

October 18, 2018

**Applicant(s):** Binod Uprety and Stephen Summers  
Robin & Maya, LLC, T/a Alonso's  
415 W. Coldspring Lane 21210

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

Application to transfer ownership.

**(a) Applicant(s) Information:** (1) Binod Uprety was born in Kavre, Nepal in April of 1972. He lives in Towson, MD; and (2) Stephen Summers was born in Pennsylvania in April of 1977. He lives in Baltimore, MD. Mr. Uprety is the current licensee at 413 W Coldspring Lane t/a Namaste Baltimore, and Mr. Summers is the current licensee at 415 W Coldspring Lane t/a Alonso's.

**(b) Ownership Breakdown:** (1) Binod Uprety (100%); and (2) Stephen Summers (0%).

**(c) Purchase Price of Business:** The purchase price of the business was \$315,000. A deposit of \$5,000 was made. \$95,000 to be paid at closing. \$215,000 to be financed for over 6 years at 3%.

**(d) Qualified Voters:** Amy Summers, Karen Phillips, and Dennis Gray are qualified Baltimore City voters.

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

**(f) Corporate Standing:** Robin & Maya, LLC is a MD LLC and as of 10/4/2018 is active and in good standing.

**(g) Posting Report:** The location was posted on 5/29/2018, and checked on 6/8/2018. This meets the 10-day rule. There are 3 licensed liquor establishments in the 4x4 area: "B" BWL-3.

**(h) Timeline:** Last Inspection by BLLC was performed on 8/21/2018. 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.

**(j) Qualifying Factors as per Alcohol Beverages Article 12-1605 (e):**

**Licensee(s) Information:** Binod Uprety has been the licensee of Maya, Inc. t/a Namaste located at 413 W. Coldspring Lane since 12/19/2015.

**Violation History for license year 2017-2018:** The current licensee(s) have no history of violations.

**SDAT Standing:** Maya, Inc. is a MD Corporation and as of 6/5/2018 is active and in good standing.

**311 Call History:** A search of the Customer Service Request (CSR) database indicate that there have been 0 calls forwarded to the BLLC for the 2017-2018 license year regarding this licensed location.

**Board Inspections for the 2017/2018 license year:** The licensed premise has been inspected 7 times by the BLLC over the past year, and has been found to be in compliance.

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 CLASS TYPE: LB

IF NEW LICENSE REQUEST, THEN ADDRESS OF PROPOSED LOCATION: N/A

IF TRANSFER OF OWNERSHIP ONLY, THEN ADDRESS OF CURRENT LICENSE: 415 W. Coldspring Lane

IF TRANSFER OF OWNERSHIP AND LOCATION, THEN CURRENT ADDRESS OF LICENSED LOCATION: N/A

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Robin & Maya, LLC TRADE NAME: Alonso's

BUSINESS PHONE NUMBER: 410 235-3433 BUSINESS EMAIL ADDRESS: \_\_\_\_\_

ATTORNEY FOR THE APPLICANT: Melvin J. Kodenski ADDRESS: 320 N. Charles St PHONE: 410 685-5100  
1st FL, 21201

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

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

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. 8 12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Administration (BMZA)

1. Applicant A Binod Uprety [Redacted] [Redacted]

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

332 Stevenson Lane, B5 Towson, MD 21204  
(Residence) Street City State Zip Code (period of residency in Baltimore City) \_\_\_\_\_

04/72 \_\_\_\_\_ (Sex: Male or Female) M (Place of Birth) Kavre - Nepal

(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 Stephen Michael Summers [Redacted] [Redacted]

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

209 Ridgemedede Rd Baltimore, MD 21210  
(Residence) Street City State Zip Code (period of residency in Baltimore City) 12 years

4/77 \_\_\_\_\_ (Sex: Male or Female) M (Place of Birth) PA

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

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

3. Applicant C

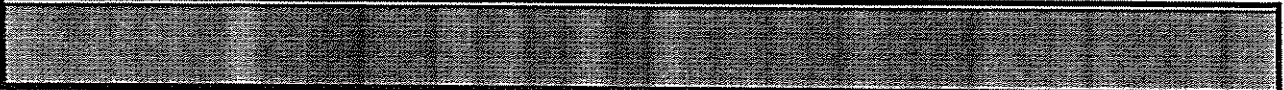
(Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_

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

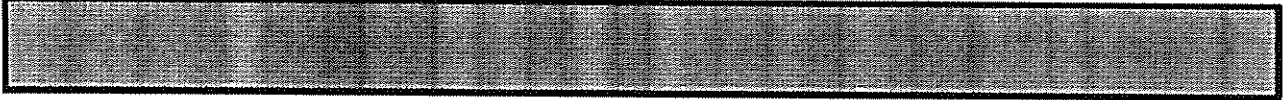
(Month/Year of Birth) \_\_\_\_\_ (Sex: Male or Female) \_\_\_\_\_ (Place of Birth) \_\_\_\_\_

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?

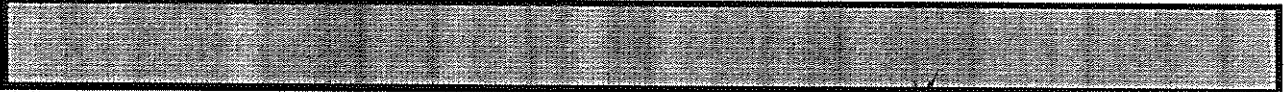
1. Has the applicant(s) been adjudged guilty of a felony in the State of Maryland or any other?  Yes  No - If yes, indicate applicant and explain.  
Applicant A  B  C



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



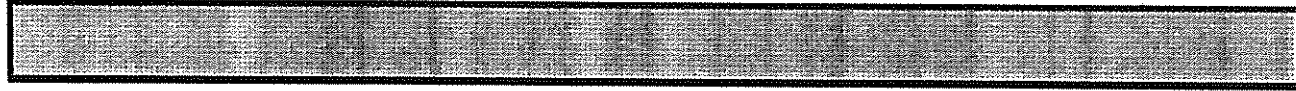
3. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State within the United States, or against the United States (Federal Crime)?  Yes  No - If yes, mark applicant and explain.  
Applicant A  B  C



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

A, on license at 413 W. Goldspring Lane, ~~was~~ Nov 2015 B, on license at 415 W. Goldspring Lane, ~~was~~ June 2009

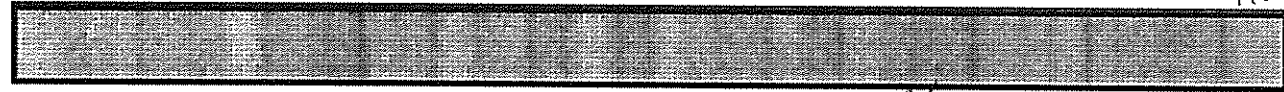
5. Has the applicant(s) ever had a liquor license suspended or revoked?  Yes  No If yes, mark applicant and explain.  
Applicant A  B  C



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

A Yes - on EB license at 413 W. Goldspring Lane B. No

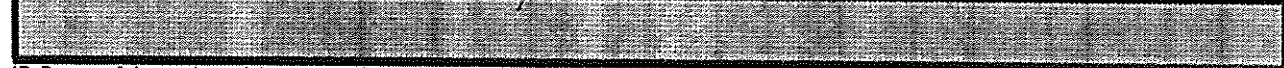
7. Do the spouses or children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in Baltimore City or any other jurisdiction in the State of Maryland?  Yes  No If yes, mark applicant and explain.  
Applicant A  B  C



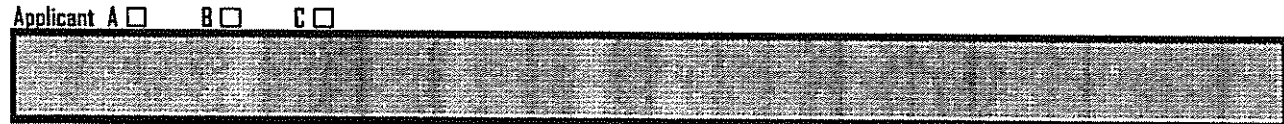
8. Are you financially interested in any other alcoholic beverages license applied, granted or issued?  Yes  No If yes, please explain.  
Applicant A  B  C

A Yes 413 W Goldspring Lane B. No coming off current

9. Is the licensed premise currently open and operating?  Yes  No If no, then please explain when the establishment ceased operations.



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



Goldspring Lane

coming current license 415 W. Goldspring Lane

current license 415 W. Goldspring Lane

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

Name	Address	Phone	Email
N/A			

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(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: Binod Uprety ADDRESS: 332 Stevenson Lane BS, 21204 TITLE: Member-Pres %OF STOCK HELD: 100%
- 2) NAME: Stephen M. Summers ADDRESS: 209 Ridgemed Rd 21210 TITLE: Sec %OF STOCK HELD: 0% salary
- 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.

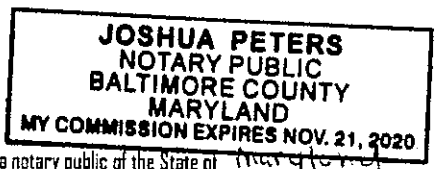
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied 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.

Binod Uprety  
Signature of Applicant A

I hereby certify that on the 2 day of March, 2018, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co., personally appeared Binod Uprety 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 11/21/2020

Printed Name: Joshua Peters

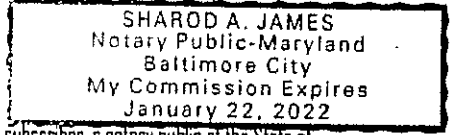


Stephen M. Summers  
Signature of Applicant B

I hereby certify that on the 22 day of Feb, 2018, before me, the subscriber, a notary public of the State of Maryland in and for \_\_\_\_\_, personally appeared Stephen Summers 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 1/22/22

Printed Name: Sharod James



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: \_\_\_\_\_

Name and Address of the owners of the premise/landlord: DAVID W. DOPKIN 6903 GRANITE RIDGE CT Phone Number: [REDACTED]

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

(I, WE) DAVID W. DOPKIN HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 415 W COLD SPRING LANE Baltimore, City with a Zip Code of 21210, 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 16 day of February, 2018 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore Co., personally appeared David W Dopkin 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: Joshua Peters

[Signature]  
[Notary Seal] My Commission expires 11/21/2020

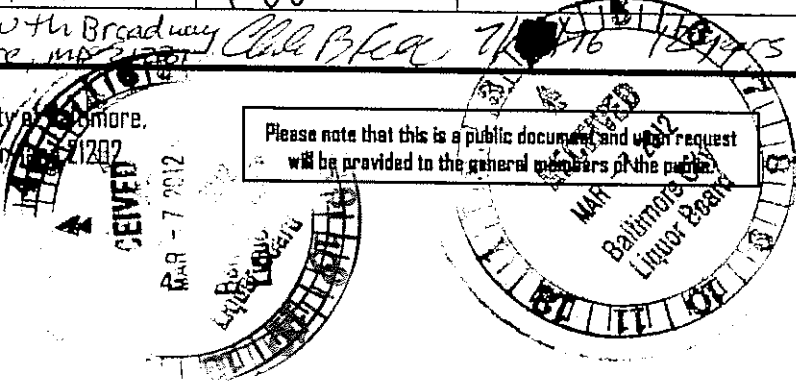
**JOSHUA PETERS**  
NOTARY PUBLIC  
BALTIMORE COUNTY  
MARYLAND  
MY COMMISSION EXPIRES NOV. 21, 2020

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)
1 Amy Summers	209 Ridgemedo Rd. Baltimore, MD 21210	Amy Summers	05/1976	3 years
2 Karen Phillips	4319 Falls Rd. Baltimore, MD 21211	Karen Phillips	08/1978	2 years
3 DENNIS K. GRAY	4400 WICKFORD R BALTO. MD 21210	Dennis Gray	10/1946	2 1/2 y.
4 Nehu Dhananjay	4400 Wickford Rd Baltimore, MD 21210	Nehu Dhananjay	3/1/54	2 1/2 y.
5 Paul Wolman	114 Enfield Rd Balto, MD 21212	Paul	3/1/55	2 1/2 y.
6 Charla B. Faddoul	529 South Broadway Baltimore, MD 21202	Charla B. Faddoul	7/1/76	18 years

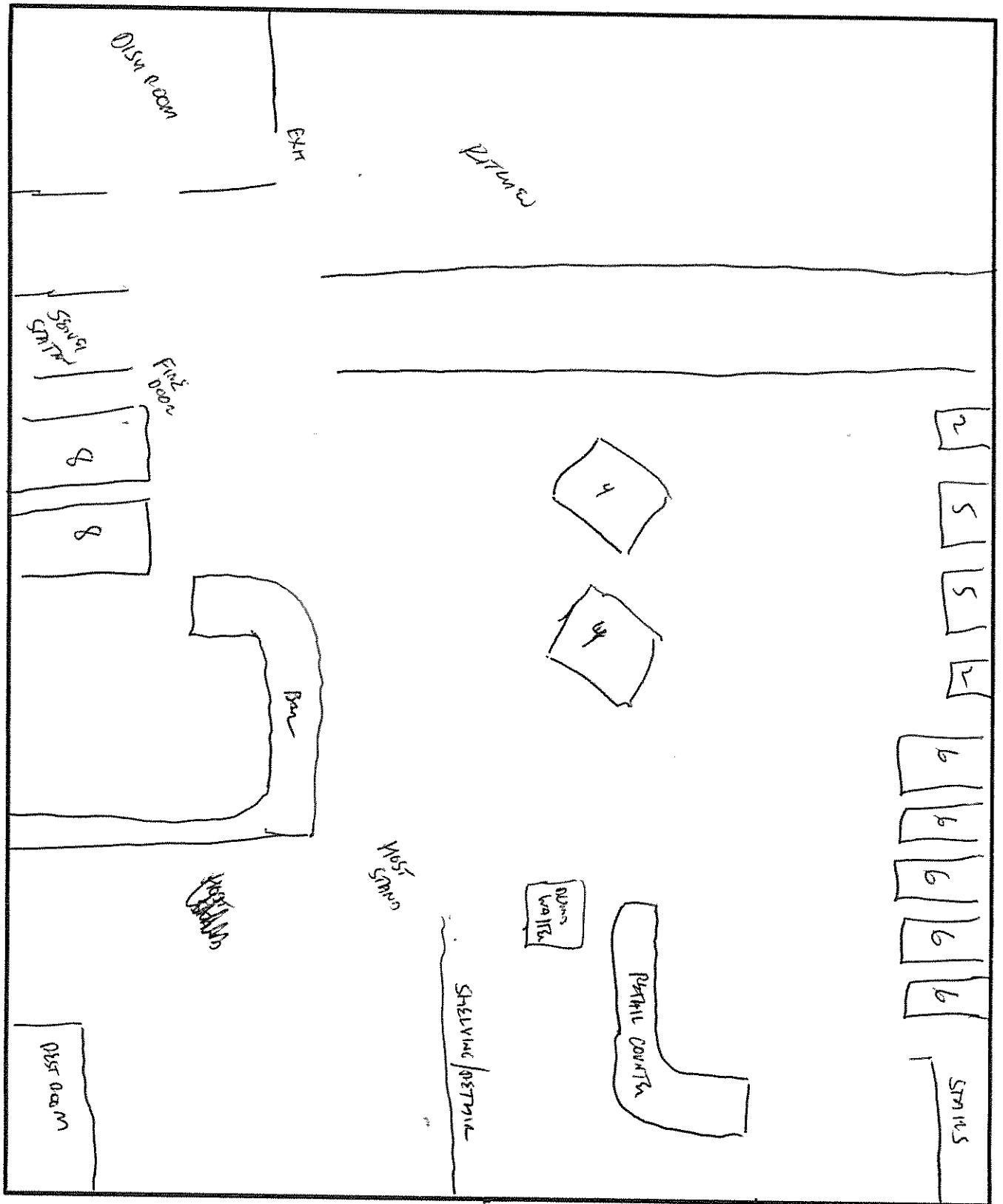
Board of Liquor License Commissioners for the City of Baltimore, 231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202 Phone: 410-396-4377 Fax: 410-396-4382

