

October 25, 2018

**Applicant(s):** Dawit Lemma, Yeworkwuha Dejene, and Aberash Gebreyes  
Ebenezer Ethiopian Restaurant, LLP T/a Ebenezer Ethiopian Restaurant  
647 W. Pratt Street 21201

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

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

(a) **Applicant(s) Information:** (1) Dawit Lemma was born in Ethiopia in August of 1987. He lives in Glen Burnie, MD; (2) Yeworkwuha Dejene was born in Ethiopia in April of 1975. She lives in Baltimore, MD; and (3) Aberash Gebreyes was born in Ethiopia in March of 1961. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Dawit Lemma (33.33%); (2) Yeworkwuha Dejene (33.33%); and (3) Aberash Gebreyes (33.33%).

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

(d) **Qualified Voters:** Joshua Birenbaum, Elizabeth Altaye, and Stephan Fogelman are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Ebenezer Ethiopian Restaurant, LLP is a MD LLP and as of 10/10/2018 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/26/2018, and checked on 10/5/2018. This meets the 10-day rule. There are 7 licensed liquor establishments in the 4x4 area: "D" BW-2; "B" BWL-1; "BD7" BWL-3; and "Hotel/Motel"-1.

(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:**

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

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

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

EXPLANATION OF REQUEST: NEW LICENSE CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 647 WEST PRATT STREET

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Ebenezer Ethiopian Restaurant TRADE NAME: EBENEZER ETHIOPIAN RESTAURANT

BUSINESS PHONE NUMBER: 443-722-6166 BUSINESS EMAIL ADDRESS: dawitlemma51@gmail.com

ATTORNEY FOR THE APPLICANT: Stephen W Fogleman ADDRESS: 1720 Thames St 2123 / PHONE: 410-258-8500

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

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

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

Please note that as per Alc. Bev. Art. 8-12-407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Administration (BMZA)

1. Applicant A

DAWLIT SEYUUM LEMMA (Full name) [Redacted] (Telephone no.) [Redacted] E-mail (Required) [Redacted]

6500 North charter road (Residence) Street Gleburnie MD 21061 City State Zip Code N/A (period of residency in Baltimore City)

08/1987 (Month/Year of Birth) male (Sex: Male or Female) ETHIOPIA (Place of Birth)

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

2. Applicant B

YEWORKEWHA MEKONINEN DEJALE (Full name) [Redacted] (Telephone no.) [Redacted] E-mail (Required) [Redacted]

1020 Argly Avenue (Residence) Street Baltimore MD 21201 City State Zip Code 12 years (period of residency in Baltimore City)

04/1975 (Month/Year of Birth) FEMALE (Sex: Male or Female) ETHIOPIA (Place of Birth)

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

3. Applicant C

ABERASH GALETU GABREYES (Full name) [Redacted] (Telephone no.) [Redacted] E-mail (Required) [Redacted]

5617 Wayne Avenue (Residence) Street Baltimore MD 21207 City State Zip Code 10 (period of residency in Baltimore City)

03/1961 (Month/Year of Birth) FEMALE (Sex: Male or Female) ETHIOPIA (Place of Birth)

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

RECEIVED

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

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

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

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

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

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

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

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

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

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

Applicant A  B  C

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

Name	Address	Phone	Email
DAWIT LEMMA	6500 North Charter Road	[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: DAWIT LEMMA ADDRESS: 6500 North Charter Road TITLE: MANAGER %OF STOCK HELD: 33.33
- 2) NAME: YEWORKEWIHA DEGEN ADDRESS: 1020 Argly Avenue TITLE: CHIEF %OF STOCK HELD: 33.33
- 3) NAME: ABERASH GEBREYES ADDRESS: 5017 Wayne Avenue TITLE: CHIEF %OF STOCK HELD: 33.33
- 4 NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

[Signature]  
Signature of Applicant A

I hereby certify that on the 17 day of July, 2018, before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore personally appeared Dawit Lemma the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 12/16/19  
Printed Name: Stephen W Fogelmann Jr.

[Signature]  
Signature of Applicant B

I hereby certify that on the 17 day of July, 2018, before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore personally appeared Yeworkewiha Degen the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 12/16/19  
Printed Name: Stephen W Fogelmann Jr.

[Signature]  
Signature of Applicant C

I hereby certify that on the 17 day of July, 2018, before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore personally appeared Aberash Gebreyes the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 12/16/19  
Printed Name: Stephen W Fogelmann Jr.

6500 NORTIER  
 6 CEDURNIE 21001  
 MEEU TADROUSIA

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) DABROWSKI JERRY HEREBY CERTIFY That  
 (I am, we are) the owner(s) of the property located at 512 W PRATT ST Baltimore, City with a Zip Code of  
21201, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the  
 Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly  
 authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and  
 employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which  
 the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Jerry Dabrowski  
 Signature of Landlord

I hereby certify that on the 17 day of July, 2018, before me, the subscriber, a notary public of the State of Maryland, in and  
 for Anne Arundel County, personally appeared Jerry Dabrowski the  
 applicant(s) named in this renewal application made to me in the form of law that the contents and facts contained in said application are true and correct.

NATHANIEL STEVENSON  
 NOTARY PUBLIC  
 ANNE ARUNDEL COUNTY  
 MARYLAND

As witness, my hand and notarial seal  
 Notary Signature: [Signature] My Commission expires 05/31/2021

