

October 19, 2023

Applicant(s): Sandesh Kafle and Steven Matthew Banks
2120 Charles Operating, LLC, T/a Trade Name Pending
2120 N. Charles Street 21218

Class: "BD7" Beer, Wine & Liquor License

Amended application for a new Class "BD7" Beer, Wine, and Liquor License, requesting live entertainment, off-premises catering, and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Sandesh Kafle was born in Nepal in April of 1987. He lives in Towson, MD; and (2) Steven Matthew Banks was born in Baltimore, MD in June of 1988. He lives in Baltimore, MD. Mr. Banks is currently a licensee of a Class "B" BWL license with financial interest at 1409 Point Street t/a Doner Bros since 2022.

(b) **Ownership Breakdown:** (1) Sandesh Kafle (100%); and (2) Steven Matthew Banks (0%).

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

(d) **Qualified Voters:** Michael Colligan, Aaron Smith, and Daman Bikram Shah are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the continued use of the premise as a tavern with live entertainment, catering, and delivery of alcohol.

(f) **Corporate Standing:** 2120 Charles Operating, LLC is a MD LLC and as of 10/3/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/28/2023 and checked on 10/7/2023. This meets the 10-day rule. There are 7 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-2; and "BD7" BWL-4.

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

(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:

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

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

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

EXPLANATION OF REQUEST: Change of licensee/prospective licensee CLASS TYPE: bd7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: _____

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: Current approved licensee Matt Moses, replace with below applicants

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 2120 Charles Operating, LLC TRADE NAME: TBD/Pending

BUSINESS PHONE NUMBER: 4437915082 BUSINESS EMAIL ADDRESS: sandeshkaffe@gmail.com

ATTORNEY FOR THE APPLICANT: A L Hurdle ADDRESS: 614 Bosley Ave PHONE: 4106855100

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor for operations, basement storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
Live Entertainment provided? Yes No What Kind (Ex. DJ Band Etc.)? music 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: BMZA Attached

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

1. Applicant A

Sandesh Kaffe _____
(Full name) _____ (Telephone no.) _____ E-mail (Required) _____
929 Starbit Rd _____ Towson MD 21286 NA
(Residence) Street _____ City State Zip Code (period of residency in Baltimore City)
04/87 _____ M _____ Nepal
(Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth)
Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

Steven Matthew Banks _____
(Full name) _____ (Telephone no.) _____ E-mail (Required) _____
1619 St Paul _____ Baltimore MD 21202 4
(Residence) Street _____ City State Zip Code (period of residency in Baltimore City)
06/88 _____ M _____ USA
(Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth)
Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

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

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

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Newly issued license.

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

Applicant A B C

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

Name	Address	Phone	Email
Sandesh Kalle	929 Kalle St. bit	[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: Sandesh Kalle ADDRESS: 929 St. bit TITLE: Member %OF STOCK HELD: 100%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

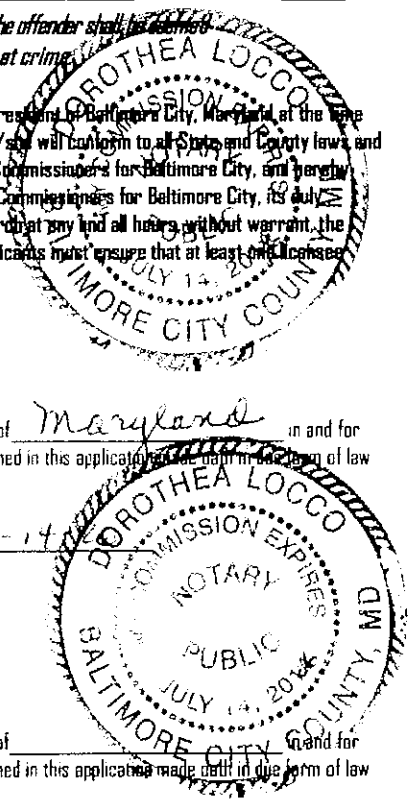
Sandesh Kalle

Signature of Applicant A

I hereby certify that on the 31 day of August, 2020 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore personally appeared Sandesh Kalle the applicant(s) named in this application and 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: Dorothea Locco [Notary Seal] My Commission expires 7-14

Printed Name: Dorothea Locco



Signature of Applicant B

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

Signature: _____ [Notary Seal] My Commission expires _____

Printed Name: _____

Signature of Applicant C

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

Signature: _____ [Notary Seal] My Commission expires _____

Printed Name: _____

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

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

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

X Sandeep Kuffie
 Signature of Owner of the Property

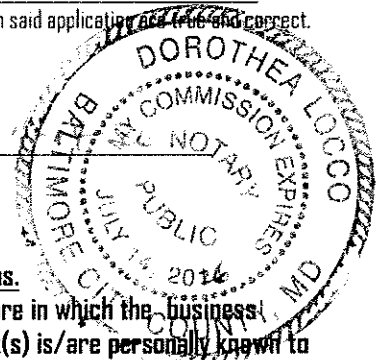
I hereby certify that on the 31st day of August, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared Sandeep Kuffie the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Dorothea Kraus

(Notary Seal) My Commission expires _____

Notary Printed Name: Dorothea Kraus



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

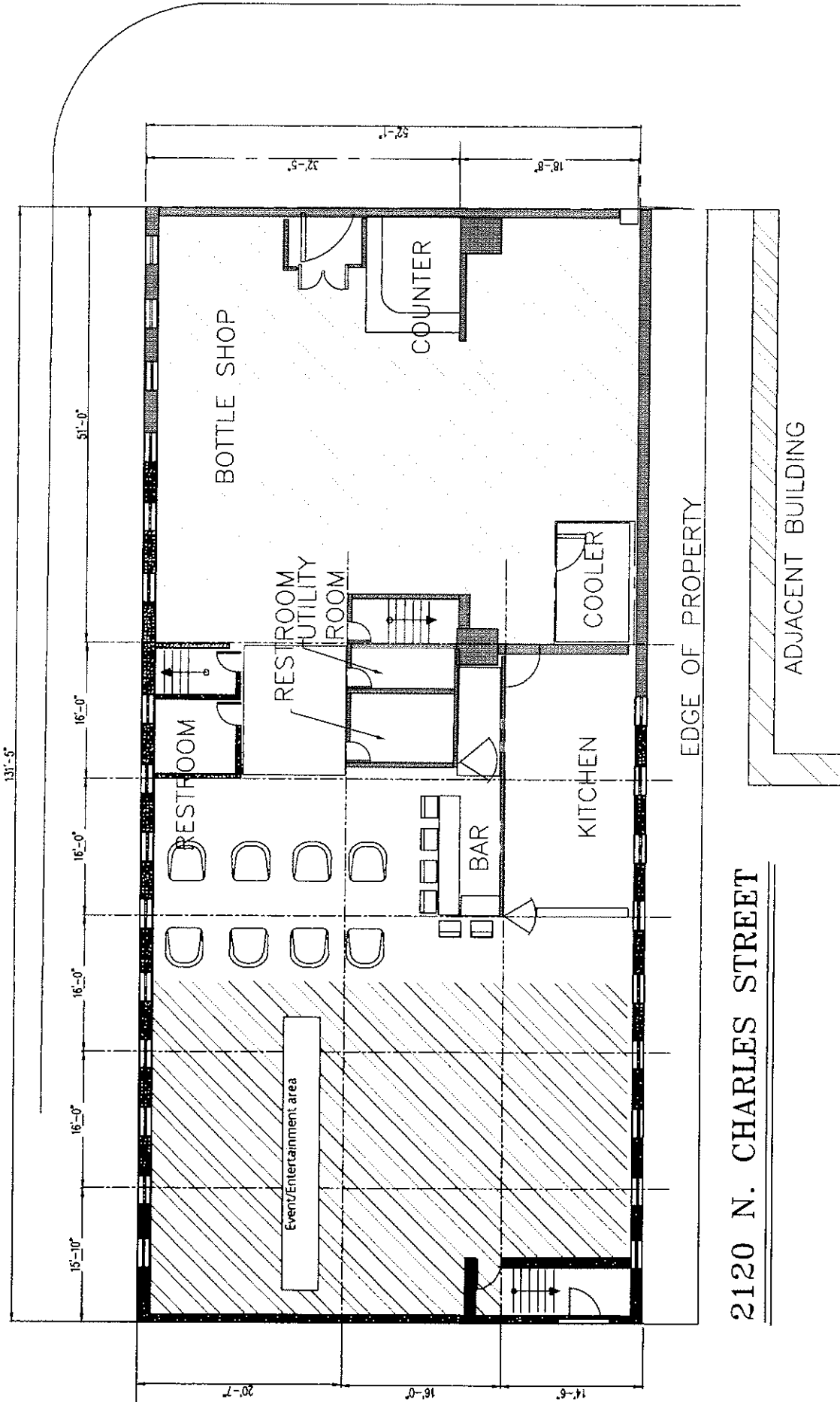
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Michael Colligan	306 W. Lorraine Ave Baltimore MD 21201	<i>[Signature]</i>	9/1/77	7/yr
Marcus Parn	925 Baltimore 21217 newington ave	<i>[Signature]</i>	02/1/70	4/yr
AARON Smith	3045 Strickland St Baltimore, MD 21223	<i>[Signature]</i>	1/1/65	7/yr
Deoman Bikram Shah	4237 Newport Ave Baltimore, MD, 21211	<i>[Signature]</i>	5/1/72	10 years
Randy Shayatovich	100 Woodlawn Rd Baltimore, MD 21210	<i>[Signature]</i>	6/1965	5 years

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

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

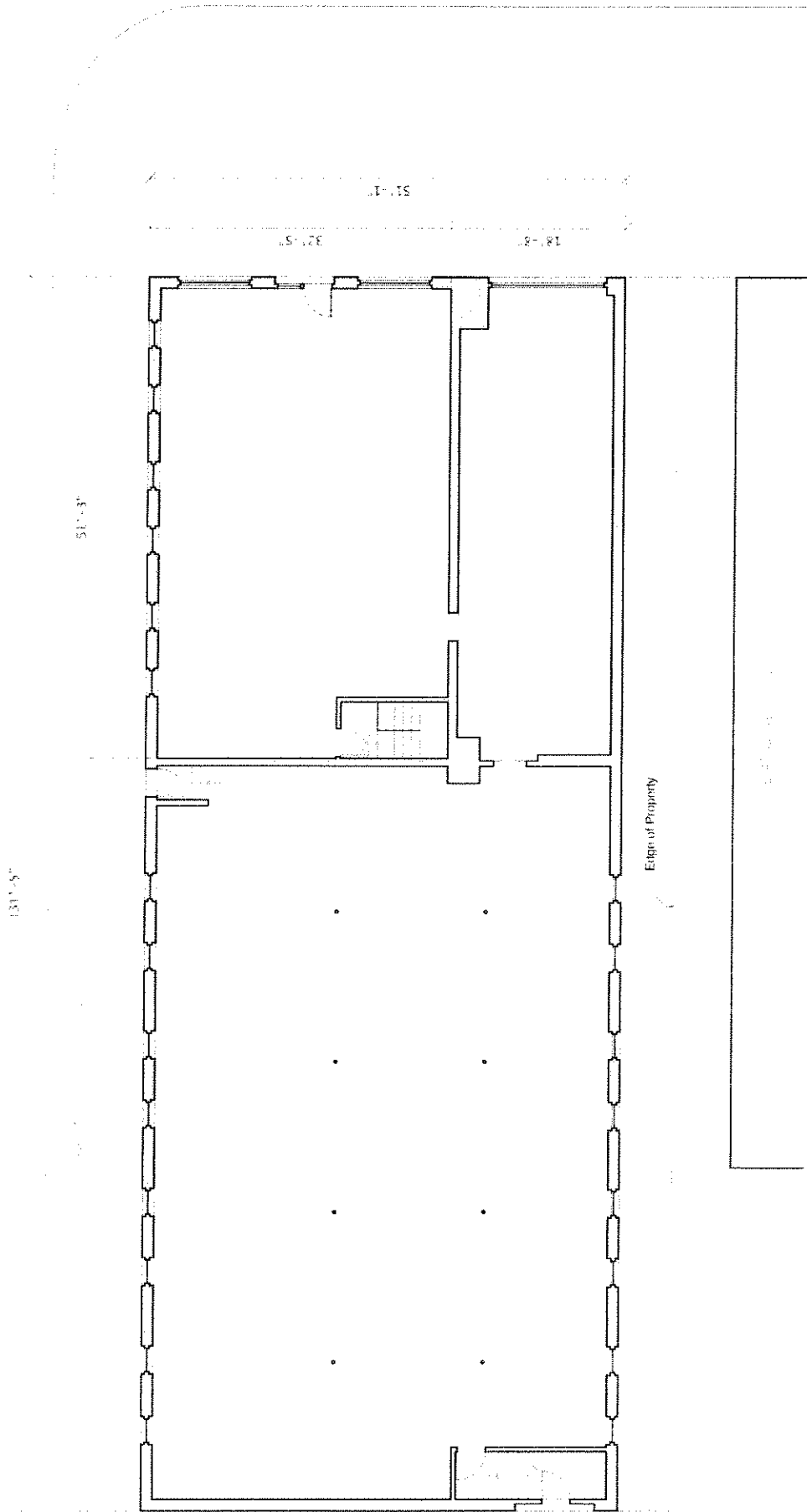
NORTH CHARLES STREET



2120 N. CHARLES STREET

North Charles Street

A1
MAIN FLOOR PLAN



2120 North Charles Street



2120 CHARLES OPERATING, LLC: W22982326

Department ID Number:

W22982326

Business Name:

2120 CHARLES OPERATING, LLC

Principal Office: 

2120 N CHARLES ST
BALTIMORE MD 21218

Resident Agent: 

MATT OPPENHEIM
136 E 23RD ST
BALTIMORE MD 21218

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

06/06/2022

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2120 N. Charles St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 7

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 4

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Steven Han DATE: 9/29/23

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

TBD

Corporation Name

2120 Charles Operating, LLC

Location Address

2120 N Charles St

License Type

Class"BD7" Beer, Wine and Liquor v

Date Posted?

09/28/2023

Estimated Date of Removal?

