREWING, LLC

This Agreement is made and entered into this <sup>1<sup>st</sup></sup>/<sub>7<sup>th</sup></sub> day of February, 2020, by and between Guilford Brewing, LLC, 1611 Guilford Avenue, Baltimore, Maryland 21202 (the "Applicant"), and The New Greenmount West Community Association, Inc. ("GWCA"), a Maryland non-stock corporation.

WHEREAS, the Applicant is seeking a conditional use for live entertainment at 1611 Guilford Avenue (the "Establishment"); and

WHEREAS, representatives from the Applicant met and with GWCA to share their plans;

NOW THEREFORE in consideration of the foregoing recitals, the mutual promises and commitments contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

**1. Responsibilities of the Applicant.** The Applicant shall operate the Establishment in accordance with the following conditions:

**a. General Conditions**

- i. The Applicant shall not allow live entertainment outside of the following hours:
  1. Monday through Friday from 11:00 a.m. to 12:00 a.m.,
  2. Saturday and Sunday from 8:00 a.m. to 2 a.m.
- ii. The Applicant shall not allow any off-premise alcohol sales, except for sales of alcoholic beverages brewed on-site, as allowed by the liquor license.
- iii. The Applicant shall ensure that no one under 21 years of age shall serve alcohol at the establishment.
- iv. The Applicant shall not at any time have a "rope line" or any other formed line outside of the premises.
- v. The Applicant shall not allow or engage 3rd party promoter events.
- vi. The Applicant shall not at any time require a fee for entry such as a cover charge or any other fee for admission to the premises.
- vii. The Applicant shall provide proof of a contract with a nearby property owner for overflow parking to GWCA.

**b. Respect for the Residential Neighborhood**

- i. The Applicant shall make a good faith effort to ensure that the Establishment's patrons do not disturb the residents who live nearby the Establishment.
- ii. No music or noise shall be audible beyond the sidewalks or adjacent properties surrounding the Establishment beyond that permitted by the current statutes and ordinances (maximum 55 decibels).

- iii. Upon receipt of a complaint for loud music or other sound disruption from nearby resident(s), Applicant or any manager or designee of the Applicant shall take immediate action to reduce the music or noise to a level that cannot be heard by the resident and within the volume permitted by current statutes and ordinances.

**c. Security**

- i. The Applicant, its manager, and all staff shall actively discourage illegal activity and unruly behavior from occurring within and around the Establishment. To that end, all instances and suspected instances of criminal activity, including but not limited to loitering, public drunkenness, fighting, and suspected drug transactions shall be reported to Baltimore City authorities.
- ii. The Applicant and its manager and all staff shall ensure that the areas immediately adjacent to the Establishment are regularly monitored to ensure that the Establishment's patrons do not disturb the neighbors.
- iii. The Applicant shall maintain video surveillance of the area around the establishment and register its security cameras with Baltimore Police Department's CitiWatch Community Partnership.

**d. Coordination and Communication with the Community:**

- i. Applicant shall provide the phone numbers and email addresses of Owners to contact individuals listed concerning any complaints. GWCA shall provide the appropriate person(s) and phone number(s) for the Applicant to contact concerning any issues involving GWCA.
- ii. It will be the responsibility of GWCA's president or the president's designee, to respond in writing to any issues or complaints made by the Applicants within 72 hours of receiving such issues or complaint(s).

**c. Neighborhood Hiring.** Applicant shall make best efforts to offer all available employment to members of the surrounding neighborhood, and shall provide written notice of all available employment to GWCA, who may promote such opportunities to community members, collect resumes and submit to Applicant for consideration.

2. **GWCA Support.** GWCA agrees to provide letter(s) of support for the application to the Board of Municipal and Zoning Appeals contingent upon the Applicant agreeing to the conditions set forth above.

3. **Future Transfer of Ownership.** This Agreement will remain in effect as long as the Applicant owns the Establishment. This Agreement will be maintained in the public file for this property at the Zoning Board.