Notary Printed Name: Nathaniel Stevenson

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

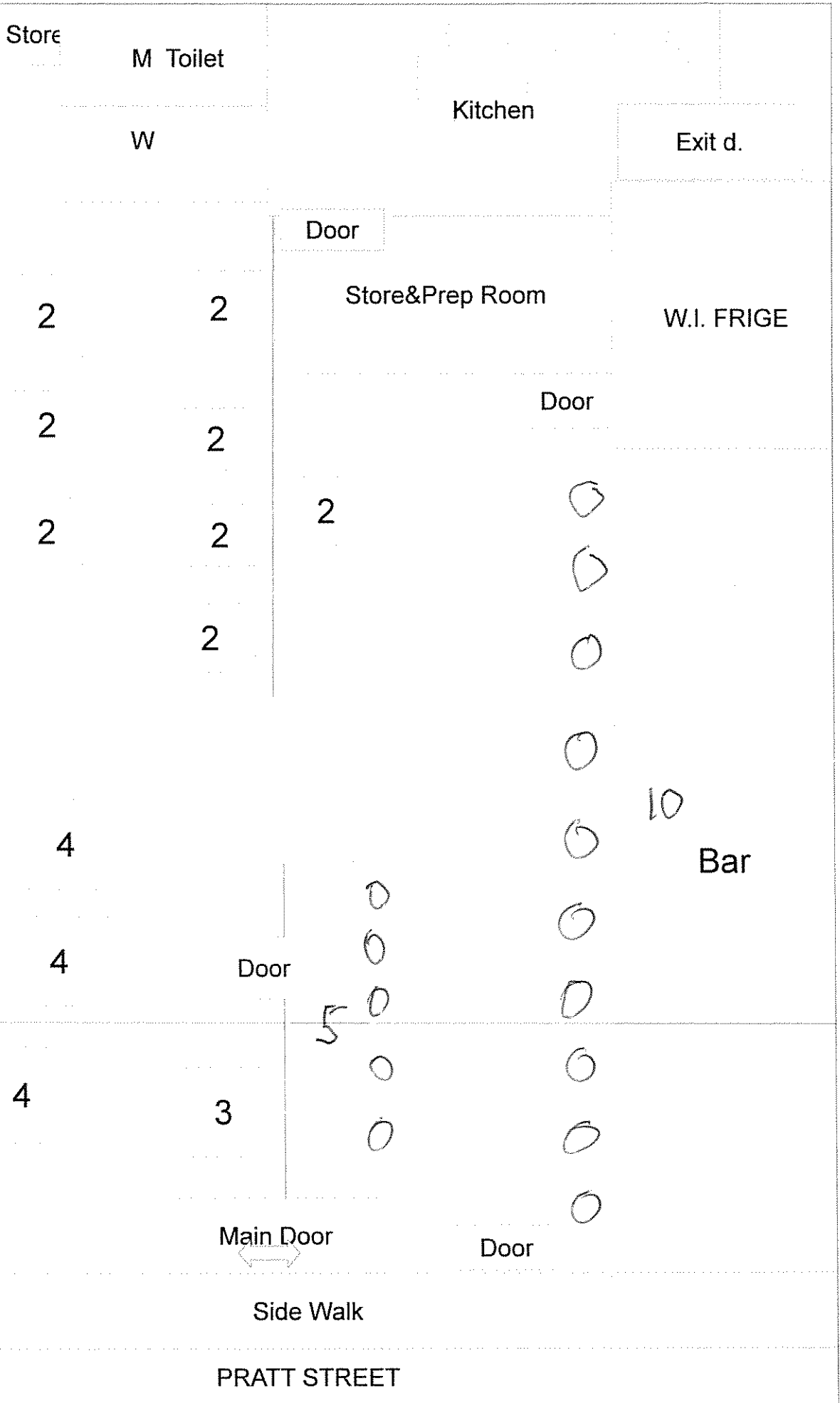
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<del>Yonas Negash</del>	<del>1703 W. Lombard</del>	<del>[Signature]</del>	<del>01/17/75</del>	<del>11 years</del>
MARCELA CORDERO CORDERIA	841 WASHINGTON BLVD	[Signature]	01/19/67	8 yrs.
Josiah Bienenbaum	905 McHenry St.	[Signature]	06/10/74	7 years
<del>Alexander Aron</del>	<del>940 Madison Ave Baltimore MD 21201</del>	<del>[Signature]</del>	<del>8/1977</del>	<del>29 yrs</del>
Elizabeth Altaye	806 W. Park St Baltimore, M.D.	[Signature]	3/1958	35 years
Stephan Fogleman	7265 Clinton St Germantown	[Signature]	3/69	2+ years

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

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

1st floor  
647 West Pratt St



3

2

3

**STAIRS**

10

3

Door

Door

Service bar

2

3

2

**EBENEZER ETHIOPIAN  
RESTAURANT & BAR**

647 west Pratt street

*2nd floor.*

## **Akras, Thomas**

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**From:** Stephan Fogleman <marylandlegal@gmail.com>  
**Sent:** Tuesday, September 25, 2018 4:36 PM  
**To:** Akras, Thomas  
**Subject:** 647 W Pratt

Tom:

Pursuant to our phone conversation of earlier today, we will be withdrawing the request for live entertainment on the application in order that it may proceed forthwith. Thank you for your attention to the matter.

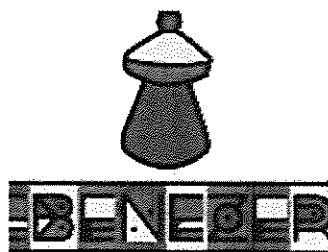
Steve Fogleman

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**Stephan W. Fogleman, Esquire**  
Senior Partner  
Fogleman & Ransom  
1720 Thames Street  
Baltimore, MD 21231  
(410) 258-8500  
fax: (410) 220-0726  
<http://legalmaryland.com/>

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EBENEZER ETHIOPIAN RESTARANT  
647 WEST PRATT STREET  
BALTIMORE,MD 21201 TEL 410- 244-0134

### BREAKFAST

1. **SCRAMBLED EGGS** **\$6.00**  
egg,tomato & green peppers with Ethiopian seasoning
  
2. **CHECHEBSA (THIN BREAD)** **\$6.00**  
pieces of thin bread mixed with berbere(chili pepper) sauce & spiced butter
  
3. **FULL** **\$6.00**  
smashed fave beans sauteed w/onion,green pepper,olive oil,served w/bread
  
4. **KINCHE** **\$6.00**  
cracked wheat mixed with clarified butter
  
5. **DULET** **\$9.00**

minced lamb tripe and liver cooked with butter and mitmita(hot pepper)

**6. SEGA FIRFIR \$10.00**

pieces of injera ,mixed with meat berbere(chili pepper) sauce

**7. YESTOM FIRFIR \$8.00**

pieces of injera mixed with berbere( chili pepper) sauce

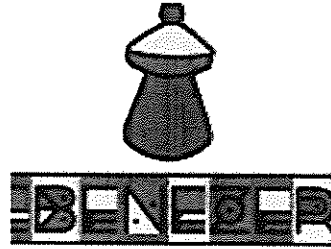
**8. KUANTA FIRFIR \$11.00**

dried beef cooked with berbere(chili pepper) sauce mixed pieces of injera

**9. EBENEZER SPECIAL BREAK FAST \$12.00**

kinche,chchebesa,firfir & scrambled egg

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EBENEZER ETHIOPIAN RESTAURANT  
647 WEST PRATT STREET BALTIMORE, MD 21201  
TEL 410-244-0134

## LUNCH & DINNER

### BEEF

1. **REGULAR TIBS**                      **\$12.00**  
tender beef sauteed with onion, garlic, tomatoes, green peppers & flavored spice
  
2. **AWAZE TIBS**                      **\$14.00**  
stripes of beef cooked with onion, garlic, green peppers & awaze (berbere (chili pepper)) sauce

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3. **TIBS FIRFIR**                      **\$13.50**  
tender pieces of beef cooked w/onion, garlic, berbere (chili pepper) mixed w/pieces of injera
  
4. **KEY WAT**                      **\$13.00**

fresh beef stew cooked w/onion,garlic,berbere (chili pepper),Ethiopian spiced butter & house seasoning

**5. REGULAR KITFO            \$12.50**

minced beef seasoned w/spiced butter & mitmita (hot red peeper)

**6. EBENEZER KITFO            \$15.00**

minced beef seasoned w/Ethiopian spiced butter & mitmita (hot red pepper) served with greens

**7. KITFO SANDWICH            \$6.50**

crusty white bread jam-packed with ze kitfo made w/chopped onion,garlic & green pepper

**8. ZE KITFO            \$13.00**

regular kitfo made w/chopped onion,garlic,herbs & green pepper

KITFO can be prepared raw,mild or well done.