10/07/2023

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

No v

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

Yes v

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

No v

Other licensed locations - Describe/Note

see map

Comments and Follow-up Items(s)

Change of license / prospective license

Licensee Name

Sandesh Kaffe

Inspector Name

BALTIMORE\Steven.Han

Photo(s) Taken

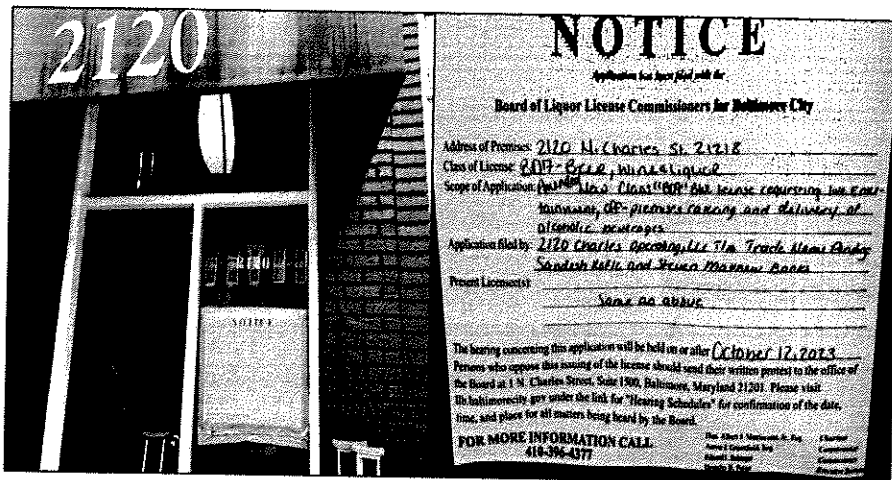
Choose Files

No file chosen

Submission Date

09/29/2023

02:57 PM



Save

Cancel

Posting Sign Report

Applicants Name

Sandesh Kafle

Premises Address

2120 N. Charles St

Inspector Name

BALTIMORE\Steven.Han

Posted Date/Time

09/28/2023

03:01 PM

Rechecked Date/Time

10/07/2023

03:01 PM

Manager

N/A

Posted Summary

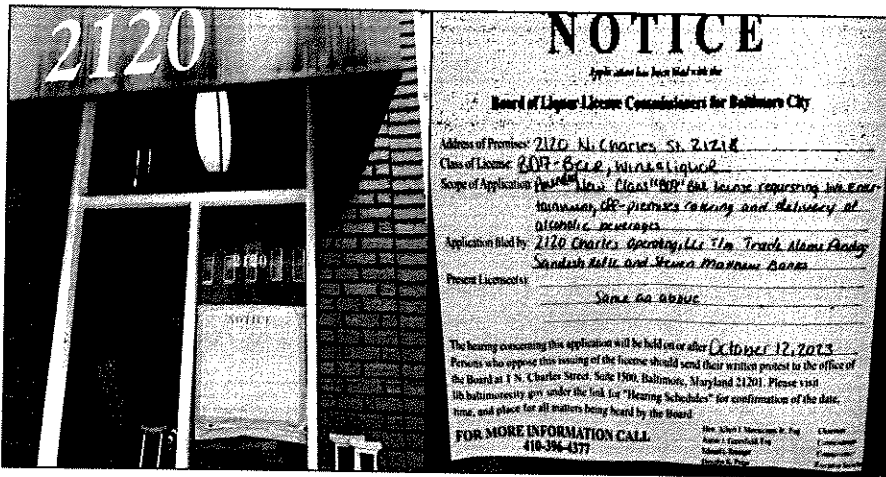
front window

Rechecked Summary

up for 10 days

Photo(s) Taken

No file chosen



NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2120 N. CHARLES ST. 21218

Class of License: B07-BEER, WINE & LIQUOR

Scope of Application: Amended New Class "B07" BUL license requesting live Entertainment, off-premises catering and delivery of alcoholic beverages

Application filed by: 2120 Charles Operating, LLC T/B Trade Name Pending Sandesh Kofic and Steven Matthew Banks

Present Licensee(s):

Same as above

The hearing concerning this application will be held on or after October 12, 2023. Persons who oppose this issuing of the license should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

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

Chairman

Aaron J. Greenfield, Esq.

Commissioner

Edward L. Rasinger

Commissioner

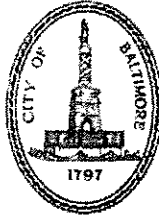
Douglas K. Paige

Executive Secretary

IN THE MATTER OF THE
PETITION OF: ABRAHAM
HURDLE, ESQ.

Baltimore City Board of Municipal
& Zoning Appeals

2120-2122 N Charles St
(BLOCK 3610, LOT 001)



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

Appeal No. 2022-329
Hearing Date: **October 11, 2022**

RESOLUTION

Background

This matter comes before the Baltimore City Board of Municipal & Zoning Appeals (“Board”) on appeal from the Zoning Administrator for Baltimore City denying the application of Abraham Hurdle, Esq. (“Appellant”) to add accessory live entertainment to an existing tavern use, requiring conditional use approval and an off-street parking variance, at 2120-2122 N Charles St (“Property”).

Appellants filed this appeal to the Board on July 28, 2022 and appeared for a public hearing on October 11, 2022. Board and Planning Department staff each prepared a memorandum evaluating the appeal. Following deliberations and for the reasons set forth below, the Board voted 4-0 to approve Appellant’s request to add accessory live entertainment to an existing tavern use, requiring conditional use approval and an off-street parking variance.

Facts

The Property is located in a C-1 Zoning District and is a rectangular corner lot, comprising 8,250 square feet of land area, improved with a c. 1900 commercial building with 6,174 square feet of above-grade floor area. The last authorized use of the premises is as an office.

The Department of Planning recommended that approval of this application be subject to the requirement that the applicant provide approvable plans for security and off-street parking. The Department pointed out that the Charles North Revitalization Area Urban Renewal Plan prohibits taverns with a fire-rated capacity of over 250 people.

Appellant presented the case to the Board on behalf of his clients. The Baltimore City Liquor Board has already approved the application. He explained to the Board that the building occupies the entire lot, so there is no space to do any outdoor live entertainment; there is no space to put a band. There are two sections to the building: the front section will be where the tavern is located and the back section will be where live entertainment takes place. There is no parking on premises, but Appellant and his client are looking to work with fellow business owners to arrange for parking on nearby lots. Mr. Kelly Cross, of the Old Goucher Community Association, testified in favor of the appeal.

Opposition: Mr. Peter Duvall, of the Charles North Community Association, testified in opposition to the request. He noted that his community association could not get any details from the Appellant about their plans for the building; no one would come to present to the group about the project. This is an area with overlapping community associations, but CNCA would like to be consulted about projects. They are concerned that there is no contract with any operator of this business; the Appellant is representing the owner of the building, not the tenant who will eventually run the business on a day to day basis.

Under City Code, Article 32 §5-306(a), before approving any variance, the Board may impose on the establishment, location, construction, maintenance, or operation of the variance any condition, restriction, or limitation that is considers necessary or desirable to: (1) reduce or minimize the effect of the variance on other properties in the neighborhood; (2) secure compliance with the standards and requirements of this Code; and (3) better carry out the intent and purpose of this subtitle.

Discussion

After a thorough review of the file, evidence and testimony submitted in support of this application, the Board evaluated this application under the conditional use and variance approval standards found in City Code Article 32 and Maryland law.

Conditional Use

After deliberating, the Board held that the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare. The Board heard from both sides about the proposed plan for the tavern with live entertainment. There were concerns about outdoor live entertainment, which will not be an issue for this establishment, as they have not sought outdoor live entertainment and do not have any place to hold it even if they wanted to. There were also concerns presented about a lack of information and a lack of detail about the eventual operators of the business. However, those concerns were not strong enough or specific enough to this Property to rebut the presumption of validity of the conditional use. The Board held that the use would not be precluded by any other law, including the Urban Renewal Plan, under the condition that the maximum capacity cannot exceed 250 people. The Board also held that the live entertainment use would not be contrary to the public interest and would be in harmony with the purpose and intent of the Code.

When considering the above approval standards, the Board specifically considered the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures on the site, the nature of the surrounding area and the extent to which the proposed use might impair its present and future development, the proximity of dwellings, churches, schools, public structures, and other places of public gathering, the character of the neighborhood, and the provisions of the Charles/ North Revitalization Area Urban Renewal Plan. Finally, applying the *Schultz v. Pritts* standard, the Board held that there was not evidence presented to show that this live entertainment conditional use would have adverse effects above and beyond those inherently associated with a live entertainment use.

Variance

Regarding the off-street parking variance, the Board first held, after deliberating, that the Property was unique in the shape of the lot and structure involved. The building is over 120 years old, well before the beginning of off-street parking requirements in the 1971 Zoning Code and therefore was built with no off-street parking included. This uniqueness creates a practical difficulty for the owner of this site, because they would need to buy additional property or demolish part of the building in order to create the off-street parking that the Code requires.

The Board further held that the unnecessary hardship or practical difficulty is caused by this article and has not been created by the intentional action or inaction of any person who has a present interest in the property, that the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property but instead to use the property well. The Board found that the off-street parking variance would not be injurious to the use and enjoyment of other property in the immediate vicinity, or substantially diminish and impair property values in the neighborhood. Finally, the Board found that the variance would be in harmony with the

purpose and intent of this Code, that it is not precluded by and will not adversely affect any Urban Renewal Plan, the City's Comprehensive Master Plan, or any Historical and Architectural Preservation District, and that the variance would not otherwise be detrimental to or endanger the public health, safety, or welfare or be in any way contrary to the public interest.

Conclusion

For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data submitted, and by authority of City Code Article 32, it is this 22nd day of November, 2022, by the Baltimore City Board of Municipal and Zoning Appeals, hereby:

RESOLVED, that the Board finds sufficient evidence in the record to support the application of the Appellants to add accessory live entertainment to an existing tavern use, requiring conditional use approval and an off-street parking variance; and it is further,

RESOLVED, that Appeal No. 2022-329 is **GRANTED**, under the following **CONDITIONS**:

- (1) The capacity of the tavern shall be limited at all times to 250 persons or the number of persons determined by the Fire Marshall's rating of capacity of the premises, whichever is less.
- (2) 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.
- (3) A copy of the written approval by the Board of Municipal and Zoning Appeals of the live entertainment provided on the premises, including details of any restrictions or limitations on the live entertainment provided, must be kept on the premises and available for inspection by representatives of Baltimore City at all times.
- (4) A copy of all other permits and licenses required pursuant to the written approval of the Board of Municipal and Zoning Appeals must be kept on the premises and available for inspection by representatives of Baltimore City at all times.
- (5) A copy of Appellant's security plan must be submitted to the Board for the file and kept on the premises and available for inspection by representatives of Baltimore City at all times.

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


 Rebecca Witt
 Acting Executive Director



October 19, 2023

Applicant(s): Sylva J. Lin
Culinary Architecture Partners, LLC, T/a Culinary Architecture
767 Washington Boulevard 21230

Class: "BD7" Beer, Wine & Liquor License

Application for a new Class "BD7" Beer, Wine and Liquor license, outdoor table service, requesting live entertainment, outdoor table service, off-premises catering and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Sylva J. Lin was born in Edmonton, AB Canada in January of 1969. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Sylva J. Lin (100%).

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

(d) **Qualified Voters:** Capucine Wilson, Patricia Hogan, and Debra Rahl are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise at 765 & 767 Washington Blvd lower ground levels and outdoor space. Existing use: 765 use ground floors as a retail gourmet food store. Existing use: 767 – use as a gourmet supermarket with catering, 1st floor proposed use change to gourmet food store (market and restaurant with sales of alcoholic beverages to include existing off premises catering, grocery delivery, outdoor dining, and music).

(f) **Corporate Standing:** Culinary Architecture Partners, LLC is a MD LLC and as of 10/2/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/27/2023 and will be checked on 10/6/2023. This meets the 10-day rule. There are 7 licensed liquor establishment(s) in the 2x2 area: "D" BW-1; "A" BWL-2; "B" BWL-2; and "BD7" BWL-2.

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

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

Board's Decision:

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

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

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER NEW EXPANSION OF PREMISES AMENDMENT(S) 8177

EXPLANATION OF REQUEST: New Liquor License CLASS TYPE: 807

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 767 & 765 Washington Blvd. Baltimore, MD 21230

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: _____

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: _____

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Culinary Architecture Partners, LLC TRADE NAME: Culinary Architecture

BUSINESS PHONE NUMBER: 443-708-8482 BUSINESS EMAIL ADDRESS: slin@culinaryarchitecture.com

ATTORNEY FOR THE APPLICANT: Steven Tucker ADDRESS: 513 Upton St Galthurstburg, MD, 20678 PHONE: 410-409-2834

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

Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? Acoustic Guitar 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: 50

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

1. Applicant A

SYLVA J. LIN _____

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

Sylva Lin 1419 Halins St. BALTIMORE MD 21223 slin@culinaryarchitecture.com 17 YEARS

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

1419 Halins Street 01/1969 FEMALE MD 17 Years EDMONTON, AB CANADA

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

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

RECEIVED: BLG
APR 25 2023 4:10:26

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

Name	Address	Phone	Email
Sylva Lin	1419 MALINS ST.	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) **Please note that all 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: Sylva Lin ADDRESS: 767 Washington Blvd. TITLE: President %OF STOCK HELD: 100%
 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

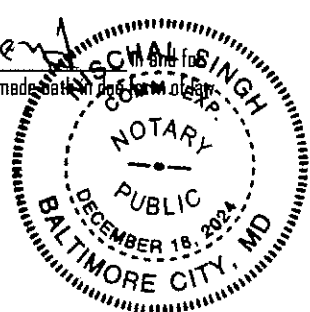
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

[Signature]
 Signature of Applicant A

I hereby certify that on the 24th day of April, 2023 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Sylva Lin 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 12/18/2024

Printed Name: Nichol Singh



Signature of Applicant B

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

Signature: _____ [Notary Seal] My Commission expires _____

Printed Name: _____

Signature of Applicant C

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

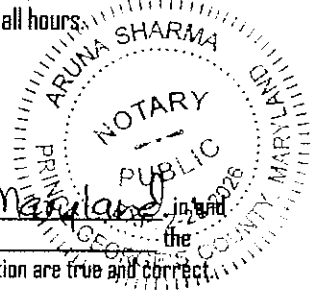
Signature: _____ [Notary Seal] My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: MARC SMITH Phone Number: [REDACTED]

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

(I, WE) MARC SMITH AS BACVIC HOLDING LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 745 AND 767 WASHINGTON BLVD Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.