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



1<sup>ST</sup> FLOOR (NOT TO SCALE)

\*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.\*



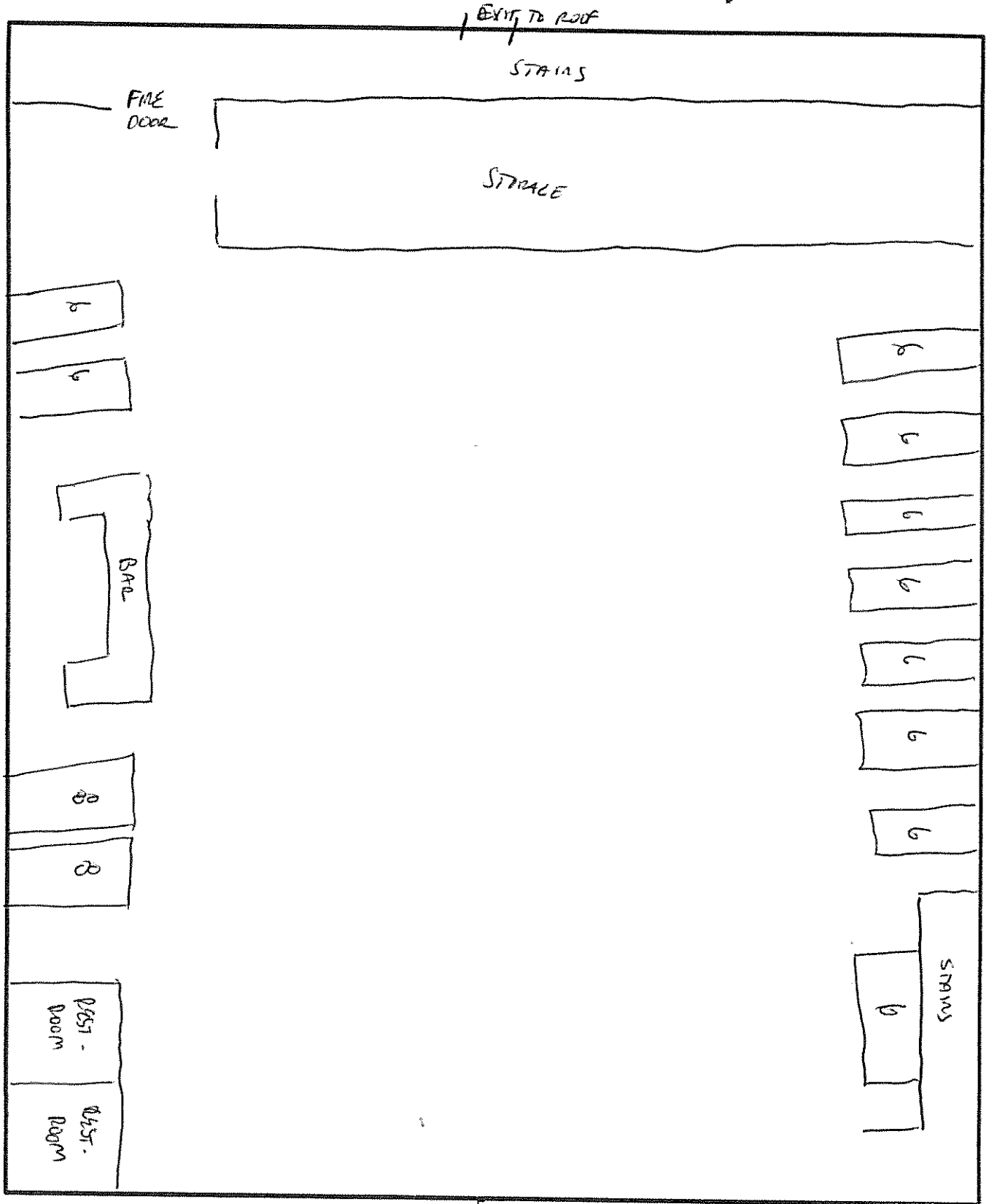
Revised January 2017

FRONT OF BUILDING

REST ROOM

2<sup>ND</sup> FLOOR (NOT TO SCALE)

\*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.\*



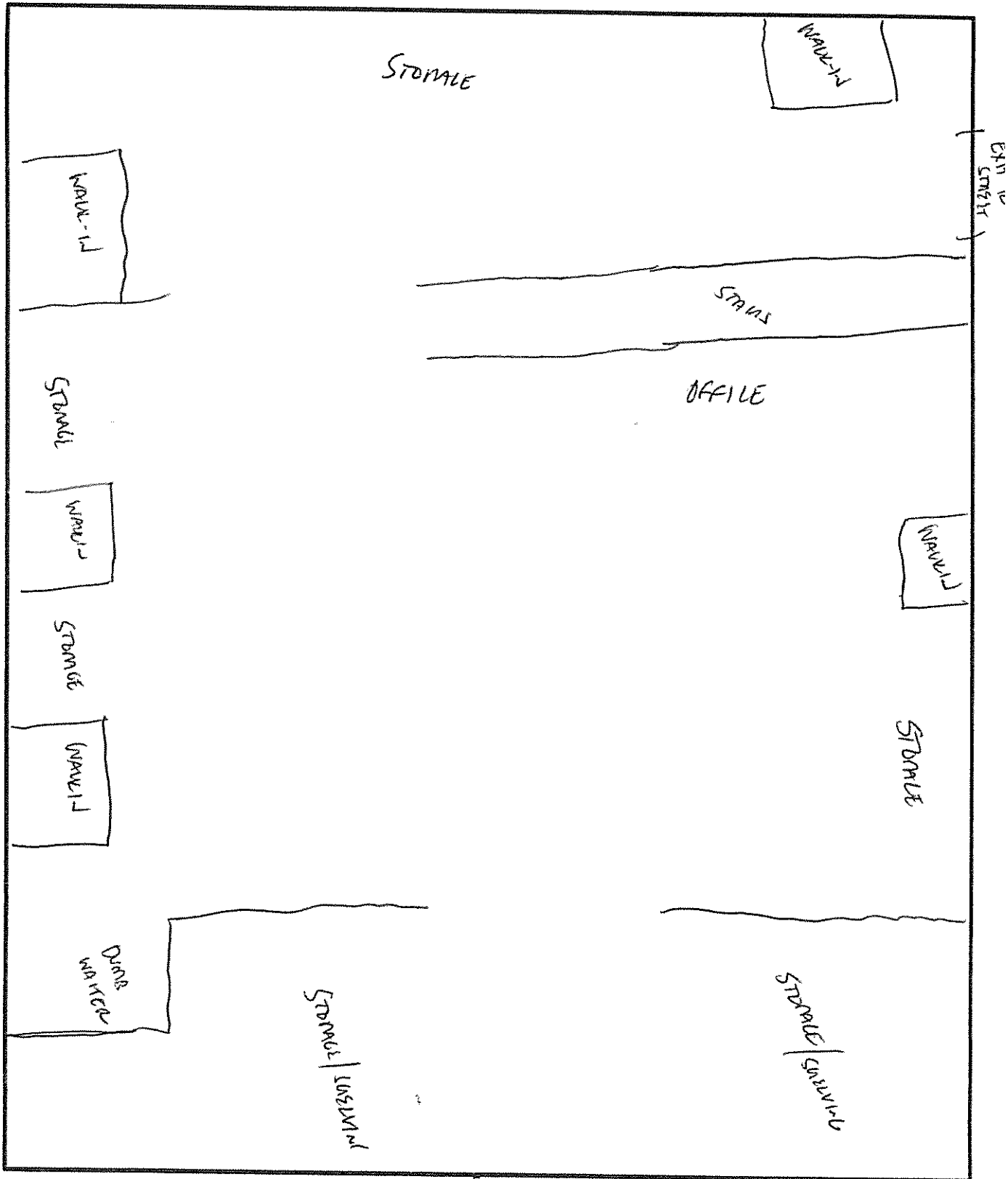
5

FRONT OF BUILDING



BASEMENT (NOT TO SCALE)

\*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: **LB 218**                      Cert Num: **0825**                      Fee: **\$1,320.00**      Status: **Renewed**  
 License Date: 5/1/2018                      License Year: 2018  
 CR Number: 07160446  
 Payment Date: 05-02-18

2017 - 2018 TPP Paid   
 2018 Trader's License 
[Update Info](#)

[Click to Start License Renewal](#)

### Add Adult Entertainment License

[Add New Adult Entertainment License](#)

#### Location

Corp Name: **CLASSIC COLDSRING, INC.**  
 Trade Name: **ALONSO'S**  
 Zone Code: 48  
 Phone: 410-889-2233

Block Num: 415                                      Street: COLDSRING LANE WEST  
 City: BALTIMORE                                      State: MD                                      Zip: 21210

CR Number: 07160446

Portion of Business Used:  
 USE FIRST FLOOR & SECOND FLOOR FOR RESTAURANT; BASEMENT STORAGE

Restriction:  
 MUST OPERATE IN ACCORDANCE WITH "THIRD AMENDMENT OF AGREEMENT" DATED SEPTEMBER 4, 1998

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

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
STEPHEN M.	SUMMERS	209 RIDGEMEDE ROAD	BALTIMORE	MD	21210	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

### Comments

Date	Comment	Action

03/09/2018	Application for transfer of ownership filed on behalf of Robin & Maya, LLC T/a Alonso's, Binod Uprety and Stephen Summers on 3/7/18 /kk	Delete
04/13/2016	Alcohol Awareness expires 03/06/20 (Adam Bradfield, Stefanie G. Bourke, James Reaves and David Blair)	Delete
08/26/2015	8/26/15 LICENSEE TO OPERATE 415 WEST COLDSRING LANE AS LICENSED PREMISES SEE USE2009-02900 ISSUED 10/22/09	Delete
06/23/2009	06/23/09 \$100 TRANSFER CONF.FEE PAID IN FULL #69444	Delete
06/19/2009	6/09 Transfer of Ownership, B-BWL, Classic-Coldspring, Inc., Stephen M. Summers	Delete

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

License num: LB 218

Address: 415 COLDSRING LANE WEST

Trade Name: ALONSO'S

Comment:

[Add Comment](#)

**Hold Info**

Powered by:



## ROBIN & MAYA, LLC: W18567446

General Information

Filing History

Annual Report/Personal Property

### General Information

**Department ID Number:**

W18567446

**Business Name:**

ROBIN & MAYA, LLC

**Principal Office:**

415 W. COLDSRING LANE  
BALTIMORE MD 21210

**Resident Agent:**

BINOD UPRETY  
332 STEVENSON LANE  
APT B5  
TOWSON MD 21204

**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:**

02/05/2018

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION 415 W. Cold Spring Lane

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 3

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

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

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

ARENA \_\_\_\_\_




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

RACING \_\_\_\_\_

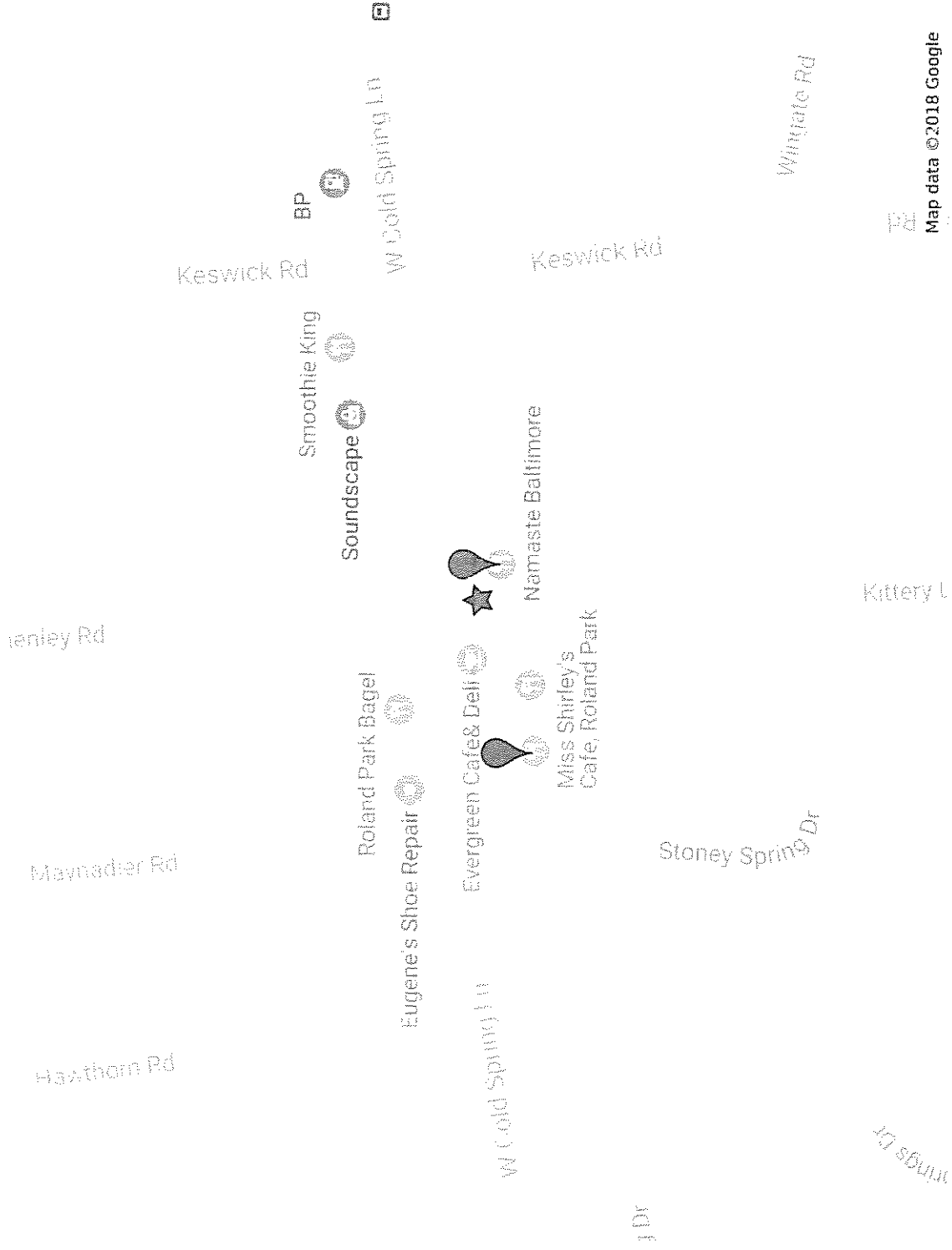
PREPARED BY: Darryl Clark Date May 30, 2018