**9. GORED GORED            \$14.00**

very lean beef warmed in spiced butter,medium cooked with onion,garlic & mitimita (hot red pepper)

**10. KAY MINCHET ABESH            \$13.00**

minced beef stew simmered in onion,garlic,Ethiopian spiced butter, berbere (chili pepper) sauce & Ethiopian seasoning

**11. ALECHA MINCHET ABESH            \$12.50**

minced beef stew simmered in onion,garlic,turmeric,Ethiopian spiced butter & Ethiopian seasoning

**12. MISTO 4            \$20.00**

lamb wat,key wat,minchet abesh & salad

**13. MISTO 5            \$30.00**

lamb wat,key wat,minchet abesh,kitfo & salad

**14. EBENEZER MISTO            \$45.00**

lamb wat,key wat,minchet abesh ,kitfo,regular beef tibs,dulet & salad

**LAMB**

**1. REGULAR TIBS            \$14.00**

tender lamb sauteed with onion,garlic,tomatoes,green peppers & seasoning

**2. AWAZE TIBS'            \$15.00**

stripes of lamb cooked with onion,garlic,green peppers & awaze (berbere(chili pepper)) sauce

**3. LAMB WAT            \$14.00**

mild lamb stew cooked with onion,Ethiopian spiced butter,garlic & turmeric

**4. DULET            \$14.00**

minced lamb tripe cooked with onion,garlic,green peppers & Ethiopian spiced butter

**5. EBENEZER LAMB TIBS W/RICE            \$10.00**

lamb tibs served with rice,salad & ranch

**POULTRY & FISH**

**1. KEY DORO WAT            \$14.00**

chicken stew cooked with Ethiopian spiced butter onion ,garlic,berbere (chili pepper) sauce & Ethiopian seasoning

**2. ALECHA DORO WAT            \$13.00**

chicken stew cooked with Ethiopian spiced butter onion,garlic,turmeric sauce & Ethiopian seasoning

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**3. YE DORO TIBS            \$9.00**

fresh chicken breast sauteed with special spices,onion & garlic served w/salad

**4. EBENEZER FRIED FISH            \$11.50**

deep fried fish served with rice, salad & ranch

## VEGETARIAN

### **1. SALAD            \$7.50**

chopped fresh lettuce, tomatoes, green peppers & onions mixed with golden raisin & house dressing served with fries

### **2. VEG 5            \$8.50**

miser wat(lentil) ,ater kik(yellow splitpeas) ,tikel gomen(cabbage) ,key sir(beat root) & salad

### **3. VEG 7            \$9.50**

miser wat(lentil) ,ater kik(yellow split peas) ,tikel gomen(cabbage) ,key sir(beat root) ,salad ,shiro wat(powdered chickpeas) & gomen(collard greens)

### **4. EBENEZER VEGETRIAN COMBO            \$14.50**

miser wat(lentil) ,ater kik(yellow split peas) ,tikel gomen(cabbage) ,key sir(beat root) ,salad ,fosoliya(green beans) ,defen miser (whole lentil) ,gomen(collard greens) & shiro wat(powdered chickpeas))

## BEVERAGES

1. COFFEE	\$2.00
2. TEA	\$1.75
3. SOFT DRINKS	\$1.50
4. SPRING WATER	\$1.50
5. SPARKLING WATER	\$1.75
6. JUICE	\$2.00

ADD \$2 FOR ADDITIONAL DISH  
ADD \$1 FOR ADDITIONAL INJERA

THANK YOU & ENJOY!!

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## EBENEZER ETHIOPIAN RESTAURANT, LLP: A18404400

General Information

Filing History

Annual Report/Personal Property

### General Information

**Department ID Number:**

A18404400

**Business Name:**

EBENEZER ETHIOPIAN  
RESTAURANT, LLP

**Principal Office:**

645-647 W PRATT STREET  
BALTIMORE MD 21201

**Resident Agent:**

RACQUEL BARLETT  
513 MCMECHEN STREET  
BALTIMORE MD 21217

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD  
STANDING

» [Order Certificate of Status](#)

**Business Type:**

DOMESTIC LLP

**Business Code:**

20 ENTITIES OTHER THAN  
CORPORATIONS

**Date of Formation/ Registration:**

11/20/2017

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 647 W. Pratt

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 7

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

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

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

"D" BEER & WINE 2

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

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

"B" BEER, WINE & LIQUOR 1

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

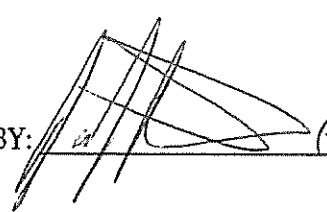
"D" BEER, WINE & LIQUOR \_\_\_\_\_

"BD7" BEER, WINE & LIQUOR 3

ARENA \_\_\_\_\_

HOTEL/MOTEL 1

RACING \_\_\_\_\_

PREPARED BY:  (L. A. Pratt) DATE: 10/4/15

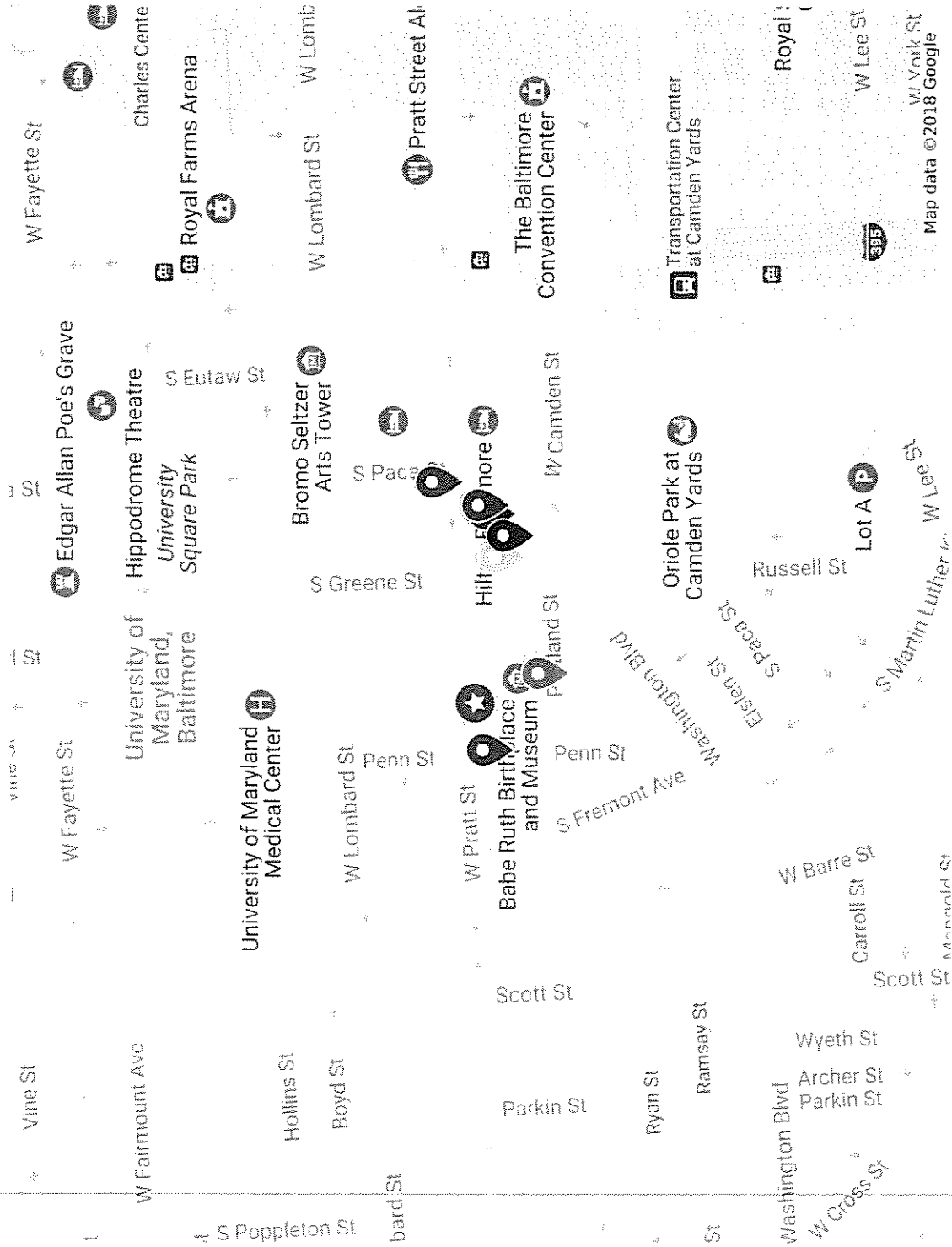
# 647 West Pratt St

## Proposed Location

📍 647 W Pratt St

## Licensed Establishments

- 📍 Hampton Inn LBHM
- 📍 Quigley's LBD7
- 📍 The Bullpen WD
- 📍 Pickles Pub LBD7
- 📍 Frank & Nic's LB
- 📍 Sliders Bar LBD7
- 📍 The Corner Bistro WD