[Signature]
Signature of Owner of the Property

I hereby certify that on the 27th day of March, 2023 before me, the subscriber, a notary public of the State of Maryland in and for Montgomery, personally appeared Marc Joel Smith 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: Aruna Sharma [Notary Seal] My Commission expires 02/23/2026

Notary Printed Name: ARUNA SHARMA

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Shadee Holden</u>	<u>629 Washington Blvd Baltimore, MD 21230</u>	<u>[Signature]</u>	<u>07/1980</u>	<u>2 yrs</u>
<u>Debbie Ally-Dickerson</u>	<u>762 Washington Blvd Balt. MD 21230</u>	<u>[Signature]</u>	<u>4/1972</u>	<u>8 yrs</u>
<u>Brandon Butts</u>	<u>782 Washington Blvd Baltimore, MD 21230</u>	<u>[Signature]</u>	<u>5/1992</u>	<u>3 yrs</u>

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

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

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

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

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

Signature of Owner of the Property

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

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

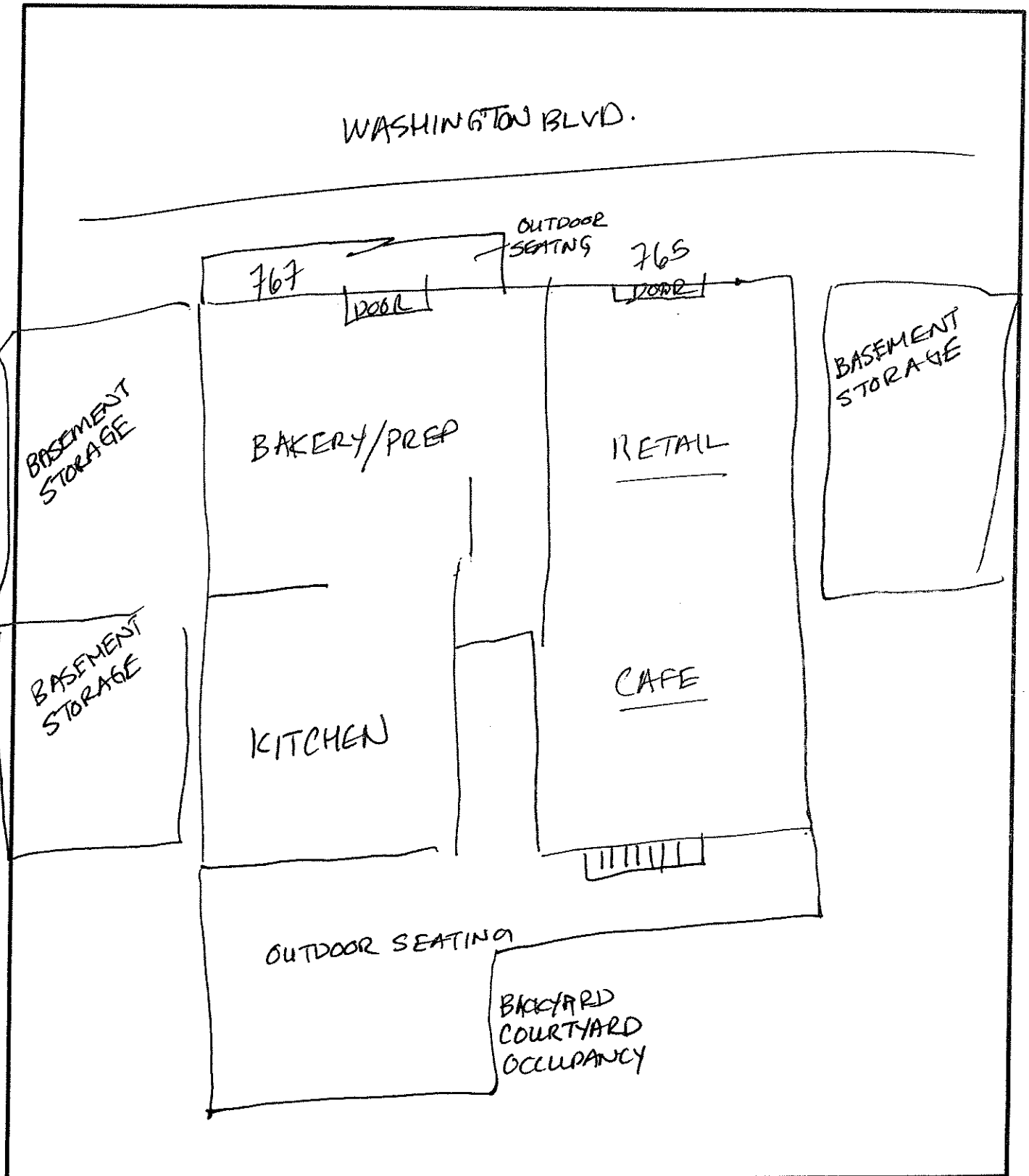
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Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Capucine Wilson [REDACTED]	764 Carroll St Baltimore MD	[Signature]	03/1977	8 years [REDACTED]
Patricia Hogan [REDACTED]	1523 W Lombard St Baltimore MD 21223	[Signature]	8/1/74	6 years [REDACTED]
Debra Rahl [REDACTED]	27 S. Stricker St Baltimore MD 21223	[Signature]	6/1/54	17 years [REDACTED]
FRANCIS RAHL [REDACTED]	27 S. STRICKER ST, BALTIMORE MD 21223	[Signature]	3/1/44	17 yrs [REDACTED]
KIM LANE [REDACTED]	4307 Muntfield Ave Baltimore, MD 21214	[Signature]	5/1/23	28 years [REDACTED]

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

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

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



BEVERAGES

A UNIQUE SELECTION OF HANDCRAFTED & SMALL BATCH BEVERAGES.

GOURMET HOT TEA BY HARNEY & SONS Serves 10 \$28.00

A variety of international teas with both caffeinated and herbal tisanes.

COFFEE BOX | PT'S BENEFIT BLEND Serves 10 \$28.00

100% of PT's Benefits Blend go towards organizations dedicated to fostering positive social change.

Pick-up Fee for Coffee Carafes \$25.00

CHAI TEA PACKETS BY JAIPUR AVENUE Serves 8 \$32.00

Gourmet chai packets. Just add hot water to make unmistakably authentic Indian chai. Served with a box of hot water.

MOROCCAN MINT ICED TEA 32 oz. Serves 6 \$16.00

Green tea base flavored with spearmint and peppermint.

BUBBLE TEA POUCH Serves 6 \$24.00

*Classic Bubble Tea served Tapioca Pearls, Cups and Straws
Assam Black Tea, Green Tea, Taro*

AQUA FRESCA FRUIT WATER 32 oz. Serves 6 \$16.00

*Hibiscus Ginger & Manuka Honey, Gold Kiwi Turmeric & Ginger
Mango Passionfruit, Tahitian Lime & Mint, Three Berry*

COLD PRESS JUICE BY PRESSED Per Person \$ 8.00

Orange Mango Smoothie, Sweet Citrus or Avocado Greens Smoothie

NIXIE'S FLAVORED SPARKLING WATER Per Person \$ 2.50

Watermelon Mint, Ginger Lime, Strawberry Hibiscus

SPARKLING WATER SINGLE CAN Per Person \$ 2.00

BOTTLED WATER SINGLE CAN Per Person \$ 2.00

NATALIE'S ORANGE JUICE 32OZ Serves 6 \$16.00

SEASONAL LEMONADE HALF GALLON Serves 6 \$16.00

ASSORTED SODA CAN Per Person \$ 2.00

Coke, Diet Coke, Sprite

CASE OF WATER 24 CANS - Serves 24 \$38.00

BREAKFAST BOXES

If your group is not comfortable sharing food or you want ease of ordering, this is a great option! Stylishly presented full breakfast meals individually boxed.

- *Each box is served with seasonal fruit and a yogurt cup.*
- *No More than 5 different selections per order*

BAGEL BOX **\$14.95pp**
Your Choice of Cream Cheese, Peanut Butter, served with Jam

LOX BAGEL BOX **\$17.95pp**
Chesapeake Smokehouse Smoked Salmon, Capers, Red Onion, Cream Cheese Cucumbers, Sliced Tomato

BIG BREAKFAST EGG SANDWICH BOX **\$15.95pp**
*House-made Buttered Brioche Bread
Bacon & Bacon Jam | Sausage & Honey Butter | Plant-Based Sausage, Egg and Cheese*

VEGAN BIG BREAKFAST EGG SANDWICH BOX **\$16.95pp**
*Just Egg™, Field Roast Chao Cheese™, Avocado Roasted Tomato & Chili Crisp
Served with plant based yogurt*

BAKED BURRITO CALIFORNIA STYLE BOX **\$15.95pp**
Eggs, Beans, Jack Cheese, Sour Cream, Whole Grains, Guacamole, Pickled Onion, Jalapeno, Salsa Roja, Chili Crisp

PLANT-BASED BAKED BURRITO CALIFORNIA STYLE **\$16.95pp**
Just Egg™, Field Roast Chao Cheese™, Whole Grains, Guacamole, Pickled Onion, Jalapeno, Salsa Roja, Chili Crisp

BREAKFAST TARTINE BOX **\$14.95pp**
Soom™ Chocolate Sea Salt Tahini & Berries | Peanut Butter & Banana Jam, Ricotta Figs & Honey | Bread Cheese Avocado Honey & Chili Crisp | Egg Salad & Microgreens | Hummus, Veggies, Feta, Fresh Herbs

RAINBOW FRUIT BOX **\$15.95pp**
A Rainbow selection of Seasonal Fruit, Granola Bar, Yogurt

CONTINENTAL BOX **\$13.95pp**
Seasonal Bakery Items, Bread, Butter & Jam

EUROPEAN CONTINENTAL **\$16.95pp**
Bakery selection Butter & Jam, Cured Meats, Cheese, Hard Boiled Eggs

QUICHE BOX **\$16.95pp**
Seasonal Vegetarian Quiche, Bacon or Sausage, Breakfast Pastry

BREAKFAST PACKAGES FOR SHARING

SIMPLE BREAKFAST | *Breakfast Pastries, Bakers Basket, Butter, Jam, Fruit Salad*

LG serves 10	\$110.00
SM serves 5	\$ 55.00

MINI CROISSANT SANDWICHES *Fruit Salad, Yogurt Cups*

LG serves 10	\$160.00
SM serves 5	\$ 80.00

BREAKFAST TARTINES | French Open-Faced Breakfast Triangles On Sourdough | Fruit Salad & Yogurt | Choose up to 4: *Avocado Toast | Soom™ Chocolate Sea Salt Tahini & Berries | Peanut Butter & Banana Jam, Ricotta Figs & Honey | Bread Cheese Avocado Honey & Chili Crisp | Egg Salad & Microgreens | Hummus, Veggies, Feta, Fresh Herbs*

LG serves 10	\$160.00
SM serves 5	\$ 80.00

QUICHE BREAKFAST PACKAGE | *Quiche, Breakfast Pastries, Bakers Basket, Butter, Jam, Fruit Salad & Yogurt Cups, Granola*

LG serves 10	\$220.00
SM serves 5	\$110.00

EUROPEAN STYLE BREAKFAST | *Breakfast Pastries, Bakers Basket, Butter, Jam, Fruit Salad Cured Meats, Cheese, Hard Boiled Eggs.*

LG serves 10	\$230.00
SM serves 5	\$115.00

SMOKED SALMON BREAKFAST | *Smoked Salmon, Mini Croissants, Bakers Basket, Fruit Salad, Yogurt Cups, Cream Cheese, Egg Salad, Tomatoes, Red Onion, Cucumbers, Capers.*

LG serves 10	\$235.00
SM serves 5	\$117.00

FANTASTIC FRUIT

BASKET OF WHOLE FRUIT	Serves 10	\$50.00
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FRUIT SALAD	Serves 10	\$55.00
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fruit salad Spritzed With Elderflower Syrup.

BREAKFAST BARS & WHOLE FRUIT	Serves 10	\$90.00
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A Selection Of Protein, Granola And Gluten-Free Bars Served With Whole Fruit

FRUIT LOLLIPOPS	Serves 10	\$60.00
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Served with Whipped Cream

MARKET SNACKS & SNACK BOXES

SNACK BOXES - GREAT FOR SMALL MEALS, ODD MEAL TIMES AND SPECIAL EVENTS.

MARKET GROUP SNACK BASKET	serves 10	\$85.00
PROTEIN & ENERGY BARS BOX	serves 10	\$65.00
<i>Yes Bars, Honey Mama, Big Spoon Roasters</i>		
CANDY & CHOCOLATE BOX	serves 10	\$85.00
SALTY SNACKS BOX	serves 10	\$30.00
SNACK BOX <i>Mini Croissant Sandwich, Chips & Cookie</i>		\$11.00pp
SNACK BOX <i>Fruit Salad Cup & Snack Bar</i>		\$10.00pp
SLIDER SNACK BOX		\$ 8.00pp

LUNCH SPECIALTIES

CULINARY ARCHITECTURE SPECILATY AUSSIE PIES & SAUSAGE ROLLS

DELICIOUSLY ADDICTIVE MEAT PIES SIMILAR TO THE POT PIES FOUND IN AMERICA AND OTHER PARTS OF THE WORLD.

AUSSIE SAVORY PIE BOX	\$16.00pp
<i>Sausage Roll Chicken Beef or Lamb Vegetarian</i>	

SANDWICHES *Served with Chips & Cookies. Select Up to 3 Sandwiches Per Box.*

INTERNATIONAL SANDWICH BOX ... INTERNATIONALLY INSPIRED SANDWICHES FROM AROUND THE GLOBE.

LG serves 10	\$170.00
SM serves 5	\$ 85.00
Individual Lunch Box	\$ 16.95pp

Chicken Breast, Avocado, Arugula With Yuzu Mayo
Brazilian Roast Beef, Melted Mozzarella, Pickle Chimichurri, Tomato
Peking Pork, Cracklings, Hoisin, Green Onions, Cucumber
Sriracha Chicken Salad Banh Mi
Shrimp Tempura Banh MI
Roasted Broccolini, Provolone, Cashew Chili Crisp
Harissa Spiced Butternut Squash, Chimichurri, \salad greens

TRADITIONAL SANDWICH BOX ... JUST CLASSIC DELICIOUS SANDWICHES. SERVED WITH CHIPS & COOKIES. SELECT UP TO 3 SANDWICHES PER BOX.

LG serves 10	\$150.00
SM serves 5	\$ 75.00
Individual Lunch Box	\$ 15.95pp

*Market Selection, Charcuterie & Cheese, Cornichon Pickles, Whole Grain Mustard
Sliced Turkey, Duroc Bacon, Lettuce Tomato
Ham & Cheese Melt, Pickles, Mustard
Roast Beef, Cheddar, Crunchy Onions, Horseradish Mayo
Smoked Salmon & Cucumber
Tuna Salad
Hummus & Garden Vegetable*

FRENCH TARTINE & MINI CROISSANT BOX ... OPEN-FACED SOURDOUGH TRIANGLES & MINI CROISSANT SANDWICHES. GREAT FOR DELICIOUS PLANT - BASED DIETS, AFTERNOON SNACKS, AND RECEPTIONS. SELECT UP TO 4 SANDWICHES PER BOX. SERVED WITH CHIPS & COOKIES

LG serves 10	\$150.00
SM serves 5	\$ 75.00

*Ricotta, Figs, Cambodian Black Pepper
Guacamole, Tomato, Pickled Onions
Golden Lentils, Tomato, Yummy Sauce, Black Olive, Feta
Broccoli, Ricotta Pesto & Sundried Tomato
Hummus, Avocado, Cashew Chili Crisp
Beet Tartare, Pickled Carrot, Micro Cilantro
English Garden, Asparagus, Radish with French Salted Butter Spread
Chicken Mango Salad
Paris Ham & Brie
Duck Rillettes, Pickle, Mustard
Prosciutto & Melon
Cream Cheese & Shrimp, Cucumber Radish, Dill
Sardines & Horseradish Mayo*

INDIVIDUAL LUNCH BOXES

STUDENT WRAP LUNCH BAG	\$12.95pp
INTERNATIONAL SANDWICH BOX	\$16.95pp
TRADITIONAL SANDWICH BOX	\$15.95pp
TARTINE SANDWICH BOX	\$14.95pp
BIG BAKED BURRITO BOX	\$15.95pp
TACO BOX	\$15.95pp
BURGER BOXES	\$16.95pp
MEAT PIES & SAUSAGE ROLLS BOX	\$16.95pp

CHEF SALAD BOX	\$14.95pp
CHINESE CHICKEN SALAD BOX	\$15.95pp
CHICKEN COBB SALAD BOX	\$15.95pp
CHOPPED ITALIAN SALAD BOX	\$15.95pp
GREEK SALAD BOX	\$14.95pp
TABBOULEH GREEN GODDESS SALAD BOX	\$16.95pp
SOUTHWESTERN BALTIMORE BOWL	\$15.95pp
VEGGIE CRUDITÉ & DIP	\$15.95pp
CHEESE & CHARCUTERIE	\$16.95pp