4. **Breach.** Uncorrected complaints relating to conditions imposed by the Board of Municipal and Zoning Appeals will be submitted to the city code enforcement authority. Disputes relating to the liquor license at the establishment will also be submitted to the Board of Liquor License Commissioners for Baltimore City. Any matter remaining unresolved after

complaints have been submitted to the relevant agency shall constitute a material breach of this Agreement and may lead to a civil court action for breach of contract.

5. **Representations.** The parties represent and covenant as follows:
  - a. Each party represents that it is authorized to enter into this Agreement;
  - b. Each party has the duty to implement this Agreement in good faith;
  - c. The Applicant shall promptly notify the other parties if it has decided to terminate its operations; and
  - d. Each party shall rely on the representations made by the other in this Agreement.
  
6. **Governing Law.** This Agreement shall be governed by, constructed and enforced in accordance with the laws of the State of Maryland.
  
7. **Severability and Independent Covenants.** If any covenant or provision of this Agreement shall be held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the remaining covenants and provisions shall continue in full force and effect. No covenant or provision shall be deemed dependent upon any other covenant or provision unless so expressed. Nothing in this Agreement shall be construed to require any party to violate any federal or state law, statute, or regulation.
  
8. **Assignment.** No party may assign, transfer, or otherwise dispose of this Agreement to any other person, firm, organization, corporation, governmental body or any other entity, absent the written Agreement of all parties to this Agreement.
  
9. **Amendment.** This Agreement may not be modified or amended except in writing and signed by the parties hereto.
  
10. **Entire Agreement.** This Agreement constitutes the entire Agreement between the parties with respect to this subject matter. This Agreement supersedes all prior Agreements, arrangements, and communications between the parties, whether oral or written. This Agreement is intended to be an integrated writing and any prior oral or written Agreement between the parties are merged into this Agreement and extinguished.
  
11. **Jointly Drafted.** This Agreement shall be deemed to have been drafted by all parties while under the option of representation of legal counsel and, in the event of a dispute, shall not be construed against either party.
  
12. **Notices.** All notices regarding this Agreement shall be delivered to the other parties by United States certified mail with return receipt requested at the addresses set forth:

- a. If to Applicant:

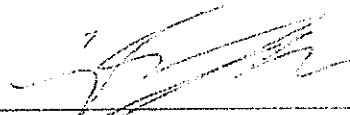
Guilford Brewing, LLC  
1611 Guilford Avenue  
Baltimore, MD 21202

b. If to GWCA:

President  
The New Greenmount West Community Association, Inc.  
1634 Guilford Avenue  
Baltimore, MD 21202

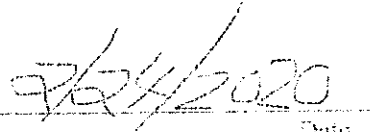
13. **Counterparts.** This Agreement may be executed in counterparts which, when taken together, shall be deemed to constitute the fully executed Agreement. The parties further agree that any signatures required to execute this Agreement (or any amendment thereto) may be transmitted electronically, and that such electronically transmitted signature(s) shall be treated for all purposes as an original.

IN WITNESS WHEREOF, the parties have executed this Agreement, dated February \_\_, 2020:

  
\_\_\_\_\_  
Stefan Popescu  
Owner, Guilford Brewing, LLC

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Lauren Washington  
President, The New Greenmount West Community Association, Inc.

  
\_\_\_\_\_  
Date

September 23, 2021

**Applicant(s):** James Randall Biss, Jr. and Alanna Marie Ruiz  
Mi Canton, Inc., T/a Mi Canton Restaurant  
2629 Washington Boulevard 21230

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

Application to transfer ownership requesting off-premises catering and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) James Randall Biss, Jr. was born in Baltimore, MD in November of 1955. He lives in Baltimore, MD; and (2) Alanna Marie Ruiz was born in Maryland in June of 2001. She lives in Towson, MD.

