

September 27, 2018

**Applicant(s):** Jonathan Royce and Sean Stoll  
Blue Dog BBQ Baltimore, LLC, T/a Blue Dog BBQ Company  
1300 Bank Street, Suite 120 21231

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

Application to transfer ownership with continuation of live entertainment, requesting outdoor table service and off-premise catering.

(a) **Applicant(s) Information:** (1) Jonathan Royce was born in Akron, Ohio in October of 1972. He lives in Baltimore, MD; and (2) Sean Stoll was born in Howard County, MD in January of 1982. He lives in Arnold, MD. Mr. Stoll was charged with DWI in 2015.

(b) **Ownership Breakdown:** (1) Jonathan Royce (33.3%); (2) Sean Stoll (33.3%); and (3) Michael Neall (33.3%).

(c) **Purchase Price of Business:** Purchase price of business is \$10.00 to be paid at closing with a 5-year lease.

(d) **Qualified Voters:** Justin Shunkwiler, John Schock, and Carolyn Cavanaugh 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:** Blue Dog BBQ Baltimore, LLC is a MD LLC and as of 9/11/2018 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/24/2018, and checked on 9/4/2018. This meets the 10-day rule. There are 12 licensed liquor establishments in the 4x4 area: "B" BWL-7; "D" BWL-1; "BD7" BWL-3; and "Hotel/Motel"-1.

(h) **Timeline:** On 6/2/2018 the establishment closed. Licensee had until 11/29/2018 to file a transfer application. Transfer was filed on 7/16/2018. License is valid.

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

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

**Board's Decision:**

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

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

\*\*\*Place cursor on the field to enter text Do Not tab.

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

EXPLANATION OF REQUEST: Transferring an existing license from one restaurant to another at existing location CLASS TYPE: B (B,W,L)

IF NEW LICENSE REQUEST, THEN ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

IF TRANSFER OF OWNERSHIP ONLY, THEN ADDRESS OF CURRENT LICENSE: 1300 Bank St., Baltimore, MD 21231

IF TRANSFER OF OWNERSHIP AND LOCATION, THEN CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_

IF TRANSFER OF OWNERSHIP AND LOCATION, THEN ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Blue Dog BBQ Baltimore, LLC TRADE NAME: Blue Dog BBQ Company

BUSINESS PHONE NUMBER: (443) 413-2409 BUSINESS EMAIL ADDRESS: jon@bluedogbbqcompany.com

ATTORNEY FOR THE APPLICANT: David F. Mister ADDRESS: 36 E. Padonia Rd., Suite 404 PHONE: (410) 561-3000  
Timonium, MD 21093

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor seating space as well as semi-private room, outdoor courtyard and kitchen and storage rooms

Live Entertainment provided?  Yes  No What Kind (Ex: D.J. Band, Etc.)? Occasional bands

Outdoor Table Service Provided?  Yes  No Off Premise Catering of Food and Alcohol?  Yes  No Catering Application filed with BLLC?  Yes  No

Delivery of alcohol?  Yes  No Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No

*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 Administration (BMZA)*

## 1. Applicant A

Jonathan Arthur Royce \_\_\_\_\_  
(Full name) (Telephone no.) E-mail (Required)

114 S. Patterson Park Avenue, #1 \_\_\_\_\_  
(Residence) Street City State Zip Code (period of residency in Baltimore City)

10/1972 \_\_\_\_\_  
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

## 2. Applicant B

Sean Russell Stoll \_\_\_\_\_  
(Full name) (Telephone no.) E-mail (Required)

1228 Farley Ct. North \_\_\_\_\_  
(Residence) Street City State Zip Code (period of residency in Baltimore City)

01/1982 \_\_\_\_\_  
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

## 3. Applicant C

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

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

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

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

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

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 an 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

Sean Stoll was found guilty of a DWI in 2015

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.  
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.  
Applicant A  B  C

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.  
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 please explain when the establishment ceased operations.

The restaurant that was operating most currently at this location ceased operations on June 2, 2018

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
Jonathan A. Royce	114 S. Patterson Park Avenue, #1, Baltimore, MD 21231	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 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 more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: Jonathan A. Royce ADDRESS: 114 S. Patterson Park Avenue, #1, Baltimore, MD 21231 TITLE: Member/Authorized Individual %OF STOCK HELD: 33.3
- 2) NAME: Sean R. Stoll ADDRESS: 1228 Farley Court North, Arnold, MD 21012 TITLE: Member/Authorized Individual %OF STOCK HELD: 33.3
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

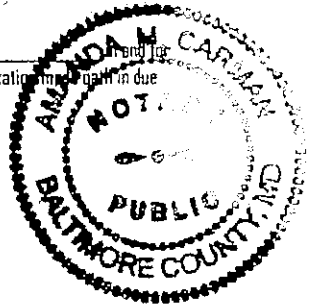
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]  
Signature of Applicant A

I hereby certify that on the 22<sup>nd</sup> day of June, 2018, before me, the subscriber, a notary public of the State of Maryland and for Baltimore County personally appeared Jonathan A. Royce the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

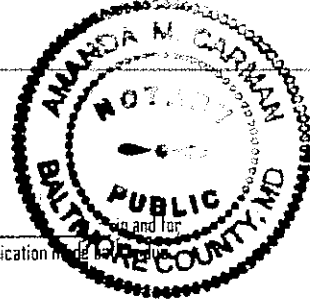
Signature: [Signature] (Notary Seal) My Commission expires 6/15/2019  
Printed Name: Amanda Marie Carman



[Signature]  
Signature of Applicant B

I hereby certify that on the 22<sup>nd</sup> day of June, 2018, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County personally appeared Sean R. Stoll the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 6/15/2019  
Printed Name: Amanda Marie Carman



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 renewal 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: \_\_\_\_\_

**EXHIBIT TO LIQUOR LICENSE TRANSFER APPLICATION**

**LIST OF LLC MEMBERS**

<u>MEMBER</u>	<u>PERCENTAGE MEMBERSHIP</u>
JONATHAN A. ROYCE 114 S. Patterson Park Avenue, #1 Baltimore, MD 21231	33.3%
SEAN RUSSELL STOLL 1228 Farley Court North Arnold, MD 21012	33.3%
MICHAEL S. NEALL 146 Merrimack Way Arnold, MD 21012	33.3%

Name and Address of the owners of the premise/landlord: HRF-Tack Factory, LLC

Phone Number: [REDACTED]



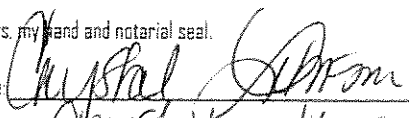
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

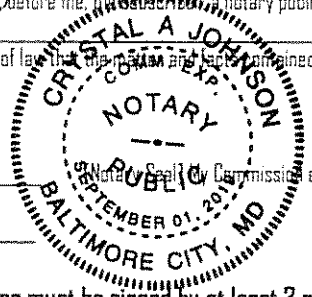
(I, WE) HRF-Tack Factory, LLC HEREBY

CERTIFY That (I am, we are) the owner(s) of the property located at 1300 Bank Street, Suite 120 Baltimore, City with a Zip Code of 21231, 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.

I hereby certify that on the 27 day of June, 2018 before me, the undersigned, a notary public of the State of Maryland, in and for Baltimore, personally appeared Kevin A. Hollins the applicant(s) named in this renewal application made oath in due form of law that the facts and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Signature:   
Printed Name: Crystal Johnson



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)

Board of Liquor License Commissioners for the City of Baltimore,  
231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382

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

BOARD OF LIQUOR LICENSING COMMISSIONERS

4 JUN 19 10:14 AM '18

RECEIVED

Name and Address of the owners of the premise/landlord: HRF-Tack Factory, LLC Phone Number: [REDACTED]

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

(I, WE) HRF-Tack Factory, LLC HEREBY CERTIFY. That (I am, we are) the owner(s) of the property located at 1300 Bank Street, Suite 120, Baltimore, City with a Zip Code of 21231, 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.

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a notary public of the State of Maryland, in and for \_\_\_\_\_, personally appeared Kevin A. Hollins the applicant(s) named in this renewal 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: \_\_\_\_\_

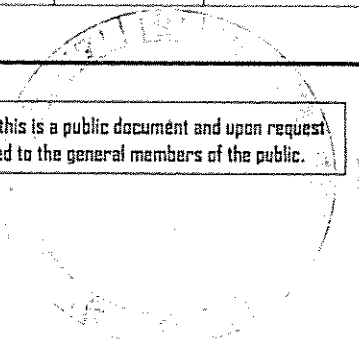
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Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Justin Shunkwiler	4428 Springwood ave Baltimore MD 21206	[Signature]	6/1982	14 yrs
Amy C. Royce	3007 Echdale Ave. Balt, MD 21214	[Signature]	2/1973 <del>6/1968</del>	20 yrs
John Schack ↑	418 S ANN ST	[Signature]	1/1951	25 YRS
JOHN SCHACK				

Board of Liquor License Commissioners for the City of Baltimore.  
231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382

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



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

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

(I, WE) \_\_\_\_\_ HEREBY CERTIFY That (I am, we are) the owner(s) of the property located at \_\_\_\_\_ Baltimore, City with a Zip Code of \_\_\_\_\_, which is named in the present application made to 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.

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 renewal 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: \_\_\_\_\_

**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)
CAROLYN CAVANAGH	3007 ECHOPALE 21214 AVE	<i>[Handwritten Signature]</i>	5/10/38	21 yrs

Board of Liquor License Commissioners for the City of Baltimore,  
231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382

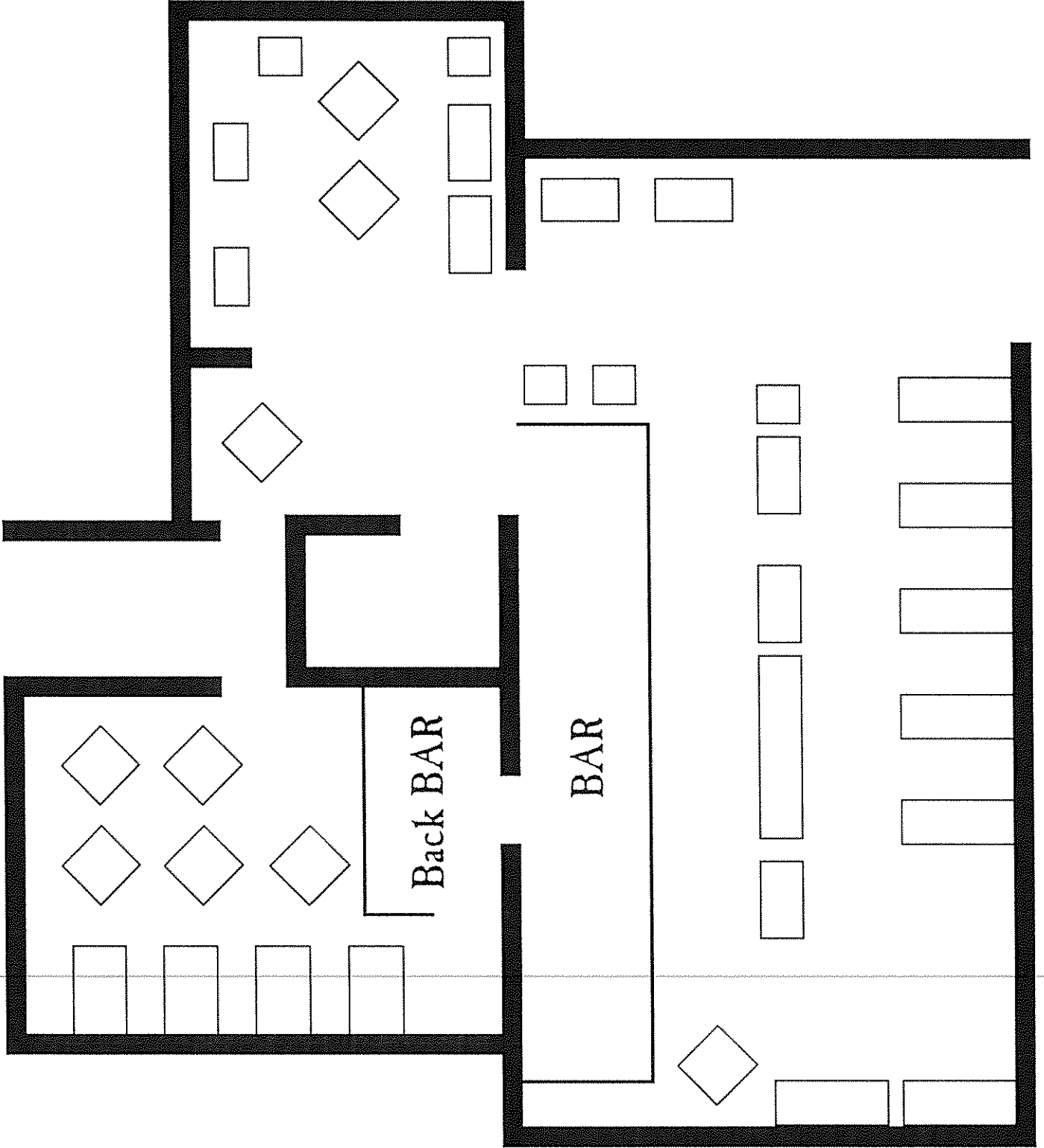
Please note that this is a public document and upon request will be provided to the general members of the public.

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 2019 JUN 26 PM 2:53  
 LICENSING COMMISSIONERS



**\*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.\***

*SEE ATTACHED*





## Liquor Board System

Version 1.0

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

### License Detail





#### License Info

License Num: **LB 265**Cert Num: **1014**Fee: **\$2,350.00** Status: **Renewed**

License Date: 5/1/2018

License Year: 2018

CR Number: 14675793

Payment Date: 05-10-18

2017 - 2018 TPP Paid 2018 Trader's License 

[View License Renewal History](#)

### Add Adult Entertainment License

#### Location

Corp Name: **HSAH, LLC**Trade Name: **HEAVY SEAS ALEHOUSE**

Zone Code: 24

Phone: 410-522-0850

Block Num: 1300

Street: **BANK STREET**City: **BALTIMORE**State: **MD**

Zip: 21231

CR Number: 14675793

Portion of Business Used:

USE PREMISES KNOWN AS 1300 BANK STREET SUITE # 120 AS A RESTAURANT INCLUDING  
LIVE ENTERTAINMENT SALES OF BEER WINE AND LIQUOR

Restriction:

FOOD SALES MUST BE AT LEAST 51% OF TOTAL DAILY RECEIPTS AND LICENSEE MAY  
PROVIDE REFILLABLE CONTAINERS AS AUTHORIZED IN ARTICLE 2B SECTION 8-203(E).



#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JOHN P.	DAHLGREN	1413 HARPER STREET	BALTIMORE	MD	21230	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

Date	Comment	Action

05/10/2018	*****RELEASED STATE OF MD TAX HOLD***** ..... /sb	Delete
04/21/2018	* Licensee(s) changed during 2018 renewal period - Vincent Cassino was removed as licensee * /kk	Delete
04/03/2018	FOOD FORM WAS SUBMITTED WITH 2018-2019 RENEWAL APPLICATION.... /sb	Delete
01/25/2018	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***** /sb	Delete
03/28/2017	FOOD FORM WAS ATTACHED TO 2017 RENEWAL APPLICATION .....K/R	Delete
10/26/2016	FOOD FORM WAS ATTACHED TO 2016 RENEWAL APPLICATION .....K/R	Delete
01/06/2012	1/5/2012 Public Hearing re: Application to transfer ownership of license presently in the name of Vespero LLC 1/a Dablita at the same address where establishment has been closed for more than 90 days; application includes a request for live entertainment. TRANSFER APPROVED.	Delete
10/14/2009	5/14/09 Public hearing re: Application for a new Class "B" Beer, Wine & Liquor restaurant license under the provisions of Article 2B Section 6-201 (d) requiring \$500,000 in capital investment, seating for a minimum of 75 people, 51% food sales and no off-sale privilege APPROVED	Delete

Print History (Print Card)

License num: LB 265                      Address: 1300 BANK STREET  
Trade Name: HEAVY SEAS ALEHOUSE

Comment:

Add Comment

Hold Info



## BLUE DOG BBQ BALTIMORE, LLC: W18811281

General Information

Filing History

Annual Report/Personal Property

### General Information

**Department ID Number:**

W18811281

**Business Name:**

BLUE DOG BBQ BALTIMORE, LLC

**Principal Office:**

147 OLD SOLOMONS ISLAND  
ROAD  
SUITE 400  
ANNAPOLIS MD 21401

**Resident Agent:**

MICHAEL S. NEALL  
147 OLD SOLOMONS ISLAND  
ROAD  
SUITE 400  
ANNAPOLIS MD 21401

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD  
STANDING

▶ **Order Certificate of Status**

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN  
CORPORATIONS

**Date of Formation/ Registration:**

05/10/2018

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 1300 bank st.