CHEF'S SEASONAL INDIVIDUAL ENTRÉE BOX *Seasonal Entrée are a complete meal in a box. Served with a seasonally prepared protein entrée, market side, vegetable, homemade roll.*

CHICKEN	\$ 18.95pp
SALMON	\$ 22.95pp
BEEF	\$ 16.95pp
PASTA	\$ 18.95pp
VEGETARIAN	\$ 18.95pp
VEGAN	\$ 22.95pp

VEGGIES & SIDE SALADS

SEASONAL POTATO SALAD	Serves 8	\$ 40.00
SEASONAL PASTA SALAD	Serves 8	\$ 40.00
CLASSIC GARDEN ITALIAN	Serves 8	\$ 40.00
SUPER GRAIN TABBOULEH	Serves 8	\$ 40.00
TRIO OF VEGETABLE DIPS		
<i>Beet Tartare, Yellow Dahl, Tzatziki</i>	Serves 8	\$ 55.00
ROASTED MEDITERRANEAN VEGETABLES	Serves 8	\$ 55.00
GARDEN VEGETABLE CRUDITÉ	Serves 8	\$ 55.00
<i>Served with Green Goddess Dip</i>		
CHINESE SESAME CHICKEN SALAD	Serves 8	\$ 55.00

APPETIZER BOXES * *Minimum 4 Person Order*

ARTISAN CHEESE	\$ 16.95pp
CHARCUTERIE	\$ 17.95pp
CHEESE & CHARCUTERIE	\$ 17.95pp
SMOKED FISH	\$ 22.95pp
VEGETARIAN MEZZE	\$ 16.95pp

ENTRÉE SALAD BAR BOXES... FUN AND DELICIOUS

TUNA & SHRIMP TEMPURA POKE BAR

Tuna, Cucumber, Edamame, Seaweed Salad, Tropical Fruit Salsa, Jalapeño, Green Onion, Cilantro, Fried Shallots, Furikake. Sauce: Classic Hawaiian Soy Sauce & Yuzu Comeback Sauce

**Vegan "Tuna" Available* Serves 8 \$ 150.00

CHEF'S SALAD BAR

Spring Mix, Cucumbers, Tomatoes, Turkey, Ham, Bacon & Eggs

Serves 8 \$ 120.00

TACO SALAD BAR

Crunchy Romaine, Tomatoes, Guacamole, Cheddar Cheese, Red Onions, Jalapenos, Fritos
*Choose: Beef, Chicken, or *Plant Based Chorizo *add \$10.00 *add Plant Based Cheese \$10*

Serves 8 \$ 120.00

DESSERTS & SWEETS ... OUR SWEETS ARE SERIOUSLY GOOD!

COOKIE TRAY Serves 12 \$45.00

MINI SWEETS Serves 12 \$60.00

MINI TARTS Serves 12 \$60.00

MINI CUPCAKES Serves 15 \$45.00

BROWNIES & LEMON BARS Serves 12 \$48.00

CHOCOLATE & BERRIES Serves 12 \$60.00

Belgian Brownie Muffins & Strawberries

CULINARY ARCHITECTURE SPECIALTY "BOBBY BUNS" \$70.00

Assorted Flavors of French Cream Filled Brioche

AFTERNOON PASTRIES Serves 10 \$70.00

Mini Croissants: Soom™ Chocolate Sea Salt Tahini, Pandan & Berries, Caramel Pecan

FROMAGE BLANC & FRUIT PARFAIT CUP \$ 6.00pp

Passion Fruit & Golden Kiwi | Strawberry | Triple Berry

Lemon Meringue Mojito Mint | Mango

FRUIT LOLLIPOPS Serves 10 \$60.00

Served with Whipped Cream

HALF SHEET CAKE W/ BUTTERCREAM ICING \$40.00

CULINARY ARCHITECTURE PARTNERS, LLC: W16490153

Department ID Number:

W16490153

Business Name:

CULINARY ARCHITECTURE PARTNERS, LLC

Principal Office: 

767 WASHINGTON BLVD
BALTIMORE MD 21230

Resident Agent: 

SYLVA OFFICE/BUSINESS LIN
767 WASHINGTON BLVD
BALTIMORE MD 21230

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

04/24/2015

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 767 Washington Blvd, 21230

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 7

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR 2

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

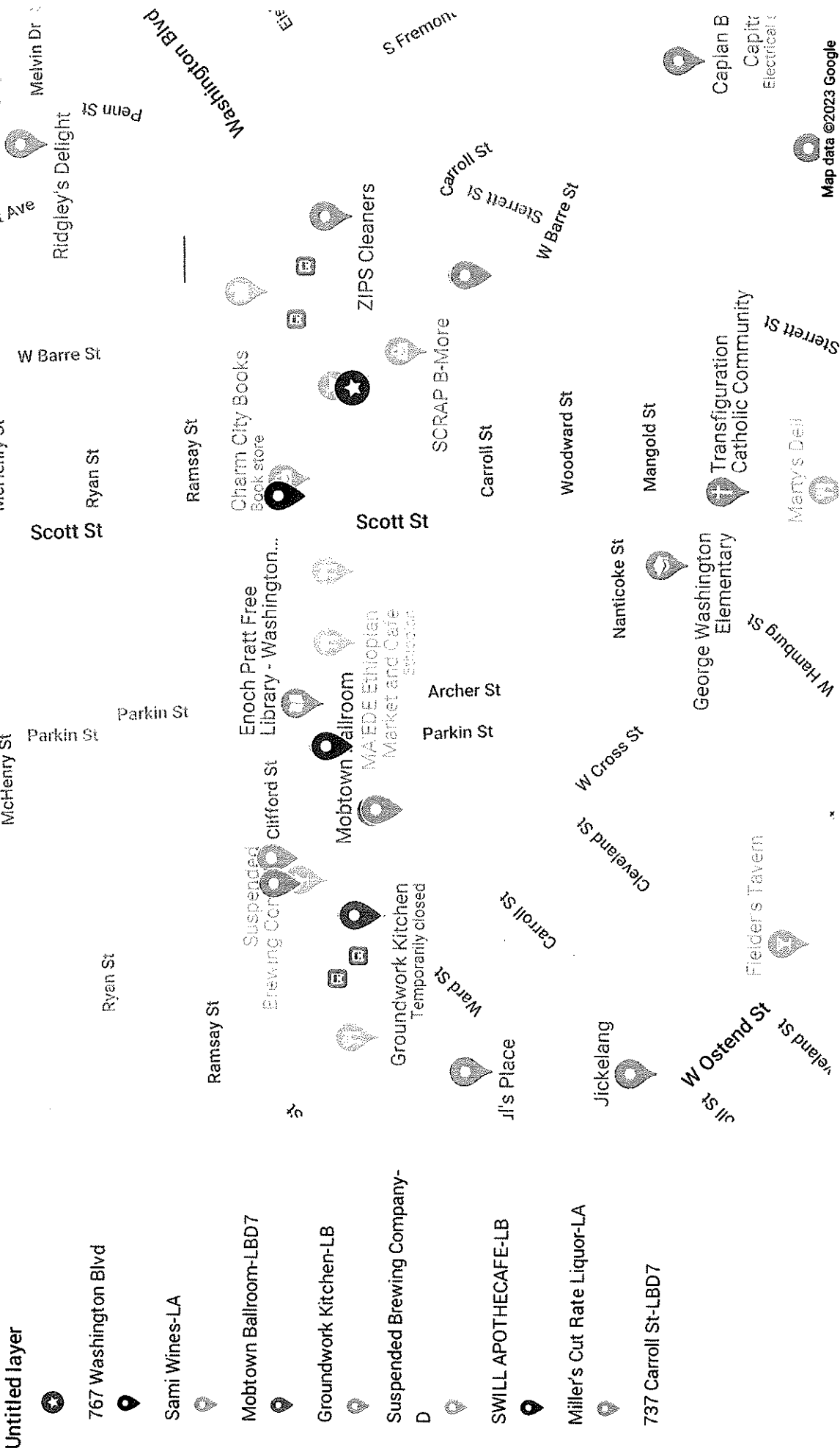
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: CINDY TUDHOPE DATE: 09/29/2023

767 Washington Blvd



TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Culinary Architecture

Corporation Name

Culinary Architecture Partner, LLC

Location Address

767 & 765 Washington Blvd, Baltimore,

License Type

Class "BD7" Beer, Wine and Liquor

Date Posted?

09/27/2023

Estimated Date of Removal?

10/06/2023

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

No

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

Yes

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

Yes

Other licensed locations - Describe/Note

See Map

Comments and Follow-up Items(s)

New Class "BD7" BWL license, requesting live entertainment, outdoor table service, off premises catering and delivery of alcoholic beverages.

Licensee Name

Sylva J. Lin

Inspector Name

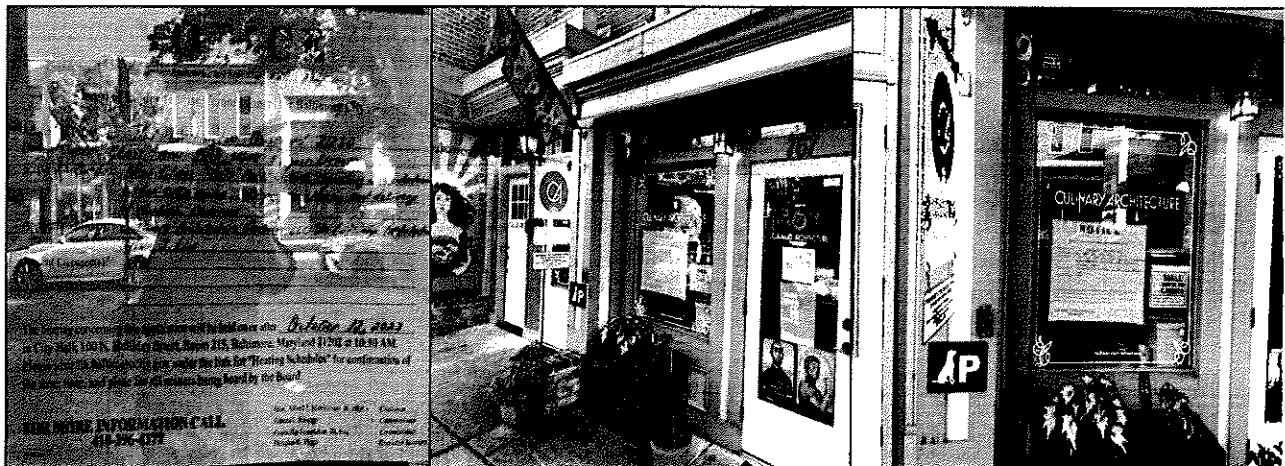
BALTIMORE\Cindy-Leigh.Tudhope

Photo(s) Taken

No file chosen

Submission Date

09/29/2023 11:17 PM



Save

Cancel

Posting Sign Report

Applicants Name

Sylva J. Lin

Premises Address

767 & 765 Washington Blvd, Baltimore

Inspector Name

BALTIMORE\Cindy-Leigh.Tudhope

Posted Date/Time

09/27/2023

05:36 PM

Rechecked Date/Time

10/06/2023

12:20 PM

Manager

Sylva J.Lin

Posted Summary

Front window

Rechecked Summary

Photo(s) Taken

No file chosen



Cancel

Application has been filed with

Board of Liquor License Commissioners
Baltimore City

Class of License: 767 Washington Boulevard 21230

Scope of Application: New Class "BD1" Full License including live entertainment
within table service, staff, bartending, catering and delivery
of alcoholic beverages

Application filed by: Sylvia J. Ltd Culinary Architecture Partners, LLC 70 Culinary Architecture

Agent Licensee(s): [Signature]

The hearing concerning this application will be held on or after October 12, 2023
in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.
Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of
the date, time, and place for all matters being heard by the Board.

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

FOR MORE INFORMATION CALL
410-396-4377

Online Inspection Scheduler: Now, you may schedule inspections on-line; use the Inspection Scheduler to schedule inspections.

License Management **Inspection Scheduler**

View Current (Past 3 months) All Active Archived Deleted

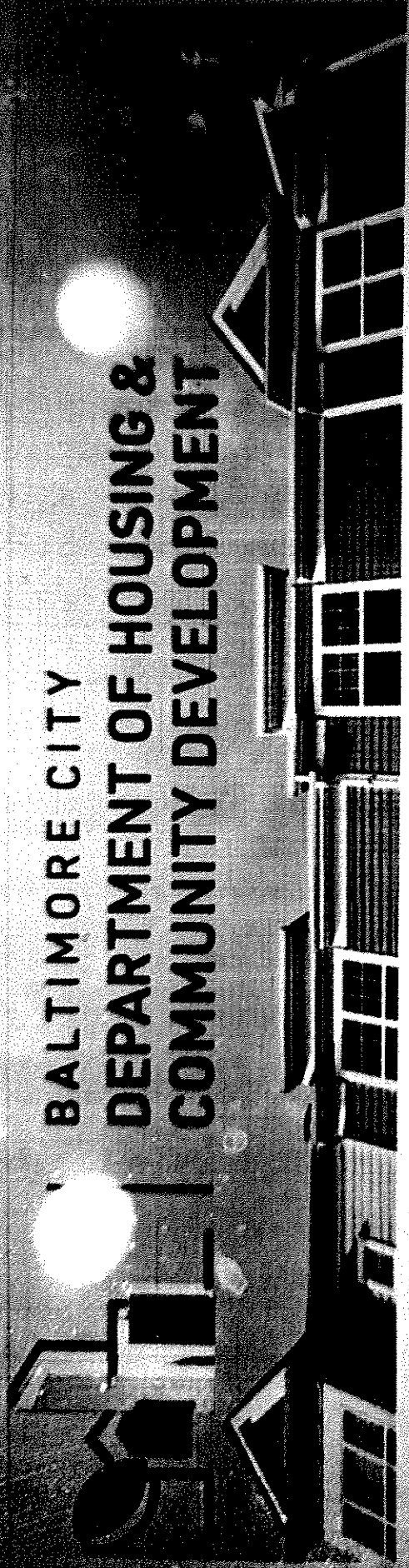
Show 10 entries

Search

	<input type="button" value="Contact us"/>	<input type="button" value="Status"/>	ID	App	Permit Number	Project Name	Start Date	End Date	Status
<input type="button" value="Contact us"/>	<input type="button" value="Contact us"/>	<input type="button" value="Status"/>	256113		USE2021-52658	CA RETAIL EXPANSION	6/2/2021	6/2/2021 7/19/2021	Inspected 3/7/2022
<input type="button" value="Manage"/>	<input type="button" value="Contact us"/>	<input type="button" value="Status"/>	404433		USE2023-54754	CULINARY ARCHITECTURE LIQUOR PROJECT	9/11/2023	9/14/2023	Submitted
<input type="button" value="Manage"/>	<input type="button" value="Contact us"/>	<input type="button" value="Status"/>	256113		USE2021-52658	CA RETAIL EXPANSION	6/2/2021	6/2/2021 7/19/2021	Inspected 3/7/2022
<input type="button" value="Manage"/>	<input type="button" value="Contact us"/>	<input type="button" value="Status"/>	197813		TMP2020-50134	OUTDOOR SEATING	6/18/2020	6/18/2020 6/18/2020	Inspected 3/7/2022
<input type="button" value="Manage"/>	<input type="button" value="Contact us"/>	<input type="button" value="Status"/>	9550			CULINARY ARCHITECTUR	12/29/2015		Inspected 3/7/2022

Showing 5 of 5 entries

BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

Account: [REDACTED]

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Project Name: CULINARY ARCHITECTURE LIQUOR PROJECT

270 E. WASHINGTON BLVD. BUILDINGS, LOWER GROUND LEVELS AND OUTDOOR SPACE. EXISTING USE: 765 - USE GROUND SPACE AS A RETAIL GOURMET FOOD STORE. EXISTING USE: 767 - USE PREMISE AS A GOURMET SUPERMARKET WITH CATERING 1ST FLOOR. PROPOSED USE CHANGE TO: GOURMET FOOD STORE (MARKET AND RESTAURANT WITH SALES OF ALCOHOLIC BEVERAGES TO INCLUDE EXISTING OFF PREMISES CATERING, GROCERY DELIVERY, OUTDOOR DINING, AND MUSIC).