# Board of Liquor License Commissioners

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

## INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	Ebenezer Ethiopian Restaurant
<i>Corporation Name:</i>	Ebenezer Ethiopian Restaurant LLP
<i>Location Address:</i>	647 W. Pratt St.
<i>License Type:</i>	Class "B" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	9/26/2018
<i>Date Removed?</i>	
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

*Other licensed locations - Describe/Note:*

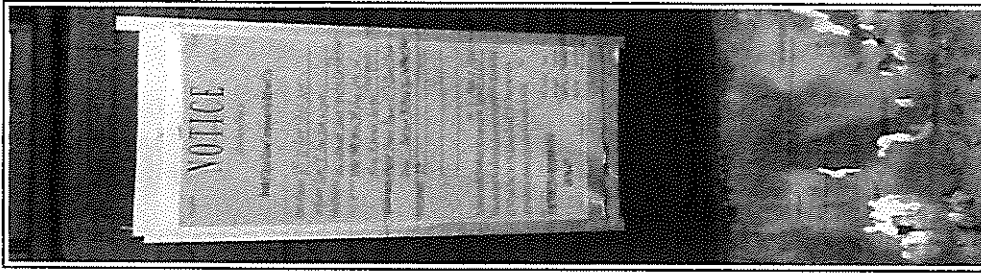
see attached map

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

application filed for a new class b BWL license and request to add outdoors table service, delivery of alcoholic beverages and live entertainment.

*Insert Photo of Sign and location:*





Inspector Name		Date and Time	
<input type="text" value="i:\OH.w\baltime\andy.perez"/>		<input type="text" value="10/4/2018"/>	<input type="text" value="4:51:28 PM"/>
Name of Licensee (if present)			
<input type="text"/>			

**Board of Liquor License Commissioners**

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

**POSTING SIGNS REPORT**

<i>Applicant(s) Name:</i>	Dawit S. Lemma, Yeworkwuha M. Dejene, Aberash G. Gebre...
<i>Address of Premises:</i>	647 W. Pratt St.
<i>Inspector:</i>	i:0#.w/baltimore\andy.perez
<i>Date Posted:</i>	9/26/2018
<i>Time Posted:</i>	
<i>Date Rechecked:</i>	10/5/2018
<i>Time Rechecked:</i>	11:10 AM
<i>Manager or Owner when sign posted:</i>	

*Summary on location of sign posted:*

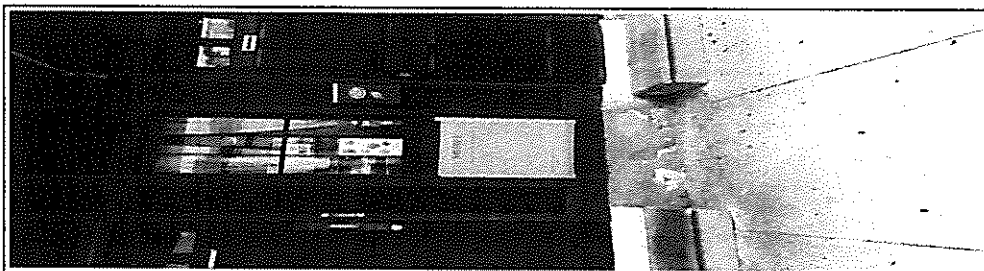
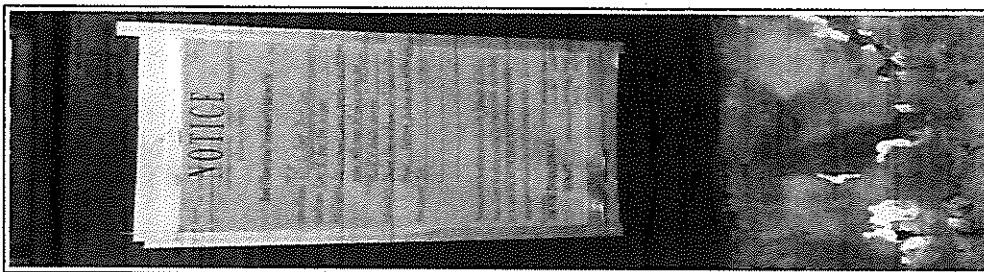
Sign posted near main entry door

*Summary on location of sign rechecked:*

Sign remained in place for mandatory lenght of time

*Insert Photo of Sign and location:*





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

Applicant Copy

No: USE2018-51909

Property Address: 647 W PRATT ST  
Block/Lot: 0675/037

Plan No: -

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

Applicant:  
STEPHAN FOGLEMAN MARYLANDLEGAL@GMAIL  
1720 THAMES STREET BALTIMORE MD 21231

Owner/Lessee:

Owner BEVERLEY MABEL  
647 W. PRATT STREET BALTIMORE MD 21202

Lessee DAWIT LEMMA  
6500 N CHARTER ROAD, APT F GLEN BURNIE MD 21061

Contractor:

# Use & Occupancy Draft

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

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Expiration:	WORK COST:	District: 902	MINOR PRIVILEGE:
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USE PREMISES AS RESTAURANT WITH OUTDOOR DINING

\*\*\*DUPLICATE\*\*\*  
PD:4/26/2018 CR:326 LOC: WOLM WS: 286  
ID:08 TR: 0019 RCT #: 00038739  
4/25/2018 9:46AM  
PERMIT #:USE2018X51909B  
CO AMOUNT PAID: \$98.00  
Building Permits \$58.00  
Building Permits \$3.00  
Building Permits \$45.00



October 25, 2018

**Applicant(s):** Lien Hoang and Elizabeth Koontz  
Westland Investment Group, LLC, T/a Trade Name Pending  
807 S. Broadway 21231

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Lien Hoang was born in Siagon, Vietnam in September of 1963. She lives in Alexander, VA; and (2) Elizabeth Koontz was born in Baltimore, MD in September of 1983. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Lien Hoang (20%); (2) Elizabeth Koontz (0%); (3) Bao Hoang (30%); (4) Steve Hoang (25%); and (5) Trang Hoang (25%).

(c) **Purchase Price of Business:** Purchase price of business is \$75,000 to be paid in full.

(d) **Qualified Voters:** Kimberly Wiggins, Daniel Sparaco, and Inana Blackson are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Westland Investment Group, LLC is a VA LLC and as of 10/10/2018 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/25/2018, and checked on 10/4/2018. This meets the 10-day rule. There are 45 licensed liquor establishments in the 4x4 area. "D" BW-1; "A" BWL-1; "B" BWL-23; "D" BWL-2; and "BD7" BWL-18.