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 12

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 7

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

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 3

ARENA \_\_\_\_\_

HOTEL/MOTEL 1

RACING \_\_\_\_\_

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PREPARED BY: Andy Perez DATE: 9/5/18

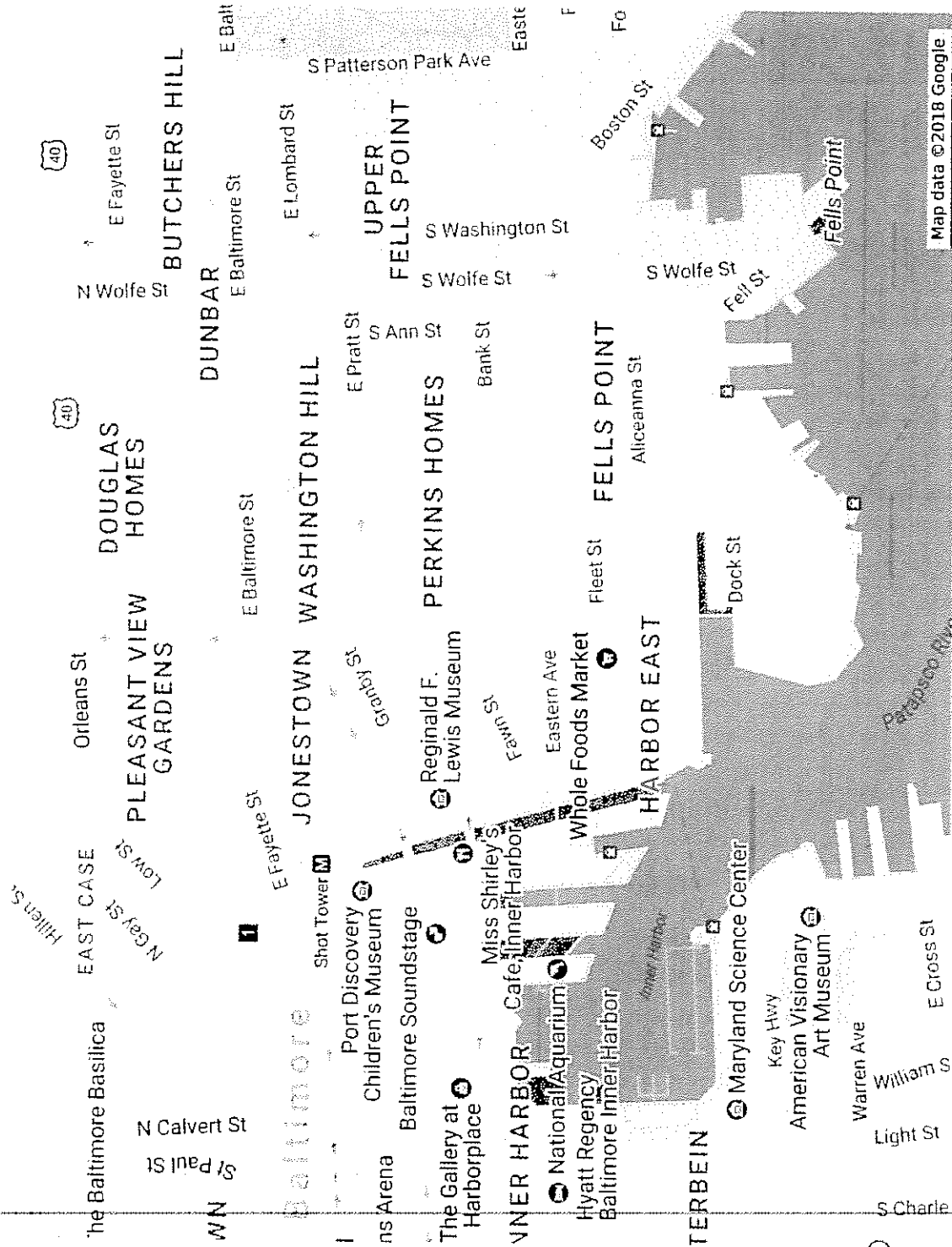
# 1300 Bank St

## Proposed Location

- 📍 1300 Bank St

## Licensed Establishments

- 📍 Clark Burger LD
- 📍 Nandos Peri-Peri LB
- 📍 Cava Mezze LB
- 📍 Bagby Pizza Co. LB
- 📍 Tagliata LB
- 📍 La Scala LB
- 📍 Palmere's LBD7
- 📍 Mustang Alley's LB
- 📍 My Thai LB
- 📍 Ziascos LBD7
- 📍 Club Orpheus LBD7
- 📍 Hyatt Place LBHM



# 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):	Blue Dog BBQ Company
Corporation Name:	Blue Dog BBQ Baltimore, LLC
Location Address:	1300 Bank St.
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No
Is the location within 300 feet of Church and/or School?	No
Date Posted?	8/24/2018
Date Removed?	
Are there any other licensed establishments within a two block radius?	Yes

Other licensed locations - Describe/Note:

See attached map

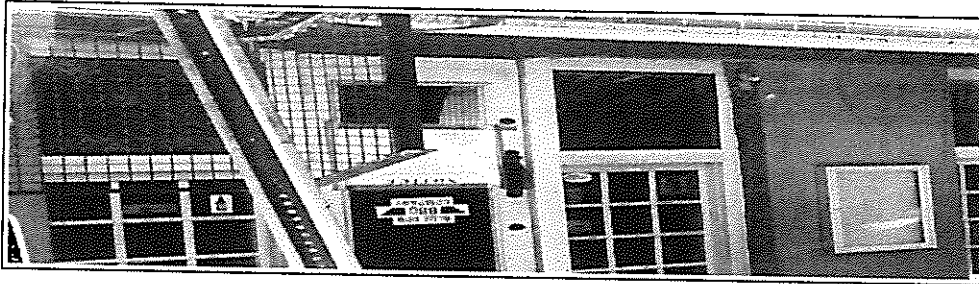
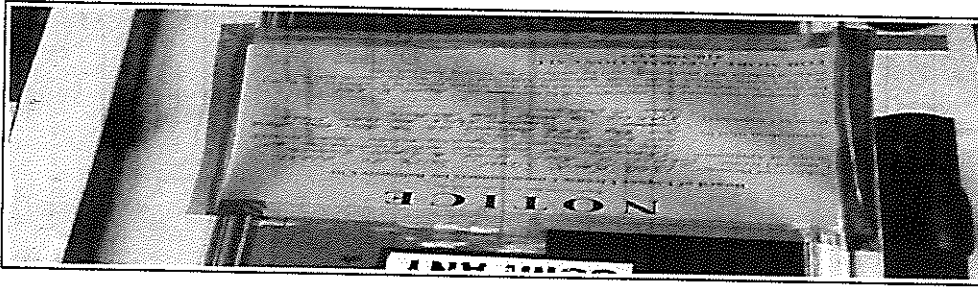
Comments and Follow-up Items(s) (please note any issues or concerns about the location):

Application filed for transfer of ownership and request to add live entertainment, outdoor table service and off premise catering.

Insert Photo of Sign and location:







Inspector Name	Date and Time	
<input type="text" value="i:\0#w baltimore\andy.perez"/>	<input type="text" value="9/5/2018"/>	<input type="text" value="1:07:13 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**

<i>Applicant(s) Name:</i>	Jonathan Arthur Royce & Sean Russell Stoff
<i>Address of Premises:</i>	1300 Bank St.
<i>Inspector:</i>	i:\0#\w\baltimore\andy.perez
<i>Date Posted:</i>	8/24/2018
<i>Time Posted:</i>	2:10 PM
<i>Date Rechecked:</i>	9/4/2018
<i>Time Rechecked:</i>	1:35 PM
<i>Manager or Owner when sign posted:</i>	CLOSED

*Summary on location of sign posted:*

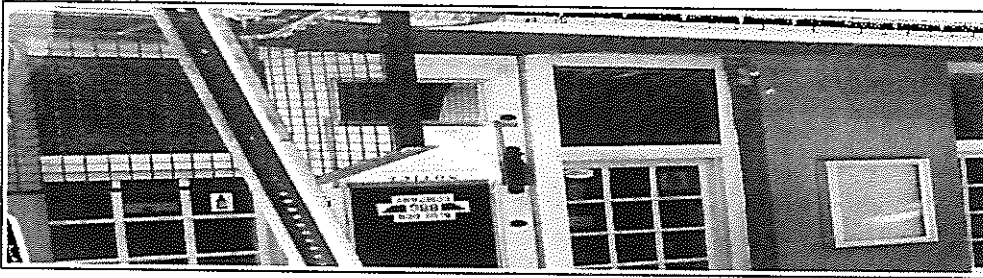
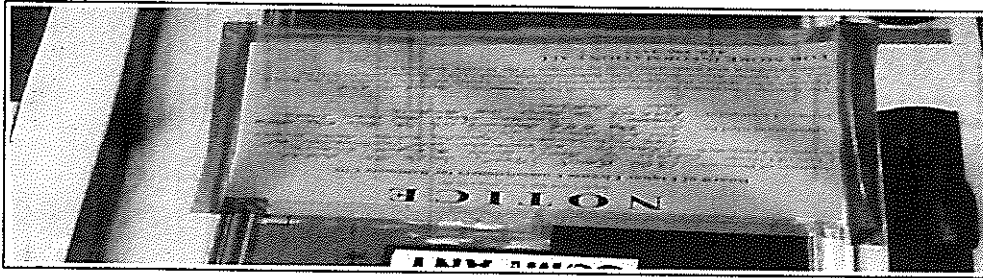
Sign posted on main entry door.

*Summary on location of sign rechecked:*

Sign remained as posted for the required 10 days period.

*Insert Photo of Sign and location:*





# BLLC Compliance Inspection

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## Licensee Information

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Address: 1300 BANK STREET 21231

Trade Name: HEAVY SEAS ALEHOUSE

Corporation Name: HSAH, LLC

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

Date/Time of Inspection: 7/19/2018 11:39:36 AM

Manager/Licensee

## Open/Closed Status

Open/Closed: Closed

Closed Date: 7/18/2018

## External Appearance

Clean and Free of Debris: N/A

## Business Records

Traders License: N/A

Alcohol Awareness Certification Date  
Issued:

## Public Safety

Exits Marked, Unobstructed: N/A

Fire Capacity:

---

Outdoor Seating Capacity:

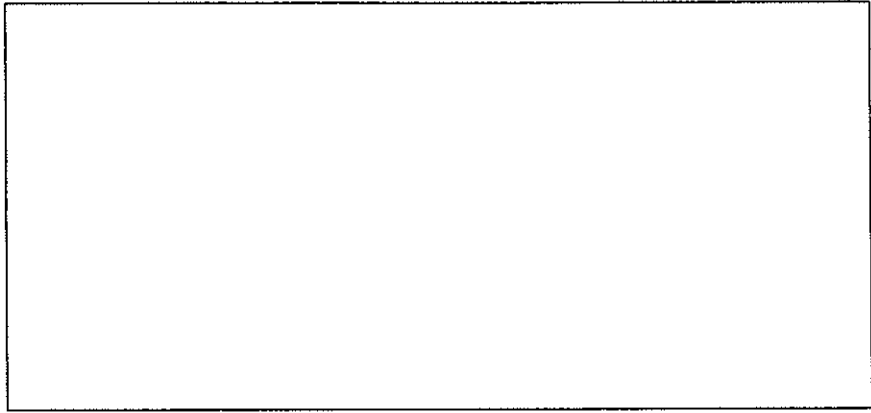
## Adult Entertainment - If Applicable

License is Valid: N/A

## Violations

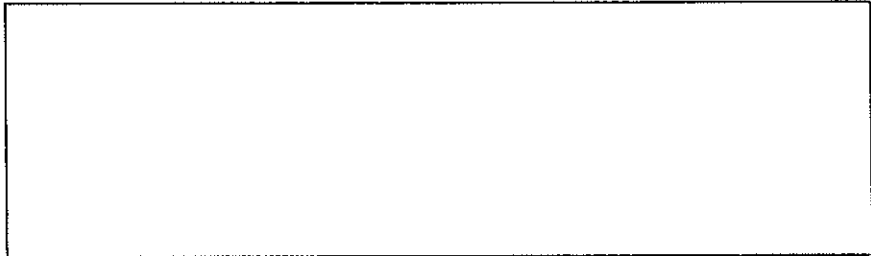
Violation Issued: No

Violations Noted:



Wrap-Up

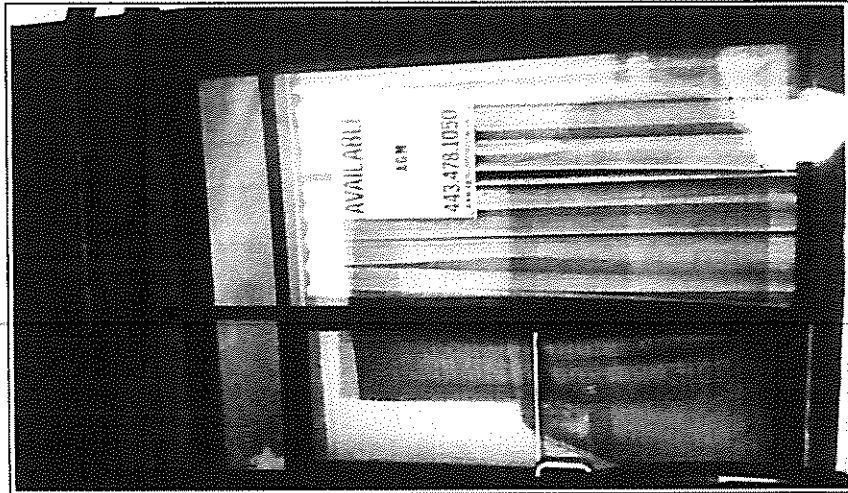
Instructions Given to Licensee:



Inspector's Comments:

closed at time of inspection 7/18/2018  
July 17, 2018 Transfer of ownership

Photo Taken:



Owner Email:

Submitted by Inspector

i:\OH.w\baltime\steven.han

# 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
03	06	1425	013	1/24/12	201

PROPERTY ADDRESS: 1300 BANK ST 120

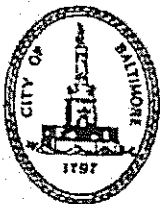
OWNER: HRF- TACK FACTORY LLC      ADDR: 931 KING JAMES LANDING ANN  
LESSEE: HSAH LLC      ADDR: 1300 BANK ST STE 120 BALTIMOR

LAND USE CODES 5810 0000 0000 0000

USE PORTION OF PREMISES KNOWN AS 1300 BANK STREET SUITE 120 AS A RESTAURANT INCLUDING SALES OF BEER WINE AND LIQUOR

1001-000000-2600-159500-400500 PER. INSP.	1001-000000-2600-158500-400480 MISC.	1001-000000-2600-158000-400450 CH. USE	1001-000000-2600-158501-400490 NEW BLDG.	1001-000000-2600-158302-400449 ADDITIONS
		45.00		
1001-000000-2600-158100-400490 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	1001-000000-2600-158908-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159100-400510 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-5700-508801-401811 CHAP	1001-000000-1500-102800-400230 TAX
	0.00			3.00
1001-000000-2600-158100-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-158000-400480 PENALTY	TOTAL FEES
	50.00			98.00

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

September 27, 2018

**Applicant(s):** Yenys Silva and Thomas Hamrick  
Carolina Tex-Mex Restaurant, LLC, T/a Carolina Tex-Mex Restaurant  
500 S. Wolfe Street 21224

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

Application to transfer location of a Class "B" Beer, Wine & Liquor License presently located at 505 S. Broadway to 500 S. Wolfe Street.

(a) **Applicant(s) Information:** (1) Yenys Silva was born in El Salvador in March of 1981. She lives in Baltimore, MD; and (2) Thomas Hamrick was born in Clarksbury, WV in November of 1966. He lives in Baltimore, MD.

(b) **Violation History for applicants:** Licensee appeared before the Board on 9/22/2016 in reference to:

- Violation of Rule 4-505(f)(1)(iii) - Failure to present Up-to-Date Valid Certificate
- Violation of Rule 4.08(a) - Relations with Wholesalers
- \$500 fine + \$125 admin fee
- \$625 total fine \*\* 3 day suspension

Licensee appeared before the Board on 11/6/2014 in reference to:

- Violation of Rule 3.02 - (2 counts) - Cooperation
- Violation Rule 4.19 - Storage
- Violation Rule 4.20 - Alterations
- Violation Rule 3.06 - Sanitation and Safety
- Rule 3.06 - Dismissed
- \$250 fine + \$125 admin fee
- \$375 total fine

(c) **Ownership Breakdown:** (1) Yenys Silva (50%); (2) Pedro Silva (50%); and (3) Thomas Hamrick (0%).

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

(e) **Qualified Voters:** Bradley Alterwitz, Hector Manzano, and Joseph Klein are qualified Baltimore City voters.

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

(g) **Corporate Standing:** Carolina Tex-Mex Restaurant, LLC is a MD LLC and as of 9/11/2018 is active and in good standing.

(h) **Posting Report:** The location was posted on 8/24/2018, and checked on 9/4/2018. This meets the 10-day rule. There are 11 licensed liquor establishments in the 4x4 area: "B" BWL-3; "D" BWL-6; and "BD7" BWL-2.

(i) **Timeline:** On 5/25/2017 the establishment closed. Licensee had until 11/21/2017 to file a transfer application. Transfer was filed on 7/5/2017. License is valid.

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

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

**Board's Decision:**



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

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

\*\*\*Place cursor on the field to enter text Do Not tab.

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

EXPLANATION OF REQUEST: Transfer of location only, 500 S. Wolfe Street, Baltimore, MD 21224 CLASS TYPE: B BWL

IF NEW LICENSE REQUEST, THEN ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

IF TRANSFER OF OWNERSHIP ONLY, THEN ADDRESS OF CURRENT LICENSE: \_\_\_\_\_

IF TRANSFER OF OWNERSHIP AND LOCATION, THEN CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_

IF TRANSFER OF OWNERSHIP AND LOCATION, THEN ADDRESS OF PROPOSED RELOCATION: ~~500~~ 505 S. Broadway P.P.P.

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Carolina Tex-Mex Restaurant, LLC TRADE NAME: Carolina's Tex-Mex Restaurant

BUSINESS PHONE NUMBER: 443-271-3562 BUSINESS EMAIL ADDRESS: None

ATTORNEY FOR THE APPLICANT: Peter A. Prevas ADDRESS: 231 E. Baltimore St.#702,Balto.MD 21202 PHONE: 410-752-2340

Part of Premises Used (Note: Floors and Areas for Storage): 1st and 2nd Floors

Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? DJ, Karaoke, Dancing

Outdoor Table Service Provided?  Yes  No Off Premise Catering of Food and Alcohol?  Yes  No Catering Application filed with BLLC?  Yes  No

Delivery of alcohol?  Yes  No Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No

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 Administration (BMZA)

### 1. Applicant A

YENYS CAROLINA SILVA \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_

7621 Cedar Pond Lane Baltimore MD 21237

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

03/1981 Female El Salvador

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

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

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

### 2. Applicant B

THOMAS W. HAMRICK \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_

2535 Fait Avenue Baltimore MD 21231 16 years

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

11/2966 Male Clarksbury, W.VA

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

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

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

### 3. Applicant C

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

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

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

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

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

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

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 an 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.