MOU Agreement Between Culinary Architecture & Citizens of Pigtown re: Liquor License

This Agreement, dated the 11th day of June, 2023, is entered into by Culinary Architecture, LLC (Licensee), a Maryland LLC operating the establishment at 765/767 Washington Blvd., Baltimore, MD 21230, owner Sylva Lin, named on the liquor license and Citizens of Pigtown (COP) community association in the neighborhood in which CA is located. In consideration of the mutual promises contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

I. The Property shall be defined as Culinary Architecture: the café, market, bakery, caterer, dining, and event space located on the ground level commercial space at 765/767 Washington Blvd, Baltimore, MD 21230.

II. Responsibilities of Parties:

1. REGARDING THE LIQUOR LICENSE:

- a. Licensee agrees to maintain their liquor license in good standing at all times during the existence of this agreement.
- b. The Licensee agree that these restrictions on the license shall remain with a transfer of the license to either a new owner/licensee.

2. REGARDING NEIGHBORHOOD RELATIONS IN GENERAL:

- a. The Licensee shall provide and update the COP designated representative with the cellular telephone numbers of the licensee and manager(s)/operator(s) of the Establishment.
- b. Licensee shall make every effort to ensure that the Establishment performs as a positive member of the community.

3. REGARDING OPERATIONS OF THE BUSINESS IN GENERAL:

- a. Licensee shall make every effort to ensure that the exterior and interior of the Property are clean and inviting to customers and community members.
- b. The Licensee may operate within the following hours of operation:
 - 8:00 am through 4:00 pm Monday
 - 8:00 am through 6:00 pm Tuesday through Friday
 - 9:00 am through 5:00 pm Saturday
 - Alcohol will not be sold as package goods, prior to 9:00 am daily.
 - Package goods sales will cease one hour prior to close of business.
- c. The Licensee shall ensure that signage adheres to the existing Baltimore City Zoning Code, as it now exists or as it may be amended.
- d. Outside rear garden seating shall be permitted.

MOU Agreement Between Culinary Architecture & Citizens of Pigtown re: Liquor License

- e. Outside front tables shall be permitted
- f. Outside rear garden shall be permitted for dining and events.

- g. Music shall be permitted at acceptable levels in interior and outside rear garden of property.

- h. The Licensee agrees to inform COP in writing, at least 60 days in advance if they choose another operator to operate/manage the Establishment.

- i. Licensee shall make all reasonable efforts to ensure that vehicle loading, unloading, and delivery takes place in front of the entrance.

4. VIDEO SURVEILLANCE CAMERAS

Licensee certifies that video surveillance cameras inside the Establishment are currently functional and agrees to maintain existing security cameras within the building and make video footage available to the Baltimore City Police upon request.

5. CHANGE PROCESS

If the Licensee intends to request any changes to its license, including but not limited to request for change in hours of operation, outdoor seating, or expansion, it agrees to: Provide a copy of the application to the COP designated representative thirty (30) days prior to requesting a hearing, unless COP board approves a shorter time in advance.

6. PROTEST

COP agrees that prior to making any protest, or complaint to the Liquor Board they will provide the Licensee with ten (10) days' written notice.

PUBLIC RECORD: This Agreement will be maintained in the public file at the office for the Board of Liquor License Commissioners for Baltimore City.

BREACH: Uncorrected breaches shall be submitted to the Board of Liquor License Commissioners for a public hearing.

ENFORCEMENT: All parties agree that the restrictions in this Agreement are enforceable by the Board of Liquor License Commissioners for Baltimore City as restrictions on the license at 765/767 Washington Blvd., Baltimore, MD 21230.

RESTRICTIONS: All parties request that the license be issued to the Licensee with the following restrictions printed on the license: "Hours of Operation: Mondays 8 am to 4 pm, Tuesdays through Fridays 8 am to 6 pm, and Sundays 9 am to 5 pm, package good sales Mondays 8 am to 4 pm, Tuesdays through Fridays 8 am to 6 pm, and Sundays 9 am to 5 pm and selected holidays."

MOU Agreement Between Culinary Architecture & Citizens of Pigtown re: Liquor License

IMPLEMENTATION: Each party has the duty to implement the Citizens of Pigtown MOU with Culinary Architecture Agreement in good faith.

NOTIFICATION: Each party shall notify promptly the other parties if the notifying party has decided to terminate or transfer its operations.

REPRESENTATIONS: Each party shall rely on the others' representations made in Agreement.

GOVERNING LAW: This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Maryland and the City of Baltimore.

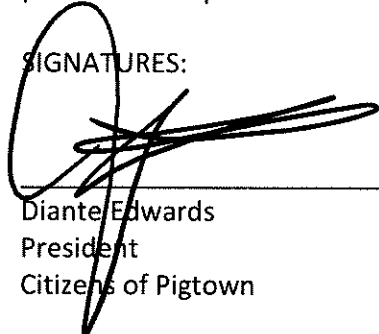
SEVERABILITY AND INDEPENDENT COVENANTS: If any covenant or provision of this Agreement shall be held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the remaining covenants and provisions shall continue in full force and effect. No covenant or provision shall be deemed dependent upon any other covenant or provision unless so expressed. Nothing in this Agreement shall be construed to require any party to violate any state law, statute, or regulation, or any Baltimore City Code or Ordinance. VIII.

AMENDMENT: This Agreement may not be modified or amended except in writing and signed by the parties hereto.

ENTIRE AGREEMENT: This Agreement constitutes the entire agreement between the parties with respect to this subject matter. This Agreement supersedes all prior communications between the parties, whether oral or written.

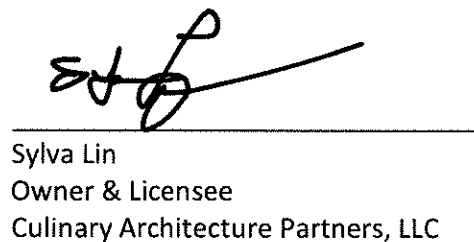
NOTICES: Notices regarding this Agreement shall be delivered to the other parties by electronic notification via the email addresses set forth below: President, Citizens of Pigtown, president@citizensofpigtown.com, or such other address as the association shall have furnished the Licensees with a Notice stating another address; and Sylva Lin, Owner and Licensee, Culinary Architecture Partners, LLC, slin@culinaryarchitecture.com. Nothing herein contained shall be construed to preclude personal service of any Notice in the manner prescribed for personal service of a summons or other legal process.

SIGNATURES:



Diante Edwards
President
Citizens of Pigtown

Date: 12 July 2023



Sylva Lin
Owner & Licensee
Culinary Architecture Partners, LLC

Date: 7/12/2023

HOUSE BILL 886

A2

3lr2729
CF SB 588

By: **Delegate Amprey**

Introduced and read first time: February 9, 2023

Assigned to: Economic Matters

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 10, 2023

CHAPTER _____

1 AN ACT concerning

2 **Baltimore City – 40th District – Alcoholic Beverages**

3 FOR the purpose of authorizing the Board of License Commissioners for Baltimore City to
4 issue a Class C beer, wine, and liquor license in a certain area of the 40th alcoholic
5 beverages district in Baltimore City under certain circumstances; prohibiting certain
6 license holders in certain areas of the 40th alcoholic beverages district from selling
7 alcoholic beverages at certain times of day; authorizing the Board to issue a Class
8 A-7 beer, wine, and liquor license in a certain area of the 40th alcoholic beverages
9 district in Baltimore City under certain circumstances; providing that a certain
10 license may be issued and an existing license may be moved to a building that is
11 within a certain distance of a place of worship or school under certain circumstances;
12 and generally relating to alcoholic beverages in Baltimore City.

13 BY repealing and reenacting, without amendments,

14 Article – Alcoholic Beverages

15 Section ~~12-102 and 12-1603(a) and (b)~~, 12-1603(a) and (b), and 12-1605(a)(1)

16 Annotated Code of Maryland

17 (2016 Volume and 2022 Supplement)

18 BY repealing and reenacting, with amendments,

19 Article – Alcoholic Beverages

20 Section 12-1603(c)(14) and (15), 12-1605(a)(2), and 12-2005(d)

21 Annotated Code of Maryland

22 (2016 Volume and 2022 Supplement)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 BY adding to
2 Article – Alcoholic Beverages
3 Section 12–1603(c)(16) and (17)
4 Annotated Code of Maryland
5 (2016 Volume and 2022 Supplement)

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

8 **Article – Alcoholic Beverages**

9 12–102.

10 This title applies only in Baltimore City.

11 12–1603.

12 (a) The alcoholic beverages districts described in this section at all times are
13 coterminous with the legislative districts in the Legislative Districting Plan of 2012.

14 (b) Except as provided in subsection (c) of this section, the Board may not issue a
15 new license in:

16 (1) the 40th alcoholic beverages district;

17 (2) the 41st alcoholic beverages district;

18 (3) the 43rd alcoholic beverages district;

19 (4) the 44th alcoholic beverages district; and

20 (5) the 45th alcoholic beverages district.

21 (c) The Board may issue:

22 (14) a Class B–D–7 license in the 700 block of Washington Boulevard in the
23 40th alcoholic beverages district if:

24 (i) average daily receipts from the sale of food are at least 65% of
25 the applicant’s total daily receipts;

26 (ii) the applicant executes a memorandum of understanding with a
27 community association;

28 (iii) the applicant does not create a separate package goods
29 department;

1 (iv) alcoholic beverages are served to patrons seated at tables; and

2 (v) alcoholic beverages are served only with meals to patrons
3 provided with outdoor table service; [and]

4 (15) a Class B-D-7 license in the 300 block of North Charles Street in the
5 40th alcoholic beverages district to an establishment that has a minimum capital
6 investment, not including the cost of land and buildings, of \$50,000 for the establishment's
7 facilities; ~~AND~~

8 (16) **A CLASS C BEER, WINE, AND LIQUOR LICENSE IN THE 3600 BLOCK
9 OF HICKORY AVENUE IN THE 40TH ALCOHOLIC BEVERAGES DISTRICT TO A HOLDER
10 OF A CLASS C BEER AND LIGHT WINE LICENSE; AND**

11 (17) **A CLASS A-7 BEER, WINE, AND LIQUOR LICENSE IN THE 1200
12 BLOCK OF WEST NORTH AVENUE IN THE 40TH ALCOHOLIC BEVERAGES DISTRICT,
13 IF:**

14 (I) **THE APPLICANT EXECUTES A MEMORANDUM OF
15 UNDERSTANDING WITH THE PENN NORTH COMMUNITY ASSOCIATION;**

16 (II) **ALCOHOLIC BEVERAGES ARE SOLD ONLY AS PART OF A GIFT
17 BASKET OR FLORAL ARRANGEMENT; AND**

18 (III) **THE APPLICANT DOES NOT HOLD OR APPLY FOR A CLASS
19 BWLT BEER, WINE, AND LIQUOR (ON-PREMISES) TASTING LICENSE.**

20 12-1605.

21 (a) (1) (i) Except as otherwise provided in this subsection, a new license
22 may not be issued for and an existing license may not be moved to a building that is within
23 300 feet of the nearest point of the building of a place of worship or school.

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

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

28 (i) **A CLASS A-7 BEER, WINE, AND LIQUOR LICENSE ISSUED
29 UNDER § 12-1603(C)(17) OF THIS SUBTITLE;**

30 (ii) **a Class B beer and wine license outside the 46th legislative
31 district;**

1 ~~[(ii)] (III)~~ a Class B beer, wine, and liquor license outside the 46th
 2 legislative district;

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

5 ~~[(iv)] (V)~~ a Class C beer and wine license; and

6 ~~[(v)] (VI)~~ a Class C beer, wine, and liquor license.

7 12–2005.

8 (d) (1) This subsection does not apply to:

9 (i) a Class B beer and light wine (restaurant) license;

10 (ii) a Class B beer, wine, and liquor (restaurant) license issued under
 11 § 12–1603(c)(1)(ii) of this title;

12 (iii) a Class B–BWL (H–M) license;

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

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

15 (vi) an arena license; or

16 (vii) a marketplace license.

17 (2) For a license holder in the 40th alcoholic beverages district, the hours
 18 of sale for alcoholic beverages may not begin before 10 a.m. or end after 10 p.m.:

19 (i) within an area bounded:

20 1. from the intersection of Reisterstown Road and Quantico
 21 Avenue, northwest on Reisterstown Road to the intersection with Wylie Avenue, northeast
 22 on Wylie Avenue to the intersection with Pimlico Road, northwest on Pimlico Road to the
 23 intersection with Dupont Avenue, east on Dupont Avenue to the intersection with Pall Mall
 24 Road, southeast on Pall Mall Road to the intersection with Edgecombe Circle North, east
 25 on Edgecombe Circle North to the intersection with Finney Avenue, south on Finney
 26 Avenue to the intersection with Oakford Avenue, west on Oakford Avenue to the
 27 intersection with Pall Mall Road, southeast on Pall Mall Road to the intersection with
 28 Loyola Northway, southwest on Loyola Northway to the intersection with Pimlico Road,
 29 southeast on Pimlico Road to the intersection with Quantico Avenue, and southwest on
 30 Quantico Avenue to the intersection with Reisterstown Road; and

1 2. from the intersection of Millington Avenue with Wilkens
 2 Avenue, northwest on Millington Avenue to the intersection with Frederick Avenue,
 3 northeast on Frederick Avenue to the intersection with West Pratt Street, east on West
 4 Pratt Street to the intersection with South Mount Street, south on South Mount Street to
 5 the intersection with Eagle Street, southwest on Eagle Street to the intersection with South
 6 Smallwood Street, northwest on South Smallwood Street to the intersection with Wilkens
 7 Avenue, and southwest on Wilkens Avenue to the intersection with Millington Avenue;

8 (ii) within the area of West North Avenue between the [1300] **1000**
 9 block of West North Avenue and the 3200 block of West North Avenue, inclusive; and

10 (iii) for a license holder within 250 yards in any direction of the area
 11 described in item (ii) of this paragraph.

12 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
 13 1, 2023.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.