# 415 West Cold Spring Lane - ALONSO'S

## Licensed Establishments

-  Miss Shirley's Cafe LB
-  Namaste - LB
-  Alonso's LB

## Liquor License Map



**Board of Liquor License Commissioners**

For Baltimore City  
 231 E. Baltimore Street, 6<sup>th</sup> Floor  
 Baltimore, Maryland, 21202-3258

**INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS**

Licensee Information (Trade Name):	Alonso's
Corporation Name:	Robin & Maya, LLC
Location Address:	415 W Coldspring Lane
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)	Yes ▼
Is the location within 300 feet of Church and/or School?	No ▼
Date Posted?	5/29/2018
Date Removed?	6/7/2018
Are there any other licensed establishments within a two block radius?	Yes ▼

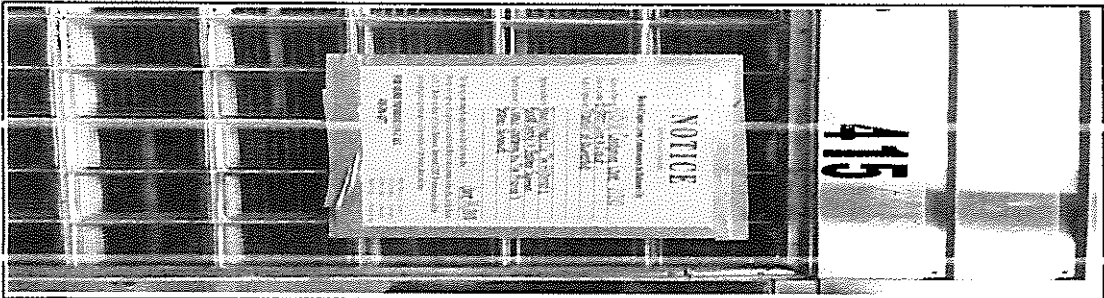
*Other licensed locations - Describe/Note:*

Please see map for additional locations.

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

Filed application to transfer ownership.

*Insert Photo of Sign and location:*



## Board of Liquor License Commissioners

For Baltimore City  
231 E. Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, Maryland, 21202-3258

### POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Binod Uprety; Stephen Summers
<i>Address of Premises:</i>	415 W Cold spring Lane
<i>Inspector:</i>	i:\0#\w\baltimore\darryl.clark
<i>Date Posted:</i>	5/29/2018
<i>Time Posted:</i>	1:13 PM
<i>Date Rechecked:</i>	6/7/2018
<i>Time Rechecked:</i>	5:00 PM
<i>Manager or Owner when sign posted:</i>	Stephen M Summers

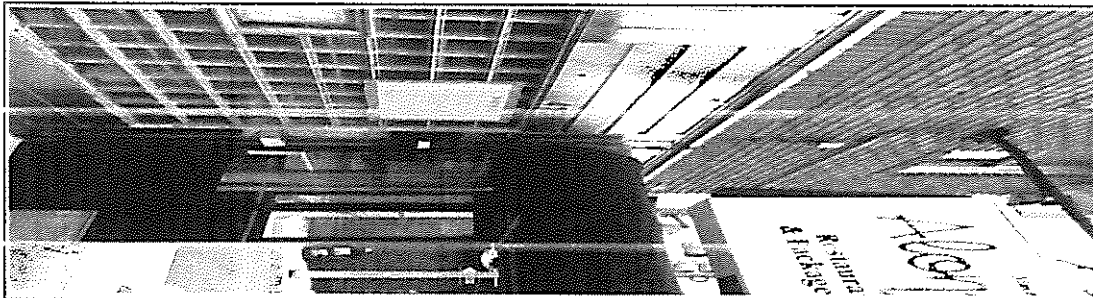
*Summary on location of sign posted:*

Sign posted on the left side of the front door.

*Summary on location of sign rechecked:*

Sign is still posted on the front of the establishment.

*Insert Photo of Sign and location:*



Attach Additional Photos



### BLLC Routine Inspection

**Address Information**

Address: 415 COLDSRING LANE WEST 21210

Trade Name: ALONSO'S

Corporation Name: CLASSIC COLDSRING, INC.

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

Date/Time of Inspection: 8/21/2018 12:20:46 PM

Manager/Licensee: Brandon Lim

**Open/Closed Status**

Open/Closed: Open

Closed Date:

**External Appearance**

Clean and Free of Debris: Satisfactory

**Internal Appearance**

Location of Bar: Center

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

**Storage, Cooler, B/P, Case, etc.**

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: Yes

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A

[Redacted]

Capacity: 90/74/50

Location of Dining Area: 1st & 2nd floors

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

[Redacted]

Traders License: Yes

Alcohol Awareness Certification Date Issued: 3/6/2016

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Free Run Merchants W-101737 8/17/2018

[Redacted]

Inspector Comments: Satisfactory

[Redacted]

Inspector Comments: Satisfactory

[Redacted]

Exits Marked, Unobstructed: Yes

Fire Capacity: 90/74/50

Outdoor Seating Capacity:

[Redacted]

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

[REDACTED]

Live Entertainment (Describe):

Outdoor Table Service: N/A

[REDACTED]

Violation Issued: No

Violations Noted:

[REDACTED]

Instructions Given to Licensee:

Inspector's Comments:

The establishment is open and operating. All licenses are up to date.  
8/20/18

Photo Taken:



Owner Email:

Submitted by Inspector

# Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY 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
27	13	4965	008	10/22/09	502

PROPERTY ADDRESS: 415 W COLD SPRING LANE

OWNER: CLASSIC COLDSRING SOUTH LLC ADDR: 415 W. COLD SPRING LN BALTIMOI

LESSEE: ADDR:

LAND USE CODES 5823 5810 0000 0000

USE FIRST FLOOR AND SECOND FLOOR FOR RESTURANT AND BASEMENT FOR STORAGE-- LIQUOR LICENSE TRANSFER

1001-000000-2600-159609-400560 PER INSP	1001-000000-2600-158009-400480 MISC.	1001-000000-2600-158009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-400490 0 ADDITIONS
		45.00		
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158806-400500 ELECT	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-158902-400510 DISTRIB/EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DISP. TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159303-400530 ELEVATOR	1001-000000-2600-159009-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-2700-508801-401611 CHAP	1001-000000-1500-102800-400230 TAX
	0.00			3.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES
	50.00			98.00

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

## Chapter 750

## (Senate Bill 118)

AN ACT concerning

**Baltimore City – ~~Alcoholic Beverages – Waivers –~~ *Board of License Commissioners – New Licenses, Waivers, and License Transfers***

FOR the purpose of requiring that an appointment to the Board of License Commissioners for Baltimore City made when the Senate is not in session be subject to the advice and consent of the Senate when the Senate next convenes; authorizing the Board to issue a Class D beer, wine, and liquor license to a certain applicant; providing that a certain Class D beer, wine, and liquor license may be transferred only to a certain license holder; authorizing the Board of License Commissioners of Baltimore City to waive the minimum capital investment requirement and the minimum seating requirement for an additional licensed restaurant under certain circumstances; authorizing the transfer of certain alcoholic beverages licenses from certain areas in Baltimore City to other areas in Baltimore City; specifying that a certain license is considered unexpired until a certain date for a certain purpose; specifying that, unless transferred to another location, a certain license expires not later than a certain date; making this Act an emergency measure; and generally relating to alcoholic beverages licenses issued in Baltimore City.

BY repealing and reenacting, without amendments,

Article – Alcoholic Beverages

Section 12-102 and 12-202(a)(1)

Annotated Code of Maryland

(2016 Volume and 2017 Supplement)

BY repealing and reenacting, with amendments,

Article – Alcoholic Beverages

Section 12-202(a)(2), 12-1604, 12-1609, and 12-1706(b)

Annotated Code of Maryland

(2016 Volume and 2017 Supplement)

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

**Article – Alcoholic Beverages**

12-102.

This title applies only in Baltimore City.

12-202.

(a) (1) The Mayor shall appoint two regular members to the Board and the President of the City Council shall appoint one regular member and one substitute member to the Board.

(2) The appointments shall be made:

(i) if the Senate is in session, with the advice and consent of the Senate; or

(ii) if the Senate is not in session, by the Mayor or President of the City Council [alone] SUBJECT TO THE ADVICE AND CONSENT OF THE SENATE WHEN THE SENATE NEXT CONVENES.

12-1604.

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

(b) Except as provided in [subsection (c)] SUBSECTIONS (C) AND (D) of this section, the Board may not issue a new license in the 46th alcoholic beverages district.

(c) (1) The Board may issue:

(i) a 1-day license; and

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

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

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

1. seating for more than 150 individuals;

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

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

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

1. seating for more than 75 individuals;
2. a minimum capital investment of \$700,000;
3. average daily receipts from the sale of food that are at least 65% of the total daily receipts of the restaurant; and
4. except as provided in paragraph (5) of this subsection, no sales for off-premises consumption;

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

1. a minimum capital investment of \$700,000;
2. seating for more than 75 individuals;
3. average daily receipts from the sale of food that are at least 65% of the total daily receipts of the restaurant; and
4. except as provided in paragraph (5) of this subsection, no sales for off-premises consumption;

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

1. has a minimum capital investment of \$700,000;
2. has seating for more than 75 individuals, but not more than 150 individuals;
3. has average daily receipts from the sale of food that are at least 51% of the total daily receipts of the restaurant; and
4. except as provided in paragraph (5) of this subsection, may not sell for off-premises consumption; and

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

1. seating for more than 150 individuals;
2. a minimum capital investment of \$700,000; and



3. subject to paragraph (3) of this subsection, average daily receipts from the sale of food that are at least 60% of the total daily receipts of the restaurant.

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

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

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

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

(D) (1) THE BOARD MAY ISSUE A CLASS D BEER, WINE, AND LIQUOR LICENSE TO AN APPLICANT WHO HOLDS OR HAS APPLIED FOR A CLASS 9 LIMITED DISTILLERY LICENSE.

(2) A CLASS D BEER, WINE, AND LIQUOR LICENSE ISSUED UNDER THIS SUBSECTION MAY BE TRANSFERRED ONLY TO A HOLDER OF A CLASS 9 LIMITED DISTILLERY LICENSE.

[(d)] (E) The Board may issue:

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

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

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

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

[(f)] (G) Notwithstanding subsection (c)(1) and (2) of this section, the Board may not issue a Class B beer, wine, and liquor restaurant license in:

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

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

(3) (i) ward 1, precinct 4 or 5;

(ii) ward 23, precinct 1; and

(iii) ward 24, precinct 5; and

(4) the area known as Pen Lucy, ward 9, precincts 1 and 2.

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

(i) ward 1, precincts 4 and 5;

(ii) ward 23, precinct 1; or

(iii) ward 24, precinct 5.

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

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

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

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

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

12-1609.

(a) The Board may:

(1) subject to subsection (c) of this section, issue an additional Class B (on-sale — hotels and restaurants) beer, wine, and liquor license for premises used as a restaurant that meets the requirements of subsection (b) of this section to the holder of a Class B (on-sale — hotels and restaurants) beer, wine, and liquor license; and

(2) define “restaurant” by regulation.

(b) (1) [A] EXCEPT AS PROVIDED IN SUBSECTION (E) OF THIS SECTION, A restaurant under this section is required to have:

(i) a minimum capital investment of \$500,000 for restaurant facilities; and

(ii) a minimum seating capacity of 125 individuals.

(2) The capital investment described in paragraph (1)(i) of this subsection may not include the cost of land or buildings.

(c) The Board may not issue more than five licenses under this section to or for the use of the same person.

(d) Additional licenses shall be limited to providing alcoholic beverages for on-premises consumption.

(E) THE BOARD MAY WAIVE THE MINIMUM CAPITAL INVESTMENT REQUIREMENT AND THE MINIMUM SEATING CAPACITY REQUIREMENT UNDER SUBSECTION (B)(1) OF THIS SECTION FOR AN ADDITIONAL RESTAURANT THAT A LICENSE HOLDER SEEKS UNDER THIS SECTION IF THE BOARD:

(1) HOLDS A PUBLIC MEETING AT WHICH THE BOARD REVIEWS THE BUSINESS PRACTICE OF THE LICENSE HOLDER; AND

(2) DETERMINES THAT THE LICENSE HOLDER IS IN GOOD STANDING AND HAS A REPUTABLE BUSINESS PRACTICE.

12-1706.

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

(i) ward 1, precincts 4 and 5;

(ii) ward 23, precinct 1; or

(iii) ward 24, precinct 5.