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

09/22/2016 AB 84-505, Rule 4.08(a) \$625.00<sup>fine</sup> and 3 day suspension  
11/06/2014 Rule 3.02 4.19 4.20 3.02 and 3.06 \$375.00 fine

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.

Applicant A  B  C

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.

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 please explain when the establishment ceased operations.

505 S Broadway is currently closed, it was closed 5/25/2017

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	Fax
Pedro Silva	7621 Cedar Pond Ln Rosedale, MD 21237	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licenses MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-103 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Yenys C Silva ADDRESS: 7621 cedar Pond In Baltimore, MD 21237 TITLE: VP %OF STOCK HELD: 50%
- 2) NAME: Pedro Silva ADDRESS: 7621 Cedar Pons In Baltimore, MD 21237 TITLE: President %OF STOCK HELD: 50%
- 3) NAME: Thomas W. Hamrick ADDRESS: 2535 Fait Avenue, 21231 TITLE: Secretary %OF STOCK HELD: 0%
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

[Signature]  
Signature of Applicant A

I hereby certify that on the 6 day of June, 2017 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co, personally appeared Yenys Silva the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]  
Printed Name: Jimmy Vazquez

(Notary Seal) My Commission expires 10/13/21

JEIMMY VAZQUEZ  
Notary Public  
State of Maryland  
Baltimore County

[Signature]  
Signature of Applicant B

I hereby certify that on the 6 day of June, 2017 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co, personally appeared Thomas Hamrick the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]  
Printed Name: Jimmy Vazquez

(Notary Seal) My Commission expires 10/13/21

JEIMMY VAZQUEZ  
Notary Public  
State of Maryland  
Baltimore County

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 renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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

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

Name and Address of the owners of the premise/landlord: Gerardo G Sanches Phone Number: [REDACTED]

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

(I, WE) Gerardo Sanches HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 500 S Wolfe St. Baltimore Baltimore, City with a Zip Code of 21231, 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.

I hereby certify that on the 10 day of June, 2017, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore Co., personally appeared Gerardo Garcia Sanchez the applicant(s) named in this renewal 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. J Jimmy Vazquez

Signature: [Signature]  
Printed Name: Jimmy Vazquez

(Notary Seal) My Commission expires 10/31/21

J EIMMY VAZQUEZ  
Notary Public  
State of Maryland  
Baltimore County

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)
<del>Ricardo A. Movic</del>	<del>247 South Broadway Baltimore MD</del>	<del>[Signature]</del>	<del>02/35</del>	<del>15 years</del>
<del>Fernando...</del>	<del>2535 Fair Ave Baltimore MD 21225</del>	<del>[Signature]</del>	<del>1/10</del>	<del>20 years</del>
<del>[Name]</del>	<del>235 S. D. Wacker</del>	<del>[Signature]</del>	<del>10/23</del>	<del>25 years</del>
<del>[Name]</del>	<del>1811 E. Lombard St Baltimore MD 21202</del>	<del>[Signature]</del>	<del>03/54</del>	<del>25 years</del>

Board of Liquor License Commissioners for the City of Baltimore, 231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202 Phone: 410-396-4377 Fax: 410-396-4382

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

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

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

(I, WE) \_\_\_\_\_ HEREBY

CERTIFY, That (I am, we are) the owner(s) of the property located at \_\_\_\_\_, Baltimore, City with a Zip Code of \_\_\_\_\_, which is named in the present application made to 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.

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 renewal 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 \_\_\_\_\_

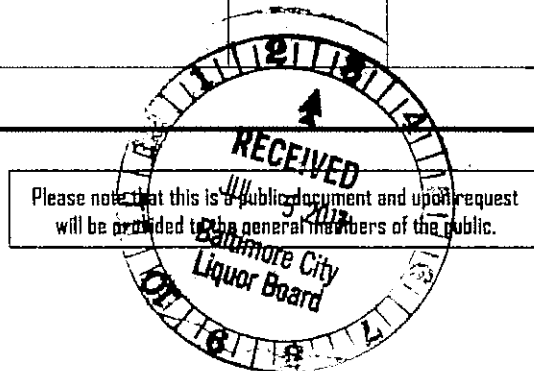
Printed Name: \_\_\_\_\_

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)
Pedro Candelario	243 S Broadway MD 21231		01/1947	10 YEARS
Joseph Klein	1906 E Pratt St Baltimore MD 21231		4/1982	1 year
Hector Manzana	18 E Eager St Baltimore MD 21202		7/1962	15 years
Brad Alterwitz	2124 Bank St. Baltimore, MD 21231		7/1984	1 Year

Board of Liquor License Commissioners for the City of Baltimore,  
231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382



**\*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.\***

A large, empty rectangular box with a black border, intended for the applicant to draw a floor plan or rendering of the licensed premises. The box is currently blank.

Emergency Exit /Stairs to upstairs

Hall way

Kitchen/Taco Bar

Server Station

Food Storage

Dinning Room

Raw Bar

Bathroom

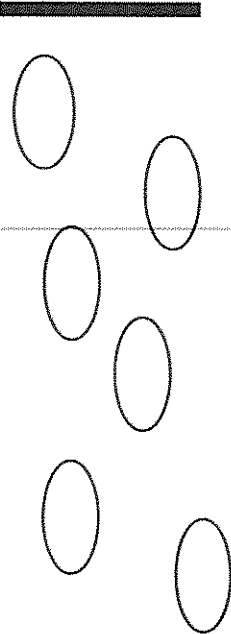
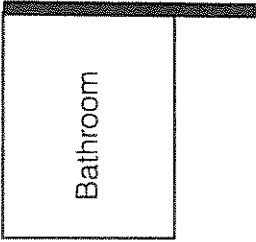
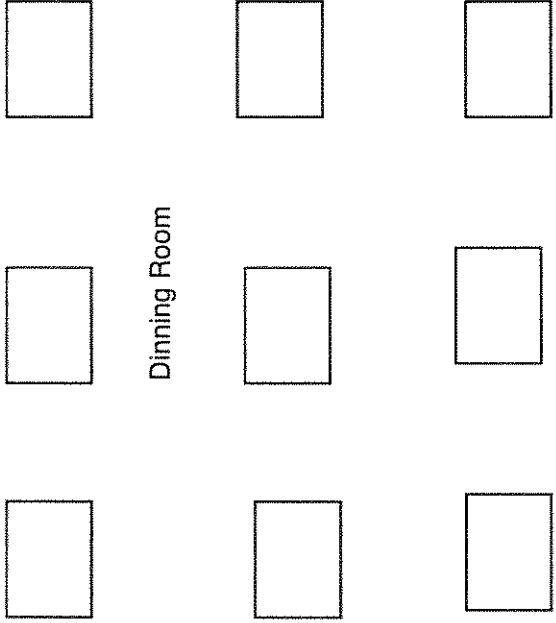
Stairs

Door to Upstairs

Main Door

WINDOW TO EASTER AVE

First Floor



SECOND FLOOR

WALKING REFRIGERATOR

WASHROOM /

KITCHEN

Entrance to

Kitchen

Storage

Men's Bathrooms

Women's Bathrooms

SMALL BAR / SERVER STATION

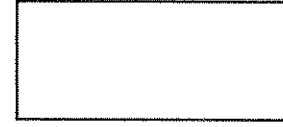
Hallway



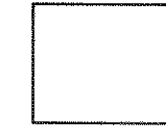
DANCING AREA

Karaoke Stand

Pool Tables



Dinning Room



EXIT DOOR

Main Entrance Door

Building Front Window Easter Ave



PREVAS & PREVAS

ATTORNEYS AT LAW  
AMERICAN BLDG., SUITE 702  
231 EAST BALTIMORE STREET  
BALTIMORE, MARYLAND 21202

prevasandprevas@verizon.net

STEPHEN L. PREVAS  
PETER A. PREVAS  
HARRY K. PREVAS  
KONSTANTINE J. PREVAS (1924-2011)

TELEPHONE  
410-752-2340  
FAX  
410-332-0474

July 9, 2018

Board of Liquor License Commissioners  
for Baltimore City  
American Building, 6<sup>th</sup> Floor  
231 East Baltimore Street  
Baltimore, MD 21202

RE: Yenys Carolina Silva and Thomas W. Hamrick, Licensees  
Transfer of Location Only  
Prior Address: 505 South Broadway, Baltimore, MD 21231  
New Address: 500 South Wolfe Street, Baltimore, MD 21231

Gentlemen:

Please schedule the above pending application for a transfer hearing. Enclosed please find a copy of the Use and Occupancy Permit for the new premises to use first and second floor as a restaurant without live entertainment.

Please note there is no request for live entertainment, outdoor table service, off premises catering or delivery of alcohol.

Please contact me if you have any questions.

---

Yours truly,

  
Peter A. Prevas

PAP:jlh

ENCLOSURES



# Liquor Board System

Version 1.0

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

## License Detail

### License Info

License Num: **LB 277**      Cert Num: **1068**      Fee: **\$2,020.00**      Status: **Renewed**  
 License Date: 5/1/2018      License Year: 2018  
 CR Number: 11801326  
 Payment Date: 05-09-18

2017 - 2018 TPP Paid   
 2018 Trader's License

## Add Adult Entertainment License

### Location

Corp Name: **CAROLINA TEX-MEX RESTAURANT, LLC**  
 Trade Name: **CAROLINA'S TEX-MEX RESTAURANT**  
 Zone Code: 23  
 Phone: 410-276-0711  
  
 Block Num: 505      Street: BROADWAY SOUTH  
 City: BALTIMORE      State: MD      Zip: 21231  
  
 CR Number: 11801326

Portion of Business Used:

FIRST & SECOND FLOORS FOR BUSINESS - FIRST FLOOR REAR & SECOND FLOOR FOR STORAGE. USE ENTIRE PREMISES AS A RESTAURANT - INCLUDING LIVE ENTERTAINMENT AND DANCING WITH OUT DOOR TABLE SERIVES FOR NOT MORE THAN TWO TABLES AND EIGHT PATRONS AS PER BMJ 2014-118 APPROVED WITH CONDITIONS AS A Q.U. WITH FELLS POINT COMMUNITY ORGANIZATION NO OUTDOOR MUSIC, ALL PARTONS MUST BE SERVED BY WAIT STAFF  
 RESTRICTIONS: NO SALE OF PACKAGE GOODS, SERVICE AT TABLES ONLY, MUST OPERATE BOWTIE RESTAURANT

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
THOMAS W.	HAMRICK	2535 FAIT AVENUE	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
YENYS CAROLINA	SILVA	7621 CEDAR POND LANE	BALTIMORE	MD	21237	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

### Comments

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Date	Comment	Action
08/15/2018	Application for transfer of location from 505 S. Broadway to 500 Wolfe Street filed on behalf of Carolina Tex-Mex Restaurant, LLC T/a Carolina Tex-Mex Restaurant, Yenys Silva and Thomas Hamrick on 7/5/17 (re-advertised without live entertainment in August 2018 Ad) /kk	Delete
02/07/2018	****RELEASED STATE OF MD TAX HOLD**** .../sb	Delete
02/02/2018	****STATE OF MD TAX HOLD, letter sent to Licensee (Thomas W. Hamrick(2535 Fait Ave." and Yenys Carolina Silva(7621 Cedar Pond Ln)) Home Address on February 2, 2018.****/mb	Delete
02/02/2018	State Tax Hold Letter mail was returned to the sender on 01/29/18 "Unable to Forward, Not Known" .../mb	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
07/14/2017	Application fee for Application for transfer of ownership and location from 505 S. Broadway to 500 Wolfe Street requesting live entertainment filed on behalf of Carolina Tex-Mex Restaurant, LLC T/a Carolina Tex-Mex Restaurant, Yenys Silva and Thomas Hamrick was processed under the wrong address (504 S Broadway) see INVOICE # 108272 - application fee was PAID- S.R	Delete
07/12/2017	Application for transfer of ownership and location from 505 S. Broadway to 500 Wolfe Street requesting live entertainment filed on behalf of Carolina Tex-Mex Restaurant, LLC T/a Carolina Tex-Mex Restaurant, Yenys Silva and Thomas Hamrick on 7/5/17 /kk	Delete
05/31/2017	Per e-mail from licensee (Y. Silva), this establishment closed on 5-25-17. Copy of e-mail in Parent File - Mailed out letter about license expiring in 180 days /kk	Delete
05/22/2017	05/19/17 - PAID returned checks fees: Invoice #107960 = \$1,000.00, #107961 = \$1,000.00, #107962 = \$20.00, #107963 = \$30.00 (check fee)... /sb	Delete
05/19/2017	Given letter hand-delivered to Chief Inspector, M. Foster to suspend Liquor License for NSF in the amount of \$2,020.00 (2017-2018 Annual License Fee) + \$30.00 (Processing NSF Fee)... /sb	Delete
05/01/2017	RELEASED STATE TAX HOLD.... /sb	Delete
03/30/2017	****RELEASED STATE OF MD TAX HOLD**** /sb	Delete
10/14/2016	PAID \$625.00 fine for Violation Hearing dated on 09/22/16; Invoices #104255 = \$200.00, #104256 = \$200.00 & #104257 = \$225.00.... /sb	Delete
09/23/2016	9/22/2016- PUBLIC HEARING RE: [Violation of Alc. Bev. Art.§ 4-505(f)(1)(iii) – Failure to present Up-to-Date Valid Certificate] , [Violation of Rule 4.08(a) Relations with Wholesalers] GUILTY \$500 FINE + \$125 ADMIN FEE - \$625 TOTAL FINE 3 DAY SUSPENSION ** 30 DAYS TO PAY	Delete
08/16/2016	Alcohol Awareness Course ( Pedro Silva ) expires on 08/11/2020 John S. Murray	Delete
05/16/2016	Received a copy of a request for writ of execution against the licensee. The writ was served on 5/12/2016. The licensee cannot serve alcoholic beverages until they satisfy the writ of execution or we receive an order from the Court releasing the license to the licensee. On 5/13/2016 Motion to Vacate was filed, but no ruling. Copy of Writ in the file. TRA.	Delete
05/13/2016	Duplicate copy of license issue by request of licensee due damage of license	Delete
05/12/2016	Paid for NSF check fees: Invoices #103420=\$500.00; #103422=\$500.00; #103423=\$500.00; #103424=\$500.00; #103425=\$50.00.... /sb	Delete
03/28/2016	FOOD FORM WAS ATTACHED TO 2016 RENEWAL APPLICATION	Delete
10/22/2015	Licensee came in and PAID \$125.00 Fine (Hearing Dated 10-15-15) on 10/21/15. Invoice #99777.... /sb	Delete
10/13/2015	10/13/15 License in file for Suspension	Delete
05/21/2015	Jenny came in and paid \$2020.00 for NSF, invoice #98854. Will be giving back license today by J.Howard... /sb	Delete
05/19/2015	I tried contacting merchant, about insufficient funds (bad check) the party on the end she's unable to comprehend English. I asked her to speak with manager, she did not understand. Made copies of documents and given to Chief Shelton Jones to retrieve monies owe to Liquor Board.... /sb	Delete
11/21/2014	11/20/2014Public Hearing re: Request to add outdoor table service , live entertainment ; request to remove restriction" No Bar" from license. APPROVED \$100 Admin Fee PAID	Delete
11/10/2014	11/06/2014 Public Hearing re: Violation of Rule 3.02, Violation of Rule 4.19, Violation of Rule 4.20, Violation of Rule 3.02 & Violation of Rule 3.06 . \$250 Fine + \$125 admin Fee \$375 Total (1 week to pay)	Delete
12/03/2010	12/3/10 \$125 PAID IN LIEU OF (12/9/10) HEARING #75419	Delete
06/20/2005	6/2005 Application filed to transfer ownership to Yenys Carolina Silva & Thomas W. Hamrick, Carolina Tex Mex Restaurant, LLC t/a Carolina's Tx-Mex Restaurant	Delete
03/01/2004	9/11/97 Public Hearing re:Application to transfer Ownership of ì the class"B" Beer,Wine & liquor license at this location where ì the premises has been closed for 90 days.APPROVED BASED ON THE ì PUBLIC NEED & ACCOMENDATION.	Delete

License num: LB 277

Address: 505 BROADWAY SOUTH

Trade Name: CAROLINA'S TEX-MEX RESTAURANT

Comment:

Add Comment

Hold Info

Powered by:



## CAROLINA TEX-MEX RESTAURANT, L.L.C.: W10270759

General Information

Filing History

Annual Report/Personal Property

### General Information

**Department ID Number:**  
W10270759

**Business Name:**  
CAROLINA TEX-MEX  
RESTAURANT, L.L.C.

**Principal Office:**  
500 S WOLFE ST  
BALTIMORE MD 21231

**Resident Agent:**  
PEDRO C SILVA  
7621 CEDAR POND LN  
ROSEDALE MD 21231

**Status:**  
REVIVED

**Good Standing:**  
THIS BUSINESS IS IN GOOD  
STANDING

▶ **Order Certificate of Status**

**Business Type:**  
DOMESTIC LLC

**Business Code:**  
20 ENTITIES OTHER THAN  
CORPORATIONS

**Date of Formation/Registration:**  
10/20/2004

**State of Formation:**  
MD

**Stock Status:**  
N/A

**Close Status:**  
N/A

PROPOSED LOCATION: 500 S. Wolfe St.