October 19, 2023

Applicant(s): Sarah Sullivan
Mobtown Entertainment, LLC, T/a Trade Name Pending
30 W. North Avenue 21201

Class: "B" Beer, Wine & Liquor License

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

(a) **Applicant(s) Information:** (1) Sarah Sullivan was born in Cambridge, MA in January of 1988. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Sarah Sullivan (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$15,000 to be paid at settlement.

(d) **Qualified Voters:** Sunita Pathik, Eric Welkos, and Kyle Moseson are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a restaurant with live entertainment and dancing per BMZA2019-346 approved with conditions on 11/8/2019 adding outdoor dining (new operator).

(f) **Corporate Standing:** Mobtown Entertainment, LLC is a MD LLC and as of 10/9/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/28/2023 and will be checked on 10/9/2023. This meets the 10-day rule. There are 8 licensed liquor establishment(s) in the 2x2 area: "B" BWL-4; "D" BWL-1; and "BD7" BWL-3.

(h) **Timeline:** Evidence of invoices submitted from Bond Distributing shows that licensee was open and operating on 6/22/2023. On 9/15/2023, staff received a transfer of ownership application, which was within the 180 day period. 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 Alcoholic Beverages & Cannabis Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transferring license at 30 W North Ave from previous operator to new operator CLASS TYPE: B

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 30 W North Ave

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Mobtown Entertainment LLC TRADE NAME: TBD

BUSINESS PHONE NUMBER: (410) 699-3040 BUSINESS EMAIL ADDRESS: mobtownballroom@gmail.com

ATTORNEY FOR THE APPLICANT: Stephen Fogleman ADDRESS: 1720 Thames St, Baltimore, MD 21231 PHONE: (410) 258-8600

Part of Premises Used (Note: Floors and Areas for Storage): _____ Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? Music and partner dance 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: 100

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

1. Applicant A

Sarah Sullivan _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
3133 Guilford Ave Baltimore MD 21218 13 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 January 1988 Female Cambridge, MA
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

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

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

RECEIVED: SULLIVAN
 NOV 15 2025 11:19:55

3. Applicant C

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

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

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

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

Name	Address	Phone	Email
Sarah Sullivan	3133 Guilford Ave 21218		

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. § 4-108 (a)(11). If necessary, please attach a list of the names and addresses 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: Sarah Sullivan ADDRESS: 3133 Guilford Ave 21218 TITLE: owner %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

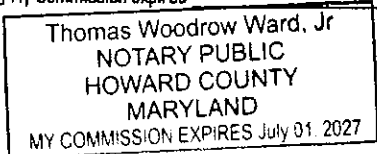
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]
Signature of Applicant A

I hereby certify that on the 13 day of September, 2023 before me, the subscriber, a notary public of the State of Maryland in and for _____, personally appeared Sarah Sullivan the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires _____
Printed Name: Thomas Woodrow Ward, Jr.



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

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

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

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

Name and Address of the owners of the premise/landlord: Center City Inc
1714 N. Charles ST Phone Number: [REDACTED]
Balto MD 21201

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

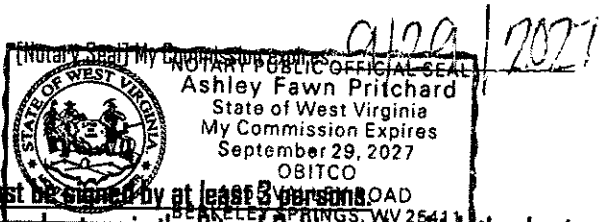
(I, WE) Center City Inc, Michael Sheeter, VP HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 30 W. North Ave Balto MD 2120 Baltimore, City with a Zip
 Code of 21201, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City
 under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his
 duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and
 employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which
 the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
 Signature of Owner of the Property

I hereby certify that on the 11 day of September, 2023 before me, the subscriber, a notary public of the State of West Virginia in and
 for Michael Sheeter, personally appeared Michael Sheeter 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: Ashley Fawn Pritchard
 Notary Printed Name: Ashley Fawn Pritchard



The following certificates must be signed by at least 3 persons

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

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

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

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

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

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

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

Signature of Owner of the Property _____

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

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

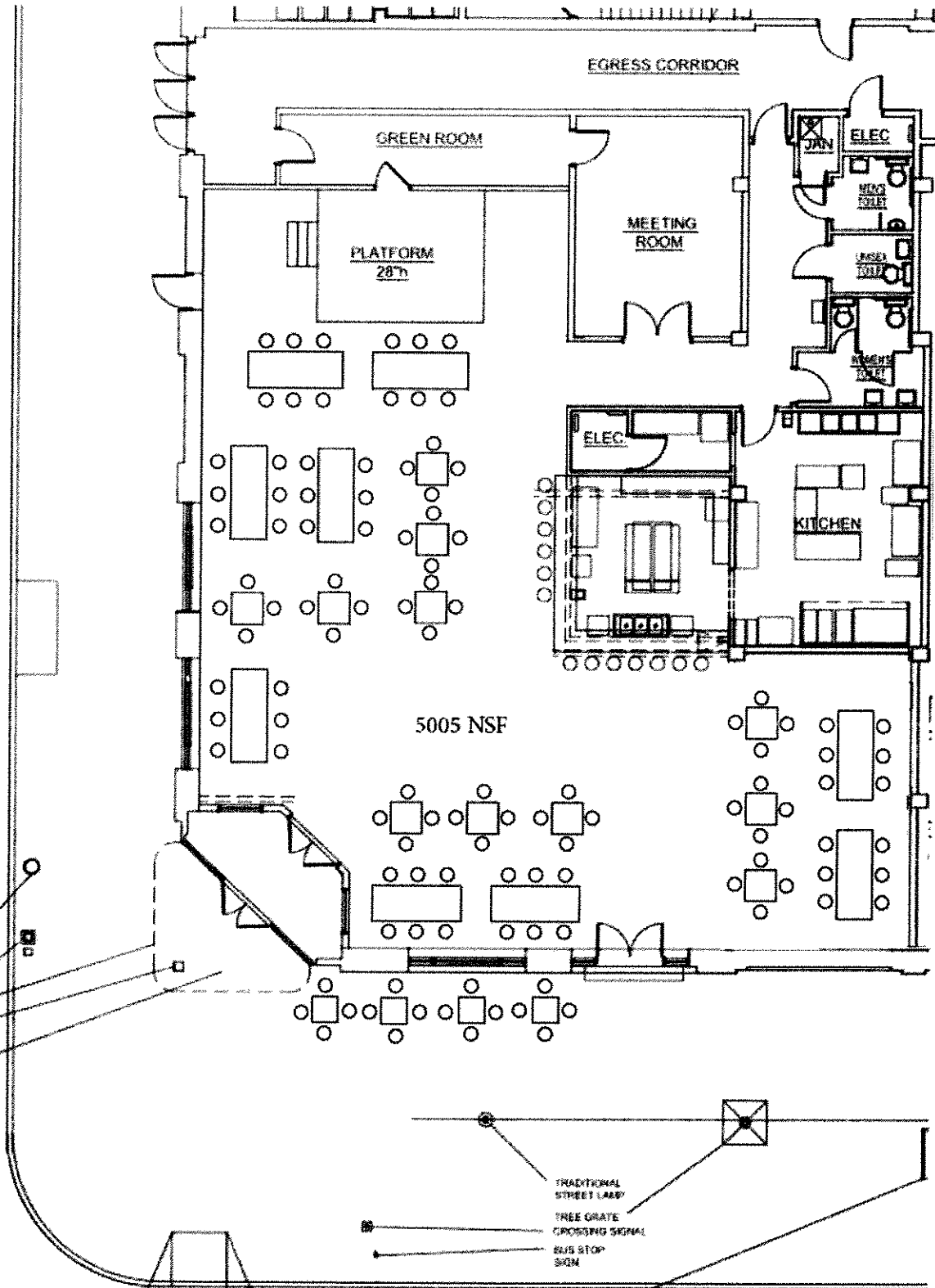
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Maura Roth Gormley	3133 Guilford Ave Baltimore, MD 21218	<i>Maura Roth Gormley</i>	10/1987	17 years
Kyle M. Mason	3133 Guilford Ave Baltimore MD 21205	<i>Kyle M</i>	4/1986	10 years
Eric Welkos	3049 Guilford Ave BALTIMORE MD 21218	<i>Eric</i>	4/1988	5 YEARS
Sunita Pathik	3049 Guilford Ave Baltimore MD 21218	<i>Sunita Pathik</i>	09/1988	5 years

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

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

MARYLAND AVENUE



- FIRE HYDRANT
- HIGH MOUNT LIGHT POLE
- CANOPY ABOVE
- BUILDING COLUMN
- PROPERTY LINE

- TRADITIONAL STREET LAMP
- TREE GRATE CROSSING SIGNAL
- BUS STOP SIGN
- BUS STOP SHELTER

NORTH AVENUE



Liquor Board System

Version 1.0

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

License Detail

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

License Info

License Num: **LB 001** Cert Num: **0015** Fee: **\$2,300.00** Status: **Renewed**
License Date: 5/1/2023 License Year: 2023
CR Number: 17914640
Payment Date: 04-12-23

2022 - 2023 TPP Paid
2023 Trader's License [Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **MARKET ARCADE HOLDING, LLC**
Trade Name: **NORTH AVENUE MARKET**
Zone Code: 0
Phone: 443-801-6001

Block Num: 30 Street: NORTH AVENUE WEST
City: BALTIMORE State: MD Zip: 21201

CR Number: 17914640

Portion of Business Used:

CONTINUE TO USE EXISTING RESTAURANT SERVING BEER, WINE AND LIQUOR/ WITH ARCADE GAMES; WITH GIFT SHOP AND BOOK STORE AND RESTAURANT WITH LIVE ENTERTAINMENT AND DANCING AS PER BMZ2019-346 APPROVED WITH CONDITIONS ON 11/8/2019.

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
NICOLE MARIE	FOLKS	2216 ESSEX STREET	BALTIMORE	MD	21231	Edit	Remove Owner
JAMES MICHEL	MAYHEW	1720 SAINT PAUL STREET #104	BALTIMORE	MD	21202	Edit	Remove Owner

Comments

Date	Comment	Action
09/15/2023	Application for transfer of ownership with continuation of live entertainment, requesting outdoor table service and off-premises catering filed on behalf of Mobtown Entertainment, LLC T/a Trade Name Pending, Sarah Sullivan on 9/15/2023 /kk (Special Ad)	Delete
04/21/2023	****RELEASED STATE OF MD TAX HOLD.... ****/mb	Delete
01/27/2023	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2023.****/mb	Delete
06/08/2022	****RELEASED STATE OF MD TAX HOLD.... ****/mb	Delete
02/01/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
06/17/2020	Issued Outdoor License extension starting from June 17, 2020 until the governor has lifted his executive order; Housing permit#TMP2020-50014..../sb	Delete
12/26/2019	Issued Prorated New Class "B" BWL Restaurant License Adding Live Entertainment; Invoice # 118489..../jr	Delete

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

License num: LB 001 Address: 30 NORTH AVENUE WEST
Trade Name: NORTH AVENUE MARKET

Comment:

[Add Comment](#)

Hold Info

Powered by:



MOBTOWN ENTERTAINMENT LLC: W24314304

Department ID Number:

W24314304

Business Name:

MOBTOWN ENTERTAINMENT LLC

Principal Office: 

3133 GUILFORD AVE
BALTIMORE MD 21218

Resident Agent: 

MICHAEL ALLEN SEGUIN
3702 DELVERNE RD
BALTIMORE MD 21218

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

08/30/2023

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 30 W North Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA _____

"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 4

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 3

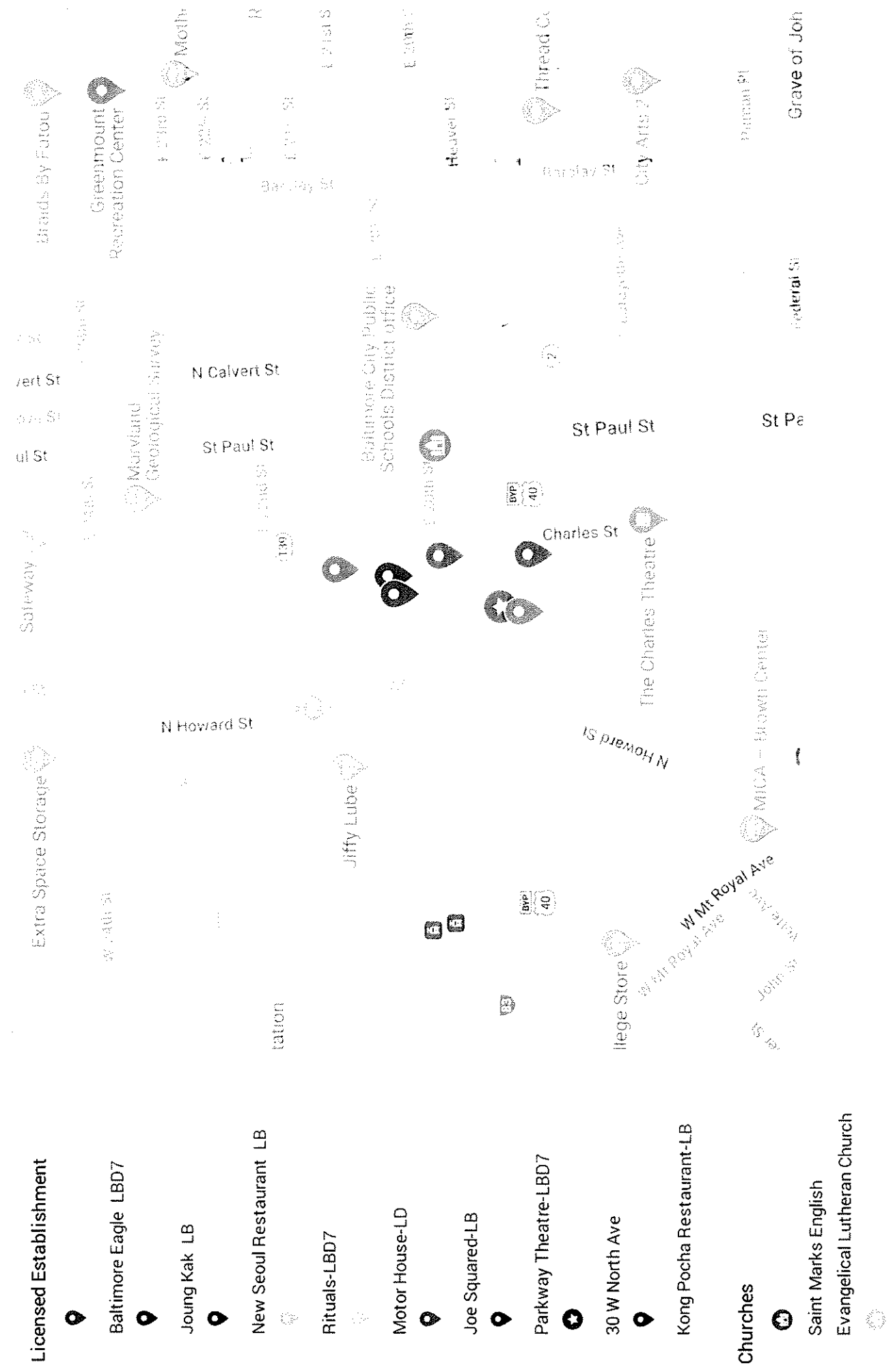
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Agent Clark DATE: 10/4/23

30 West North Avenue



TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

150

Corporation Name

Moonswain Entertainment LLC

Location Address

30 W North Ave

License Type

Class: B - Beer, Wine and Liquor

Date Posted?