(h) **Timeline:** Location closed on 9/18/2017. The Board granted a hardship extension on 3/15/2018. Applicants had until 8/31/2018 to file a transfer application. Application was filed on 8/29/2018. License is valid.

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

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: transfer of ownership at the same location 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: 807 S. Broadway

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

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

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CORPORATE/LLC/LLP/PARTNERSHIP NAME: Westland Investment Group, LLC TRADE NAME: N/A

BUSINESS PHONE NUMBER: 703-971-1173 BUSINESS EMAIL ADDRESS: propertiesinfo88@gmail.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles Street, 21st Floor PHONE: 410-727-6600

Part of Premises Used (*Note: Floors and Areas for Storage*): first 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: 50

*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)*

### I. Applicant A

Lien Hoang \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 6204 Franconia Forest Lane Alexandria VA 22310 n/a  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 09/1963 Female Saigon, Vietnam  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

### 2. Applicant B

Elizabeth Ann Koontz \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 1604 S. Charles Street Baltimore MD 21230 32 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 09/1983 Female Baltimore, MD  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

### 3. Applicant C

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

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

September 4, 2017

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

Applicant A  B  C

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

Name	Address	Phone	Email
TBD	TBD	TBD	TBD

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

- 1) NAME: Lien Hoang ADDRESS: 6204 Franconia Forest Lane, Alexandria, VA 22310 TITLE: Authorized Person %OF STOCK HELD: 20%
- 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 has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and hereby grants permission to the State Comptroller, his duly authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duly authorized agents and employees, and any peace officer of Baltimore City or the State of Maryland to inspect and search at any and all hours, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted.

*Lien Hoang*  
Signature of Applicant A

I hereby certify that on the 24 day of August, 2018, before me, the subscriber, a notary public of the State of Virginia in and for PVC Bank personally appeared Lien Hoang 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: *Navneet K Warrach* (Notary Seal) My Commission expires 12/31/19

Printed Name: Navneet Warrach

**NAVNEET K WARRAICH  
NOTARY PUBLIC 7664510  
COMMONWEALTH OF VIRGINIA  
EXPIRES: DEC 31, 2019**

\_\_\_\_\_  
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: \_\_\_\_\_

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

Name	Address	Phone	Email
TBD	TBD	TBD	TBD

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: Lien Hoang ADDRESS: 6204 Franconia Forest Lane, Alexandria, VA 22310 TITLE: Authorized Person %OF STOCK HELD: 20%
- 2) NAME: Elizabeth Ann Koontz ADDRESS: 1604 S. Charles Street, Baltimore, MD 21230 TITLE: Authorized Person %OF STOCK HELD: 0%
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

Signature of Applicant A

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 \_\_\_\_\_

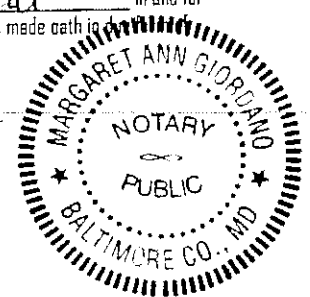
Printed Name: \_\_\_\_\_

[Signature]  
Signature of Applicant B

I hereby certify that on the 27th day of August, 2018, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Elizabeth Koontz 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 03/30/21

Printed Name: Margaret Ann Giordano



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: \_\_\_\_\_

## Russell, Staci

---

**From:** Hecker, Caroline <checker@rosenbergmartin.com>  
**Sent:** Thursday, October 04, 2018 4:05 PM  
**To:** Russell, Staci  
**Subject:** Westland Investment Group, LLC

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Russell:

Following up on our conversation earlier today, my clients have confirmed that the ownership breakdown of Westland Investment Group, LLC is as follows:

Lien Hoang: 20%  
Bao Hoang: 30%  
Steve Hoang: 25%  
Trang Hoang: 25%

Please let me know if you need anything else.

Thanks for your help.

### **Caroline L. Hecker**

Rosenberg Martin Greenberg, LLP  
25 South Charles Street, 21st Floor  
Baltimore, Maryland 21201  
(410) 727-6600  
(410) 727-1115 Fax



**Rosenberg  
Martin  
Greenberg<sup>LLP</sup>**



Name and Address of the owners of the premise/landlord: Westland Investment Group, LLC Phone Number: [REDACTED]

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

(I, WE) Westland Investment Group, LLC HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 807 S. Broadway, Baltimore, City with a Zip Code of 21231, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]  
Signature of Landlord

I hereby certify that on the 24 day of August, 2018, before me, the subscriber, a notary public of the State of Virginia, in and for EVChark, personally appeared Tien Hoang 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.

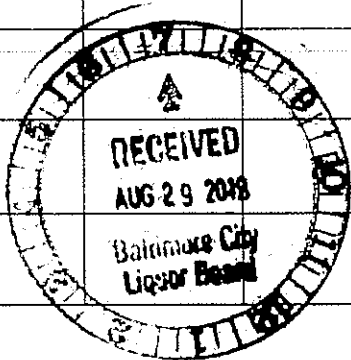
Notary Signature: [Signature]  
Notary Printed Name: Navneet Warraich

NAVNEET K WARRAICH  
NOTARY PUBLIC 766451031/2019  
COMMONWEALTH OF VIRGINIA  
EXPIRES: DEC 31, 2019

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

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

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



Board of Liquor License Commissioners for the City of Baltimore,  
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: Westland Investment Group, LLC Phone Number: [REDACTED]

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

(I, WE) Westland Investment Group, LLC HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 807 S. Broadway, Baltimore, City with a Zip Code of 21231, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Landlord \_\_\_\_\_

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

As witness, my hand and notarial seal.

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

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

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Kimberly Wiggins	157 N. Mt Airy Ave	<i>Kimberly Wiggins</i>	10/70	3 yr.
Dan Sparaco	1600 Catrope St	<i>Dan Sparaco</i>	4/75	6 yrs
Inana Blanka	2010 E. Baltimore St	<i>Inana Blanka</i>	9/78	6 yrs