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 11

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 3

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

"D" BEER, WINE & LIQUOR 6

"BD7" BEER, WINE & LIQUOR 2

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

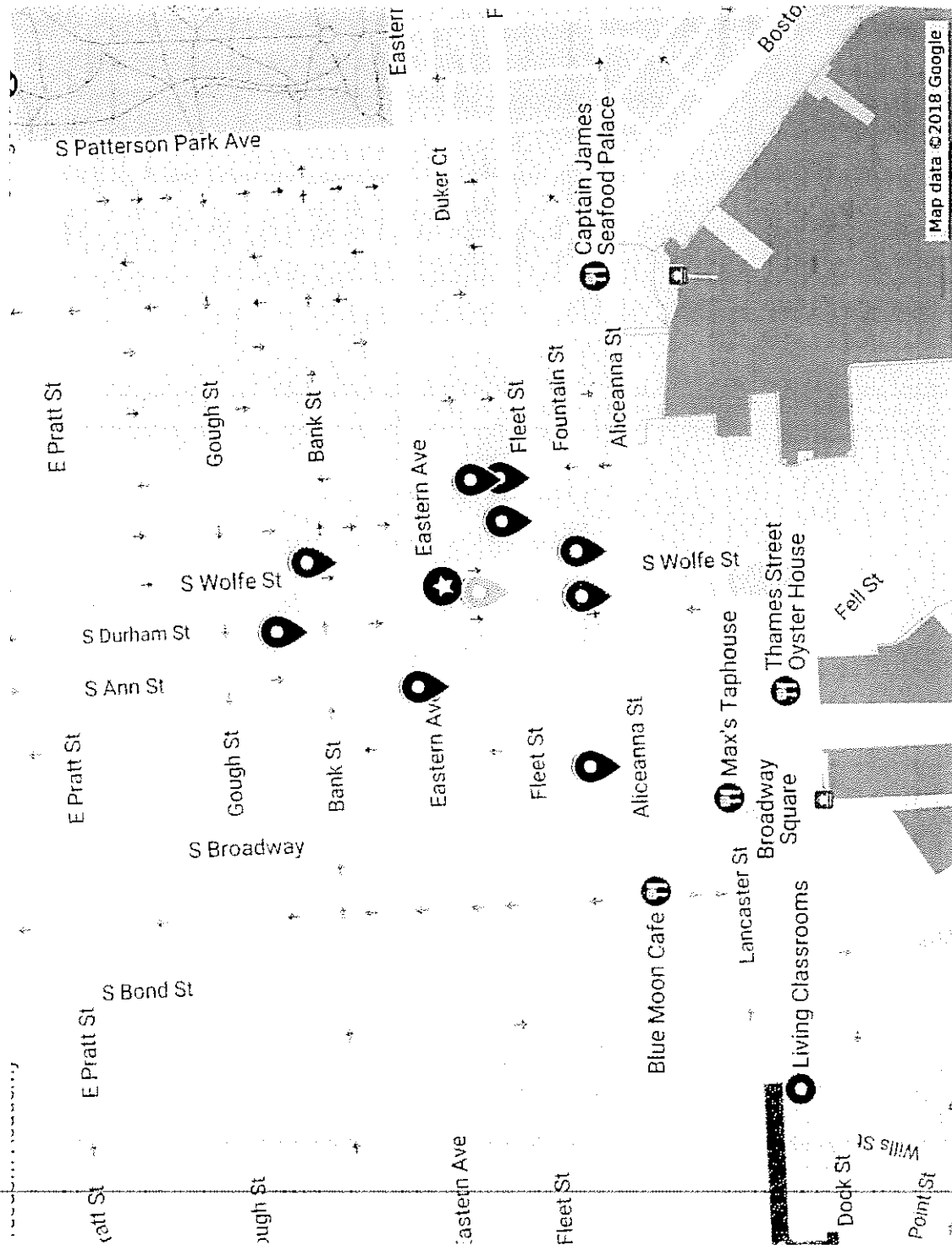
---

PREPARED BY: Chase DATE: 9/4/18

# 500 S. Wolfe Street

## Licensed Establishments

- ★ Carolina's Tex-Mex Restaurant LB
- 📍 1919 LBD7
- 💡 Canton Liquor House LD
- 📍 Ale Mary's LBD7
- 📍 Baltimore Built Bistro LB
- 📍 Lobo Fell's Point LD
- 📍 Pierpoint Restaurant LB
- 📍 Peter's Inn LD
- 📍 Spirits Tavern LD
- 📍 Henninger's Tavern LD
- 📍 Birds of A Feather LD



# 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):	Carolina'a Tex- Mes Restaurant
Corporation Name:	Carolina Tex- Mex Resturant, LLC
Location Address:	500 S. Wolfe Street
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No
Is the location within 300 feet of Church and/or School?	Yes
Date Posted?	8/24/2018
Date Removed?	9/4/2018
Are there any other licensed establishments within a two block radius?	Yes

Other licensed locations - Describe/Note:

Please see maps for additional locations.

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

Filed an application for a transfer of location only from 505 S. Broadway to 500 S. Wolfe Street. Please check Liquor board database for transfer information, no recent inspector has been done since May 12, 2017. Establishment is closed.

Insert Photo of Sign and location:



Attach Additional Photos



Back

## Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

Applicant(s) Name:	Yenys Carolina Silva; Thomas W. Hamrick
Address of Premises:	500 S. Wolfe Street
Inspector:	i:\0#.w\baltime\terri.chase
Date Posted:	8/24/2018
Time Posted:	1:45 PM
Date Rechecked:	9/4/2018
Time Rechecked:	2:30 PM
Manager or Owner when sign posted	

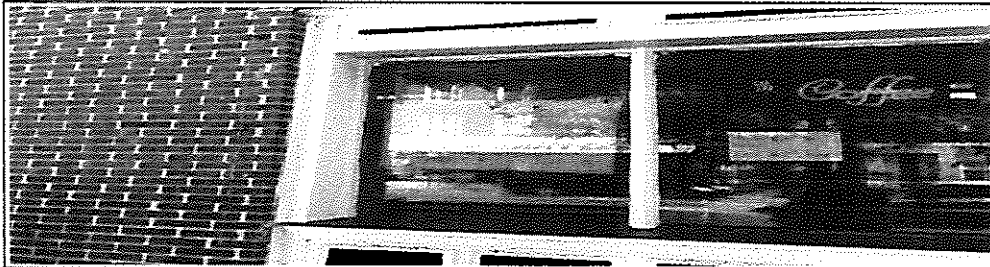
Summary on location of sign posted:

Sign posted on the right hand side window.

Summary on location of sign rechecked:

Sign still posted on the right hand side window.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

Back

# BLLC Compliance Inspection

## Licensee Information

Address: 505 BROADWAY SOUTH 21231 ▼

Trade Name: CAROLINA'S TEX-MEX RESTAURANT

Corporation Name: CAROLINA TEX-MEX RESTAURANT, LLC

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

Date/Time of Inspection: 6/12/2017 10:27:53 AM

Manager/Licensee

## Open/Closed Status

Open/Closed: Closed ▼

Closed Date: 5/25/2017

## External Appearance

Clean and Free of Debris: Satisfactory ▼

## Business Records

Traders License: N/A ▼

Alcohol Awareness Certification Date Issued:

## Public Safety

Exits Marked, Unobstructed: N/A ▼

Fire Capacity:

Outdoor Seating Capacity:

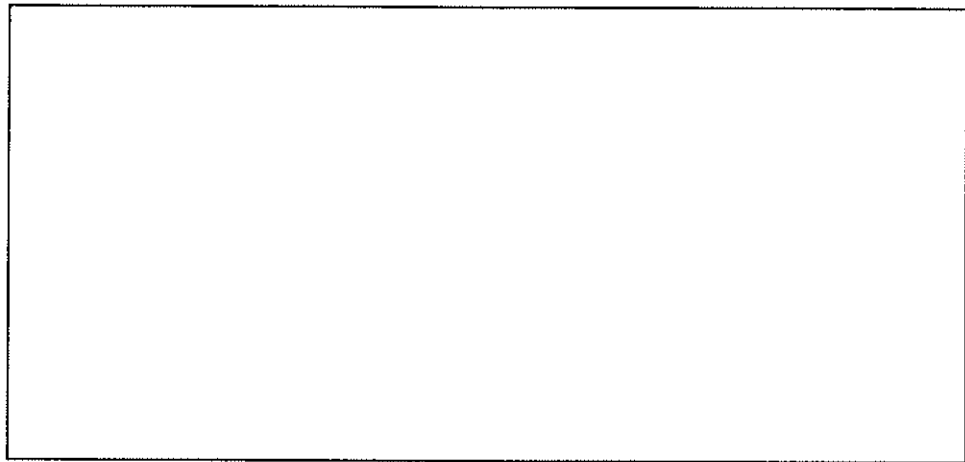
## Adult Entertainment - If Applicable

License is Valid: N/A ▼

## Violations

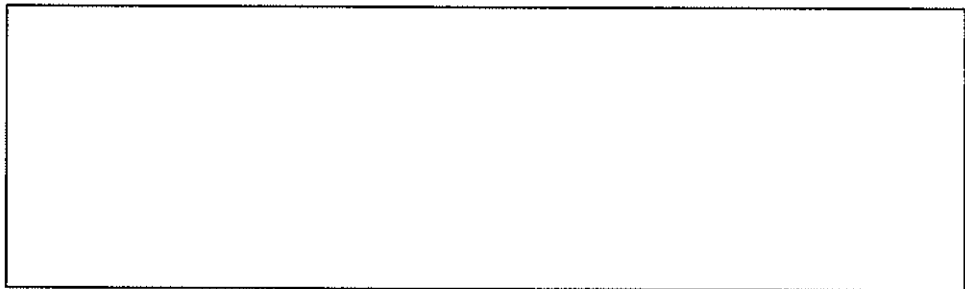
Violation Issued: No ▼

Violations Noted:



W/tee-up

Instructions Given to Licensee:



Inspector's Comments:

Establishment ceased operations on or about 5/25/17.

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

# Certificate of Occupancy

City of Baltimore ePermits

THIS WRITTEN INSTRUMENT AND ALL THINGS IN AUTHORITY CERTAIN REGULATIONS IN EFFECT

IF THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW ANY IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 100 FEET OF A DWELLING

WARNING: IT IS THE POLICY OF THIS DEPARTMENT TO ISSUE PERMITS ONLY TO THE APPLICANT'S COPY

Permit #: **USE2018-50453**

WARD **S** DISTRICT **201**

PROPERTY ADDRESS **500 S WOLFE ST BALTIMORE MD 21202**

OWNER: **GERARDO GARCIA SANCHEZ** ADDR: **500 SOUTH WOLFE STREET BALTIMORE MD 21202**

LESSEE: **CAROLINA TEX-MEX RESTAURANT LLC** ADDR: **500 S WOLFE ST BALTIMORE MD 21202**

LAND USE CODES 3-50

USE 1ST AND 2ND FLOOR OF PREMISES AS A RESTAURANT WITHOUT LIVE ENTERTAINMENT.

1001-000000-2600-158100-400560 PER INSP	1001-000000-2600-158000-400540 MISC.	1001-000000-2600-158000-400540 CH. USE	1001-000000-2600-158300-400490 NEW BLDG	1001-000000-2600-158300-400490 ADDITIONS
		<b>45.00</b>		
1001-000000-2600-158100-400490 ALTERATIONS	1001-000000-2600-158104-400490 REPAIRS	1001-000000-2600-158304-400490 MISC CONST.	1001-000000-2600-158000-400500 ELECT.	1001-000000-2600-158000-400510 HYDRONIC STEAM HEAT
1001-000000-2600-158902-400510 DISTRIB EXH	1001-000000-2600-158902-400510 AIR COND	1001-000000-2600-158902-400510 HOSP FANCOIL	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL BURNING EQUIPMENT
1001-000000-2600-158300-400530 ELEVATOR	1001-000000-2600-158000-400520 PLUMBING	1001-000000-2600-158000-400520 S & T CONTROL	1001-000000-5700-105800-401911 CHAP	1001-000000-1500-102000-400230 TAX
	<b>0.00</b>			<b>3.00</b>
1001-000000-2600-158100-400490 RAZING	1001-000000-2600-158400-400540 FILING FEE	1001-000000-2600-158400-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2000-158000-400480 PENALTY	TOTAL FEES
	<b>50.00</b>			<b>98.00</b>

THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING 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

September 27, 2018

**Applicant(s):** Rose Jimenez and Denon Penn  
Payson's Corner, LLC, T/a Payson's Corner  
255 N. Payson Street 21223

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Rose Jimenez was born in Bronx, NY in September of 1971. She lives in Bronx, NY; and (2) Denon Penn was born in Washington, DC in January of 1971. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Rose Jimenez (50%); and (2) Denon Penn (50%).

(c) **Purchase Price of Business:** Purchase price of business is \$50,000 to be paid at closing.

(d) **Qualified Voters:** Andrea Brown, Dara Hendricks, and Charles Shelton are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Payson's Corner, LLC is a MD LLC and as of 9/11/2018 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/24/2018, and checked on 9/5/2018. This meets the 10-day rule. There are 3 licensed liquor establishments in the 4x4 area: "A" BWL-3.

(h) **Timeline:** In February of 2018 the licensee, Velma Mason, passed away. On 3/14/2018 was observed to be closed. On 5/1/2018 the license was reissued to the personal representative Henry Mason. On 8/7/2018 the applicant filed a transfer application. As the application was filed within 180 days of closure, the application is valid. In addition, as per Alc. Bev. Art. 4-803(2), after the death of a licensee, the personal representative has 18 months to dispose of the license. As such, under both scenarios, the transfer application is filed timely and the license is valid.

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

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

**Board's Decision:**

2018 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: TRANSFER OF OWNERSHIP CLASS TYPE: A BWL

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 255 N. Payson Street

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: ~~255 N. PAYSON STREET~~

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: PAYSON'S CORNER, LLC TRADE NAME: PAYSON'S CORNER

BUSINESS PHONE NUMBER: 443-873-6064 BUSINESS EMAIL ADDRESS: PAYSON255@GMAIL.COM

ATTORNEY FOR THE APPLICANT: PETER A. PREVAS ADDRESS: 231 E. BALTIMORE STREET, SUITE 702, BALTO MD 21202 PHONE: 410-752-2340

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

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

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

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

1. Applicant A

ROSE JIMENEZ \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 1974 LAFONTAINE AVE BRONX NY 10457  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 9/1971 FEMALE BRONX, NY  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

2. Applicant B

DENON PENN \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 3000 IONA TERRACE BALTIMORE MD 21214 20 YEARS  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 1/1971 MALE WASHINGTON, D.C.  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

3. Applicant C

\_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 \_\_\_\_\_ City State Zip Code (period of residency in Baltimore City)  
 \_\_\_\_\_ (Sex: Male or Female) \_\_\_\_\_ (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

RECEIVED  
 2018 AUG - 7 PM 4:12  
 BALTIMORE CITY LIQUOR LICENSE COMMISSIONERS

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 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. 5-4-109 (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:	<u>ROSE JIMENEZ</u>	ADDRESS:	<u>1974 LAFONTAINE AVE, BRONX, NY 10457</u>	TITLE:	<u>Member</u> <del>XXX</del> <u>50</u>	%OF STOCK HELD:	<u>50</u>
2) NAME:	<u>DENON PENN</u>	ADDRESS:	<u>3000 IONA TERRACE, BALTIMORE, MD 21214</u>	TITLE:	<u>Member</u> <del>XXX</del> <u>50</u>	%OF STOCK HELD:	<u>50</u>
3) NAME:	_____	ADDRESS:	_____	TITLE:	_____	%OF STOCK HELD:	_____
4) NAME:	_____	ADDRESS:	_____	TITLE:	_____	%OF STOCK HELD:	_____

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

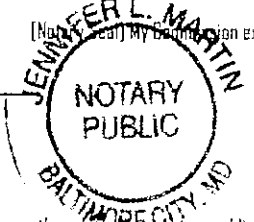
**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license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

[Signature]  
Signature of Applicant A

I hereby certify that on the 7th day of August, 2018, before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore personally appeared Rose Jimenez the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] [Notary Seal] My Commission expires 01-26-19

Printed Name: Jennifer L. Martin

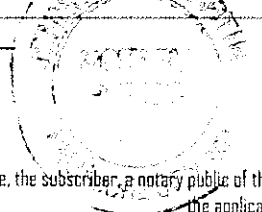


[Signature]  
Signature of Applicant B

I hereby certify that on the 7th day of August, 2018, before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore personally appeared Denon Penn the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] [Notary Seal] My Commission expires 01-26-19

Printed Name: Jennifer L. Martin



Signature of Applicant C

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

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

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



Name and Address of the owners of the premise/landlord: DREAMERS, LLC

Phone Number: [REDACTED]

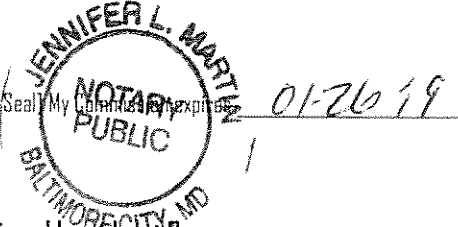
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) Rose Jimenez, Member, Dreamers, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 255 N. Payson St., Baltimore, City with a Zip Code of 21223, 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.

Rose Jimenez  
Signature of Landlord

I hereby certify that on the 7th day of August, 2018, before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore personally appeared Rose Jimenez 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: Jennifer L. Martin  
Notary Printed Name: Jennifer L. Martin



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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Andrea Brown</u>	<u>6103 Westmoreland Drive, Baltimore, Md 21209</u>	<u>[Signature]</u>	<u>05/1963</u>	<u>10 years</u>
<u>Dara Hendricks</u>	<u>2623 Pelham Ave. Baltimore, MD 21213</u>	<u>[Signature]</u>	<u>7/1/72</u>	<u>28 years</u>
<u>Chule [Signature]</u>	<u>2324 Eutanaw Pl Baltimore md 21245</u>	<u>[Signature]</u>	<u>6/1/46</u>	<u>30 years</u>

Board of Liquor License Commissioners for the City of Baltimore, 231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202 Phone: 410-396-4377 Fax: 410-396-4382

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

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

A large, empty rectangular box with a black border, intended for the applicant to draw a floor plan or rendering of the licensed premises. The box is currently blank.

Alley Way

Storage Room

Back Door

Office

Liquor Store

West Stratford Street

Side Door

Grocery Store

255 N PAYSON ST

Front Door

North Payson Street



## 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: LA 191

Cert Num: 1021

Fee: \$858.00

Status: Renewed

License Date: 5/1/2018

License Year: 2018

CR Number: 07604601

Payment Date: 04-25-18

2017 - 2018 TPP Paid

2018 Trader's License

Update Info

### Add Adult Entertainment License

Add New Adult Entertainment License

#### Location

Corp Name: SNUUSH, INC.