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

(3) **THE BOARD MAY ALLOW THE TRANSFER OF:**

(I) A CLASS B-D-7 BEER, WINE, AND LIQUOR LICENSE FROM AN AREA IN WARD 1, PRECINCT 4 BOUNDED ON THE NORTH BY ELLIOTT STREET, ON THE WEST BY SOUTH ROBINSON STREET, ON THE SOUTH BY TOONE STREET, AND ON THE EAST BY SOUTHEAST AVENUE INTO AN AREA IN WARD 1, PRECINCT 5 BOUNDED ON THE NORTH BY FAIT AVENUE, ON THE WEST BY SOUTH KENWOOD AVENUE, ON THE SOUTH BY HUDSON STREET, AND ON THE EAST BY SOUTH STREPER STREET; AND

(II) A CLASS D BEER, WINE, AND LIQUOR LICENSE FROM AN AREA IN WARD 1, PRECINCT 5 BOUNDED ON THE NORTH BY FAIT AVENUE, ON THE WEST BY SOUTH KENWOOD AVENUE, ON THE SOUTH BY HUDSON STREET, AND ON THE EAST BY SOUTH STREPER STREET INTO AN AREA IN WARD 1, PRECINCT 4 BOUNDED ON THE NORTH BY ELLIOTT STREET, ON THE WEST BY SOUTH ROBINSON STREET, ON THE SOUTH BY TOONE STREET, AND ON THE EAST BY SOUTHEAST AVENUE.

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

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

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

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

SECTION 2. AND BE IT FURTHER ENACTED, That, a Class D (7-day) beer and light wine license issued for a premises in the 600 block of South Montford Avenue in ward 1, precinct 3:

(1) shall be considered to be unexpired until the end of July 1, 2019, for purposes of being transferred to another owner and location, notwithstanding § 12-1706(d)(1)(i) of the Alcoholic Beverages Article; and

(2) if not transferred to another owner and location by the end of July 1, 2019, shall be considered to have expired.

SECTION 3. AND BE IT FURTHER ENACTED, That this Act is an emergency measure, is necessary for the immediate preservation of the public health or safety, has been passed by a yea and nay vote supported by three-fifths of all the members elected to each of the two Houses of the General Assembly, and shall take effect from the date it is enacted.

**Approved by the Governor, May 15, 2018.**

October 18, 2018

**Applicant(s):** John Macia and Borzou Biabani  
Charles Tavern, LLC, T/a Charles Street Tavern  
527 N. Charles Street 21201

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

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

(a) **Applicant(s) Information:** (1) John Macia was born in West Virginia in December of 1965. He lives in Baltimore, MD; and (2) Borzou Biabani was born in Pakistan March of 1969. He lives in Chevy Chase, MD.

(b) **Ownership Breakdown:** (1) John Macia (0%); and (2) Borzou Biabani (100%).

(c) **Purchase Price of Business:** Purchase price of business is \$950,000 to be paid from personal savings.

(d) **Qualified Voters:** Cristina Martija, Patricia Field, and Eric Evans are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a restaurant with outdoor table service, requesting off-premise catering.

(f) **Corporate Standing:** Charles Tavern, LLC is a MD LLC and as of 10/2/2018 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/26/2018, and checked on 10/5/2018. This meets the 10-day rule. There are 16 licensed liquor establishments in the 4x4 area: "B" BWL-11; "C" BWL-3; "BD7" BWL-1; and "Hotel/Motel"-1.

(h) **Timeline:** Location closed on 8/17/2017. The Board granted a hardship extension on 1/25/2018. Applicants had until 8/12/2018 to file a transfer application. Application was filed on 8/8/2018. 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 of ownership CLASS TYPE: LB

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 527 N. Charles St, 21201

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Charles Tavern, LLC TRADE NAME: Charles Street Tavern

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

ATTORNEY FOR THE APPLICANT: Melving V. Kudzinski, ADDRESS: 320 N. Charles St PHONE: 410 685-5100  
1st Fl. 21201

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 90

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 Appeals (BMZA)

1. Applicant A John Julius Macia, [Redacted] [Redacted]

(Full name) 2618 Guilford Ave, (Telephone no.) [Redacted] E-mail (Required) [Redacted]

(Residence) Street 12/65 City M State MD Zip Code 21218 (period of residency in Baltimore City) 12 years

(Month/Year of Birth) 12/65 (Sex: Male or Female) M (Place of Birth) West Virginia

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 Borzou Biabani, [Redacted] [Redacted]

(Full name) 6401 Kennedy Dr, (Telephone no.) [Redacted] E-mail (Required) N/A

(Residence) Street 3/69 City Chevy Chase State MD Zip Code 20815 (period of residency in Baltimore City) N/A

(Month/Year of Birth) 3/69 (Sex: Male or Female) M (Place of Birth) Pakistan

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

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

3. Applicant C

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

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

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

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

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

RECEIVED

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

closed 8/15/17. Hardship extension granted on 1/25/18

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]



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

Name	Address	Phone	Email
N/A			

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 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.

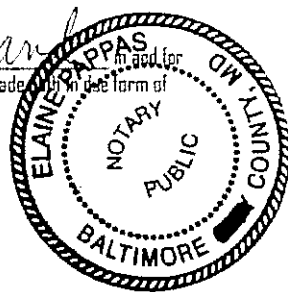
- 1) NAME: John Julius Maciag ADDRESS: 2618 Guilford Ave TITLE: Sec. %OF STOCK HELD: being compensated monthly  
21218
- 2) NAME: Borzou Biabani ADDRESS: 6401 Kennedy Drive TITLE: Member %OF STOCK HELD: 100%  
Chevy Chase, MD 20815
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK 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.

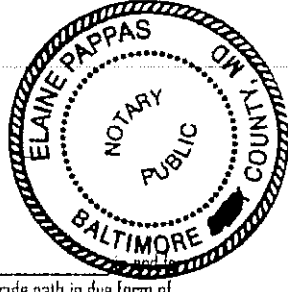
[Signature] John Julius Maciag  
 Signature of Applicant A  
 I hereby certify that on the 7th day of Aug 2018 before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared John Julius Maciag the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elaine Pappas (Notary Seal) My Commission expires 11/19/18  
 Printed Name: Elaine Pappas



[Signature] Borzou Biabani  
 Signature of Applicant B  
 I hereby certify that on the 7th day of Aug 2018 before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Borzou Biabani the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elaine Pappas (Notary Seal) My Commission expires 11/19/18  
 Printed Name: Elaine Pappas



Signature of Applicant C  
 I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ before me, the subscriber, a notary public of the State of \_\_\_\_\_ 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: \_\_\_\_\_

529 N. Charles Street, LLC

Name and Address of the owners of the premise/landlord: 4938 Hampton Ln, Ste. 324 Phone Number: [REDACTED]  
Bethesda, MD 20814

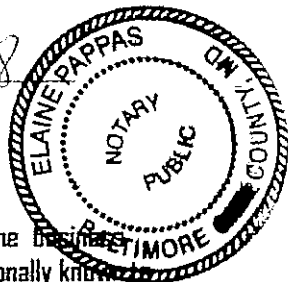
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) Borzou Biabani, member HEREBY CERTIFY,  
That (I am, we are) the owner(s) of the property located at 529 N Charles St 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: [Signature] Borzou Biabani, member

I hereby certify that on the 7th day of Aug, 2018, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. Co., personally appeared Borzou Biabani, member the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct

As witness, my hand and notarial seal.  
Notary Signature: Elaine Pappas [Notary Seal] My Commission expires 11/19/18  
Notary Printed Name: Elaine Pappas



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

We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, 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)
①	CRISTINA MARTIJA	929 SAINT PAUL ST BALTIMORE, MD 21202	[Signature]	08/1970	3 yrs
②	Barbara Cafffield	718 North Charles St. Balt., Md. 21201	Barbara Cafffield	9/1/50	2 1/2 yrs.
③	Drew Rieger	514 Cathedral St Balt., MD 21201	[Signature]	12/1/68	5 yrs.
④	Pat Field	700 Cathedral	[Signature]	3-1-38	5 yrs
⑤	Eric Pappas	927 St. Paul	[Signature]	11/1/66	2 yrs

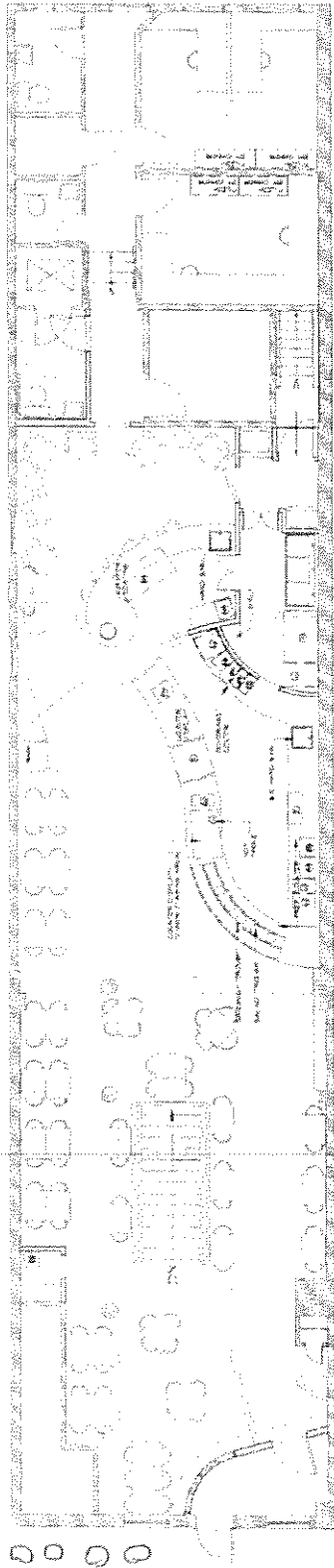
Board of Liquor License Commissioners for the City of Baltimore.  
231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382

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

DATE: 11/11/11  
NO. 982

PLEASE EXAMINE

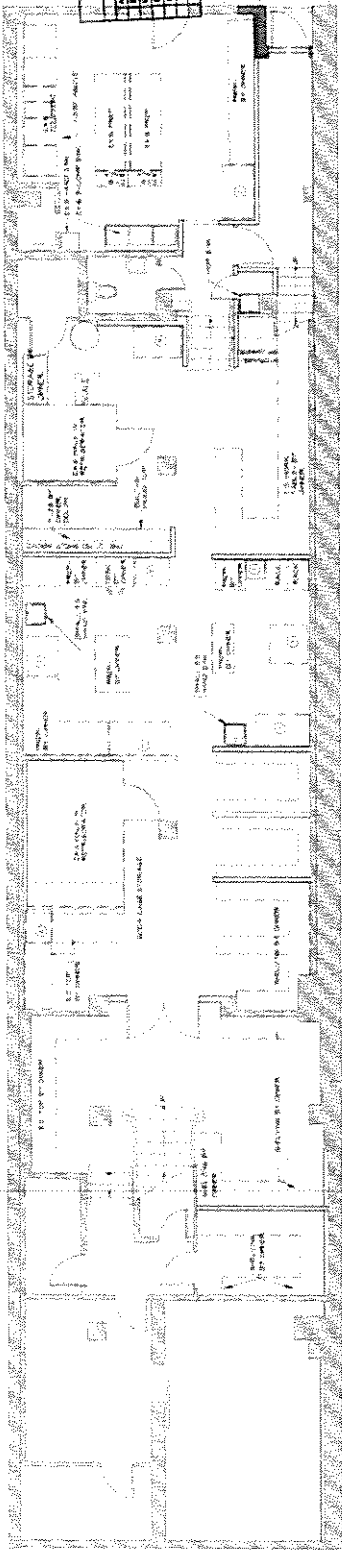
NO.	DATE	BY
1	11/11/11	J. FLANAGAN
2		
3		
4		
5		
6		
7		
8		
9		
10		



4 tables  
2 chairs at each table  
outdoor  
table service

→

EQUIPMENT, FURNITURE PLAN



BASEMENT EQUIPMENT PLAN

527 N. Charles St.



## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LB 146**                      Cert Num: **0496**                      Fee: **\$2,500.00**    Status: **Renewed**  
 License Date: 5/1/2018                      License Year: 2018  
 CR Number: 03757763  
 Payment Date: 08-09-18

2017 - 2018 TPP Paid   
 2018 Trader's License

### Add Adult Entertainment License

#### Location

Corp Name: **SASCHA'S, LTD**  
 Trade Name: **SASCHA'S 527 CAFE**  
 Zone Code: 25  
 Phone: 410-539-8880

Block Num: 527                                      Street: CHARLES STREET NORTH  
 City: BALTIMORE                                      State: MD                                      Zip: 21201

CR Number: 03757763

Portion of Business Used:  
 FIRST FLOOR FOR RESTAURANT INCLUDING OUTDOOR TABLE SERVICE - NOT INCLUDING  
 LIVE ENTERTAINMENT AND DANCING

Restriction:  
 LICENSEES MAY PROVIDE OFF-PREMISES CATERING OF FOOD AND ALCOHOL.

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
STEPHEN A	SUSER	835 S. BOND STREET	BALTIMORE	MD	21231	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
SUSAN M.	WOLHANDLER	835 S. BOND STREET	BALTIMORE	MD	21231	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

--

Date	Comment	Action
09/13/2018	Application for transfer of ownership with continuation of outdoor table service requesting off-premise catering filed on behalf of Charles Tavern, LLC T/a Charles Street Tavern, John Macia and Borzou Biabani on 8/9/18 /kk	Delete
01/30/2018	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, Letter sent to Licensee on January 24, 2018.*** /mb	Delete
01/26/2018	1/25/2018 - Public Hearing RE: Request for a hardship extension - GRANTED (3-0 vote)...../jr	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
04/22/2016	*****RELEASED STATE HOLD..... /sb	Delete
03/10/2016	Alcohol Awareness expires 03/07/20 (Dirk Roundtree and Warren Neal)	Delete
01/29/2016	*****State of MD Tax Hold, letter sent... /sb	Delete
06/19/2009	6/09 Request to add outdoor table service, Sascha's LTD, Stephen Suser & Susan Wolhandler	Delete
03/01/2004	8/5/99 Public hearing re: Application for a new Class "B" BWL i restaurant under the provisions of Rule 2.08 requiring \$200,000 i for capital investment and minimum seating for 75 persons - also i includes request for live entertainment and outdoor table service APPROVED - LIVE ENTERTAINMENT AND OUTDOOR TABLE SERVICE SUBJECT i TO ZONING APPROVAL	Delete

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

License num: LB 146                      Address: 527 CHARLES STREET NORTH  
 Trade Name: SASCHA'S 527 CAFE

Comment:

[Add Comment](#)

**Hold Info**

Powered by:



## CHARLES TAVERN, LLC: W18998112

General Information

Filing History

Annual Report/Personal Property

### General Information

**Department ID Number:**  
W18998112

**Business Name:**  
CHARLES TAVERN, LLC

**Principal Office:**  
4938 HAMPDEN LANE  
SUITE 324  
BETHESDA MD 20814

**Resident Agent:**  
BORZOU BIABANI  
4938 HAMPDEN LANE  
SUITE 324  
BETHESDA MD 20814

**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:**  
07/31/2018

**State of Formation:**  
MD

**Stock Status:**  
N/A

**Close Status:**  
N/A

PROPOSED LOCATION: 527 W. Charles St.