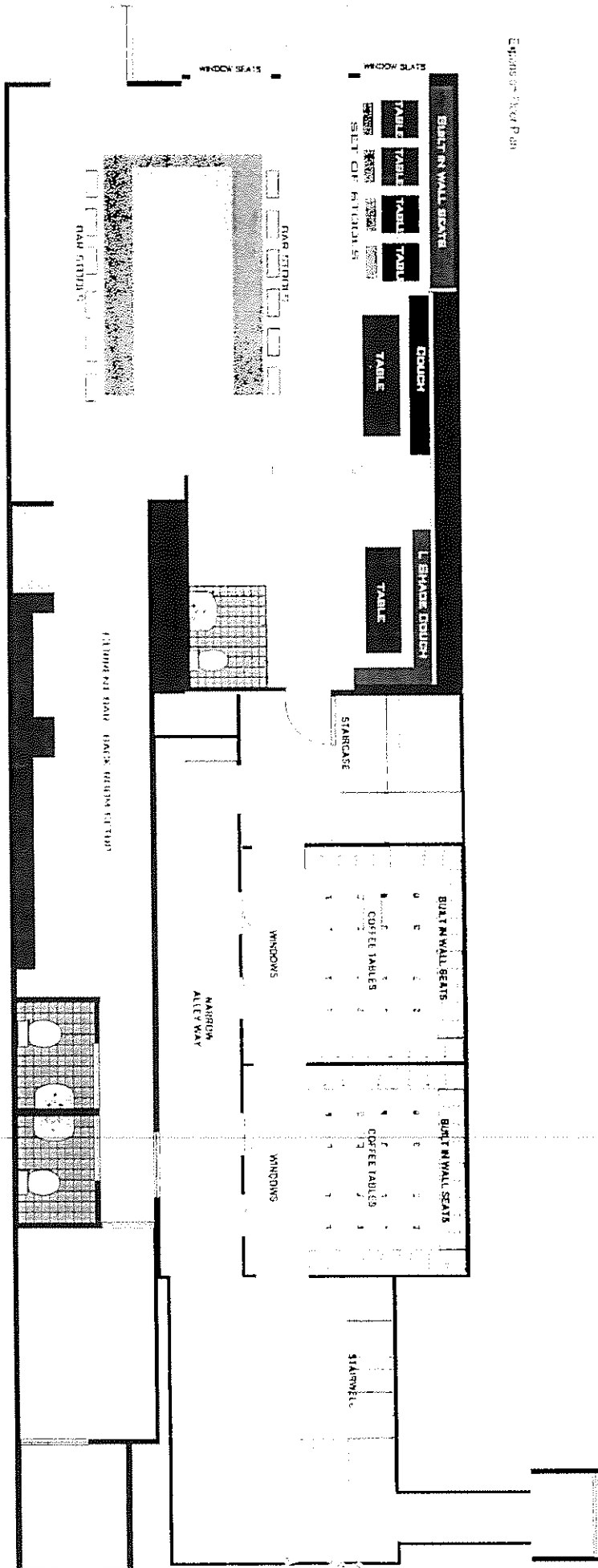
Board of Liquor License Commissioners for the City of Baltimore,  
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
Phone: 410-396-4377 Fax: 410-396-4382

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



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

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





## Liquor Board System

Version 1.0

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

### License Detail





#### License Info

License Num: **LBD7 368**Cert Num: **1066**Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2018

License Year: 2018

CR Number: 16662687

Payment Date: 05-02-18

2017 - 2018 TPP Paid 2018 Trader's License 



### Add Adult Entertainment License

#### Location

Corp Name: **SECURED CREDITOR**Trade Name: **EL COYOTE BAR & GRILL**

Zone Code: 23

Phone: 410-276-2790

Block Num: 807

City: BALTIMORE

Street: BROADWAY SOUTH

State: MD

Zip: 21231

CR Number: 16662687

Portion of Business Used:

USE AS A RESTURANT /TAVERN

Restriction:

CONDITIONS AGREED TO BETWEEN LICENSEE(S) AND FELS POINT COMMUNITY ORGANIZATION TO BE MADE PART OF THE LICENSE



#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MINH	HOANG	6204 FRANCONIA FOREST LANE	ALEXANDRIA	VA	22310	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

Date	Comment	Action

03/29/2018	SUBMITTED 2018-2019 RENEWAL APPLICATION.... /sb	Delete
03/17/2018	3/15/2018 - Public Hearing RE: Request for a hardship extension - GRANTED (3-0 Vote)...../jr	Delete
03/12/2018	*****RELEASED STATE OF MD TAX HOLD*****.... /sb	Delete
02/28/2018	****STATE OF MD TAX HOLD, letter sent to Licensee Min Hoang, 6204 Franconia Forest Ln, Alexandria, VA 22310 Home Address on February 28, 2018.****/mb	Delete
02/28/2018	MD State Tax Hold letter returned To Sender on 02/26/18; Unable to Forward/ Not Known... /mb	Delete
02/14/2018	02/14/18-Resend 2018-2019 Renewal Application to home address.... /sb	Delete
02/14/2018	02/13/18 - Returned To Sender; Not Deliverable As Addressed; Unable To Forward... /sb	Delete
01/30/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.****/mb	Delete
06/16/2017	Alcohol Awareness expires 10/06/18 (Magdalena Herrera).... /sb	Delete
05/01/2017	*****RELEASED MD STATE TAX HOLD..... /mb	Delete
04/14/2017	MARYLAND SALES TAX HOLD WAS RELEASE ON 03/20/2017 (CR# 15722173-TRANSFER)	Delete
04/03/2017	3/30/2017- transfer of ownership- APPROVED 3-0 vote	Delete
02/09/2017	02/08/17: 2017-2018 ANNUAL LICENSE FEE WAS PAID IN THE AMOUNT \$1,320.00 processed by K.Robinson.... /sb	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.*****/sb	Delete
10/28/2016	10/27/2016- Public hearing re: request for hardship extension- APPROVED	Delete
10/28/2016	PAID \$100.00 for Hardship Extension Hearing on 10/27/16; Invoice #104334... /sb	Delete
10/18/2016	10/13/16 Request for hardship extension- POSTPONED	Delete
03/10/2016	Article published in Citypaper, on March 4 2016 stating that RYE bar officially closes March 7, 2016 and will be moving to a new location. Copy of article placed in file. TRA	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
06/10/2015	2015 Trader's License dated 6/4/15 submitted and in file	Delete
05/18/2015	RELEASED STATE OF MD TAX HOLD.... /sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
11/05/2013	10/17/2013 Public Hearing re: Application to transfer ownership. MOU signed and voluntary restriction were agreed upon by applicant. Board APPROVED the transfer	Delete
10/16/2013	10/10/13 Public Hearing re: Application to transfer ownership. Board GRANTED postponement	Delete
10/14/2010	10/12/10 \$125 ADM.FEE PAID IN LIEU OF 11/18/10 HEARING #75084	Delete
08/06/2009	5/14/09 \$100 RETURN CHECK FEE PAID(FOR CONF-2/20/09) AT L/B #69143	Delete

Print History (Print Card)

License num: LBD7 368      Address: 807 BROADWAY SOUTH  
Trade Name: EL COYOTE BAR & GRILL

Comment:

Add Comment

Hold Info

Powered by:



# Commonwealth of Virginia



## State Corporation Commission

### CERTIFICATE OF FACT

*I Certify the Following from the Records of the Commission:*

That WESTLAND INVESTMENT GROUP, LLC is duly organized as a limited liability company under the law of the Commonwealth of Virginia;

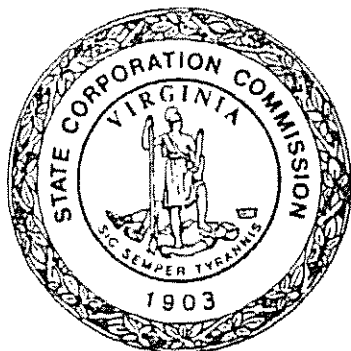
That the date of its organization is May 10, 2012; and

That the limited liability company is in existence in the Commonwealth of Virginia as of the date set forth below.

Nothing more is hereby certified.

*Signed and Sealed at Richmond on this Date:  
August 23, 2018*

*Joel H. Peck*  
Joel H. Peck, Clerk of the Commission



# Commonwealth of Virginia



## STATE CORPORATION COMMISSION

*Richmond, May 10, 2012*

*This is to certify that the certificate of organization of*

**WESTLAND INVESTMENT GROUP, LLC**

*was this day issued and admitted to record in this office and that the said limited liability company is authorized to transact its business subject to all Virginia laws applicable to the company and its business. Effective date: May 10, 2012*



*State Corporation Commission*

*Attest:*

*Joel H. Beck*  
*Clerk of the Commission*

The SCC is performing maintenance upgrades all day Saturday, October 6. From 8 a.m. to 8 p.m., SCC eFile and the SCC website will be unavailable. We anticipate a smooth upgrade and apologize for this temporary inconvenience.