09/28/2023

Estimated Date of Removal?

10/09/2023

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

No

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

Yes

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

Yes

Other licensed locations - Describe/Note

Please see map

Comments and Follow-up Items(s)

Filed application for Transfer of Licensee

Licensee Name

Sarah Sullivan

Inspector Name

BALTIMORE-Darryl Clark

Photo(s) Taken

Choose Files No file chosen

Submission Date

09/28/2023 02:00 PM



Save

Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Premises: 30 W. North Avenue 21201
License: Class "B" Beer, Wine & Liquor Restaurant License
Application: Transfer of ownership with continuation of live entertainment, requesting outdoor table service and off-premises catering
Filed by: Motown Entertainment, LLC T/A Trade Name Pending Sarah Sullivan
Licensee(s): Market Arcade Holdings, LLC T/A North Avenue Market Nicole Marie Folks and James Michel Mayhew

The hearing concerning this application will be held on or after October 12, 2023 in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM. Please visit llb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

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

Hon. Albert J. Maricicani, Jr., (Ret.)	Chairman
Edward L. Reisinger	Commissioner
Garville Templeton, III, Esq.	Commissioner
Thomas K. Paige	Executive Secretary

Posting Sign Report

Applicants Name

Sarah Sullivan

Premises Address

3037 North Ave

Inspector Name

BAUMORE Darryl Clark

Posted Date/Time

04/28/2023

02:00 PM

Rechecked Date/Time

10/06/2023

05:00 PM

Manager

N/A

Posted Summary

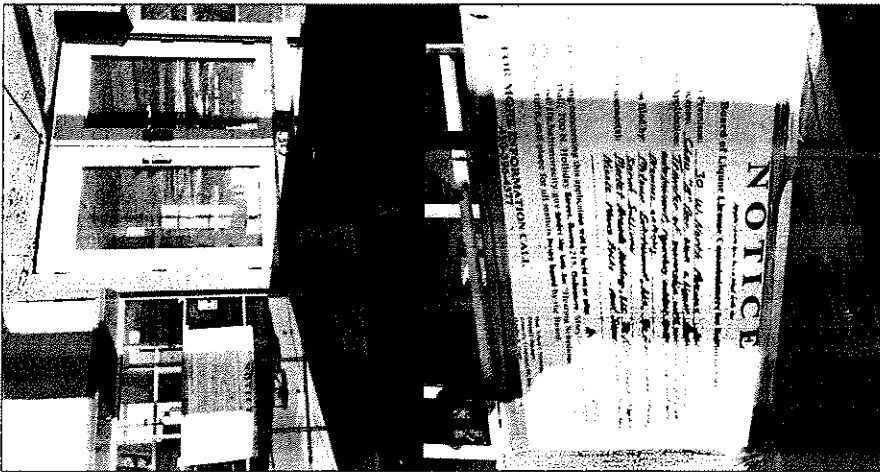
The sign is posted on the window on the right hand side of the front door.

Rechecked Summary

The sign is still posted on the window on the right hand side of the front door.

Photo(s) Taken

No file chosen



Cancel

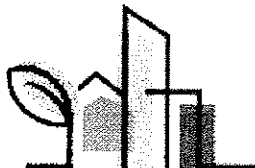
City of Baltimore - ePermits - USE Fee Paid - USE2023-54526

2 messages

DHCD Email Service <no_reply.DHCD@baltimorecity.gov> Wed, Sep 6, 2023 at 2:42 PM

Reply-To: no_reply.DHCD@baltimorecity.gov

To: [REDACTED]



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

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

Project name: 30 W NORTH AVENUE

Property Address(1st): 30 W NORTH AVE

Permit number: USE2023-54526

Fee Type: USE Permit Fee

Notes: Payment ID: 9000324924 , Amount: 98.00

Stephan Fogleman [REDACTED]

Wed, Sep 6, 2023 at 3:11 PM

To: Sarah Sullivan [REDACTED], Michael Seguin

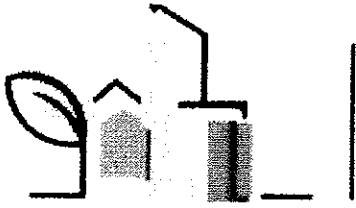
FYI.

Sent from my iPhone

Begin forwarded message:

From: DHCD Email Service <no_reply.DHCD@baltimorecity.gov>
Date: September 6, 2023 at 2:42:12 PM EDT
To: marylandlegal@gmail.com
Subject: City of Baltimore - ePermits - USE Fee Paid - USE2023-54526
Reply-To: no_reply.DHCD@baltimorecity.gov

[Quoted text hidden]



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

Account: [REDACTED]

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

Project Name:30 W NORTH AVENUE

[Guest Access](#)

CONTINUE TO USE AS RESTAURANT WITH LIVE ENTERTAINMENT AND DANCING PER BMZA2019-346 APPROVED WITH CONDITIONS ON 11/8/2019 ADDING OUTDOOR DINING (NEW OPERATOR)



Mayor Brandon M. Scott & Alica Kennedy, Commissioner

October 19, 2023

Applicant(s): Kumar Dangal and Govinda Roka
36 Street, LLC, T/a Hampden Spice Bar
1125-31 W. 36th Street 21211

Class: "BD7 Beer, Wine & Liquor License

Application to transfer ownership and location of a Class "BD7" BWL license presently located at 904-08 W. North Avenue to 1125-31 W. 36th Street requesting off-premises catering.

(a) **Applicant(s) Information:** (1) Kumar Dangal was born in Nepal in April of 1991. He lives in Lutherville, MD; and (2) Govinda Roka was born in Nepal in January of 1997. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Kumar Dangal (50%); and (2) Govinda Roka (50%).

(c) **Purchase Price of Business:** The purchase price of the business is \$60,000, to be paid at settlement.

(d) **Qualified Voters:** Daman Shah, Dennis Gray, and Ruth Turner are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the continued use of the premise as a tavern.

(f) **Corporate Standing:** 36 Street, LLC is a MD LLC and as of 10/3/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/28/2023 and checked on 10/7/2023. This meets the 10-day rule. There are 12 licensed liquor establishment(s) in the 2x2 area: "B" BW-1; "B" BWL-8; and "BD7" BWL-3.

(h) **Timeline:** Establishment closed on 11/30/2022. On 3/21/2023, staff received request for a hardship extension. Board granted request on 4/13/2023. On 8/21/2023, staff received transfer of ownership and location application, which was 264 days after closure. As application was filed within 360 days. 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:

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

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

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

EXPLANATION OF REQUEST: TRANSFER OF LOCATION AND OWNER CLASS TYPE: BD7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: _____

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 904-08 WEST NORTH AVENUE 21217

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 1125-1131 WEST 36TH STREET BALTIMORE MD 21211

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 36 STREET LLC TRADE NAME: HAMPDEN SPICE BAR

BUSINESS PHONE NUMBER: 443.985.2336 BUSINESS EMAIL ADDRESS: kumardangal111@gmail.com

ATTORNEY FOR THE APPLICANT: CATELLI ADDRESS: PO BOX 50115 BALTIMORE MD 21211 PHONE: 410.849.9456

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: 99

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

1. Applicant A

KUMAR DANGAL _____

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

8403 ELLISON ROAD LUTHERVILLE MD 21093 0

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

04/1991 MALE NEPAL

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

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

2. Applicant B

GOVINDA ROKA _____

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

4129 FALLS ROAD BALTIMORE MD 21211 4 YEARS

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

01/1997 MALE NEPAL

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

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

3. Applicant C

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

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

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

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

RECEIVED BALTIMORE CITY
 AUG 22 2023 4:10 PM

1
 USE 2023-54777

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

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

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

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

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

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

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

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

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

NEW BUILD OUT

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

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

Name	Address	Phone	Email
KUMAR DANGAL	8403 ELLISON RD	[REDACTED]	[REDACTED]

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

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

(Handwritten: S E A ATTACHED)

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

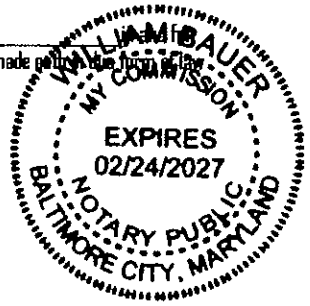
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

(Signature)
 Signature of Applicant A

I hereby certify that on the 5TH day of JULY, 2023, before me, the subscriber, a notary public of the State of MARYLAND BALTIMORE, personally appeared KUMAR DANGAL 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 02/24/2027

Printed Name: WILLIAM BAUER



(Signature)
 Signature of Applicant B

I hereby certify that on the 5TH day of JULY, 2023, before me, the subscriber, a notary public of the State of MARYLAND BALTIMORE, personally appeared GOVINDA ROKA 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 02/24/2027

Printed Name: WILLIAM BAUER



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: _____

36 STREET LLC

1125-1131 W 36TH ST

STOCK BREAKDOWN

KUMAR DANGAL

8403 ELLISON ROAD

MEMBER

50%

GOVINDA ROKA

4129 FALLS ROAD

MEMBER

50%

Name and Address of the owners of the premise/landlord: TWO FARMS INC c/o JOHN KEMP Phone Number: [REDACTED]

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

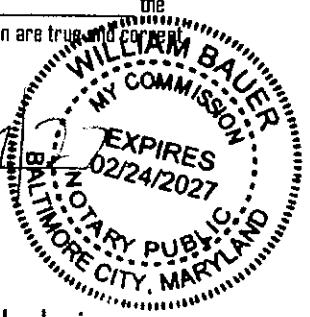
(I, WE) TWO FARMS INC c/o JOHN KEMP HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1125-1131 WEST 36TH STREET, Baltimore, City with a Zip Code of 21211, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

John N Kemp
Signature of Owner of the Property

I hereby certify that on the 16TH day of August, 2023, before me, the subscriber, a notary public of the State of MARYLAND, in and for BALTIMORE CITY, personally appeared JOHN KEMP the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.
Notary Signature: [Signature]
Notary Printed Name: WILLIAM BAUER

[Notary Seal] My Commission expires 02/24/2027



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

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

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

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

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

1125-1131 W. 36TH ST

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

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

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

Signature of Owner of the Property

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

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

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

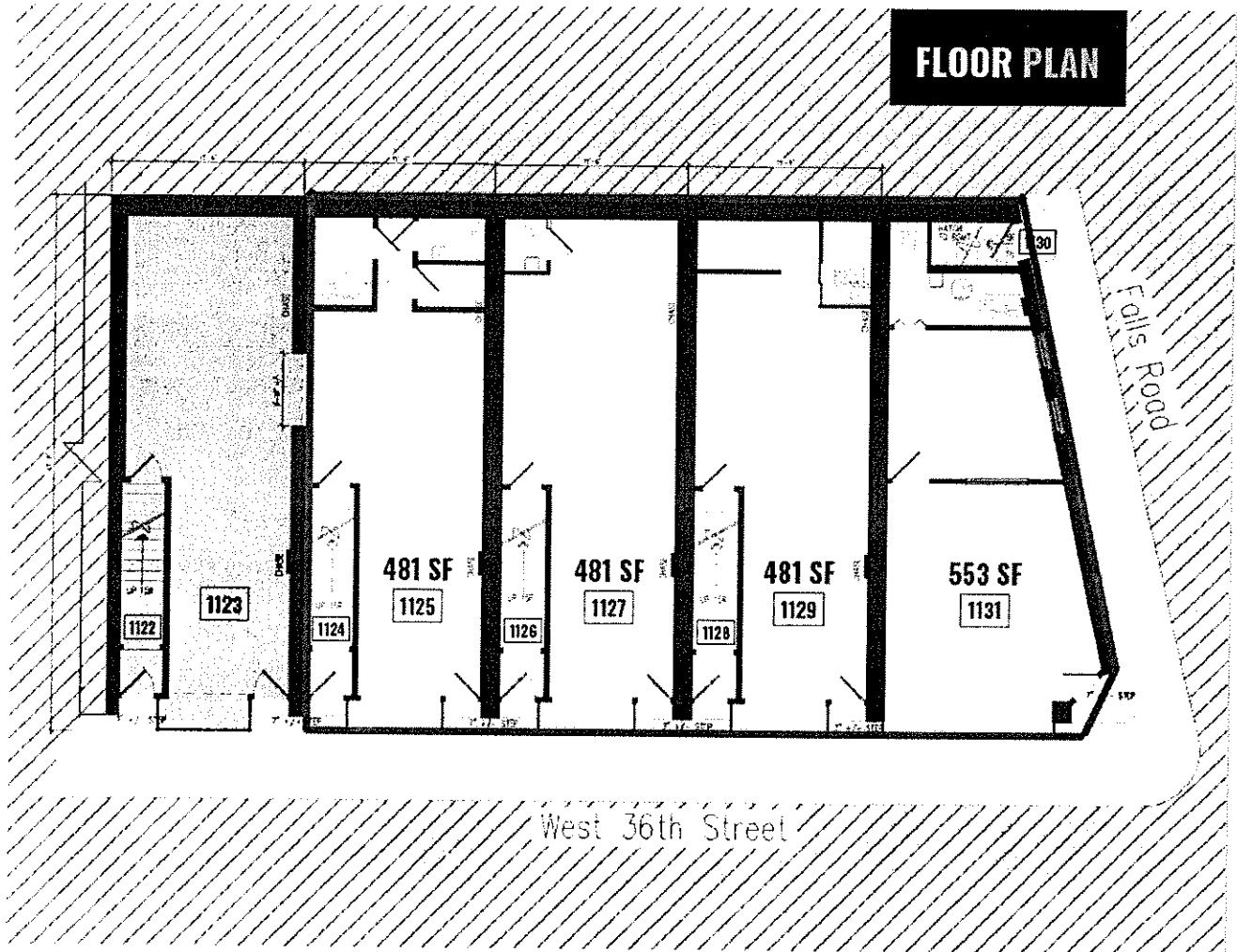
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Daman B. Shah	4237 Newport Ave Baltimore, MD, 21211	<i>D. Shah</i>	05/1972	4 years
Dennis L. Gray	4400 Wickford Rd BALTIMORE MD 21210	<i>D. Gray</i>	10/1946	4 years
Ruth Turner	4605 Schenley BALTO MD 21210	<i>R. Turner</i>	07/58	4 years
Cui zhen wu	3672 Falls Rd Baltimore MD 21211	<i>Cui zhen wu</i>	11/1981	3 years

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

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

Exhibit A

Leased Premises





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 092**

Cert Num: **0282**

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

License Date: 5/1/2023

License Year: 2023

CR Number: 11263832

Payment Date: 04-21-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **LINDEN BAR & LIQUORS, INC.**

Trade Name: **LINDEN BAR & LIQUORS**

Zone Code: 19

Phone: 410-462-5412

Block Num: 904-08

City: BALTIMORE

Street: NORTH AVENUE WEST

State: MD

Zip: 21217

CR Number: 11263832

Portion of Business Used:

ENTIRE BUILDING

Restriction:

UNDER THE PROVISIONS OF ALC. BEV. ART. § 12-2005, THE HOURS OF SALE FOR THIS LICENSE ARE RESTRICTED FROM 10AM TO 10PM, EVERY DAY THIS LICENSE CLASS IS AUTHORIZED TO SELL ALCOHOLIC BEVERAGES, AS SPECIFIED IN CH. 388 & CH. 389 OF THE LAWS OF MARYLAND OF 2023 (HB 886/ SB 588), EFFECTIVE JULY 1, 2023.