Trade Name: SPIRITS & MORE

Zone Code: 29

Phone: 410-947-4574

Block Num: 255

City: BALTIMORE

Street: PAYSON STREET NORTH

State: MD

Zip: 21223

CR Number: 07604601

Portion of Business Used:

RES.N.C.U. APPR. FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE

Restriction:

PERMISSION GRANTED TO DISCONTINUE THE PHARMACEUTICAL DEPARTMENT & SERVICES OF A REGISTERED PHARMACIST. OTHER PHARMACEUTICAL ITEMS & PATENT MEDICINES TO BE CONTINUED. PREMISES NOT TO BE CONVERTED TO A PACKAGE GOODS STORE

Edit the License Location Info

Alternate Mailing Address

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
HARVEY R.	MASON (P.R.)	4814 SIPPLE AVENUE	BALTIMORE	MD	21206	Edit	Remove Owner

#### Sunday License

License Num:

Cert Num:

Fee:

License

Dates:

**Comments**

Date	Comment	Action
04/23/2018	Alcohol Awareness expires 04/17/18 (Denon A. Penn).... /sb	Delete
04/21/2018	* Licensee(s) changed during 2018 renewal period - Harvey Roscoe Mason became the Per.Rep for Velma G. Mason (death) * /kk	Delete
04/20/2018	Agency received management agreement between surviving Spouse - Mr. Mason - and De'non Penn - operator of the establishment. Copy of agreement in file. TRA.	Delete
10/17/2014	10/16/2014 Public Hearing re: Application to transfer ownersip. WITHDRAWN b applicant	Delete

Print History (Print Card)

License num: LA 191      Address: 255 PAYSON STREET NORTH  
 Trade Name: SPIRITS & MORE

Comment:

Add Comment

Hold Info

Powered by:



## PAYSON'S CORNER, LLC: W18922567

**General Information**

[Filing History](#)

[Annual Report/Personal Property](#)

### General Information

**Department ID Number:**

W18922567

**Business Name:**

PAYSON'S CORNER, LLC

**Principal Office:**

255 N PAYSON STREET  
BALTIMORE MD 21223

**Resident Agent:**

DENON PENN  
3000 IONA TERRACE  
BALTIMORE MD 21214

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD  
STANDING

» [Order Certificate of Status](#)

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN  
CORPORATIONS

**Date of Formation/ Registration:**

06/27/2018

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 255 N. Payson St.

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

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

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

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

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

"A" BEER, WINE & LIQUOR 3

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

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

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

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

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

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

---

PREPARED BY: Steven Han DATE: 9/10/2018

# 255 North Payson Street

Payson, s Corner LA

Penrose Liquor LA

255 N Payson St LA

Doc's LP Lounge LA

school and church

Lockerman Bundy Elementary School

Celebration Church Monroe St

People's Church of Baltimore

St James United Methodist Church

Saving Grace Ministries in Christ





[Back](#)

### Board of Liquor License Commissioners

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

#### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Payson's Corner
Corporation Name:	Payson's Corner, LLC
Location Address:	255 N. Payson St.
License Type:	Class "A" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="checkbox"/>
Date Posted?	8/24/2018 <input type="checkbox"/>
Date Removed?	9/5/2018 <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):

Transfer of ownership

Insert Photo of Sign and location:



☐ Attach Additional Photos	
Inspector Name	Date and Time
<input type="text" value="i:\0#w\baltimore\steven.han"/>	<input type="text" value="9/6/2018"/> <input type="text" value="2:23:15 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="button" value="Submit"/>	

[Back](#)

**Board of Liquor License Commissioners**  
 For Baltimore City  
 1 North Charles Street, 15th Floor  
 Baltimore, Maryland, 21201

**POSTING SIGNS REPORT**

<i>Applicant(s) Name:</i>	rose jimenez
<i>Address of Premises:</i>	255 N. Payson St.
<i>Inspector:</i>	i:\OH.w\baltime\steven.han
<i>Date Posted:</i>	8/24/2018
<i>Time Posted:</i>	
<i>Date Rechecked:</i>	9/5/2018
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	

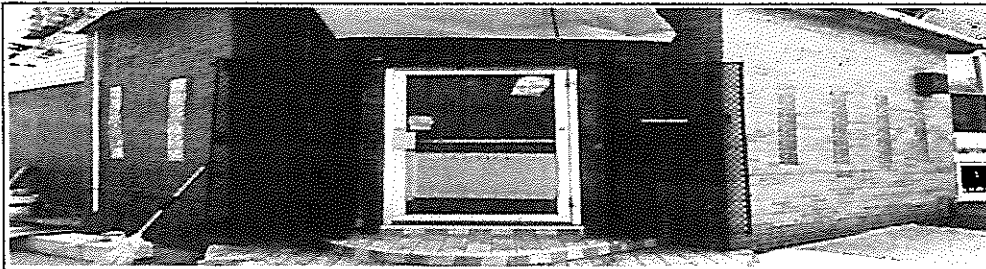
*Summary on location of sign posted:*

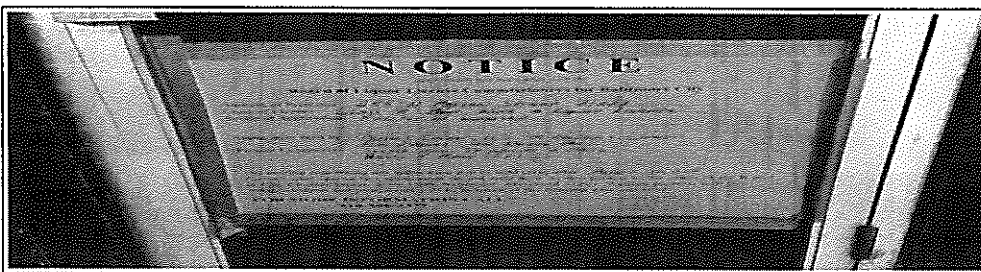
front door

*Summary on location of sign rechecked:*

same (front door)

*Insert Photo of Sign and location:*





Attach Additional Photos

Submit

# BLLC Compliance Inspection

## Licensee Information

Address: 255 PAYSON STREET NORTH 21223

Trade Name: SPIRITS & MORE

Corporation Name: SNUUSH, INC.

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

Date/Time of Inspection: 6/14/2018 11:52:55 AM

Manager/Licensee: Not Open

## Open/Closed Status

Open/Closed: Closed

Closed Date: 6/8/2018

## External Appearance

Clean and Free of Debris: Satisfactory

## Business Records

Traders License: N/A

Alcohol Awareness Certification Date Issued:

## Public Safety

Exits Marked, Unobstructed: N/A

Fire Capacity:

Outdoor Seating Capacity:

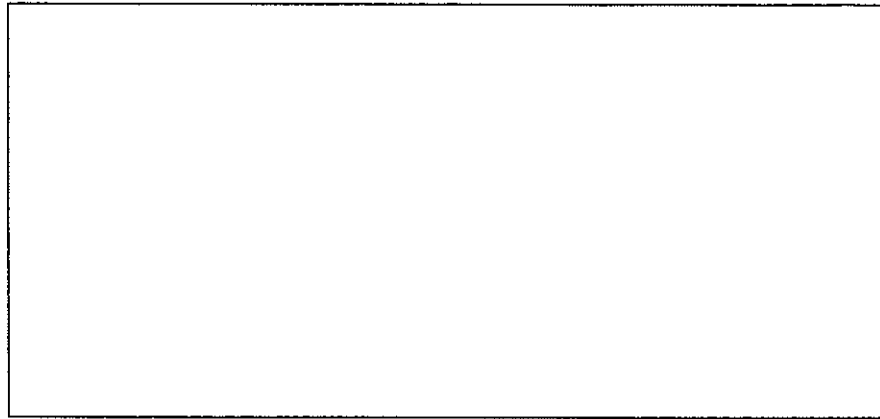
## Adult Entertainment - If Applicable

License is Valid: N/A

## Violations

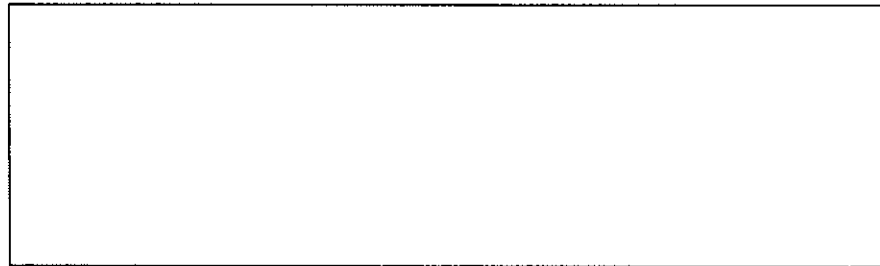
Violation Issued: No

Violations Noted:



Wrap-Up

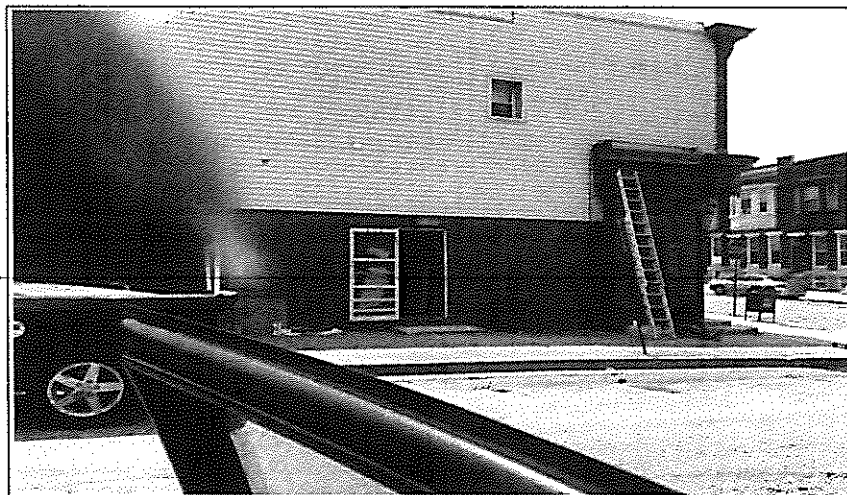
Instructions Given to Licensee:



Inspector's Comments:

inspection on 6/8/18.  
Building under going changes and new management.

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

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

Applicant Copy

No: USE2018-53373

Property Address: 255 N PAYSON ST Block/Lot: 0162/079

Plan No: -

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

Applicant:  
DENON PENN LANSBURY03@YAHOO.C  
255 NORTH PAYSON STREET BALTIMORE MD 21223

Owner/Lessee:  
Owner DREAMERS LLC,  
315 W MADISON ST BALTIMORE MD 21201

Contractor:

# Use & Occupancy Draft

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

---

Expiration:	WORK COST:	District: 700	MINOR PRIVILEGE:
-------------	------------	---------------	------------------

---

CONTINUE TO USE 1ST FLOOR GROCERY STORE (NEW OWNERSHIP) WITH ALCOHOL.

SALES OF ALCOHOLIC BEVERAGES IS SUBJECT TO SEC. 18-701 OF THE ZONING CODE OF BALTIMORE CITY.

**\*\*\*DUPLICATE\*\*\***  
PD:7/2/2018 CR:373 LOC: WOLM WS: 206  
ID:08 TR: 0037 RCT #: 00041696  
6/29/2018 12:12PM  
PERMIT #:USE2018X53373B

CO AMOUNT PAID:	\$98.00
Building Permits	\$50.00
Building Permits	\$3.00
Building Permits	\$45.00
VC	\$98.00
CHANGE	\$0.00

Department Of Housing And Community Development

Cashier Copy

September 27, 2018

**Applicant(s):** Susan Hawkins, Clint Spencer, and Katherine Jones  
Club Xpectations, LLC, T/a Club Xpectations  
4330 E. Lombard Street 21224

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

Application to transfer ownership with continuation of live entertainment.

**(a) Applicant(s) Information:** (1) Susan Hawkins was born in Baltimore, MD in December of 1967. She lives in Baltimore, MD; (2) Clint Spencer was born in New Jersey in November of 1963. He lives in Baltimore, MD; and (3) Katherine Jones was born in Baltimore, MD in August of 1984. She lives in Baltimore, MD.

**(b) Ownership Breakdown:** (1) Susan Hawkins (50%); (2) Clint Spencer (50%); and (3) Katherine Jones (0%).

**(c) Purchase Price of Business:** Purchase price of business is \$395,000. A deposit of \$40,000 was made. \$355,000 to be paid over 15 years at 3,814.85 per month.

**(d) Qualified Voters:** Dorothy Miller, Shirl Johnson, and Teresa Davis are qualified Baltimore City voters.

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

**(f) Corporate Standing:** Club Xpectations, LLC is a MD LLC and as of 9/11/2018 is active and in good standing.

**(g) Posting Report:** The location was posted on 8/27/2018, and checked on 9/5/2018. This meets the 10-day rule. There are 7 licensed liquor establishments in the 4x4 area: "B" BWL-1; "D" BWL-1; "BD7" BWL-4; and "D" Brewery-1.

**(h) Timeline:** Last Inspection by BLLC was performed on 8/28/2018. At that time, the establishment was open and operating.

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

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

**Board's Decision:**



# 2018 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: TRANSFER OF OWNERSHIP CLASS TYPE: LBD7

*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: 4330 E. LOMBARD STREET, BALTIMORE, MD 21224

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

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

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: CLUB XPECTATIONS, LLC TRADE NAME: CLUB XPECTATIONS

BUSINESS PHONE NUMBER: 410-624-5180 BUSINESS EMAIL ADDRESS: CLUBXPECTATIONS@GMAIL.COM

ATTORNEY FOR THE APPLICANT: PETER A PREVAS ADDRESS: 331 E BALTIMORE STREET, SUITE 702, BALTIMORE, MD 21202 PHONE: 410-752-2340

Part of Premises Used (Note: Floors and Areas for Storage): 1ST FLOOR, BASEMENT Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? DJ, BAND, COMEDY 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: 175

*Please note that as per Alc. Bev. Art. 5 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 Administration (BMZA)*

**1. Applicant A**

SUSAN DELORES HAWKINS \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 2715 WALDOR DRIVE BALTIMORE MD 21234 2 YEARS  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 12/1967 FEMALE BALTIMORE  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

**2. Applicant B**

CLINT JASON SPENCER \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 2715 WALDOR DRIVE BALTIMORE MD 21234 2 YEARS  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 11/1963 MALE NEW JERSEY  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

**3. Applicant C**

KATHERINE JONES \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 821 ST DUNSTANS ROAD BALTIMORE MD 21212 9 YEARS  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 8/1984 FEMALE BALTIMORE  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

2018 AUG -7 PM 12:51

RECEIVED

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

Applicant A  B  C

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

Applicant A  B  C

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

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

Applicant A  B  C

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

Name	Address	Phone	Email

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. 5-4-109 (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: SUSAN DELORES HAWKINS ADDRESS: 2715 WALDOR DRIVE, BALTIMORE, MD 21234 TITLE: MEMBER %OF STOCK HELD: 50
- 2) NAME: CLINT JASON SPENCER ADDRESS: 2715 WALDOR DRIVE, BALTIMORE, MD 21234 TITLE: MEMBER %OF STOCK HELD: 50
- 3) NAME: KATHERINE JONES ADDRESS: \_\_\_\_\_ TITLE: SECRETARY %OF STOCK HELD: 0
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

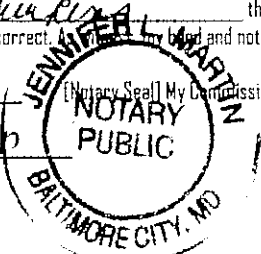
**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license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

[Signature]

Signature of Applicant A

I hereby certify that on the 9<sup>th</sup> day of July, 2018 before me, the subscriber, a notary public of the State of Maryland in and for City of Balto personally appeared Susan D. Hawkins the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 01-26-19  
 Printed Name: Jennifer L. Martin

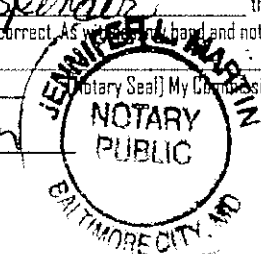


[Signature]

Signature of Applicant B

I hereby certify that on the 9<sup>th</sup> day of July, 2018 before me, the subscriber, a notary public of the State of Maryland in and for City of Balto personally appeared Clint G. Spencer the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 01-26-19  
 Printed Name: Jennifer L. Martin

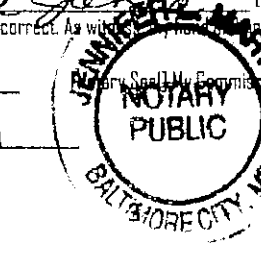


[Signature]

Signature of Applicant C

I hereby certify that on the 9<sup>th</sup> day of July, 2018 before me, the subscriber, a notary public of the State of Maryland in and for City of Balto personally appeared Katherine Jones the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 01-26-19  
 Printed Name: Jennifer L. Martin



Name and Address of the owners of the premise/landlord: SUSAN D HAWKINS, CLINT SPENCER Phone Number: [REDACTED]

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

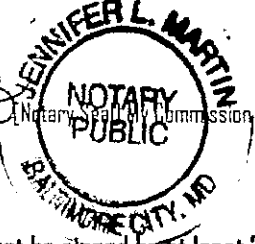
(I, WE) SUSAN D. HAWKINS AND CLINT J. SPENCER HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 433 F. LOMBARD ST, Baltimore, City with a Zip Code of 21224, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic 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]  
Signature of Landlord

I hereby certify that on the 9th day of July, 2018, before me, the subscriber, a notary public of the State of Maryland, in and for City of Balto., personally appeared Susan D. Hawkins 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: Jennifer L. Martin Notary Seal My Commission expires 01-26-19  
Notary Printed Name: Jennifer L. Martin