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 16

"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 11

"C" BEER, WINE & LIQUOR 3

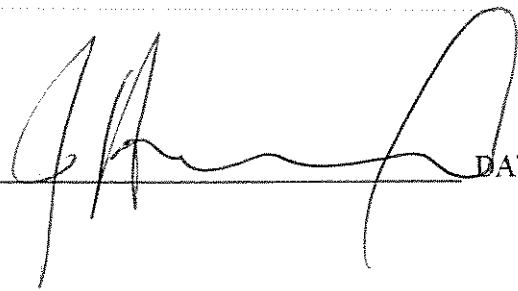
"D" BEER, WINE & LIQUOR \_\_\_\_\_

"BD7" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

HOTEL/MOTEL 1

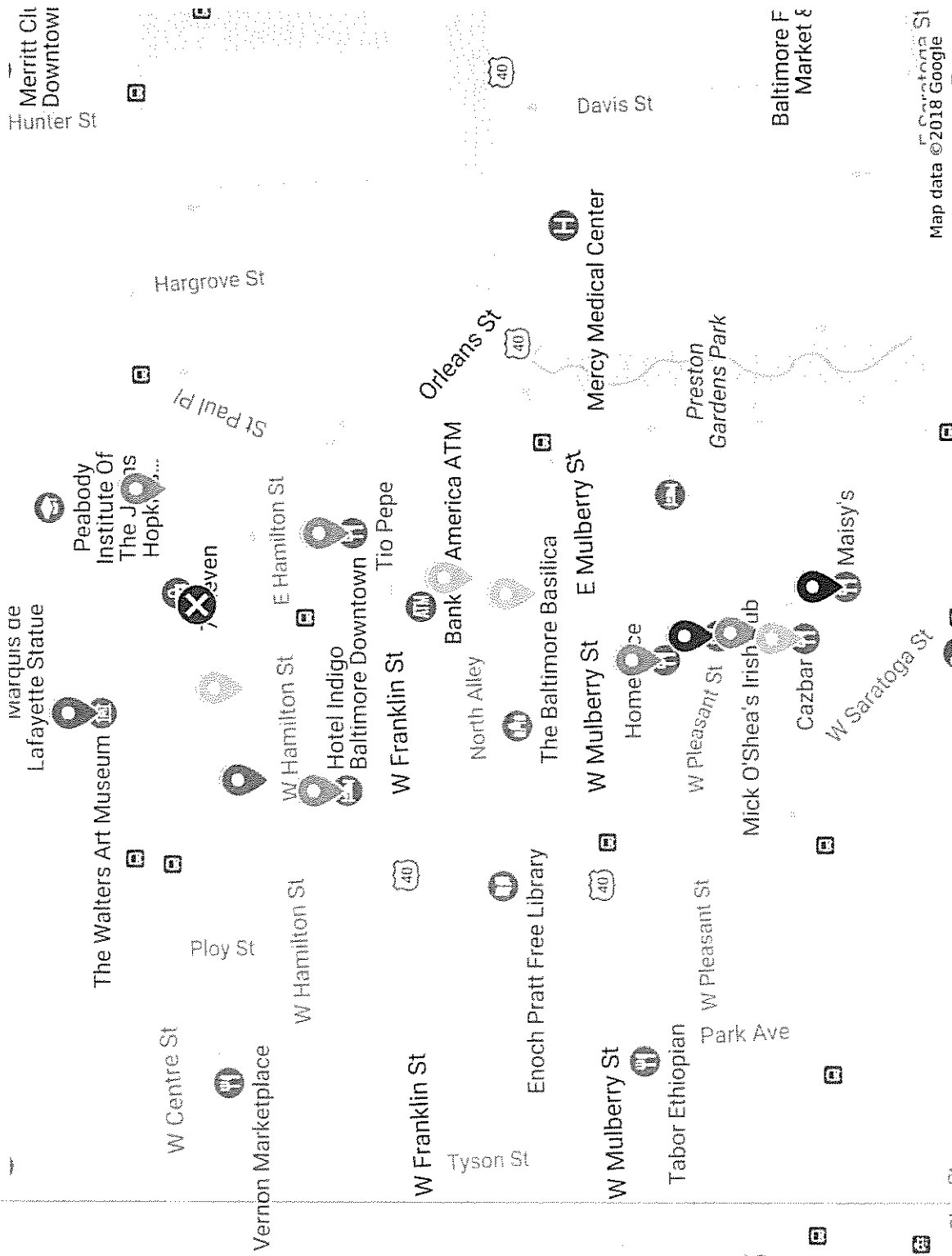
RACING \_\_\_\_\_

PREPARED BY:  DATE: 10-5-18

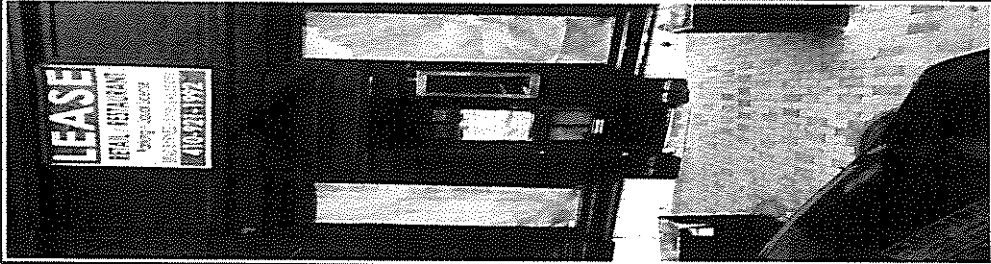
# 527 N Charles St

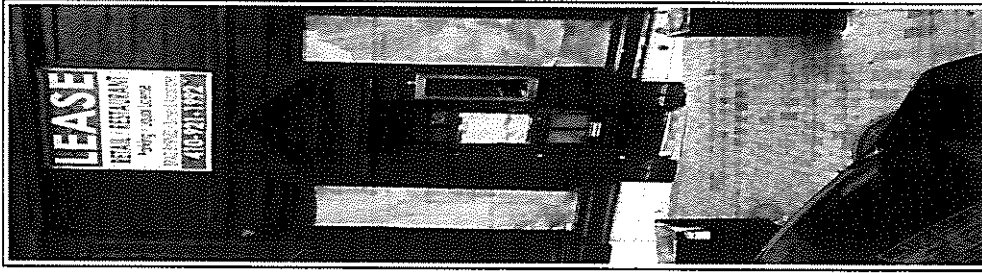
Untitled layer

- 📍 527 N Charles St
- 📍 Ware House 518 LB
- 📍 The Walters Art Museum LB
- 📍 Sotto Sopra LB
- 📍 Hotel Indigo Downtown LB
- 📍 Tio Pepe LB
- 📍 FLAVOR Rest & Lounge LB
- 📍 Engineers Club LC
- 📍 Hotel Revival Baltimore LBHM
- 📍 Mt Vernon Cub LC
- 📍 14 W Hamilton St Club LC
- 📍 Tenten Ramen LB
- 📍 HomeSlyce LB
- 📍 Mick O'Shea's Irish Pub LB
- 📍 Lumbini Restaurant LB
- 📍 Cazbar LB
- 📍 Maisy's LBD7

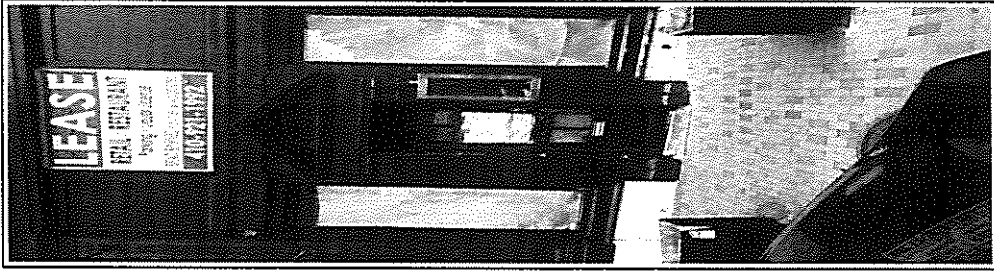


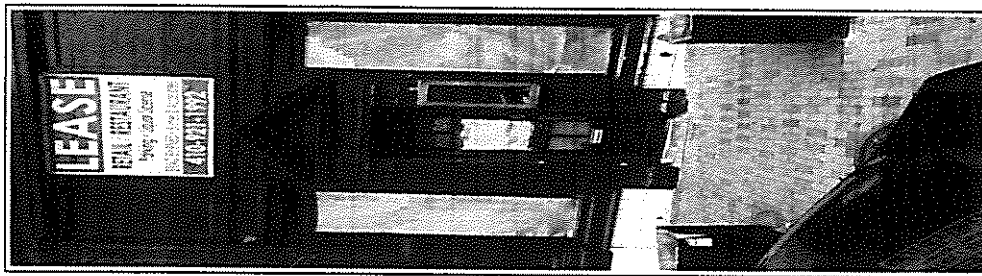


<p><b>Board of Liquor License Commissioners</b>                  For Baltimore City                  1 North Charles Street, 15th Floor                  Baltimore, Maryland, 21201</p>	
<p><b>INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS</b></p>	
<p><i>Licensee Information (Trade Name):</i></p>	<input type="text" value="Charles Street Tavern"/>
<p><i>Corporation Name:</i></p>	<input type="text" value="Charles Tavern LLC"/>
<p><i>Location Address:</i></p>	<input type="text" value="527 N Charles St"/>
<p><i>License Type:</i></p>	Class "B" Beer, Wine and Liquor
<p><i>Is the establishment open and operating in a safe and sanitary manner?                  (If not open, not in comments - CLOSED or NOT OPERATING)</i></p>	No
<p><i>Is the location within 300 feet of Church and/or School?</i></p>	No
<p><i>Date Posted?</i></p>	<input type="text" value="9/25/2018"/>
<p><i>Date Removed?</i></p>	<input type="text" value="10/5/2018"/>
<p><i>Are there any other licensed establishments within a two block radius?</i></p>	Yes
<p><i>Other licensed locations - Describe/Note:</i></p>	
<div style="border: 1px solid black; min-height: 50px; padding: 5px;">                 See map             </div>	
<p><i>Comments and Follow-up Items(s) (please note any issues or concerns about the location):</i></p>	
<div style="border: 1px solid black; min-height: 80px; padding: 5px;">                 Application to transfer ownership             </div>	
<p><i>Insert Photo of Sign and location:</i></p>	
<div style="border: 1px solid black; min-height: 100px;">  </div>	



Inspector Name		Date and Time	
<input type="text" value="i:\0#.w\baltimore\john.howard"/>		<input type="text" value="10/5/2018"/>	<input type="text" value="1:40:33 PM"/>
Name of Licensee (if present)			
<input type="text"/>			
<input type="text"/>			

<p><b>Board of Liquor License Commissioners</b>                  For Baltimore City                  1 North Charles Street, 15th Floor                  Baltimore, Maryland, 21201</p>	
<b>POSTING SIGNS REPORT</b>	
<i>Applicant(s) Name:</i>	<input type="text" value="John Julius Marcia &amp; Borzou Biabani"/>
<i>Address of Premises:</i>	<input type="text" value="527 N Charles St"/>
<i>Inspector:</i>	<input type="text" value="i:\0#.w\baltime\john.howard"/>
<i>Date Posted:</i>	<input type="text" value="9/25/2018"/>
<i>Time Posted:</i>	<input type="text"/>
<i>Date Rechecked:</i>	<input type="text" value="10/5/2018"/>
<i>Time Rechecked:</i>	<input type="text"/>
<i>Manager or Owner when sign posted:</i>	<input type="text"/>
<i>Summary on location of sign posted:</i>	
Sign posted on front door	
<i>Summary on location of sign rechecked:</i>	
Posted sign remained in place	
<i>Insert Photo of Sign and location:</i>	
	



## BLLC Routine Inspection

*Licensee Information*

Address: 527 CHARLES STREET NORTH 21201

Trade Name: SASCHA'S 527 CAFE

Corporation Name: SASCHA'S, LTD

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

Date/Time of Inspection: 6/23/2017

9:42:21 AM

Manager/Licensee: Willie Weaver

*Open/Closed Status*

Open/Closed: Open

Closed Date:

*External Appearance*

Clean and Free of Debris: Satisfactory

*Internal Appearance*

Location of Bar: Rear

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

*Package Goods/BD7 Checklist*

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 3/7/2016

Employee Records: N/A

Alcohol Beverage Information Invoice Numbers and Date:

Kitchen

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Ancillary Services

Live Entertainment (Describe):

Outdoor Table Service: N/A

Violations

Violation Issued: No

Violations Noted:

Wrap-Up

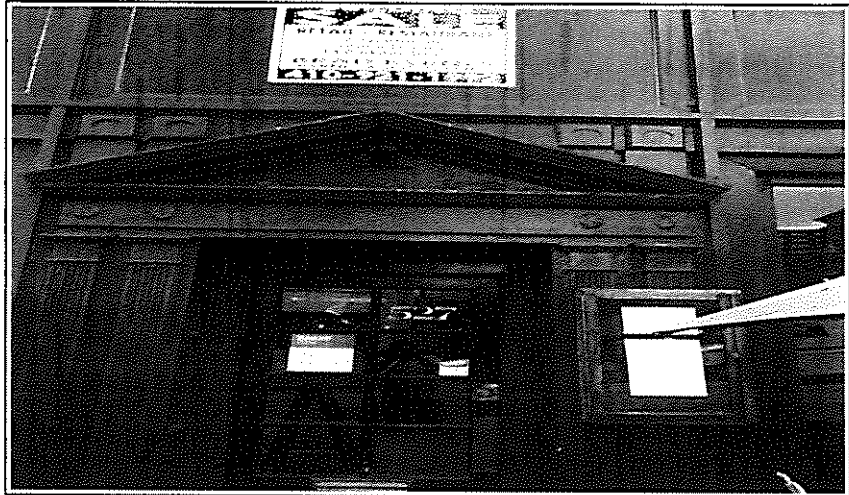
Instructions Given to Licensee:

Must renew trader's license before June 30, 2017

Inspector's Comments:

Inspected 6/14/2017

Photo Taken:



Owner Email:

Submitted by Inspector



# Certificate of Occupancy

THIS WRITTEN INSTRUMENT WHEN PROPERLY VALIDATED CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW ANY 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 100 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
11	11	0552	034	4/22/10	101

PROPERTY ADDRESS: 527 N CHARLES ST

OWNER: WOLSU LLC ADDR: 527 N LOVEGROVE ST 21202  
 LESSEE: SASCHA'S LTD ADDR: 527 N LOVEGROVE STREET BALTIMORE

LAND USE CODES 5810 0000 0000 0000

ACCESSORY OUT DOOR TABLE SEATING FOR EXISTING RESTAURANT

1001-000000-2600-159600-400500 PER INSP	1001-000000-2600-158000-400480 MISC	1001-000000-2600-158000-400480 CH USE	1001-000000-2600-158500-400490 NEW BLDG	1001-000000-2600-158300-400490 ADDITIONS	
			45.00		
1001-000000-2600-158300-400490 ALTERATIONS	1001-000000-2600-158300-400490 REPAIRS	1001-000000-2600-158300-400490 MISC CONST	1001-000000-2600-158000-400500 ELECT	1001-000000-2600-159000-400510 HYDRA/MC/STEAM HEAT	
1001-000000-2600-158900-400510 DISTRIB/EXH	1001-000000-2600-158900-400510 AIR COND	1001-000000-2600-158900-400510 DISP TANKS	1001-000000-2600-158900-400510 FIRE	1001-000000-2600-158900-400510 FUEL-BURNING EQUIP/BLDG	
1001-000000-2600-159600-400510 ELEVATOR	1001-000000-2600-159600-400520 PLUMBING	1001-000000-2600-159600-400520 S & E CONTROL	1001-000000-2600-159000-400480 CHLAP	1001-000000-1500-102000-400200 TAX	3.00
1001-000000-2600-158700-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-158000-400480 PENALTY	TOTAL FEES	83.00
	25.00				

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

October 18, 2018

**Applicant(s):** Brian Diamond and Christina Kokorelis  
Axios Bond Street, LLC, T/a Trade Name Pending  
529 S. Bond Street 21231

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

Application to transfer ownership with continuation of live entertainment.

(a) **Applicant(s) Information:** (1) Brian Diamond was born in Lutherville, MD in July of 1978. He lives in Washington, DC; and (2) Christina Kokorelis was born Baltimore, MD in August of 1986. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Brian Diamond (50%); (2) Christina Kokorelis (0%); and (3) Michael Tsakalos (50%).

(c) **Purchase Price of Business:** Purchase price of business is \$445,500 to be paid at settlement with personal funds.

(d) **Qualified Voters:** Kathleen Hughes, Pete Koroneos, and Patricia Berkey are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Axios Bond Street, LLC is a MD LLC and as of 10/2/2018 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/26/2018, and checked on 10/5/2018. This meets the 10-day rule. There are 42 licensed liquor establishments in the 4x4 area: "A" BWL-2; "B" BWL-20; "C" BWL-2; "D" BWL-1; and "BD7" BWL-17.

(h) **Timeline:** Location closed on 3/31/2017. The Board granted a hardship extension on 10/19/2017. Applicants had until 3/26/2018 to file a transfer application. Application was filed on 3/23/2018. Application was amended on 9/9/2018 to new ownership. 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:**

# AMENDED APPLICATION

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: N/A  
 B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 529 S. Bond St.  
 C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: N/A  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Axios Bond Street LLC TRADE NAME: pending  
 BUSINESS PHONE NUMBER: 443-470-9150 BUSINESS EMAIL ADDRESS: info@axiosrealestategroup.com  
 ATTORNEY FOR THE APPLICANT: Melvin J Kodenski ADDRESS: 320 N. Charles St 1st FL, Balto, MD 21201 PHONE: 410 685-5100

Part of Premises Used (Note: Floors and Areas for Storage): 1st Floor and basement storage Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.): Karaoke per BMZA 11-405 approved 12/20/11 Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: \_\_\_\_\_

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

**1. Applicant A**

Brian Diamond  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 2209 Eastlake Road Lutherville MD 21093 0  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 July 1976 Male Washington, DC  
 (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**

Christina Kokorelis  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 1209 North Charles St. #212 Baltimore, MD 21201 9 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 8/1986 Female Baltimore, MD  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

**3. Applicant C**

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

RECEIVED  
 BALTIMORE LIQUOR LICENSE COMMISSIONERS  
 11:11 AM

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

180 day hardship granted 10/19/17, transfer app. pending

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]

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

Name	Address	Phone	Email
Brian Diamond	2209 Eastlake Rd, Lutherville, MD 21093	[REDACTED]	[REDACTED]

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

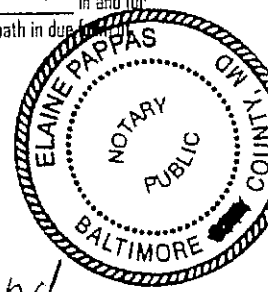
- 1) NAME: Axios Real Estate ADDRESS: 2209 Eastlake Rd. Lutherville, MD 21093 TITLE: none %OF STOCK HELD: 100%
- 2) NAME: Group, LLC ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: owned by TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: 2209 Eastlake Rd. 21093 ADDRESS: Brian Diamond TITLE: Member %OF STOCK HELD: 50%  
10 Sedgehill Ct, Lutherville Michael Tsakalos member 50%

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

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

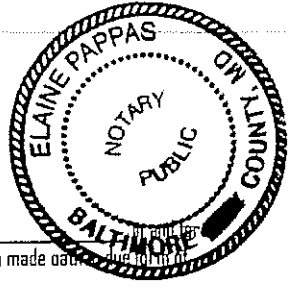
Signature of Applicant A: [Signature]  
 I hereby certify that on the 19th day of July, 2018, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Brian Diamond the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 11/19/18  
 Printed Name: Elaine Pappas



Signature of Applicant B: [Signature]  
 I hereby certify that on the 19th day of July, 2018, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Christina Kokorelis 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 11/19/18  
 Printed Name: Elaine Pappas



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

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

Name and Address of the owners of the premise/landlord: Axios Bond Street LLC Phone Number: [REDACTED]  
Pobox 524  
Stevenson, MD. 21153

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

(I, WE) Brian Diamond, member of Axios Bond Street, LLC HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at 529 S. Bond St, 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.

*[Handwritten Signature]*

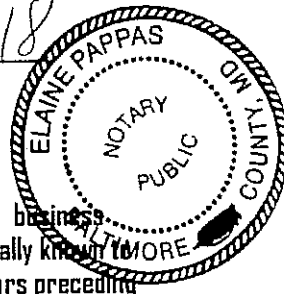
Signature of Landlord

I hereby certify that on the 19th day of July, 2018, before me, the subscriber, a notary public of the State of Maryland, in and for Balto Co., personally appeared Brian Diamond member the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Elaine Pappas (Notary Seal) My Commission expires 11/19/18

Notary Printed Name: Elaine Pappas



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

We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, 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.

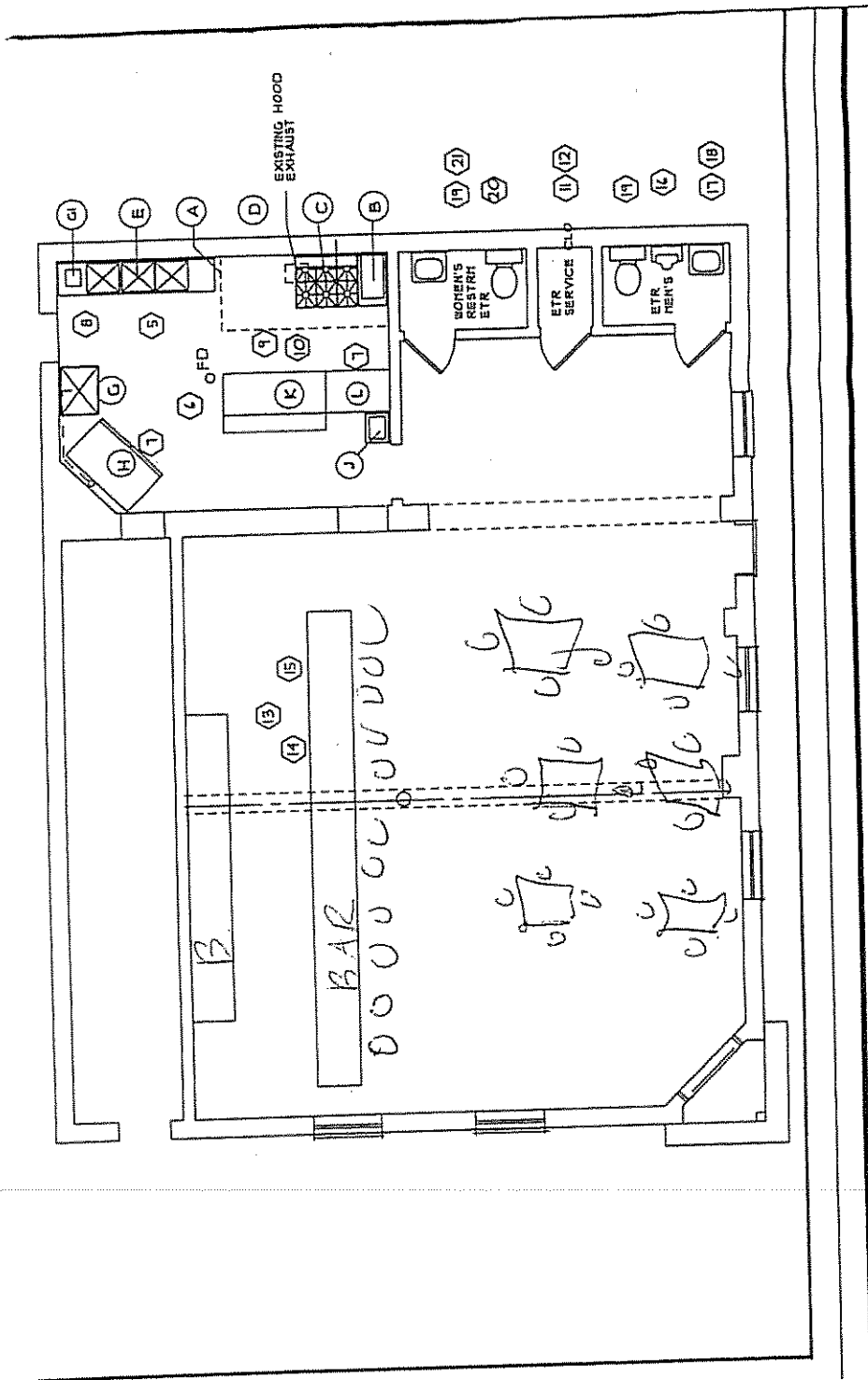
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Kathleen Hughes	1513 Henry St Baltimore, MD 21230	<i>[Signature]</i>	02/1962	2 years
Patricia A. Berkey	1451 Boyle Street Baltimore, MD 21230	<i>[Signature]</i>	09/59	10 years
Pete Koroneos	1400 Lancaster St. Unit 903, Baltimore, Md. 21231	<i>[Signature]</i>	06/1958	5 years

BOARD OF LIQUOR LICENSE COMMISSIONERS

Board of Liquor License Commissioners for the City of Baltimore, SE 507  
 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.

RECEIVED



5



## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LBD7 373**      Cert Num: **1077**      Fee: **\$1,320.00**      Status: **Renewed**  
 License Date: 5/1/2018      License Year: 2018  
 CR Number: 14419191  
 Payment Date: 09-06-18

2017 - 2018 TPP Paid   
 2018 Trader's License

[Click to Start License Renewal](#)

### Add Adult Entertainment License

#### Location

Corp Name: **JUAN PORTILLO, LLC**  
 Trade Name: **SANTA CLARA**  
 Zone Code: 23  
 Phone: 410-522-0245

Block Num: 529      Street: **BOND STREET SOUTH**  
 City: **BALTIMORE**      State: **MD**      Zip: **21231**

CR Number: 14419191

Portion of Business Used:  
 USE PORTION OF PREMISES 1ST FLOOR AS A RESTAURANT WITH LIVE ENTERTAINMENT  
 (KARAOKE) PER BMZA 11-405 APPROVED 12/20/11  
 Restriction:

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JUAN J.	PORTILLO	1606 MALVERN STREET	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