[Edit the License Location Info](#)

[Alternate Mailing Address](#)

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MUN SIK	HABERKAM (SS)	3724 HUDSON STREET	BALTIMORE	MD	21224	Edit	Remove Owner
CHANG K.	YIM	1027 LINEKILM COURT	TOWSON	MD	21286	Edit	Remove Owner

Comments

Date	Comment	Action
09/07/2023	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 904-08 W. North Avenue to 1125-31 W. 36th Street requesting off-premises catering filed on behalf of 36 Street, LLC T/a Hampden Spice Bar, Kumar Dangal and Govinda Roka on 8/21/2023 /kk	Delete
04/21/2023	4/13/2023 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)...../jr	Delete
03/21/2023	Letter was submitted from attorney Peter A. Prevas office requested for a hardship; invoice#128195 ..k/r	Delete
06/17/2022	Paid \$875 Fine for Violation Hearing dated May 19, 2022; Invoice #126553..../jr	Delete
06/06/2022	Given an Invoice to Chief Inspector John for Violation Hearing fee dated on May 19, 2022 Fine Fee to be paid \$875.00.... /mb.	Delete
05/19/2022	5/19/2022 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-fined \$750; \$750 + \$125 admin fee; \$825 total fine, 30 days to pay (3-0 vote)..../jr	Delete
09/03/2020	****RELEASED STATE OF MD TAX HOLD****.... /mb	Delete
02/24/2020	Mailed letter of recognition for underage drinking compliance check on 2/18/2020 /kk	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/mb	Delete
11/25/2019	Mailed letter of recognition for underage drinking compliance check on 11/12/19 /kk	Delete
03/29/2019	****RELEASED STATE OF MD TAX HOLD****.... /mb	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee on January 25, 2019.***/sb	Delete
12/14/2018	Mailed letter of recognition for underage drinking compliance check on 12/12/18 /kk	Delete
04/02/2018	****PAID IN FULL****Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on March 1, 2018; Fine Fee to be paid for \$625.00.... /kr	Delete
03/21/2018	****RELEASED STATE OF MD TAX HOLD****.... /sb	Delete
03/19/2018	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on March 1, 2018; Fine Fee to be paid for \$625.00.... /mb.	Delete
03/05/2018	3/1/2018 - Public Hearing RE: Violation of Rule 4.01(a) - ADMISSION OF GUILT: Rule 4.01(a) Fined \$500 + \$125 admin fee. \$625 total fine, 30 days to pay (3-0 Vote)...../jr	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
08/21/2017	PAID Fine of \$1,125.00 from Hearing dated on 07/20/17. Invoice #108491... /mb	Delete
08/21/2017	Given an Invoice out to Chief Inspector M. Fosler for Violation Hearing fee dated on July 20, 2017; need to be paid for \$1,125.00.... /mb	Delete
07/24/2017	07/20/17 - Public Hearing re: Violation Rule 4.20(c)(ii); Guilty, Fined \$1,000.00 + \$125.00 admin fee = \$1,125.00, 30 days to pay.... /sb	Delete
06/09/2017	Violation of Rule 4.20(c)(ii) Class BD7 Licensees: Open and Operating Tavern at all Times ;and Violation of Rule 3.09(b) Rest Room Facilitates and Health Regulations- POSTPONED	Delete
06/09/2017	6/1/17- Public Hearing re Violation of Rule 4.20(c)(ii) Class BD7 Licensees: Open and Operating Tavern at all Times - POSTPONED	Delete
04/17/2017	RELEASED STATE OF MD TAX HOLD.... /sb	Delete
01/17/2017	****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.**** /sb	Delete
04/27/2016	***** RELEASED STATE TAX HOLD ***** /sb	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
12/03/2015	Alcohol Awareness expires 11/11/19 (Chang Yim)	Delete
08/21/2015	Submitted 2015 Trader's License	Delete
04/29/2015	RELEASED STATE OF MD TAX HOLD.... /sb	Delete
02/02/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
10/02/2012	9/13/2012 Public Hearing re: VIOLATION of Rule 4.18 Corporate charter not in good standing. Submitted documentation. Paid \$125 fine in lieu of hearing.	Delete
11/21/2008	04/17/08 Public Hearing re:Protest of renewal.DECISION : LICENSE RENEWED	Delete

Print History (Print Card)

License num: LBD7 092

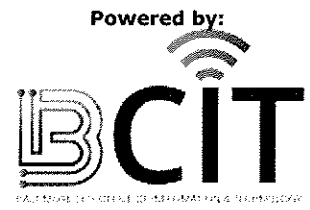
Address: 904-08 NORTH AVENUE WEST

Trade Name: LINDEN BAR & LIQUORS

Comment:

Add Comment

Hold Info



36 STREET LLC: W24152977

Department ID Number:

W24152977

Business Name:

36 STREET LLC

Principal Office: 

1123 W 36TH ST

BALTIMORE MD 21211

Resident Agent: 

KUMAR DANGAL

8403 ELLISON RD

TIMONIUM MD 21093

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

06/30/2023

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1125-1131 West 36th St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 12

"A" BEER & WINE _____

"B" BEER & WINE 1

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 8

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 3

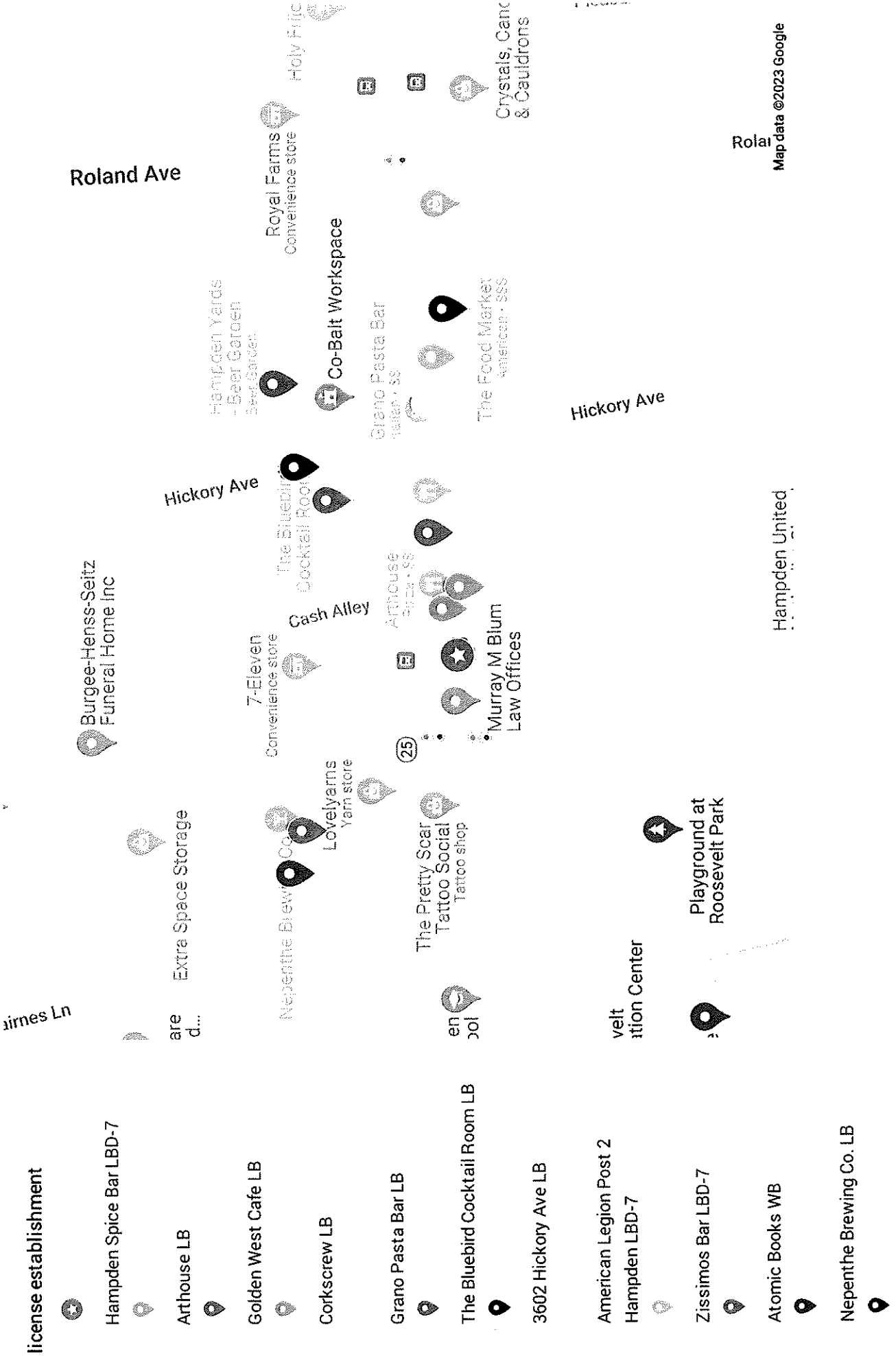
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Steven Han DATE: 9/29/23

1125-1131 West 36th St.



license establishment

Hampden Spice Bar LBD-7

Arthouse LB

Golden West Cafe LB

Corkscrew LB

Grano Pasta Bar LB

The Bluebird Cocktail Room LB

3602 Hickory Ave LB

American Legion Post 2

Hampden LBD-7

Zissimos Bar LBD-7

Atomic Books WB

Nepenthe Brewing Co. LB

James Ln

Extra Space Storage

Nepenthe Brewing Co.

Lovelyarns Yarn store

The Pretty Scar Tattoo shop

velvety
ation Center

Playground at
Roosevelt Park

Burgee-Henss-Seitz
Funeral Home Inc

7-Eleven
Convenience store

The Bluebird
Cocktail Room

Cash Alley

Arthouse
Convenience store

Murray M Blum
Law Offices

Roland Ave

Hampden Yards
- Beer Garden
Beer Garden

Co-Bait Workspace

Grano Pasta Bar
Italian • SS

The Food Market
American • SSS

Hickory Ave

Royal Farms
Convenience store

Crystals, Cans
& Cauldrons

Roland

Map data ©2023 Google

Hampden United

Hampden Yards - Beer Garden

LBD-7



The Food Market LB

TRANSFERS/NEW APPLICATIONS

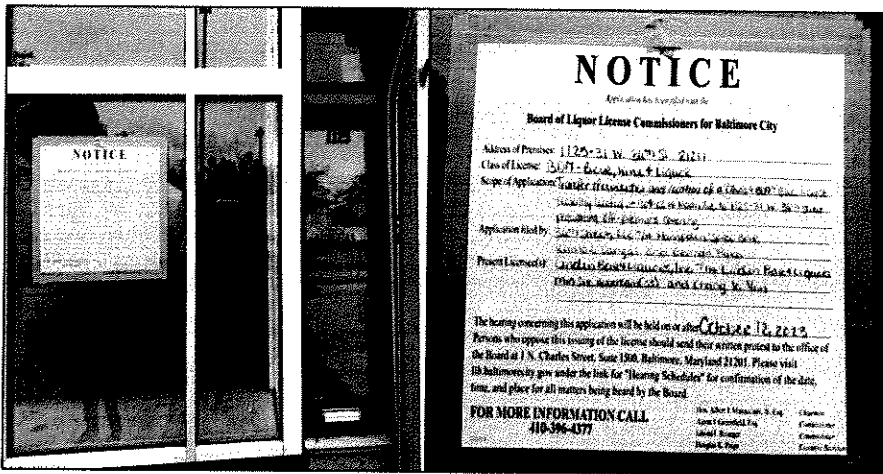
Licensee Information (Trade Name)	Corporation Name	Location Address
Hampden Spice Bar	36Street LLC	1125-1131 West 36th St
License Type	Date Posted?	Estimated Date of Removal?
Class"BD7" Beer, Wine and Liquor <input type="checkbox"/>	09/28/2023	10/07/2023
Is the location within 300 feet of Church and/or School?	Are there any other licensed establishments within a two block radius?	Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)
No <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Other licensed locations - Describe/Note
see map

Comments and Follow-up Items(s)
Transfer of location and owner

Licensee Name	Inspector Name
Kumar Dangal	BALTIMORE\Steven.Han

Photo(s) Taken	Submission Date
<input type="button" value="Choose Files"/> No file chosen	09/29/2023 02:06 PM



Posting Sign Report

Applicants Name

Kumar Cangal

Premises Address

1125-1131 West 36th St

Inspector Name

BALTIMORE\Steven.Han

Posted Date/Time

09/28/2023

02:08 PM

Rechecked Date/Time

10/07/2023

02:08 PM

Manager

N/A

Posted Summary

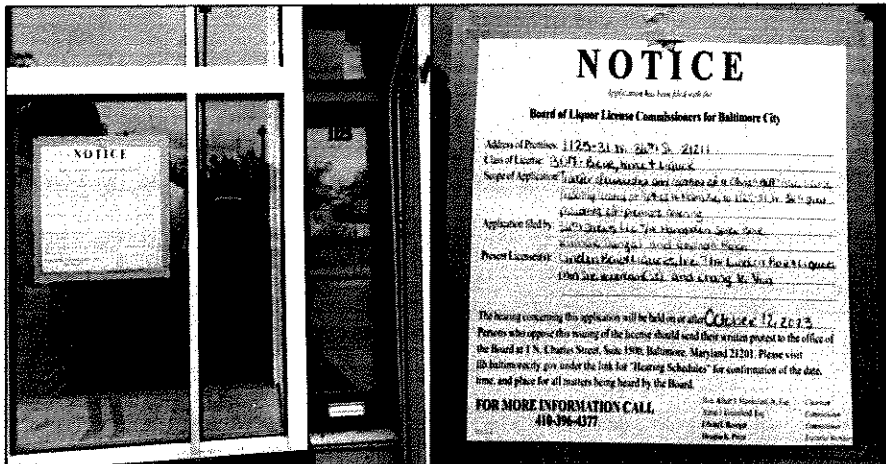
front window

Rechecked Summary

up for 10 days

Photo(s) Taken

No file chosen



NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1125-31 W. 36th St. 21211
Class of License: BDM - Beer, Wine & Liquor
Type of Application: Transfer of ownership and location of a Class "BDM" BML License
presently located at 909-08 W. North Ave. to 1125-31 W. 36th Street
requesting off-premises catering
Application filed by: 36th Street, LLC T/A Hampden Spice Bar
Kumar Dangal and Govinda Roka
Present Licensee(s): Linden Bar & Liquors, Inc. T/A Linden Bar & Liquors
Min Sik Heberkam (SS) and Chang K. Yim

A hearing concerning this application will be held on or after October 12, 2023
Persons who oppose this issuing of the license should send their written protest to the office of
Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit
baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date,
time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Matricciani, Jr., Esq.	Chairman
Aaron J. Greenfield, Esq.	Commissioner
Edward L. Reisinger	Commissioner
Douglas K. Paige	Executive Secretary