The State Corporation Commission will be closed Monday, Oct. 8, 2018 in observance of Columbus Day.

Alert to business entities regarding mailings from VIRGINIA COUNCIL FOR CORPORATIONS or U.S. BUSINESS SERVICES is available from the Bulletin Archive link of the Clerk's Office website.

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### WESTLAND INVESTMENT GROUP, LLC

#### General

SCC ID: S4070845  
Entity Type: Limited Liability Company  
Jurisdiction of Formation: VA  
Date of Formation/Registration: 5/10/2012  
Status: Active

#### Principal Office

6204 Franconia Forest Lane  
Alexandria VA22310

#### Registered Agent/Registered Office

LIEN HOANG  
6204 FRANCONIA FOREST LANE  
ALEXANDRIA VA 22310  
FAIRFAX COUNTY 129  
Status: Active  
Effective Date: 5/10/2012

#### Select an action

[File a registered agent change](#)  
[File a registered office address change](#)  
[Resign as registered agent](#)  
[File a principal office address change](#)  
[Pay annual registration fee](#)  
[Order a certificate of fact of existence](#)  
[Submit a PDF for processing \(What can I submit?\)](#)  
[View eFile transaction history](#)  
[Manage email notifications](#)

[New Search](#)

[Home](#)

Screen ID: e1000

Supported Browsers

Westland Investment Group, LLC is a Virginia Limited Liability Company. All information is provided for informational purposes only.

Westland Investment Group, LLC is a Virginia Limited Liability Company. All information is provided for informational purposes only.

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PROPOSED LOCATION: 807 S. Broadway

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 45

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

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

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

"D" BEER & WINE 4

"A" BEER, WINE & LIQUOR 4

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

"B" BEER, WINE & LIQUOR 23

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

"D" BEER, WINE & LIQUOR 2

"BD7" BEER, WINE & LIQUOR 18

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: A. Perez DATE: 10/4/18



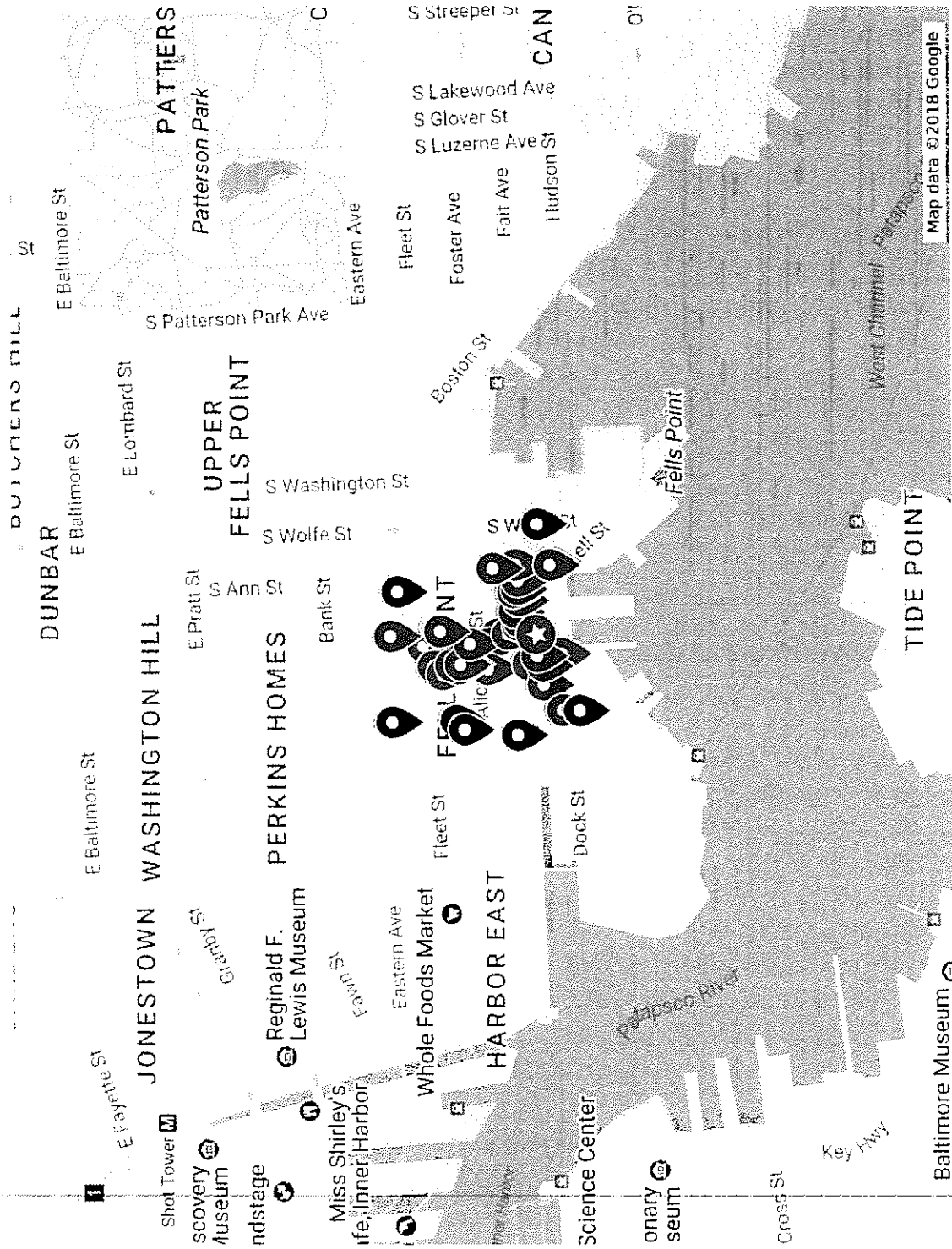
# 807 S. Broadway

## PROPOSED LOCATION

- 807 S. Broadway

## LICENSED ESTABLISHMENTS

- Jimmy's Restaurant-LB
- Sammy's Enoteca-LB
- Broadway Liquors-LA
- DogWatch Tavern BD7
- Moby Dick's BD7
- The Greene Turtle-LB
- Max's Taphouse BD7
- Bertha's LB
- Louisiana Restaurant LB
- Birds of A Feather-LD
- Sticky Rice LB
- Papi's Tacos LB
- Blarney Stone Pub BD7
- Todd Conner's BD7
- Alexander's Tavern LB
- The Rockwell BD7
- Sajhoma Restaurant-LBD7
- Ze Mean Bean Cafe-LB
- Rodos Bar-LBD7
- The Abbey Burger-LB
- Admiral Fell Inn-LB
- Full Moon Saloon-LBD7



## TRANSFER OF OWNERSHIP

- 📍 Santa Clara-LBD7
- 📍 Sir Duke-LBD7
- 📍 One-Eyed Mike's-LB
- 📍 Black Olive-LB
- 📍 Slainte Irish Pub-LB
- 📍 Kooper's Tavern-LB
- 📍 Waterfront Hotel-LB
- 📍 Riptide By The Bay-LB
- 📍 Thames St Oyster House-LB
- 📍 Cat's Eye Pub-LBD7
- 📍 The Point In Felts-LB
- 📍 Penny Black-LB
- 📍 The Wharf Rat-LBD7
- 📍 Nanami Cafe-WD
- 📍 V-NO Wine Bar-LBD7
- 📍 TheHorse You Came In-LBD7
- 📍 Dudas Tavern-LD
- 📍 Kali's Court-LBD7
- 📍 Bond Street Social-LB
- 📍 Barcocina-LB
- 📍 Leadbetter's-LBD7
- 📍 The Admiral's Cup-LBD7
- 📍 Red Star-LB

Board of Liquor License Commissioners

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

**INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS**

Licensee Information (Trade Name):	<input type="text" value="Pending"/>
Corporation Name:	<input type="text" value="Westland Invesmentoup LLC"/>
Location Address:	<input type="text" value="807 S. Broadway"/>
License Type:	Class "BD7" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No
Is the location within 300 feet of Church and/or School?	No
Date Posted?	<input type="text" value="9/25/2018"/>
Date Removed?	<input type="text"/>
Are there any other licensed establishments within a two block radius?	Select...