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

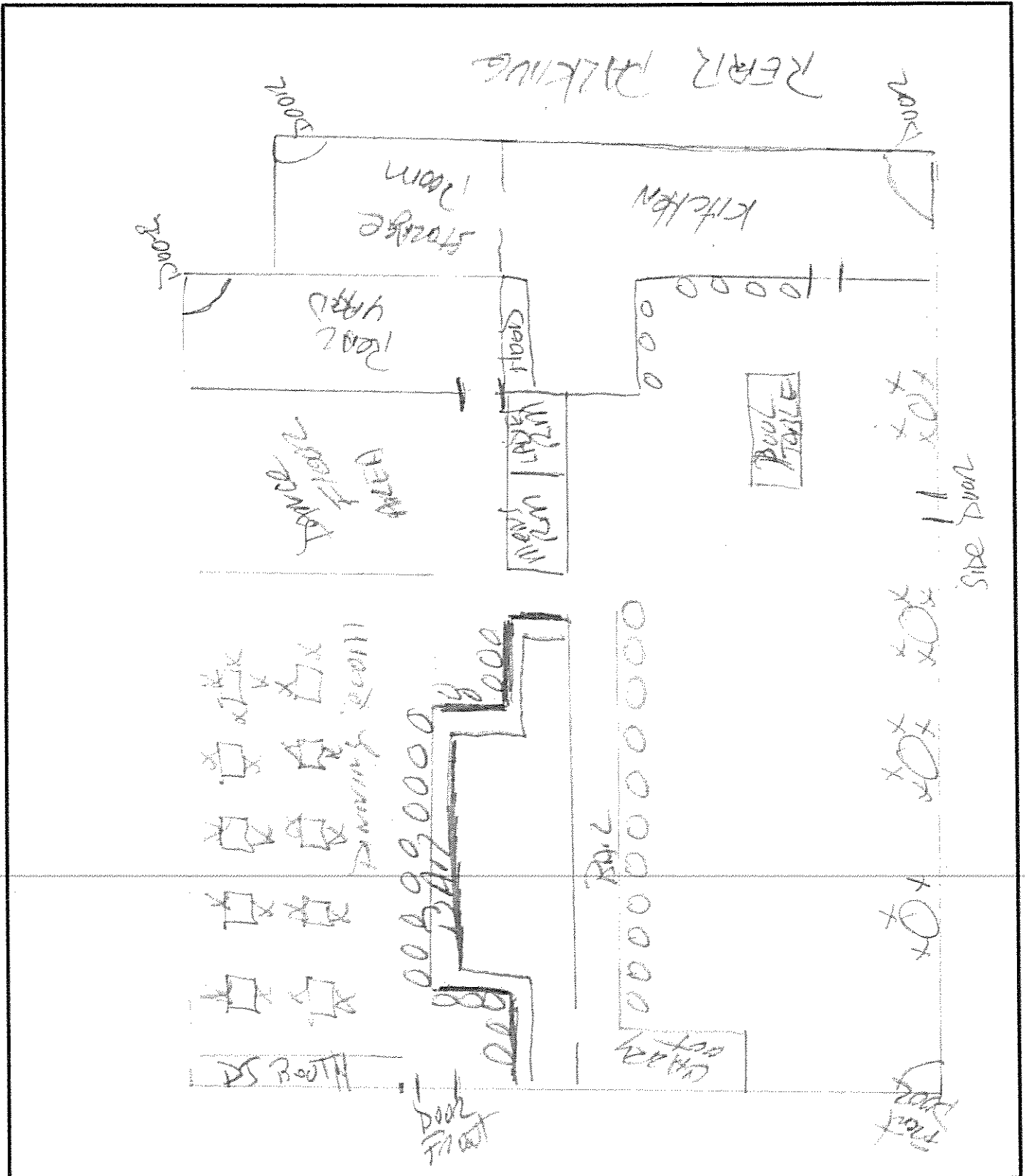
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and 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)
Dorothy S. Miller	4727 Ivanhoe Ave Baltimore Maryland Balto, md 21204	<u>[Signature]</u>	01-50	12 years
Shirley D. Johnson	3724 GLENMORE AVE	<u>[Signature]</u>	01/1967	43 years
TERESA DAVIS	2109 West Hill Ave BALTO MD 21204	<u>[Signature]</u>	3-88	43 years

Board of Liquor License Commissioners for the City of Baltimore,  
231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382

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

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





## Liquor Board System

Version 1.0

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

### License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

#### License Info

License Num: **LBD7 345**

Cert Num: **1003**

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

License Date: 5/1/2018

License Year: 2018

CR Number: 16001923

Payment Date: 04-30-18

2017 - 2018 TPP Paid

2018 Trader's License

Update Info

### Add Adult Entertainment License

Add New Adult Entertainment License

#### Location

Corp Name: **ISLAND HOUSE, INC.**

Trade Name: **ISLAND HOUSE BAR & GRILL**

Zone Code: 11

Phone: 443-250-5550

Block Num: 4330

City: BALTIMORE

Street: LOMBARD STREET EAST

State: MD

Zip: 21224

CR Number: 16001923

Portion of Business Used:

FIRST FLOOR AS A TAVERN RESTAURANT WITH LIVE ENTERTAINMENT & BASEMENT FOR STORAGE

Restriction:

Edit the License Location Info

Alternate Mailing Address

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
RUSSELL M.	SCHAEFFER, JR.	8108 PINECREST AVENUE	Baltimore	MD	21237	Edit	Remove Owner

#### Comments

Date	Comment	Action

04/24/2018	*****RELEASED STATE OF MD TAX HOLD*****..... /sb	Delete
04/18/2018	Alcohol Awareness expires 04/15/22 (Susan D. Hawkins and Clint J. Spencer) for Club Xpectations.... /sb	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 2/8/2018 /kk	Delete
01/30/2018	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.*****/mb	Delete
07/03/2017	License can be released per Court Order issued on June 30, 2017. 2017-2018 License must be paid. See Court Order in file....per D.Paige/sb	Delete
04/21/2017	Sheriff Mark Scherr from BCSO has seized liquor license for this location due to writ of execution. Please hold onto this license and do not issue until further notice or if the licensee makes payment. TRA	Delete
11/30/2015	Licensee came in and PAID \$100.00 Hearing Fee dated April 03, 2014, Invoice # 100062... /sb	Delete
10/15/2015	Sent letter to licensee about past due administration fee of \$100.00 from hearing date April 03, 2014.... /sb	Delete
11/25/2014	10/27/2014 ***CITY LAW DEPT HOLD*** Rita & Dale's Inc 1/a Port in a Storm needs to file their 2013 and 2014 Personal Property tax returns and pay any taxes	Delete
04/22/2014	04/03/2014 Public Hearing re: Application to transfer ownership from secured creditor, request for live entertainment. Board APPROVED transfer with live entertainment	Delete
10/15/2008	10/14/08 \$100 COMPLIANCE CONF.FEE PAID IN FULL #65152	Delete

Print History (Print Card)

License num: LBD7 345                      Address: 4330 LOMBARD STREET EAST  
 Trade Name: ISLAND HOUSE BAR & GRILL

Comment:

Add Comment

Hold Info



## CLUB XPECTATIONS, LLC: W18697847

**General Information**

Filing History

Annual Report/Personal Property

### General Information

**Department ID Number:**

W18697847

**Business Name:**

CLUB XPECTATIONS, LLC

**Principal Office:**

2715 WALDOR DRIVE  
PARKVILLE MD 21234

**Resident Agent:**

CLINT SPENCER  
2715 WALDOR DRIVE  
PARKVILLE MD 21234

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD  
STANDING

» [Order Certificate of Status](#)

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN  
CORPORATIONS

**Date of Formation/ Registration:**

03/27/2018

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A



PROPOSED LOCATION: 4330 E. LOMBARD ST.

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 7

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 1

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

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 4

"D" BREWERY 1  
ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

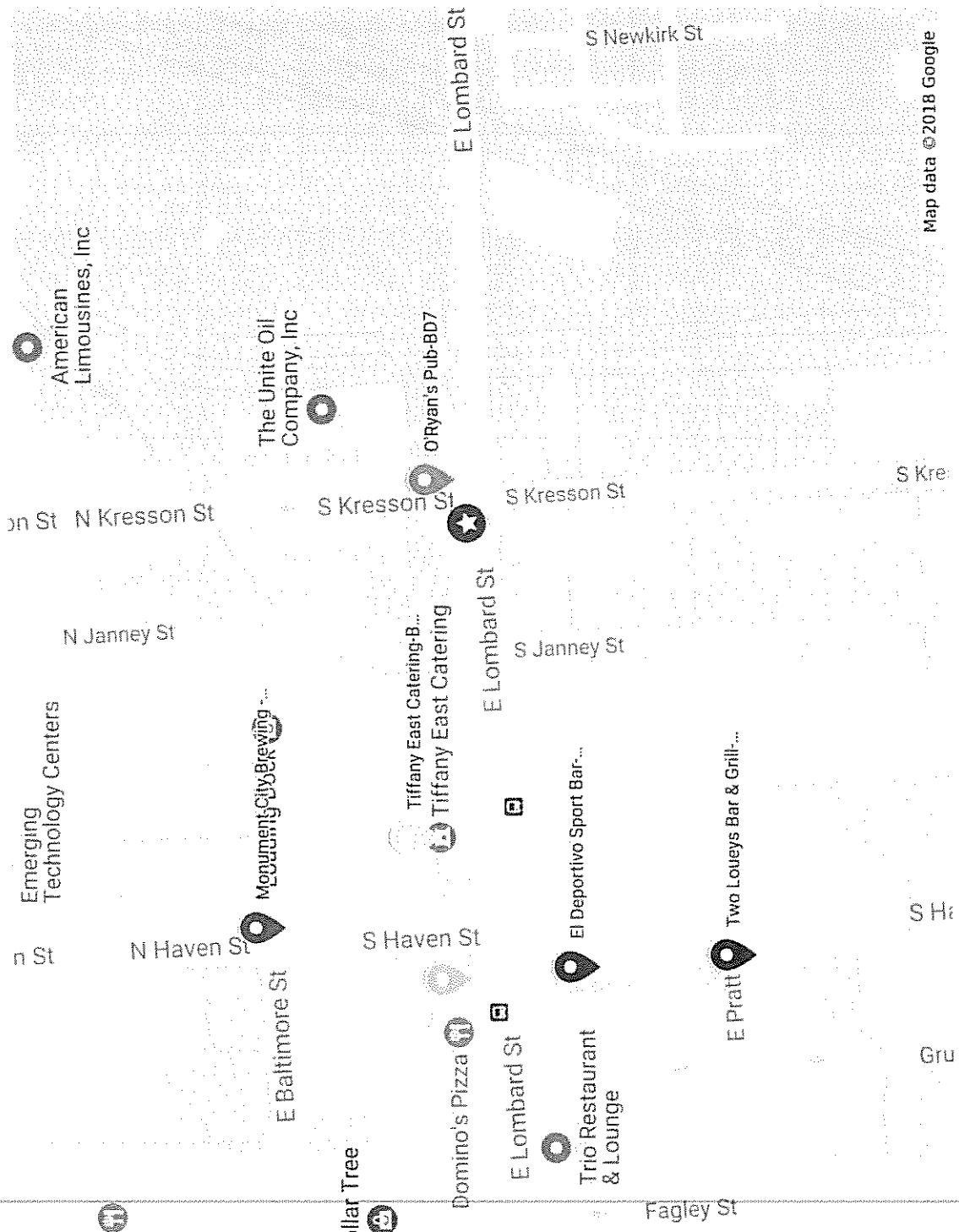
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PREPARED BY: John Merton DATE: 9/4/18

# 4330 E. Lombard St.

## Licensed Establishments

- 4330 E Lombard St
- Ds Sports Bar-LD
- El Antro-BD7
- El Deportivo Sport Bar-BD7
- Monument City Brewing - "D"
- O'Ryan's Pub-BD7
- Tiffany East Catering-B-BWL
- Two Loueys Bar & Grill-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>	Susan Delores Hawkins/Clint Jason Spencer/Katherine Jones...
<i>Corporation Name:</i>	Club Xpectations, LLC
<i>Location Address:</i>	4330 E. Lombard St.
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	8/27/2018
<i>Date Removed?</i>	
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

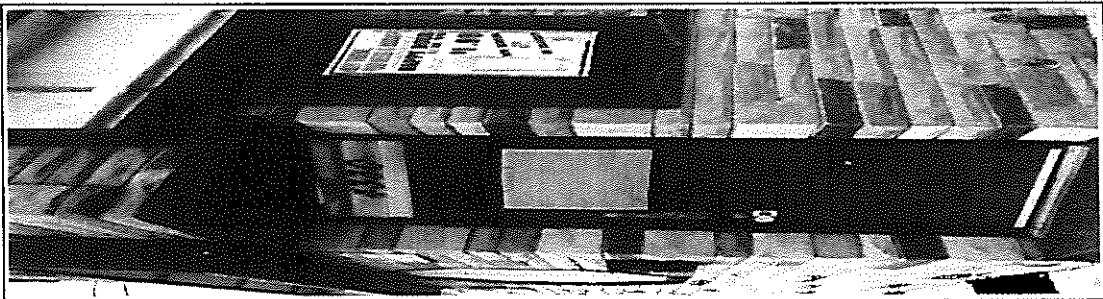
*Other licensed locations - Describe/Note:*

See Map

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

File application for transfer of ownership with live entertainment

*Insert Photo of Sign and location:*



### Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Susan Delores Hawkins/Clint Jason Spencer/Katherine Jones
<i>Address of Premises:</i>	4330 E. Lombard St.
<i>Inspector:</i>	i:0#.w baltimore\joann.martin
<i>Date Posted:</i>	8/27/2018
<i>Time Posted:</i>	
<i>Date Rechecked:</i>	9/5/2018
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	Dlores Moakley

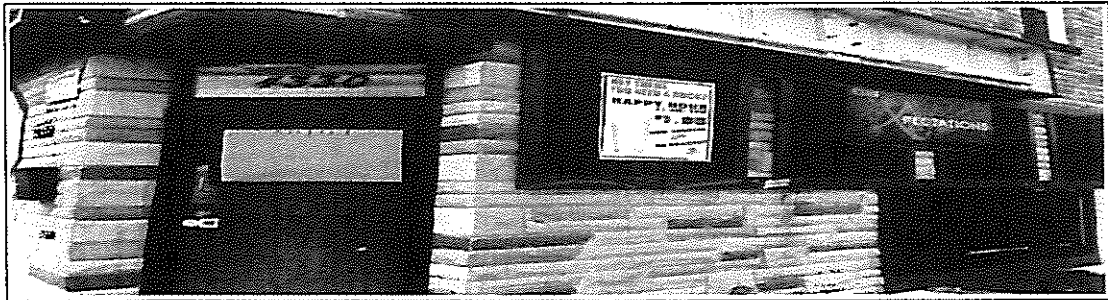
*Summary on location of sign posted:*

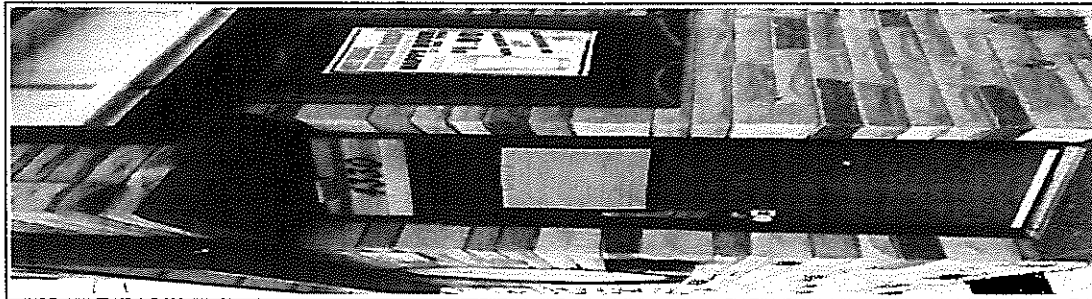
Front Door Outside

*Summary on location of sign rechecked:*

Sign remained as posted for the ten day period

*Insert Photo of Sign and location:*





## BLLC Routine Inspection

Address: 4330 LOMBARD STREET EAST 21224

Trade Name: ISLAND HOUSE BAR & GRILL

Corporation Name: ISLAND HOUSE, INC.