(b) **Ownership Breakdown:** (1) James Randall Biss, Jr. (0%); (2) Alanna Marie Ruiz (1%); (3) Heber Ruiz (98%); and (4) Luisa Ruiz (1%).

(c) **Purchase Price of Business:** The purchase price of the business is \$200 for 1% of corporate stock.

(d) **Qualified Voters:** Tomas Montoya, Theresa Harrid and Heather Wisner are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Mi Canton, Inc. is a MD Corporation and as of 9/2/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/17/2021, and checked on 8/27/2021. This meets the 10-day rule. There is 5 licensed liquor establishment(s) in the 2x2 area "A" BWL-1; "B" BWL-1; and "BD7" BWL-3.

(h) **Timeline:** Last Inspection by BLLC was performed 8/18/2021. 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 Alcoholic Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

**Board's Decision**

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

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

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

EXPLANATION OF REQUEST: transfer of ownership (stock transfer, replacement of city resident/licensee and addition of applicant/licensee) 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: 2629 Washington Boulevard, Baltimore, Maryland 21230

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

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

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

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CORPORATE/LLC/LLP/PARTNERSHIP NAME: Mi Canton, Inc. TRADE NAME: Mi Canton Restaurant

BUSINESS PHONE NUMBER: 443-869-5501 BUSINESS EMAIL ADDRESS: \_\_\_\_\_

ATTORNEY FOR THE APPLICANT: Melvin J. Kodenski, Esq. ADDRESS: 320 N. Charles St., Balto., MD 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. D.J. Band, Etc.): \_\_\_\_\_ Off Premise Catering of Food and Alcohol?  Yes  No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 98 seats

*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

James Randall Biss, Jr. \_\_\_\_\_ n/a

(Full name)	(Telephone no.)			E-mail (Required)
1935 Deering Avenue	Baltimore	Maryland	21230	65 years
(Residence) Street	City	State	Zip Code	(period of residency in Baltimore City)
11/1955		Male		Baltimore
(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

Alanna Marie Ruiz \_\_\_\_\_ n/a

(Full name)	(Telephone no.)			E-mail (Required)
212 Donnybrook Lane, Apt. D	Towson	Maryland	21286	n/a
(Residence) Street	City	State	Zip Code	(period of residency in Baltimore City)
06/2001		Female		Maryland
(Month/Year of Birth)	(Sex: Male or Female)		(Place of Birth)	

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

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

Applicant A  B  C

[Redacted area]



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

Name	Address	Phone	Email
n/a			

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

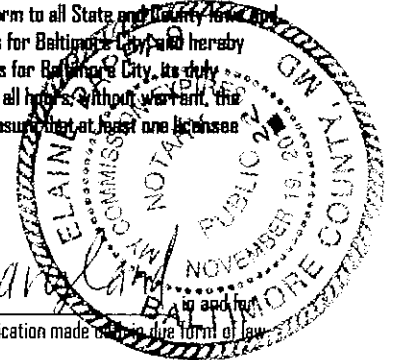
- 1) NAME: Heber Ruiz ADDRESS: 14242 Twig Rd. Silver Spring, MD 20905 TITLE: Pres. %OF STOCK HELD: 98%
- 2) NAME: Luisa Ruiz ADDRESS: 14242 Twig Rd. Silver Spring, MD 20905 TITLE: none %OF STOCK HELD: 1%
- 3) NAME: Alanna Ruiz ADDRESS: 212 Donnybrook Lane Towson, MD 21286 TITLE: V.P. %OF STOCK HELD: 1%
- 4) NAME: James R. Biss, Jr ADDRESS: 1935 Deering Ave 21230 TITLE: Sec. %OF STOCK HELD: 0%

applicant  
applicant

*\*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.*

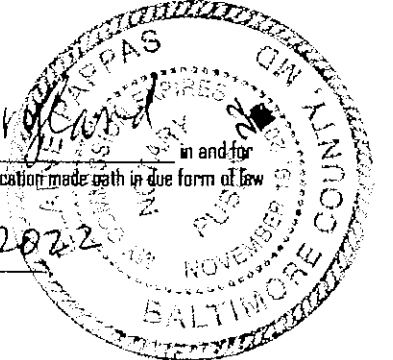
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

James R. Biss, Jr  
Signature of Applicant A  
I hereby certify that on the 11<sup>th</sup> day of June, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared James R. Biss, Jr the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.