Date	Comment	Action



07/13/2018	7/12/2018 - Public Hearing RE: Application to transfer ownership with continuation of live entertainment - POSTPONED...../jr	Delete
06/12/2018	6/7/2018 - Public Hearing RE: Application to transfer ownership with continuation of live entertainment - POSTPONED...../jr	Delete
05/04/2018	Application for transfer of ownership filed on behalf of Sole Proprietorship T/a Santa Clara, Sharon Detore on 3/23/18 /kk	Delete
02/28/2018	Personal Property Tax was cleared as per the new updated list received from Law Department on January 16, 2018.../mb	Delete
02/02/2018	Sent 2018-2019 Renewal Application to Licensee Home Address..../sb	Delete
01/30/2018	01/29/17 - Return To Sender; Attempted-Not Known; Unable To Forward.... /sb	Delete
10/30/2017	10/19/17 Public Hearing RE: Request for hardship extension - GRANTED (3-0 VOTE)... /sb	Delete
10/02/2017	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE,letter sent to Licensee on October 2, 2017.*** /mb	Delete
09/15/2017	Ms Robinson received a hardship extension request & Check for \$100 (check #1401) on 9/14/17 from Mr. Paul Oliver. The request was not processed at that time because the 2017 license fee was not paid. Mr Oliver was contacted and will be in to make payment. Hardship letter and check were secured S.R.	Delete
03/21/2017	ACCORDING TO 2017 RENEWAL ESTABLISHMENT WILL BE CLOSED AS OF APRIL 2017.	Delete
04/11/2016	Licensee came in & paid in full \$375.00 violation hearing fine; Invoice #101804... /sb	Delete
04/09/2016	Gave Chief Inspector Foster an invoice to deliver concerning violation fine owed to Liquor Board.... /sb	Delete
03/09/2016	*****AGENCY HOLD - VIOLATION HEARING FEE DUE BY 04/03/16, AMOUNT OF \$330.00 *** /sb	Delete
03/04/2016	3/3/16 Vioation of Rule 3.12 Public Welfare (Feb 6, 2016) \$205 Fine Violation of Rule 4.16 Illegal Conduct- DISMISSED \$375 Total Fine **30 days to pay	Delete
03/27/2015	Alcohol Awareness Cert. Expires 03/02/2019 ( Completed By: Juan Portillo)	Delete
09/17/2012	9/13/2012 Public Hearing re: VIOLATION of Rule 4.05(a)Serving after hours. VIOLATION of Rule 4.05(b) Serving after hours. VIOLATION of Article 2Bsection 11-304(d)(2)Activity after hours. VIOLATION of Rule 3.03(c) Records. VIOLATION of Rule 4.18 Limited Liability Charter not in good standing. Rule 4.05(a)GUILTY \$500 suspended \$250. Rule 4.05(b) DISMISSED. Article 2Bsection 11-340(d)(2) DISMISSED. Rule 3.03(c) GUILTY \$50. Rule 4.18 GUILTY \$250. TOTAL FINE \$550.	Delete
01/06/2012	1/5/2012 Public Hearing re: Expansion to add live entertainment.GRANTED subject to zoning approval.	Delete
12/13/2011	12/11 Request to add live entertainment, BD7-BWL, Juan Portillo, Portillo, LLC	Delete
03/15/2011	3/11 Transfer of ownership, BD7-BWL, Juan Portillo, Portillo, LLC	Delete

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

License num: LBD7 373                      Address: 529 BOND STREET SOUTH  
 Trade Name: SANTA CLARA

Comment:

[Add Comment](#)

**Hold Info**

Powered by:



## AXIOS BOND STREET LLC: W18944173

**General Information**

[Filing History](#)

[Annual Report/Personal Property](#)

### General Information

**Department ID Number:**  
W18944173

**Business Name:**  
AXIOS BOND STREET LLC

**Principal Office:**  
2209 EASTLAKE ROAD  
LUTHERVILLE TIMONIUM MD  
21093

**Resident Agent:**  
BRIAN DIAMOND  
2209 EASTLAKE ROAD  
LUTHERVILLE TIMONIUM MD  
21093

**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:**  
07/06/2018

**State of Formation:**  
MD

**Stock Status:**  
N/A

**Close Status:**  
N/A

PROPOSED LOCATION: 529 S. Bond St

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 42

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

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

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

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

"A" BEER, WINE & LIQUOR 2

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

"B" BEER, WINE & LIQUOR 20

"C" BEER, WINE & LIQUOR 2

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 17

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: A. Perez DATE: 10/10/18

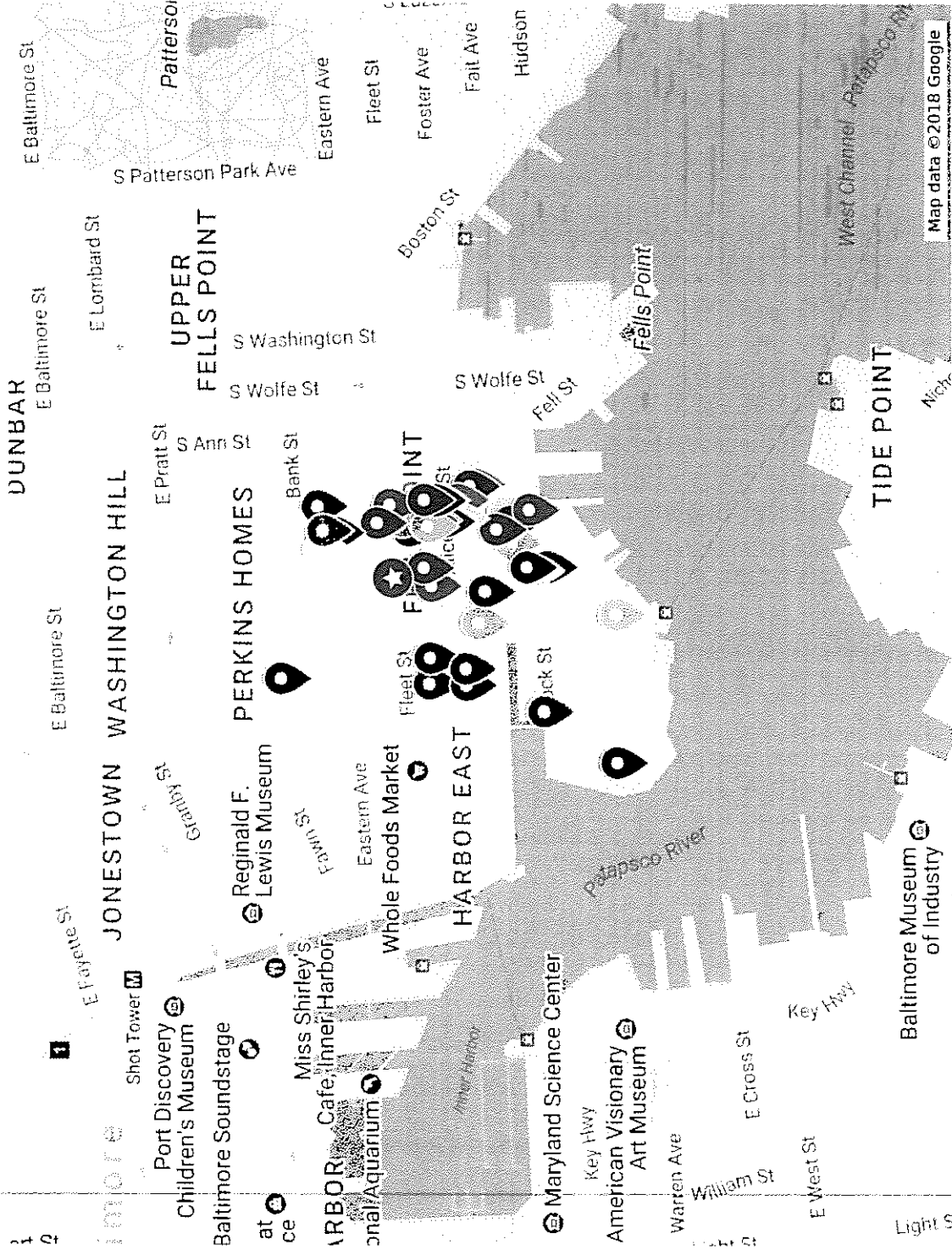
# 529 S. Bond St

## Proposed Location

★ 529 S Bond St

## Licensed Establishments

- 📍 Todd Conner's LBD7
- 📍 The Admiral's Cup LBD7
- 📍 Leadbetter's LBD7
- 📍 Barococina LB
- 📍 The Horse LBD7
- 📍 Jimmy's LB
- 📍 Admiral Fell Inn LB
- 📍 Abbey Burger Fells Point LB
- 📍 El Coyote Bar & Grill LBD7
- 📍 Max's On Broadway LBD7
- 📍 Eat Bertha's Mussels LB
- 📍 Moby Dick's LBD7
- 📍 The Greene Turtle LB
- 📍 Alexander's Tavern LB
- 📍 Sticky Rice LB
- 📍 Broadway Discount LA
- 📍 Sammy's Enoteca LB
- 📍 Blarney Stone LBD7
- 📍 The Rockwell LBD7
- 📍 Lil' Phil's LBD7
- 📍 Rodos Bar LBD7
- 📍 DogWatch Tavern LBD7



- 📍 Kippo Ramen LB
- 📍 One-Eyed Mike's LB
- 📍 Teavolve LB
- 📍 Bar Vasquez LB
- 📍 Mussel Bar & Grille LB
- 📍 RA Sushi LB
- 📍 Ceremony Coffee LB
- 📍 Sandlot LBD7
- 📍 Black Olive Inn LB
- 📍 Black Olive LB
- 📍 Bond Street Social LB
- Dudas Tavern LD
- 📍 Fells Point Tavern LBD7
- 📍 AMPERSEA LB
- 📍 Sir Duke LBD7
- 📍 Bristol Wine & Spirit LBD7
- 📍 Polish Home Club LC
- Polish National Alliance LC
- 📍 Ritz LBD7/AE
- 📍 Bank Discount Liquors LA

## 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>	Pending
<i>Corporation Name:</i>	Axios Bond Street LLC
<i>Location Address:</i>	529 S. Bond St
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	9/26/2018
<i>Date Removed?</i>	
<i>Are there any other licensed establishments within a two block radius?</i>	No

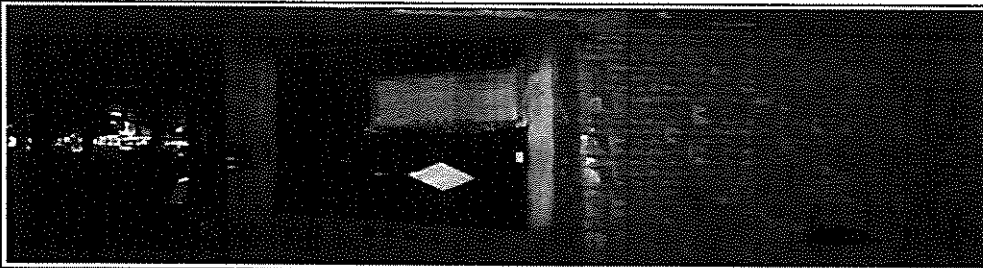
*Other licensed locations - Describe/Note:*

see map

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

Application filed for transfer of ownership with continuation of live entertainment.

*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="10/4/2018"/>	<input type="text" value="5:02:07 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>	<input type="text" value="Brian Diamond, Christina Kokorelis"/>
<i>Address of Premises:</i>	<input type="text" value="529 S. Bond St"/>
<i>Inspector:</i>	<input type="text" value="i:0#.w/baltimore\andy.perez"/>
<i>Date Posted:</i>	<input type="text" value="9/26/2018"/>
<i>Time Posted:</i>	<input type="text"/>
<i>Date Rechecked:</i>	<input type="text" value="10/5/2018"/>
<i>Time Rechecked:</i>	<input type="text"/>
<i>Manager or Owner when sign posted:</i>	<input type="text" value="closed"/>

*Summary on location of sign posted:*

Sign posted on main entry door

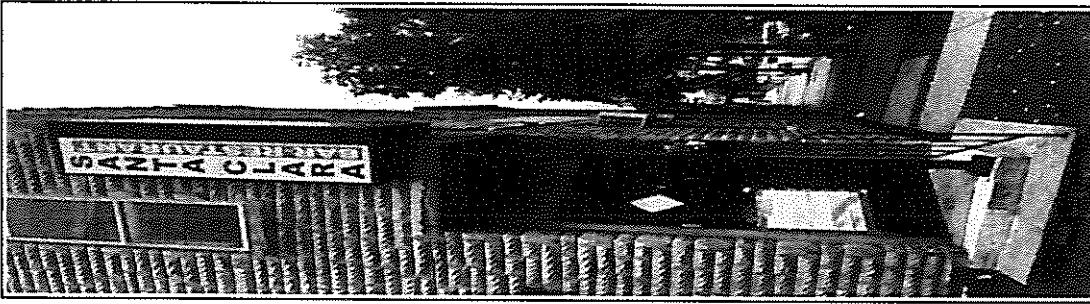
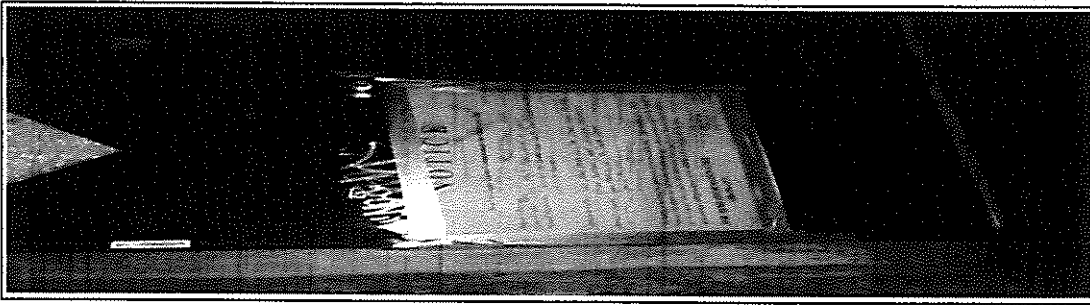
*Summary on location of sign rechecked:*

Sign remained as posted for the ten day period

*Insert Photo of Sign and location:*







# BLLC Compliance Inspection

## Licensee Information

Address: 529 BOND STREET SOUTH 21231

Trade Name: SANTA CLARA

Corporation Name: JUAN PORTILLO, LLC

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

Date/Time of Inspection: 8/2/2017

4:14:50 PM

Manager/Licensee

## Open/Closed Status

Open/Closed: Closed

Closed Date: 4/1/2017

## 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:

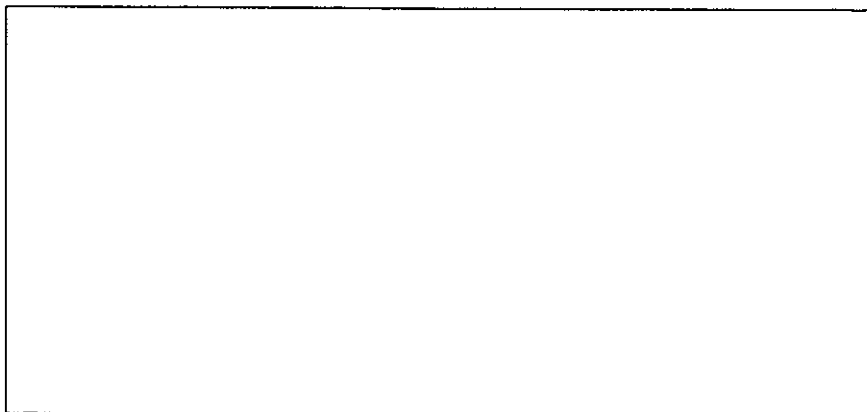
## Adult Entertainment - If Applicable

License is Valid: N/A

## Violations

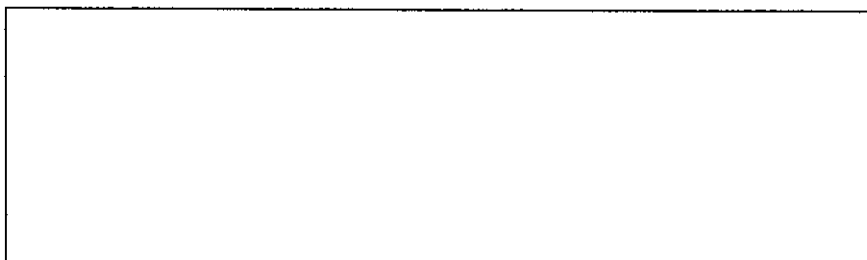
Violation Issued: No

Violations Noted:



Wrap-Up

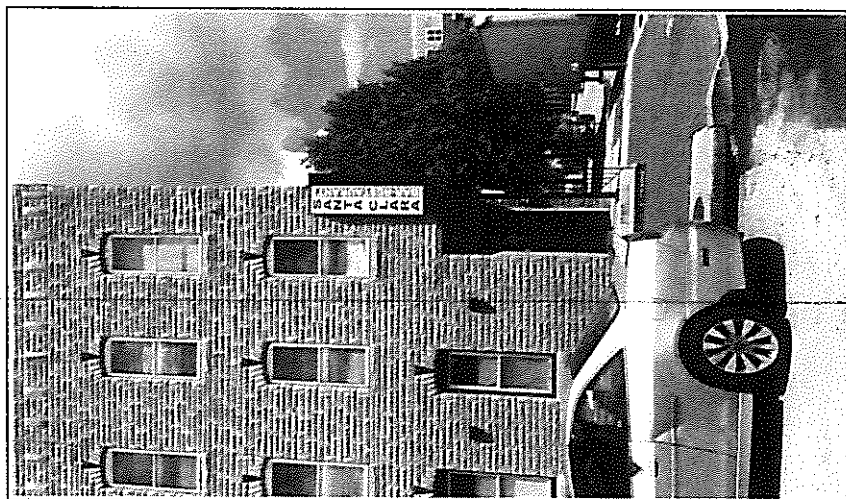
Instructions Given to Licensee:



Inspector's Comments:

The operator closed for business and returned the liquor license to landlord on or about April 1, 2017.

Photo Taken:



Owner Email:

Submitted by Inspector

# Certificate of Occupancy

THIS WRITTEN INSTRUMENT WHEN PROPERLY VALIDATED CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY 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 ATTACHED 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 100 FEET OF A DWELLING.

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
02	05	1445	031	2/2/12	201

PROPERTY ADDRESS: 529 S BOND ST

OWNER: PAUL OLIVER ADDR: 829 EASTERN AVE  
 LESSEE: JUAN PORTILLO ADDR: 529 S BOND ST

LAND USE CODES 5814 5813 0000 0000

USE PORTION OF PREMISES 1ST FLOOR AS A RESTAURANT TAVERN WITH LIVE ENTERTAINMENT (KARAOKE) PER BMZA 11-405 APPROVED 12/20/11 AND APPROVED BY THE LIQUOR BOARD ON 1/5/12

PERMITS	NSRC	USE LIST	NEW BLDG	ADDITIONS
		45.00		
ALTERNATIVES	REPAIRS	NSRC CONDT	ELECT	HYDRO/PLUMBING
EXTRINSIC	AIR COND	DRY TANK	TRF	FIRE/ALARM/EQUIPMENT
ELEVATOR	PLUMBING	S & B CONTROL	CLAP	TAX
		0.00		3.00
RAZING	PLUMBING	LOW VOLTAGE/TELECOMMUNICATIONS	FEINLTY	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.



DAVID C. TANNER  
EXECUTIVE DIRECTOR

**BOARD OF MUNICIPAL AND ZONING APPEALS**

14TH FLOOR  
417 E. FAYETTE STREET  
PHONE 410-396-4301  
BALTIMORE, MARYLAND 21202

**JUL 23 2012**

**THIS IS NOT A PERMIT**

DO NOT START WORK OR USE THE PROPERTY IF THIS APPLICATION IS APPROVED UNTIL YOU GET A PERMIT OR CERTIFICATE OF OCCUPANCY FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN ONE YEAR OF THE HEARING DATE.

At a meeting of the Board of Municipal and Zoning Appeals on Tuesday, December 20, 2011

the following resolution was adopted:  
2011-495

"Resolved, that in the matter of Appeal No. \_\_\_\_\_  
Juan Portillo 529 S. Bond Street 21231 Appellant,

to permit to use 1<sup>st</sup> fl. as restaurant & tavern with live entertainment

at 529 S. Bond Street

the BOARD OF MUNICIPAL AND ZONING APPEALS, after giving public notice, inspecting the premises, holding a public hearing, considering all data submitted, and by authority of Ordinance No. 1051, approved April 20, 1971, known as the Zoning Ordinance, made a study

of the premises and neighborhood and finds that the property is in the B-1-2 Neighborhood Business District.

The premises is improved by a three & a half story brick 1<sup>st</sup> fl. tavern & restaurant. The proposed use is to use 1<sup>st</sup> fl. as a restaurant & tavern with live entertainment.

Restaurants—including live entertainment and dancing are listed as conditional uses in the B-1-2 Business District under Subsection 6-208. The Board may approve conditional uses subject to the requirements and provisions of Subsections 14-102, 14-103, 14-204, & 14-205. Under Subsection 14-103, before the Board approves any conditional use, it may impose on the



establishment, location, construction, maintenance, and operation of the conditional use any conditions, restrictions, or limitations that the Board considers necessary or desirable to:

- (1) reduce or minimize any effect of the use on other properties in the neighborhood;
- (2) secure compliance with the standards and requirements of this title; and
- (3) better carry out the intent and purposes of this article.

Under Subsection 14-309, any restaurant or tavern that seeks a conditional use authorization to provide live entertainment, dancing, or both as an accessory use;

- (1) In addition to the information required under § 14-201 (“Applications”) of this title or otherwise required by the Board, the application for conditional use must include:

- (i) a description of the type of live entertainment or dancing to be provided; and
- (ii) a floor plan, in the form and with the detail that the Board requires, of:

- (A) the establishment generally; and

- (B) the live entertainment or dancing venue within the establishment.

- (2) If dancing is to be provided, the floor plan must show:

- (i) the location and dimensions of the dance floor; and

- (ii) the maximum authorized occupant load, as approved by the Fire Department,

for all configurations of:

- (A) the establishment generally; and

- (B) the dancing venue within the establishment.

In approving a conditional use, the Board must specify precisely the types of live entertainment or dancing to which the use is limited and impose conditions, as appropriate, concerning:

- (1) days and hours:

- (i) of the establishment's general operations as a restaurant or tavern; and
- (ii) of the live entertainment or dancing to be provided;
- (2) use of amplification, noise levels, and need for noise proofing;
- (3) limits on the size of the establishment or on the size, location, or configuration of the entertainment or dancing venue within the establishment;
- (4) number of live entertainers;
- (5) number of seats proposed for outdoor table service;
- (6) exterior lighting;
- (7) public need and desire for the establishment;
- (8) number and location of other, similar establishments in the area and potential effect of the new use on those establishments;
- (9) proximity of residences, schools, religious institutions, or parks to the establishment;
- (10) maximum authorized occupant loads of the establishment and of the live entertainment or dancing venue within the establishment;
- (11) volume and types of vehicular and pedestrian traffic in the area of the establishment;  
and
- (12) the establishment and maintenance of:
  - (i) a traffic management plan;
  - (ii) a parking management plan;
  - (iii) an indoor and outdoor security plan; and
  - (iv) a sanitation plan.

Under Subsection 1-182.1, restaurant means a business establishment at which:

- (1) food and drinks are provided to the public, primarily for on-premises

consumption by seated patrons; and

(2) if the establishment also serves alcoholic beverages:

(i) a full menu of food and drinks is prepared primarily on premises in a fully equipped kitchen capable of preparing food for the rated seating capacity; and

(ii) annually, the average daily receipts from the sale of food exceeds 50% of the establishment's total average daily receipts, not including sales of novelty items, income from vending machines, cover charges, or other receipts not derived from the sale of food or beverages.

Exclusion: restaurant does not include any tavern.

Taverns—including live entertainment and dancing are not listed as permitted or conditional uses in the B-1-2 Business District under Subsections 6-206 or 6-208. Under the provisions of Subsection 3-106, any use that is not expressly allowed in a district is prohibited.

The request in this case is to add live entertainment to the existing restaurant/tavern in a B-1-2 Neighborhood Business District. It was testified by the appellant that this property is a three story structure located on the northeast corner S. Bond Street and Fleet Street. The first floor of the property is used as a restaurant/tavern known as the Santa Clara Restaurant & Bar. The owner of the restaurant is seeking authorization to include karaoke entertainment to his business. The appellant submitted a written report addressing conditions required to establish live entertainment as follows:

- The business will be open seven days per week between the hours of 9:00 am to 2:00 am;



- Live entertainment will be presented primarily in the evenings between 7:00 pm and 11:00 pm Sunday – Thursday and 7:00 to 12:30 Friday & Saturday;
- The Santa Clara Restaurant will maintain at all times acceptable noise levels to assure proper operation within the community and adjacent property. Noise levels will range between 40-80 dB and comply with the levels set by the Baltimore City Noise Ordinance and the Maryland State Department of the Environment Statute, whichever is lower;
- The appellant submitted a floor plan of the first floor interior space indicating the proposed live entertainment area;
- The number of entertainers is limited to one person who will direct the Karaoke entertainment for customers of the restaurant and tavern;
- There is no outdoor seating for this restaurant;
- The existing capacity of the building will not exceed 65 people; and
- The Santa Clara customers may park at the Bank of America parking lot within 300 feet of the restaurant;

The appellant submitted a signed Memorandum of Understanding between the Santa Clara Restaurant & Bar and the Fells Point Residents Association, Dallas Street Neighborhood Association, and the PS 25 Condo Association in support subject to the following conditions:

- KARAOKE – Karaoke will be limited to Sunday through Thursday from 7:00 pm to 11:00 pm and Friday and Saturday from 7:00 pm to 12:30 am; No audio system will be permitted to provide volume levels in excess of that which is normally used for current sound amplification;
- DISC JOCKEYS – No disc jockeys are allowed;

- DANCING – Neither dancing nor a dance floor will be allowed;
- LIVE MUSICAL/SPEAKING ACTS – no other live musical or speaking acts will be permitted;
- DOORS AND WINDOWS – all windows and doors are to be closed during Karaoke entertainment and when jukebox is played;
- VOLUME LEVEL – all sound systems will be limited in power to a CD player, digital musical storage devices or a juke box. All audio will be played at a volume limit that is normal and customary for an unamplified musical performance, not to exceed local noise ordinances. No additional speakers may be provided on the interior and no speakers will be allowed outside 529 S. Bond Street;
- Security – The operator of the Santa Clara Restaurant and Bar or any future operator is subject to this agreement and shall provide additional security during hours of operation of the Karaoke Entertainment. Security personnel shall ensure that the area immediate adjacent to the Santa Clara Restaurant and Bar are regularly patrolled and customers are not disturbing the neighbors. Santa Clara Restaurant and Bar and its employees shall discourage illegal activity from occurring within or nearby this place of business. Further, any instances or suspected instances or criminal activity, including but not limited to prostitution, loitering, public drunkenness, fighting, and suspected drug activity shall immediately be reported by Santa Clara Restaurant and Bar or its employees to the Baltimore City Police Department.

The Board received a report from the Department of Planning recommending that if approval is granted it shall be subject to the following conditions:

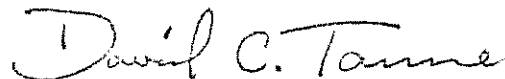
- A copy of the use and occupancy permit for the premises must be kept on the premises and available for inspection by representatives of Baltimore City at all times;
- The applicant must obtain CHAP approval for any exterior changes, including signs;
- A copy of the written approval by the Board of Municipal & Zoning Appeals of the live entertainment provided on premises, including details of any restrictions or limitations on the live entertainment provided, must be kept on the premises and available for inspection by representatives of Baltimore City at all times; and
- A copy of all other permits and licenses required pursuant to the written approval of the Board of Municipal & Zoning Appeals also must be kept on premises and available for inspection by representatives of Baltimore City at all times.

The Board, in making its decision to approve this appeal finds that this request with conditions is reasonable, and will not have a negative impact on the adjacent properties or the immediate area, subject to the following conditions:

- The use of the premises with live entertainment is subject to the above conditions submitted to the Board by the appellant, the signed MOU, and the Department of Planning recommendations; and
- The Board may require an adjustment to the noise level if necessary to lessen a negative impact on adjacent neighbors and the immediate area.

The Board has given due regard to the nature and condition of the adjacent uses and structures, the facts presented, reports from City Agencies and standards for conditional uses in general under Title 14 of the Zoning Code, and in detail under Section 14-309 for restaurants and taverns with live entertainment or dancing. The Board considered the nature of the surrounding

area and the extent to which the proposed use might impair its present and future development. The Board cannot find that the proposed use will be detrimental to or endanger the public health, security, general welfare, or morals of the community. The Board also finds that the use is not in any way precluded by any other law: including an applicable Urban Renewal Plan and that this authorization is not otherwise in any way contrary to the public interest and is in harmony with the purpose and intent of the Zoning Code of Baltimore City. Therefore, based on the findings and facts, applicable laws and provisions of the Zoning Code, reasons expressed herein and subject to the aforementioned conditions, the Board approves the application.



**David C. Tanner**  
Executive Director

**THE CONDITIONAL USE APPROVAL HEREIN GRANTED IS LIMITED TO THIS USE ONLY, AND ANY EXTENSION, ENLARGEMENTS, RELOCATIONS OR STRUCTURAL ALTERATIONS SHALL BE SUBJECT TO A NEW APPEAL OR AMENDMENT BY THE BOARD OF MUNICIPAL AND ZONING APPEALS.**

**NOTE: THIS IS NOT A PERMIT, REFER TO THE RED PRINT ON THE TOP RIGHT HAND CORNER OF PAGE 1.**