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

Date/Time of Inspection: 8/28/2018 11:14:33 AM

Manager/Licensee: Dolarse Moakley

Open/Closed: Open

Closed Date:

Clean and Free of Debris: Satisfactory

Location of Bar: Front

Shape of Bar: Retangle

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

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: N/A

Sanitation: N/A

Menu: N/A

Traders License: Yes

Alcohol Awareness Certification Date Issued: 4/15/2018

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Inspector Comments:

Inspector Comments:

Exits Marked, Unobstructed: N/A

Fire Capacity:

Outdoor Seating Capacity:

License is Valid:

N/A

*Dancers Present 18 and older:* N/A

*Cleanliness of Dressing Room:* N/A

*Live Entertainment (Describe):*

Yes

*Outdoor Table Service* N/A

*Violation Issued:* No

*Violations Noted:*

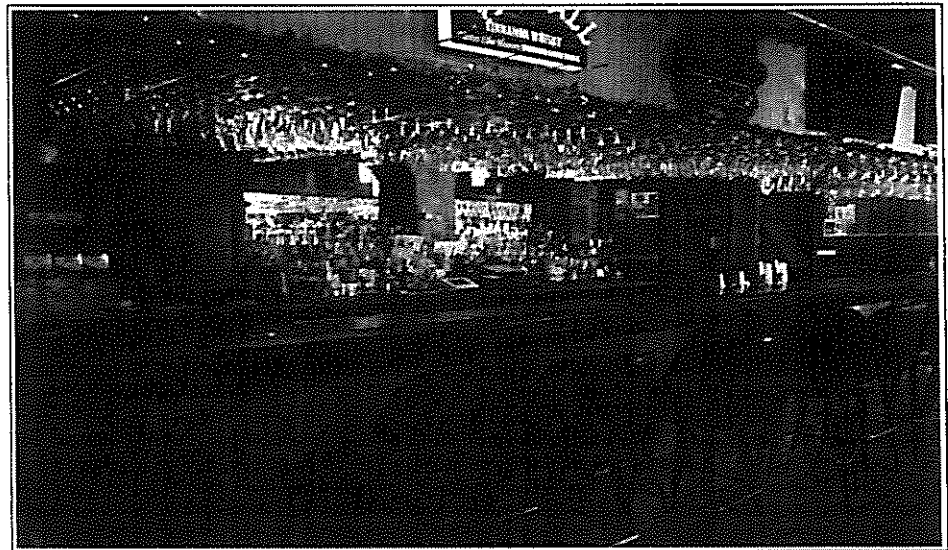
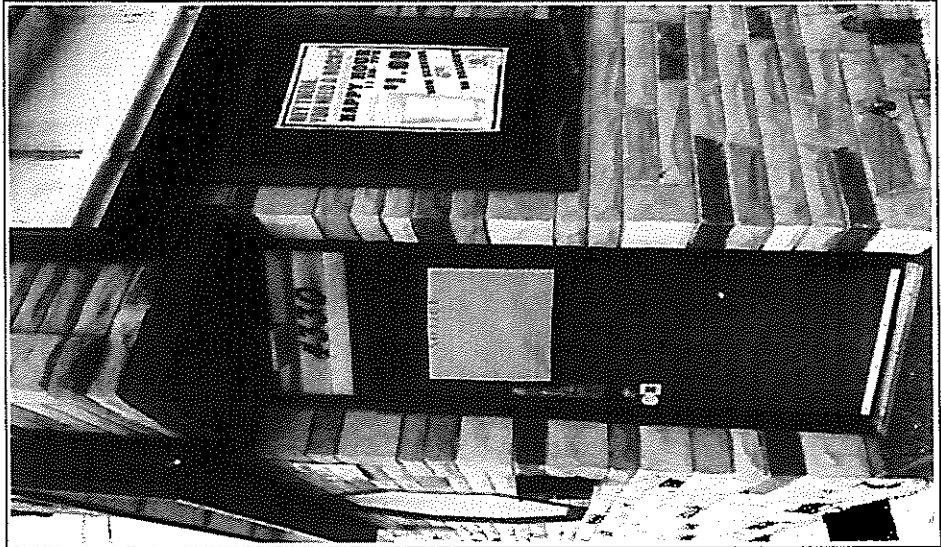
*Instructions Given to Licensee:*

*Inspector's Comments:*

2018 Traders 30391243  
date of routine 8/27/18

*Photo Taken:*





Owner Email:

Submitted by Inspector

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

**Online Use & Occupancy Permit  
Application**

Property Address: 4330 E LOMBARD ST  
Block/Lot: 6262/023

Permit No: **USE2018-53410**

Applicant: PETER A PREVAS  
231 EAST BALTIMORE STREET SUITE 702 BALTIMORE MD 21202  
PREVASANDPREVAS@VE

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

Owner/Lessee:  
Owner SUSAN HAWKINS  
2715 WALDOR DR. BALTIMORE MD 21234  
Lessee CLUB XPECTATIONS, LLC  
4330 E LOMBARD STREET BALTIMORE MD 21224

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant  
Proposed Use : (Commercial) Restaurant  
Dwelling: Roomming: Efficiency:  
Existing Count: 001 000 000  
Proposed Count: 001 0 0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	07/03/2018		LDZI
HEALTH DEPARTMENT INSPECTION	07/03/2018		JWEL
One Stop Permit Office Review	07/03/2018		LONG
REMINDER	07/03/2018		
Application Received		07/03/2018	
Zoning Sign-off	07/03/2018	07/03/2018	

District:202 MINOR PRIVILEGE:

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

CONTINUE TO USE 1ST FLOOR AS A RESTAURANT AND TAVERN WITH LIVE ENTERTAINMENT, CHANGE OF OWNERSHIP.

**AFFIDAVIT BY: HARRY PREVAS**

THE OWNER OF THE DESCRIBED PROPERTY FOR THE PROJECT NAMED BELOW HEREBY APPROVED THIS PERMIT APPLICATION AND AGREES TO COMPLY WITH ALL ORDINANCES OF THE MAYOR AND CITY COUNCIL OF BALTIMORE AND TO DO NO WORK NOT SPECIFICALLY COVERED BY THIS APPLICATION. I DECLARE UNDER PENALTIES OF PERJURY THAT THIS APPLICATION, INCLUDING ANY ACCOMPANYING PLANS, SPECIFICATIONS, ETC. HAS BEEN EXAMINED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND COMPLETE STATEMENT OF THE WORK TO BE COVERED BY THIS APPLICATION. I ALSO DECLARE THAT I AM THE OWNER OR HAVE SPECIFIC APPROVAL OF THE OWNER TO ACT AS AGENT FOR THIS APPLICATION.

Project Name: XPECTATIONS	Owner First Name: SUSAN
Role: Agent	Owner Last Name Or Company Name: HAWKINS
Applicant: PREVAS,PETER A	Phone: 443-468-5711
Project Note:	Address1: 2715 WALDOR DR.
	Address2:
	City: BALTIMORE
	State: MD
	Zip: 21234

September 27, 2018

**Applicant(s):** Asia Beasley, Andrew Scotti, and Mary Al-Khatib  
Red Emma's Cooperative Corporation, T/a Red Emma's  
1225 Cathedral Street 21201

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

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

(a) **Applicant(s) Information:** (1) Asia Beasley was born in Washington, DC in October of 1991. She lives in Baltimore, MD; (2) Andrew Scotti was born in Delaware in August of 1988. He lives in Baltimore, MD; and (3) Mary Al-Khatib was born in West Palm Beach, FL in December of 1977. She lives in Baltimore, MD. Ms. Al-Khatib was a licensee at 30 W. North Ave T/a Red Emma's from 2015 to 2018. The license was voluntarily surrendered due to the move to the above listed location.

(b) **Ownership Breakdown:** (1) Asia Beasley (5.88%); (2) Andrew Scotti (5.88%); and (3) Mary Al-Khatib (5.88%). (See attached for additional members).

(c) **Purchase Price of Business:** Purchase price of business is \$100 with a 7 year lease at 12,000 per month with an option to renew.

(d) **Qualified Voters:** Suzanne Shaffer, Nathaniel Meysenburg, and John Duda are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Red Emma's Cooperative Corporation is a MD Corporation and as of 9/11/2018 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/27/2018, and checked on 9/5/2018. This meets the 10-day rule. There are 6 licensed liquor establishments in the 4x4 area: "A" BWL-1; and "B" BWL-5.

(h) **Timeline:** On 9/17/2017 the establishment closed. Hardship request was heard and approved by the Board on 4/5/2018. Licensee had until 9/12/2018 to file a transfer application. Transfer was filed on 7/20/2018. License is valid.

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

---

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

**Board's Decision:**

2018 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 license to new tenant CLASS TYPE: B

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: 1225 Cathedral Str, 21201

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Red Emma's Cooperative Corp. TRADE NAME: Red Emma's

BUSINESS PHONE NUMBER: 443-801-9638 BUSINESS EMAIL ADDRESS: finance@redemmas.org

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

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

Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? poetry/talks 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: 225

Please note that as per Alc. Bev. Art. 8 (2-1407(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

ASIA NADIAH BEASLEY (Full name) [Redacted] (Telephone no.) [Redacted] [Redacted] (E-mail (Required))

813 GORSUCH AVE (Residence) Street BALTIMORE City MD State 21218 Zip Code 6 YEARS (period of residency in Baltimore City)

10/1991 (Month/Year of Birth) FEMALE (Sex: Male or Female) DC (WASHINGTON, DC) (Place of Birth)

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

2. Applicant B

ANDREW DAVID SCOTT (Full name) [Redacted] (Telephone no.) [Redacted] [Redacted] (E-mail (Required))

347 E 21ST ST. (Residence) Street BALTIMORE City MD State 21218 Zip Code 6 YEARS (period of residency in Baltimore City)

08/1982 (Month/Year of Birth) MALE (Sex: Male or Female) DELAWARE (Place of Birth)

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

3. Applicant C

Mary F. Al-Khatib (Full name) [Redacted] (Telephone no.) [Redacted] [Redacted] (E-mail (Required))

1813 Guntaw Pl. (Residence) Street Baltimore City MD State 21217 Zip Code 15 years (period of residency in Baltimore City)

12/1977 (Month/Year of Birth) FEMALE (Sex: Male or Female) W. Palm Beach, FL (Place of Birth)

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

RECEIVED  
1

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

Red Emma's, 30W. North Ave, 2015-2018, voluntarily surrendered due to move to new district

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.

October 2017 approve for hardship because 4/15/18

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
MARY AL-KHATIB	1813 Eudaw PL.	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-419 (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: ASIA BEASLEY ADDRESS: 813 GORSUCH AVE TITLE: PRESIDENT %OF STOCK HELD: 5.889%
- 2) NAME: ANDREW SCOTT ADDRESS: 347 E 21ST ST TITLE: SECRETARY %OF STOCK HELD: 5.889%
- 3) NAME: MARY AL-KHATIB ADDRESS: 1813 Eudaw PL. TITLE: V. President %OF STOCK HELD: 5.889%
- 4 NAME: SEE ATTACHED ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: 5.889%

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

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

Asia Beasley 7/19/2018  
Signature of Applicant A

I hereby certify that on the 19 day of July, 2018 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared ASIA BEASLEY 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: Shakira S. Smith (Notary Seal) My Commission expires Feb. 14, 2022  
Printed Name: Shakira S. Smith

SHAKIRA S. SMITH  
Notary Public-Maryland  
Baltimore City  
My Commission Expires  
February 14, 2022

Andrew Scott 07.19.2018  
Signature of Applicant B

I hereby certify that on the 19 day of July, 2018 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared ANDREW SCOTT 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: Shakira S. Smith (Notary Seal) My Commission expires Feb. 14, 2022  
Printed Name: Shakira S. Smith

SHAKIRA S. SMITH  
Notary Public-Maryland  
Baltimore City  
My Commission Expires  
February 14, 2022

Mary Al-Khatib 7/19/18  
Signature of Applicant C

I hereby certify that on the 19 day of July, 2018 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared MARY AL-KHATIB the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Shakira S. Smith (Notary Seal) My Commission expires Feb. 14, 2022  
Printed Name: Shakira S. Smith

SHAKIRA S. SMITH  
Notary Public-Maryland  
Baltimore City  
My Commission Expires  
February 14, 2022



---

100% WORKER OWNED & OPERATED

RED EMMA'S BOOKSTORE COFFEEHOUSE

---

## Red Emma's Corporate Ownership (July 2018)

### Board of Directors:

Asia Beasley (5.88% ownership)  
Andrew Scotti (5.88% ownership)  
Ava Pipitone (5.88% ownership)  
Benjamin Morgan (5.88% ownership)  
Christina Kim (5.88% ownership)  
Cullen Nawalkowsky (5.88% ownership)  
Gaganbir Singh (5.88% ownership)  
John Duda (5.88% ownership)  
Jonisha Hunter (5.88% ownership)  
Kaitlin Froom (5.88% ownership)  
Kathryn Dunn (5.88% ownership)  
Mary Al-Khatib (5.88% ownership)  
Melanie Thomas (5.88% ownership)  
Melissa Gross (5.88% ownership)  
Nova Robinson (5.88% ownership)  
Tiffany Defoe (5.88% ownership)  
Whitney Roberts (5.88% ownership)

### Corporate Officers:

Asia Beasley - President  
Mary Al-Khatib - Vice President  
Andrew Scotti - Treasurer  
Gaganbir Singh - Secretary

**1225 Cathedral Partners LLC**

**410 Pine St. S.E., Suite 300**

Name and Address of the owners of the premise/landlord: Vienna, VA 22180 Phone Number: [REDACTED]

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

(I, WE) \_\_\_\_\_ HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1225 Cathedral Street, Baltimore, City with a Zip Code of 21201, 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.

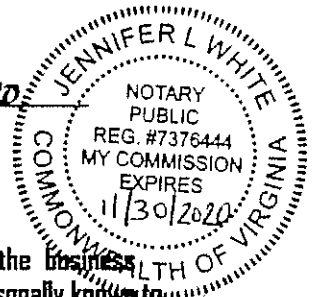
[Signature]  
Signature of Landlord

I hereby certify that on the 18 day of July, 2018, before me, the subscriber, a notary public of the State of Virginia, in and for Fairfax Co., personally appeared Alexander Bowman 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: Jennifer L. White  
Notary Printed Name: Jennifer L. White

[Notary Seal] My Commission expires 11/30/2020



**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)

Board of Liquor License Commissioners for the City of Baltimore,  
231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382

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



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

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

(I, WE) \_\_\_\_\_ HEREBY CERTIFY, That  
 (I am, we are) the owner(s) of the property located at 1225 Cathedral Street Baltimore, City with a Zip Code of 21201, 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)
Suzanne Shaffer	<del>418 E. 34th St.</del> 3002 Keswick Rd.	<i>ASW</i>	07/82	8 yrs.
Nathaniel Meyersburg	618 E. 34th St.	<i>[Signature]</i>	09/83	14 yrs.
John Ruda	1813 Eutan Pl.	<i>[Signature]</i>	9/77	22 yrs

Board of Liquor License Commissioners for the City of Baltimore,  
 231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
 Phone: 410-396-4377 Fax: 410-396-4382

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



100% WORKER OWNED & OPERATED

RED EMMA'S BOOKSTORE COFFEEHOUSE



1225 Cathedral  
First Floor  
Restaurant &  
Bar



## 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 284**

Cert Num: **1086**

Fee: **\$2,500.00** Status: **Renewed**

License Date: 5/1/2018

License Year: 2018

CR Number: 15801441

Payment Date: 07-20-18

2017 - 2018 TPP Paid

2018 Trader's License

Update Info

### Add Adult Entertainment License

Add New Adult Entertainment License

#### Location

Corp Name: **N/A**

Trade Name: **CONTRACT PURCHASER**

Zone Code: 21

Phone: 410-637-8013

Block Num: 1225

City: BALTIMORE

Street: CATHEDRAL STREET

State: MD

Zip: 21201

CR Number: 15801441

Portion of Business Used:

USE 1ST FLOOR & LOWER LEVEL FOR RESTAURANT/TAVERN WITH LIVE ENTERTAINMENT AND OUTDOOR TABLE SERVICE

Restriction:

Edit the License Location Info

Alternate Mailing Address

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
ROBERT	MAYN	5929 GRIFFITH RD	LAYTONSVILLE	MD	29882	Edit	Remove Owner

#### Comments

Date	Comment	Action

04/06/2018	4/5/2018 - Public Hearing RE: Request for a hardship extension - GRANTED (3-0 Vote)...../jr	Delete
03/16/2018	Submitted a letter for an Hardship Extension..... /sb	Delete
02/20/2018	State Tax Hold Letter mailed to Licensee "Patrick Morrow" was returned to the sender on 02/20/18 "Not Delivered as Addressed" ../mb	Delete
02/15/2018	02/15/18-Resend 2018-2019 Renewal Application to licensee(s)home addresses.... /sb	Delete
02/14/2018	02/14/18 - Return To Sender; insufficient Address; Unable To Forward..../sb	Delete
02/07/2018	****STATE OF MD TAX HOLD, letter re-send to Licensee (Eric Levitt and Patrick Morrow) Home Address on February 7, 2018.****/mb	Delete
02/07/2018	State Tax Hold Letter mail was returned to the sender on 02/01/18 "Not Delivered as Addressed" ../mb	Delete
01/25/2018	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***** /sb	Delete
05/19/2016	Alcohol Awareness expires 04/29/20 (Ashley Shifflett, Joseph Cotton, Rachel Coffin & Randy Eudy)	Delete
05/09/2016	Invoice # 102855; Amount \$2,500.00 License Fee was paid 04/29/16 was for 2016-2017 License Year... /sb	Delete
11/25/2014	11/16/2014 ****CITY LAW DEPT HOLD*** Albalu III Ltd t/a Ryleighs Oyster need to file 2012 and 2014 tax return. obtain assesment and pay taxes.	Delete
08/12/2014	07/10/2014 Public Hearing re: Application to transfer ownership. Board approved transfer. Paid \$100 hearing fee	Delete
02/08/2011	11/4/10 Public hearing re: application to transfer ownership from secured creditor and to remove restriction on liv entertainment APPROVED	Delete
10/08/2010	10/10 Transfer of Ownership & request to remove restriction, B-BWL restaurant license, Jaime Luna, Paul L. Bartlett, Albalu III, Ltd	Delete
12/11/2006	11/3/05 Application for a new Class "B" BWL restaurant license under the provisions of Rule 2.08 requiring \$200,000 in capital investment in restaurant fixtures and facilities and seating capacity for 75 persons; application includes request for outdoor table service and live entertainment APPROVED	Delete

Print History (Print Card)

License num: LB 284                      Address: 1225 CATHEDRAL STREET  
Trade Name: CONTRACT PURCHASER

Comment:

Add Comment

Hold Info



## RED EMMA'S COOPERATIVE CORPORATION: D18479816

General Information

Filing History

Annual Report/Personal Property

### General Information

**Department ID Number:**

D18479816

**Business Name:**

RED EMMA'S COOPERATIVE  
CORPORATION

**Principal Office:**

30 W. NORTH AVE  
BALTIMORE MD 21201

**Resident Agent:**

JOHN F. DUDA  
1813 EUTAW PLACE  
BALTIMORE MD 21217

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD  
STANDING

✦ [Order Certificate of Status](#)