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


Alanna Ruiz  
Signature of Applicant B  
I hereby certify that on the 11<sup>th</sup> day of June, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Alanna Ruiz the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.



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

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

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

Name and Address of the owners of the premise/landlord: Pravin Patel Phone Number:   
4306 EASTON STREET BALTIMORE CITY MARYLAND

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

(I, WE) PRAVIN PATEL HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2629 Washington Blvd, Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Pravin Patel  
Signature of Owner of the Property

I hereby certify that on the 9 day of June, 2021 before me, the subscriber, a notary public of the State of Maryland, in and for Balto. City, personally appeared Pravin Patel, the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]  
Notary Printed Name: Danette Windsor

(Notary Seal) My Commission expires Notary Public of Baltimore City, MD  
My Commission Expires November 15, 2021

**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)
①	Tomas Montoya	Baltimore MD 21230 2017 Letitia Ave	[Signature]	12/165	4 years
②	Theresa Harid	2813 Georgetown Rd	[Signature]	3-70	2
③	Heather Wisner	2036 Harman Ave	[Signature]	6/79	6
④	Marica Klize	2728 Georgetown Rd	[Signature]	7/67	3
⑤	KATHERINE HOLMQUIST	1715 Harman Ave	[Signature]	12/55	6

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

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

JUL 08 2021

additional signatures for 2629 Washington Blvd (if needed)

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 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 Landlord \_\_\_\_\_

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, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Theresa Chambers	2005 Breittwert Ave BALT MD 21230	[Signature]	6/1/70	6 yrs
Nicole Kiebe	2141 Harmon Ave BALT MD 21230	[Signature]	11/1/89	10 yrs
Stan Harris	2005 Breittwert Ave Baltimore, Md 21230	[Signature]	7/1/64	2 years
Heather Wisner	2036 Harmon Ave BALTO. MD 21230	[Signature]	6/1/79	2 years

Jessica Andujo 1917 Breittwert Ave Baltimore, MD 21230 [Signature] 06/1/1980 2 years

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

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





# Liquor Board System

Version 1.0

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

## License Detail

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

### License Info

License Num: **LB 227** Cert Num: **0798** Fee: **\$1,320.00** Status: **Renewed**  
License Date: 5/1/2021 License Year: 2021  
CR Number: 16859597  
Payment Date: 07-15-21

2020 - 2021 TPP Paid   
2021 Trader's License  [Update Info](#)

[Click to Start License Renewal](#)

## Add Adult Entertainment License

[Add New Adult Entertainment License](#)

### Location

Corp Name: **MI CANTON , INC.**  
Trade Name: **MI CANTON RESTAURANT**  
Zone Code: 0  
Phone: 443-869-5501

Block Num: 2629 Street: WASHINGTON BOULEVARD  
City: BALTIMORE State: MD Zip: 21230

CR Number: 16859597

Portion of Business Used:  
FULL SERVICE RESTAURANT

Restriction:

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

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
HOLLY	DETRICH-PEREZ	1415 W. FAYETTE STREET	BALTIMORE	MD	21223	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