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

01/02/2018

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

NO

PROPOSED LOCATION: 1225 Cathedral Street

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 6

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

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

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

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

"A" BEER, WINE & LIQUOR 1

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

"B" BEER, WINE & LIQUOR 5

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

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

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

ARENA \_\_\_\_\_

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







RACING \_\_\_\_\_

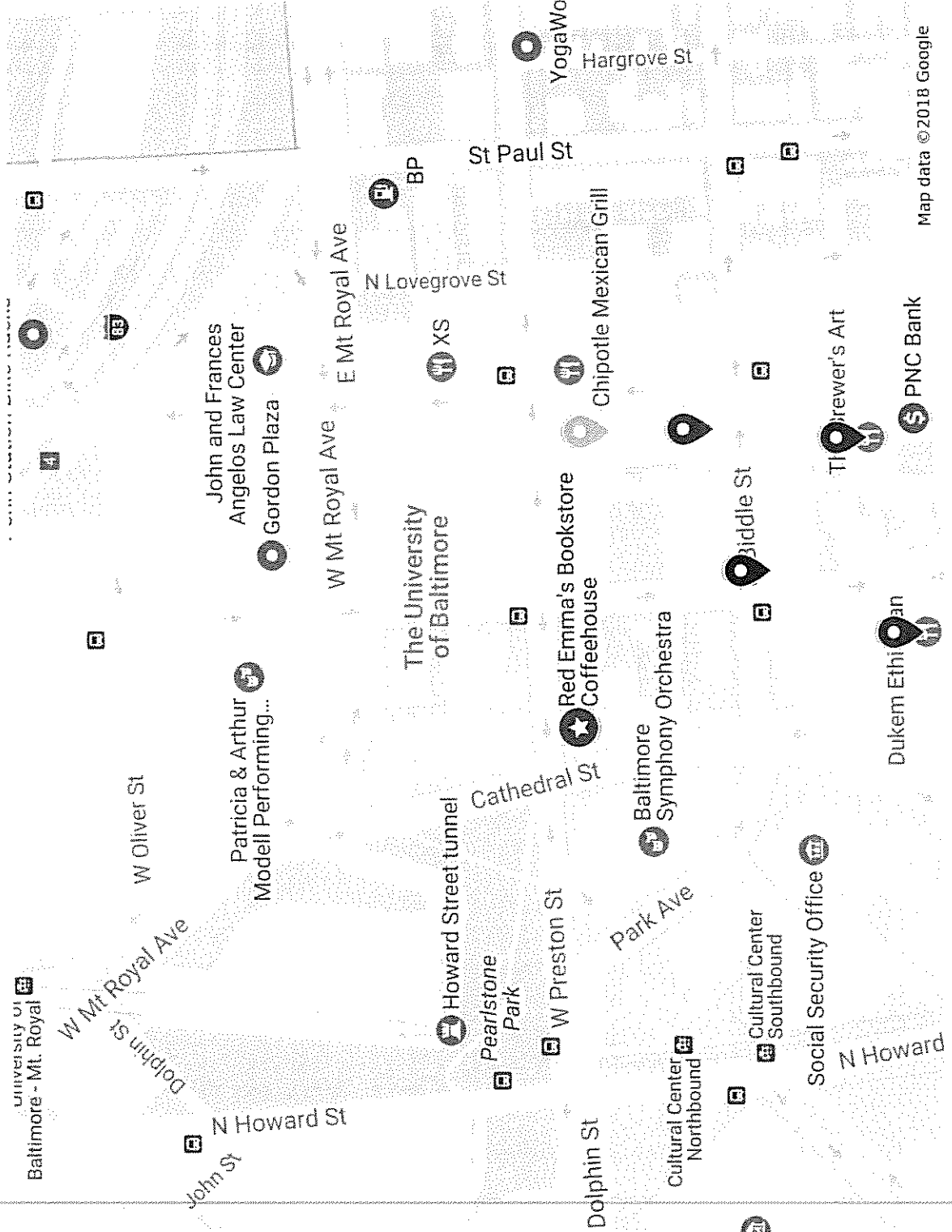
---

PREPARED BY: Steven Han DATE: 9/6/2018

# 1225 Cathedral Street

license establishment

-  Red Emma's LB
-  Dukem Ethiopian Restaurant LB
-  Aloha Sushi and Bar LB
-  Midtown Spirits & Wine Cellar LA
-  Sammy's Trattoria LB
-  The Brewer's Art LB



[Back](#)

### Board of Liquor License Commissioners

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

#### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Red Emma's
Corporation Name:	Red Emma's & corperative
Location Address:	1225 Cathedral St.
License Type:	Class "B" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input checked="" type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input checked="" type="checkbox"/>
Date Posted?	8/27/2018 <input type="text"/>
Date Removed?	9/5/2018 <input type="text"/>
Are there any other licensed establishments within a two block radius?	Yes <input checked="" type="checkbox"/>

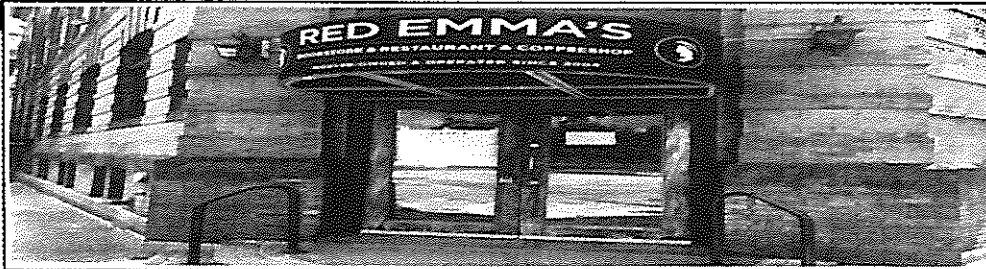
Other licensed locations - Describe/Note:

see map

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

transfer license to new tenant

Insert Photo of Sign and location:





<input type="checkbox"/> Attach Additional Photos	
Inspector Name	Date and Time
<input type="text" value="i:\0# w\baltimore\steven.han"/>	<input type="text" value="9/6/2018"/> <input type="text" value="12:31:08 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="submit" value="Submit"/>	

[Back](#)

### Board of Liquor License Commissioners

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

#### POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Asia Noadiah Beasley
<i>Address of Premises:</i>	1225 Cathedral St.
<i>Inspector:</i>	i:\OH.w\baltime\steven.han
<i>Date Posted:</i>	8/27/2018
<i>Time Posted:</i>	
<i>Date Rechecked:</i>	9/5/2018
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	

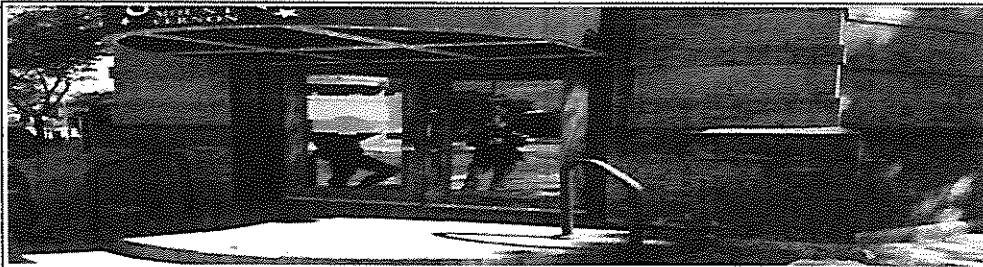
*Summary on location of sign posted:*

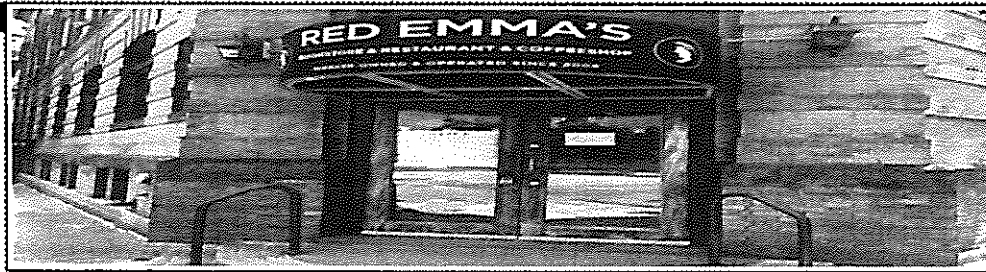
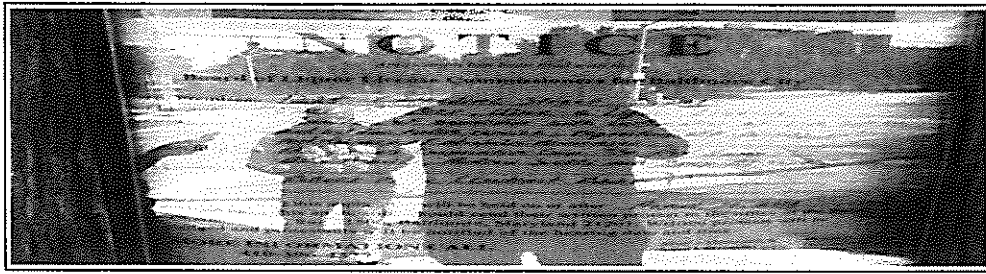
front door

*Summary on location of sign rechecked:*

same (front door)

*Insert Photo of Sign and location:*





Attach Additional Photos

Submit

[Back](#)

## BLLC Compliance Inspection

### Licensee Information

Address: 202665

Trade Name: RYLEIGH'S OYSTER

Corporation Name: CATHEDRAL-PRESTON, LLC

Type of License: Select...

Date/Time of Inspection: 9/19/2017 8:56:56 AM

Manager/Licensee

### Open/Closed Status

Open/Closed: Closed

Closed Date: 8/8/2017

### External Appearance

Clean and Free of Debris: N/A

### Business Records

Traders License: N/A

Alcohol Awareness Certification Date Issued:

### Public Safety

Exits Marked, Unobstructed: N/A

Fire Capacity:

Outdoor Seating Capacity:

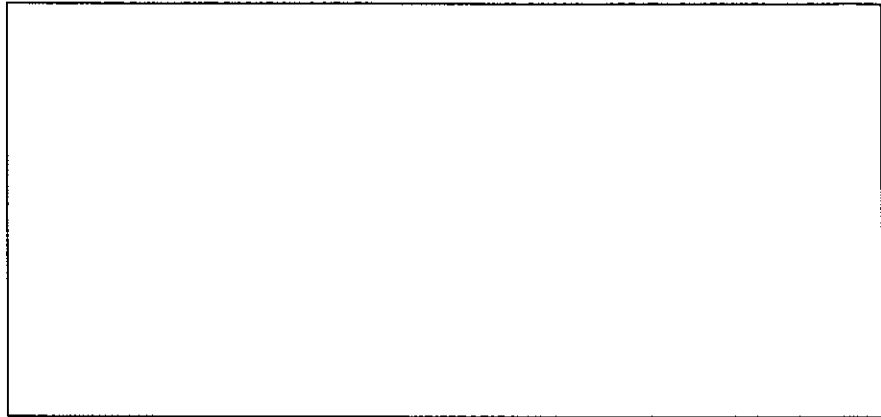
### Adult Entertainment - If Applicable

License is Valid: N/A

### Violations

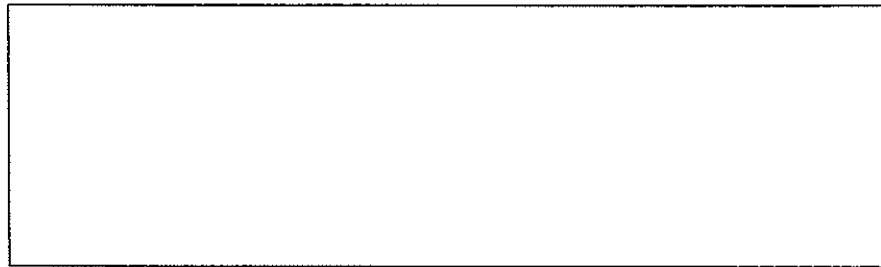
Violation Issued: No

Violations Noted:



Wrap-Up

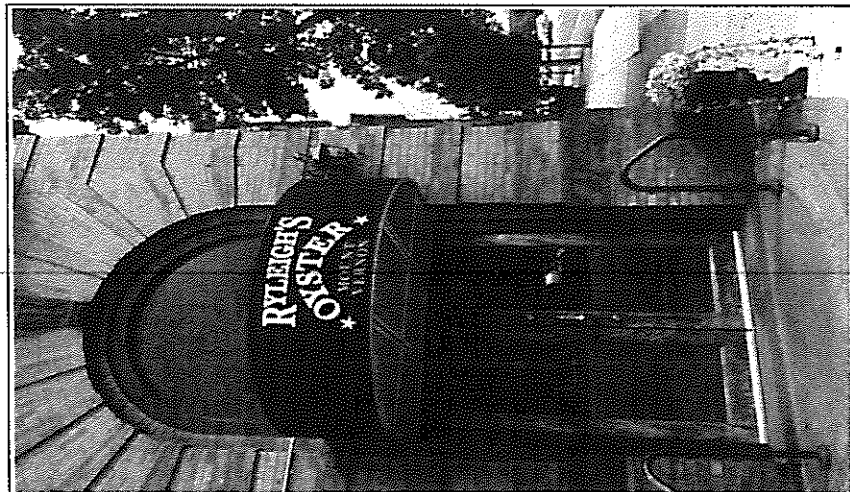
Instructions Given to Licensee:



Inspector's Comments:

Closed 9/12 2017....Business phone not in service; will send letter to Licensee to determine status

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector



Baltimore City Department of  
HOUSING & COMMUNITY  
DEVELOPMENT

March 13, 2018

c/o Alex Bowman  
1225 Cathedral Partners LLC  
5929 Griffith Road  
Laytonsville, MD 20882

Re: 1225 Cathedral Street (portion k/a 45 W Preston Street)

Dear Mr. Bowman:

This is in response to your zoning inquiry in reference to the above subject property. A review of the zoning records for Baltimore City revealed the following:

The property known as 1225 Cathedral Street (portion k/a 45 W Preston Street), is located in the OR-2 Office Residential Zoning District. The property was last authorized as 1225 Cathedral Street a restaurant with live entertainment, dancing, and outdoor table service and portion k/a 45 W Preston Street as a theater (The Baltimore Theatre Project) under the new 2016 "Transform Baltimore" zoning code a conditional use in the OR-2 zoning code. The restaurant is a conditional use requiring BMZA approval deeming this a legally established conditional use. The theater, outdoor table service, and live entertainment were established prior to the 2016 "Transform Baltimore" zoning code; they are deemed legal non-conforming uses.

There are currently no outstanding zoning violations with respect to this property. The property complies with applicable zoning regulations.

If you should require additional information regarding this property you may contact this office at (410) 396-4126.

Sincerely,



Geoffrey Veale  
Zoning Administrator

*Catherine E. Pugh, Mayor · Michael Braverman, Housing Commissioner*

417 East Fayette Street · Baltimore, MD 21202 · 410 396 3232 · [www.DHCD.BaltimoreHousing.org](http://www.DHCD.BaltimoreHousing.org)

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

No: USE2014-02479

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT	MINOR PRIVILEGE	PLANS NO.
11	02	0482	015	12/12/14	101		

PROPERTY ADDRESS: 1225 CATHEDRAL ST

OWNER: CATHEDRAL 1225, LLC

ADDR: 3 ASHGROWN WAY REISTERSTOWN, M

LESSEE: CATHEDRAL-PRESTON LLC

ADDR: 1225 CATHEDRAL ST

CONTR:

ADDR:

LIC. NO. :

ELECTRICAL CONTRACTOR:

LIC. NO. :

PLUMBING CONTRACTOR:

LIC. NO. :

GAS FITTER:

LIC. NO. :

HVAC & R CONTR.:

LIC. NO. :

WORK COST	EXPIRATION DATE	LAND USE CODES 3-50 3-43 3-56

CONTINUE TO USE AS A RESTAURANT WITH LIVE ENTERTAINMENT/DANCING AND OUTDOOR TABLE SERVICE

A-001-139-260-09-000 PER. INSP	A-001-131-260-09-000 MISC.	A-001-131-260-09-000 CH USE	45.00	A-001-132-260-01-000 NEW BLDG	A-001-132-260-02-000 ADDITIONS
A-001-132-260-03-000 ALTERATIONS	A-001-132-260-04-000 REPAIRS	A-001-132-260-05-000 MISC. CONST		A-001-133-260-00-000 ELECT	A-001-134-260-01-000 HYDRONIC STEAM HEAT
A-001-134-260-02-000 DISTRIB/EXH	A-001-134-260-03-000 AIR COND.	A-001-134-260-04-000 DISP TANKS		A-001-134-260-05-000 FIRF	A-001-134-260-06-000 FUEL BURNING EQUIPMENT
A-001-135-260-00-000 ELEVATOR	A-001-135-260-00-000 PLUMBING	A-001-132-260-07-000 S & E CONTROL	0.00	A-001-565-570-01-000 CHAP	A-001-551-150-00-000 TAX
A-001-132-260-06-000 RAZING	A-001-137-260-00-000 FILING FEE	A-001-132-260-02-000 LOW VOLTAGE TELECOM	50.00	A-001-131-260-09-000 PENALTY	TOTAL FEES
					3.00
					98.00

INSPECTORS REPORT OF INSPECTION

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

## Permit - Details

Permit Num.:USE2018-53102  
 Plan Num:-  
 Address:1225 CATHEDRAL ST  
 Block-Lot:0482 015(see parcel details)  
 Zip Code:21201-5516

Permit Issued:  
 Date Final:  
 Date Exp:  
 Last Update:6/12/2018 4:33:44 PM

Estimated Total Cost:  
 Existing Use:  
 Proposed Use:  
 Type of Work:

Last User:LEEC  
 Building Fully Sprinkler:

Tag Type	Tag Description	Updated By	Date Updated
Misc. Building		AWAT	11/16/2006 2:59:34 PM
Misc. Building		AWAT	11/16/2006 2:59:34 PM

see applicant info  
 see other agency info

USE EXISTING PREMISES FOR RESTAURANT WITH CLASS B LIQUOR LICENSE. OPERATED BY RED EMMA'S COOPERATIVE CORPORATION.

Add Activity

Action	Notes	DISP	ASSIGNED	DATE1	DATE2	DATE3	Done By
Application Received					6/12/2018 4:34:00 PM		CLEE
Zoning Sign-off		APP		6/12/2018 4:34:00 PM	6/12/2018 4:34:00 PM		CLEE
REMINDER	PLEASE CHECK PARCEL TAG(S).	DONE		6/12/2018 4:34:00 PM	6/13/2018 9:19:00 AM		KLON
REMINDER	PLEASE CHECK PARCEL TAG(S).	DONE		6/12/2018 4:34:00 PM	6/13/2018 9:19:00 AM		KLON
One Stop Permit Office Review			LONGK	6/13/2018 9:16:00 AM			
FIRE DEPARTMENT REFERRAL		DONE	LDZI	6/13/2018	6/13/2018		LDZI
HEALTH DEPARTMENT INSPECTION			JWEL	6/13/2018			
System Note	LONGK	DONE		6/13/2018 9:20:00 AM	6/13/2018 9:20:00 AM		KLON
Fire Inspection			AJON	6/13/2018			