### Comments

Date	Comment	Action

07/12/2021	Application for transfer of ownership requesting off-premises catering and delivery of alcoholic beverages filed on behalf of Mi Canton, Inc. T/a Mi Canton Restaurant, James Randall Biss, Jr. and Alanna Marie Ruiz on 7/8/2021 /kk	Delete
06/15/2021	Paid In Full(\$275.00) Corrected Violation Amount for Violation Hearing dated May 13, 2021; Invoice # 122332 and # 122333.../jr	Delete
06/01/2021	Given an Invoice to Chief Inspector John for Violation Hearing fee dated on May 13, 2021; Fine Fee to be paid for \$475.00.... /mb.	Delete
05/19/2021	5/13/2021 - Virtual Public Hearing Re: Violation of Rule 4.14 Live Entertainment; Violation of Rule 4.16 Illegal Conduct; and Violation of Rule 3.12 General Welfare - Rule 4.14-Fined \$50; Rule 4.16-Fined \$50 and Rule 3.12-Fined \$50; \$150 + \$125 admin fee = \$375 total fine, 30 days to pay (3-0 vote)..../jr	Delete
04/09/2021	Alcohol Awareness expires on 03/23/2025 Heber Ruiz, Yahara V. Rodriguez and Gabriela Morales (certified by John S. Murray)..../sb	Delete
04/08/2021	Processed 2021 renewal application; invoice# 121017. 2020 renewal application was not submitted..k/r	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/mb	Delete
10/31/2019	Personal Property Tax Owed to City of Baltimore was cleared and received Certificate of Good Standing on October 31, 2019..../mb.	Delete
09/27/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 27, 2019.*** /mb	Delete
04/24/2019	*****RELEASED STATE OF MD TAX HOLD***** ..... /sb	Delete
01/25/2019	****STATE OF MD TAX HOLD, letter sent to the Business address on January 25, 2019.****/mb	Delete
12/18/2018	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on December 18, 2018..../mb.	Delete
11/26/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
10/23/2018	10/23/18- Holly Deitrich- Perez came into the office to find out how to be removed the license. Ms. Deitrich- Perez was advised to contact the other Inc. or her lawyer to have a substitute application or transfer application submitted.	Delete

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

License num: LB 227                      Address: 2629 WASHINGTON BOULEVARD  
 Trade Name: MI CANTON RESTAURANT

Comment:

[Add Comment](#)

**Hold Info**

Powered by:



## MI CANTON INC.: D17478504

**Department ID Number:**

D17478504

**Business Name:**

MI CANTON INC.

**Principal Office:** ⓘ

2629 WASHINGTON BLVD.

BALTIMORE MD 21230

**Resident Agent:** ⓘ

HEBER RUIZ

12320 WHITEHALL DR.

BOWIE MD 20715

**Status:**

REVIVED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

09/07/2016

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

NO

PROPOSED LOCATION: 2629 Washington Boulevard

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 5

---

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

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

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

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

"A" BEER, WINE & LIQUOR 1

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

"B" BEER, WINE & LIQUOR 1

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

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

"BD7" BEER, WINE & LIQUOR 3

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

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





# Board of Liquor License Commissioners

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

## INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	MI CSNTON RESTAURANT
Corporation Name:	MI CANTON INC.
Location Address:	2629 WASHINGTON BOULEVARD
License Type:	Class "B" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="checkbox"/>
Date Posted?	8/17/2021 <input type="checkbox"/>
Estimated Date of Removal?	<input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

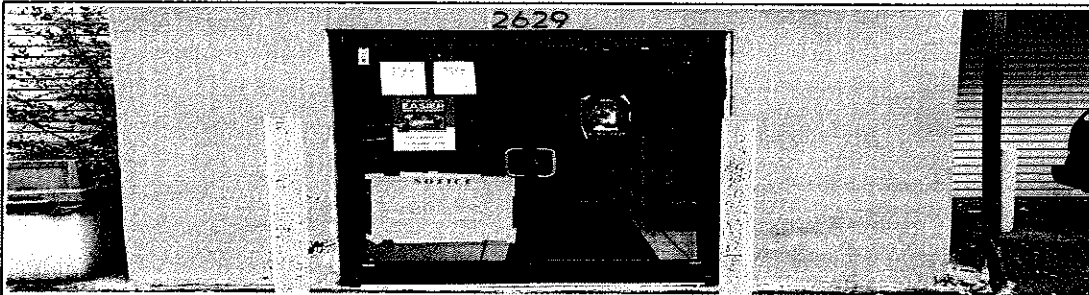
Other licensed locations - Describe/Note:

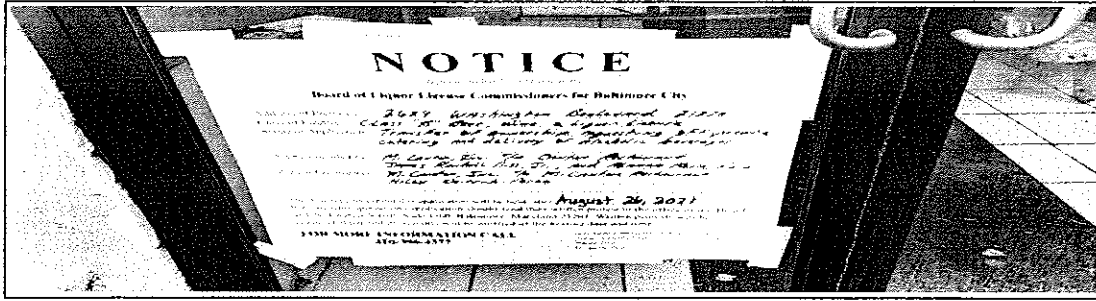
SEE MAP

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

SIGN ON THE FRONT DOOR  
TRANSFER OF OWNERSHIP

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name	Date and Time	
i:\0#\w\baltimore\steven.han	8/19/2021	11:07:38 AM
Name of Licensee (if present)		
<input type="text"/>		
<div style="display: flex; justify-content: space-around;"> <span>Approve</span> <span>Disapprove</span> </div>		

Board of Liquor License Commissioners

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

**POSTING SIGNS REPORT**

Applicant(s) Name:

JAMES RANDALL BISS JR.

Address of Premises:

2629 WASHINGTON

Inspector:

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

Date Posted:

8/17/2021

Time Posted:

Date Rechecked:

Time Rechecked:

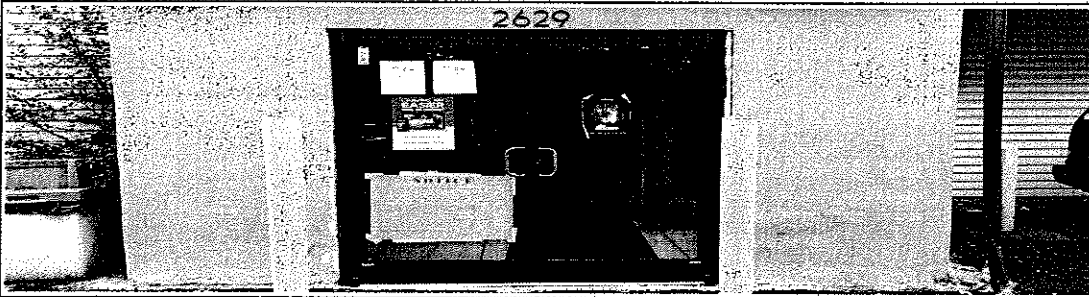
Manager or Owner when sign posted:

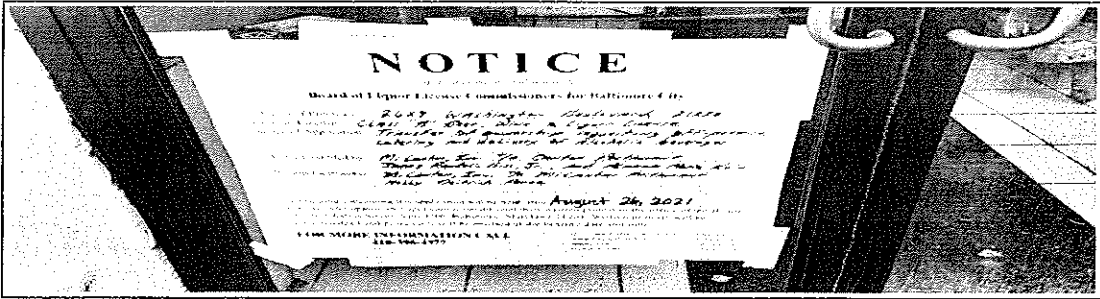
Summary on location of sign posted:

FRONT DOOR

Summary on location of sign rechecked:

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

# NOTICE

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2629 Washington Boulevard 2/230  
Class of License: Class "B" Beer, Wine & Liqueur License  
Scope of Application: Transfer of Ownership requesting off-premise catering and delivery of alcoholic beverages

Application filed by: Mi Canton, Inc. 714 Canton Restaurant  
James Randall Biss, Jr., and Alanna Marie Ruiz  
Present Licensee(s): Mi Canton, Inc. 714 Mi Canton Restaurant  
Holly Deitrich-Perez

The hearing concerning this application will be held after August 26, 2021  
Persons who oppose this application should send their written protest to the office of the Board  
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
acknowledged and protestants will be notified of the hearing date and time.

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

Hon. Albert J. Mainwaring, Jr., Esq. *Chairman*  
Aaron J. Greenfield, Esq. *Commissioner*  
Robert E. Gays *Committee Member*  
Douglas K. Paige *Executive Secretary*

Back

# BLLC Routine Inspection

Address: 2629 WASHINGTON BOULEVARD 21230

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

### Open/Closed Status

Open/Closed: Open

Closed Date:

### Clean and Free of Debris

Clean and Free of Debris: Satisfactory

### Location of Bar

Location of Bar: Front

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

### Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A ▼

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued:

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date:

Inspector Comments:

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity:

Outdoor Seating Capacity:

Adults Entertainment - If Applicable

License is Valid:



N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Live Entertainment (Describe):

Outdoor Table Service N/A

0/1000

Violation Issued: No

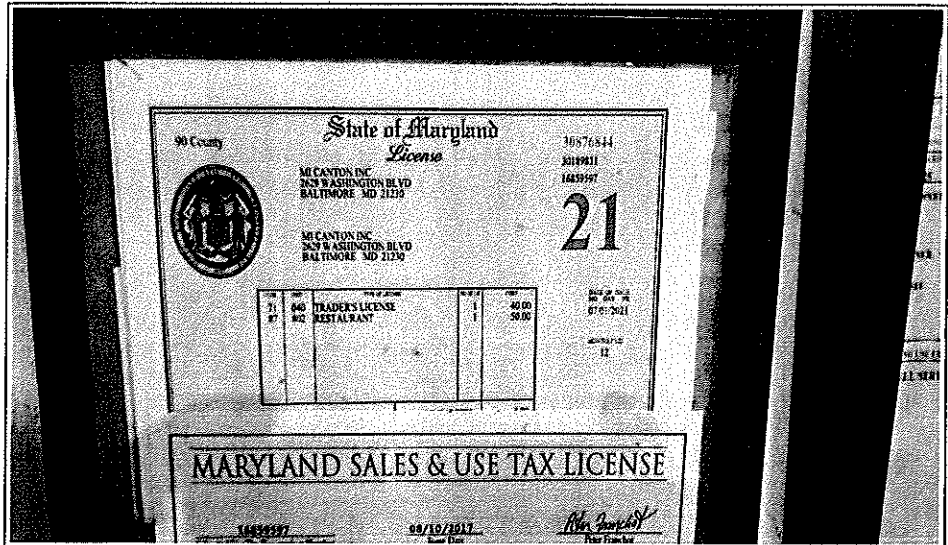
Violations Noted:

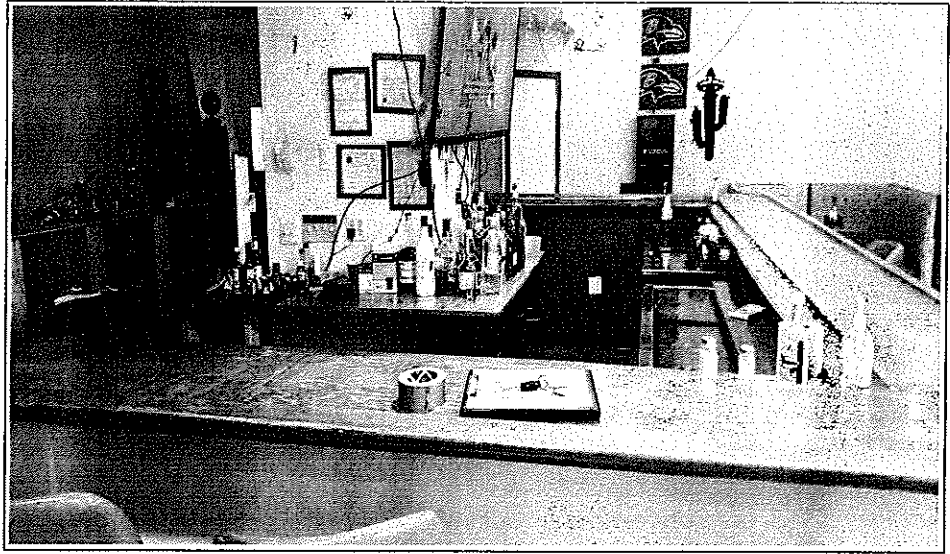
0/1000

Instructions Given to Licensee:

Inspector's Comments: health permit 5/5/2022  
inspection on 8/17/2021

Photo Taken:





 Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

# Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
25	02	7865	009	7/12/17	803

PROPERTY ADDRESS: 2629 WASHINGTON BLVD

OWNER: PRAVIN PATEL ADDR: 2629 WASHINGTON BLVD BALTIMO  
 LESSEE: MI CANTON, INC ADDR: 2629 WASHINGTON BLVD BALTIMOR

LAND USE CODES 3-50

FULL SERVICE RESTAURANT

1001-00000-2600-15000-40050 PER. INSP	1001-00000-2600-15000-40140 MISC	1001-00000-2600-15000-40150 LIT. INSP	1001-00000-2600-15000-40160 NEW. BLDG	1001-00000-2600-15000-40170 WATER INFS	1001-00000-2600-15000-40180 HYDR. HEAT
1001-00000-2600-15000-40230 AL. THERATONS	1001-00000-2600-15000-40240 REPAIRS	1001-00000-2600-15000-40250 MISC. CLING	1001-00000-2600-15000-40260 ELECT.	1001-00000-2600-15000-40270 FIRE	1001-00000-2600-15000-40280 FIRE-BURNING EQUIPMENT
1001-00000-2600-15000-40350 FNS. HRA. NH	1001-00000-2600-15000-40360 ABCT. INSP	1001-00000-2600-15000-40370 DISP. TANKS	1001-00000-2600-15000-40380 LIT.	1001-00000-2600-15000-40390 LIT.	1001-00000-2600-15000-40400 FAX
1001-00000-2600-15000-40450 ELEVATOR	1001-00000-2600-15000-40460 PLUMBING	1001-00000-2600-15000-40470 S & ECT. INSP.	1001-00000-2600-15000-40480 LIT.	1001-00000-2600-15000-40490 PENALTY	1001-00000-2600-15000-40500 TOTAL FEES
1001-00000-2600-15000-40550 RAZING	1001-00000-2600-15000-40560 PLUMB. ITT	1001-00000-2600-15000-40570 LOW VOLTAGE TEL. COMMUNICATIONS			
	50.00	0.00	45.00		3.00
					98.00

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



*Michael Braverman*  
 MICHAEL BRAVERMAN  
 BUILDING OFFICIAL

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

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