Other licensed locations - Describe/Note:

see map

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

application filed for transfer of ownership

Insert Photo of Sign and location:



Inspector Name	Date and Time	
<input type="text" value="i:\D#.w\baltimore\andy.perez"/>	<input type="text" value="10/4/2018"/>	<input type="text" value="4:47:15 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="text"/>		

Board of Liquor License Commissioners

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

**POSTING SIGNS REPORT**

<i>Applicant(s) Name:</i>	Lien Hoang/Elizabeth Ann Koontz
<i>Address of Premises:</i>	807 S. Broadway
<i>Inspector:</i>	l:0#w baltimore\jaann.martin
<i>Date Posted:</i>	9/25/2018
<i>Time Posted:</i>	
<i>Date Rechecked:</i>	10/4/2018
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	(closed)

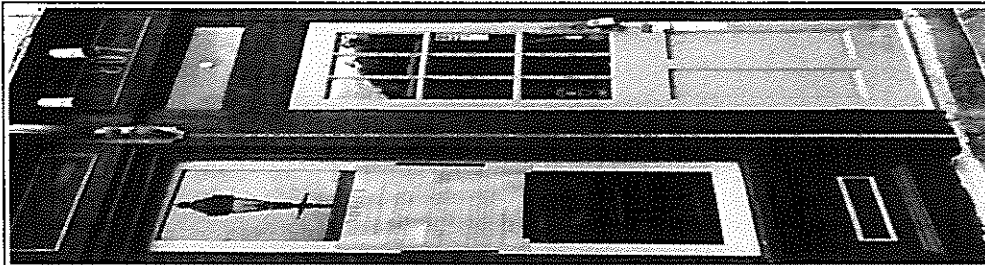
*Summary on location of sign posted:*

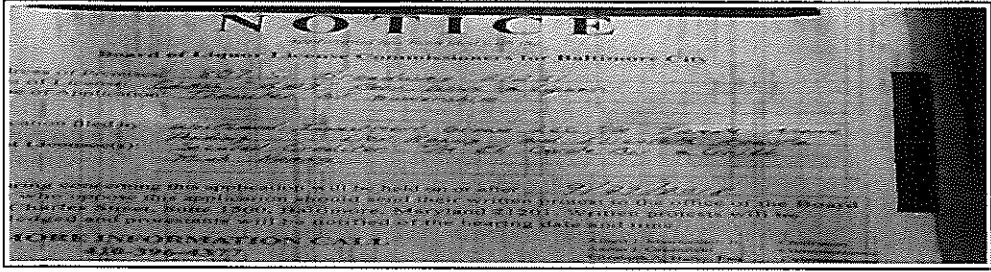
Front window Outside

*Summary on location of sign rechecked:*

Sign remained as posted for the required 10 days period.

*Insert Photo of Sign and location.*





# BLLC Compliance Inspection

## Licensee Information

Address: 807 BROADWAY SOUTH 21231

Trade Name: EL COYOTE BAR & GRILL

Corporation Name: SECURED CREDITOR

Type of License: Select...

Date/Time of Inspection: 4/12/2018 11:17:34 AM

Manager/Licensee

## Open/Closed Status

Open/Closed: Open

Closed Date: 9/18/2017

## External Appearance

Clean and Free of Debris: N/A

## Business Records

Traders License: N/A

Alcohol Awareness Certification Date Issued:

## Public Safety

Exits Marked, Unobstructed: N/A

Fire Capacity:

Outdoor Seating Capacity:

## Adult Entertainment - If Applicable

License is Valid: N/A

## Violations

Violation Issued: No

Violations Noted:

Wrap-Up

Instructions Given to Licensee:

Inspector's Comments:

Inspected on 4/11/18, Establishment ceased operations on or about 9/2017. A hardship extension request was granted on 3/15/2018

Photo Taken:



Owner Email:

Submitted by Inspector

i:\0#.w\baltime\andy.perez



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

**Online Use & Occupancy Permit  
 Application**

Property Address: 807 S BROADWAY  
 Block/Lot: 1861/004

Permit No: **USE2018-54324**

Applicant: MARGARET GIORDANO  
 MGIORDANO@ROSENBEI

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

Owner/Lessee:  
 Owner WESTLAND INVESTMENT GROUP, LLC  
 6204 FRANCONIA FOREST LANE ALEXANDRIA VA 23310

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

**Property Use & Occupancy Information:**

Existing Use : (Commercial) Tavern

Proposed Use : (Commercial) Tavern

	Dwelling:	Rooming:	Efficiency:
Existing Count:	0	0	0
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
One Stop Permit Office Review	08/24/2018		MCFA
One Stop Permit Office Review	08/24/2018		MCFA
Application Received		08/24/2018	
Zoning Sign-off	08/24/2018	08/24/2018	

District:201

MINOR PRIVILEGE:

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

(USE) CONTINUE TO USE PREMISES AS A TAVERN/RESTAURANT.

**AFFIDAVIT BY: MARGARET GIORDANO**

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

Project Name: 807 S BROADWAY

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: WESTLAND INVESTMENT GROUP, LLC

Applicant: GIORDANO, MARGARET

Phone: 4107276600

Project Note:

Address1: 6204 FRANCONIA FOREST LANE

Address2:

City: ALEXANDRIA

State: VA

Zip: 23310

**October 25, 2018**

**Licensee(s):** David Carrillo and Themis Smyrnioudis  
Mexican Food, Inc., T/a La Tolteca  
2324-32 Boston Street 21224

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

Request for a hardship extension.

**Board's Information:**

(a) **Ownership Breakdown:** (1) David Carrillo (80%); and (2) Themis Smyrnioudis (20%).

(b) **Corporate Standing:** Mexican Food, Inc. is a MD Corporation and as of 10/10/2018 is in good standing.

(c) **Timeline of request:** On 9/18/2018 staff received hardship letter request from the licensee. According to the last inspection report the establishment was closed as of 4/8/2018. The first 180 days of the hardship extension runs until 10/5/2018. As the hardship letter was filed within 180 days, this hardship extension request meets the requirements of Alc. Bev. Art. 12-2202 as it was filed within the 180 day period (on or before October 5, 2018).

**Board's Decision:**

# Smyrnioudis Brothers Limited

Douglas Paige  
Executive Director  
231 East Baltimore Street  
Suite 600  
Baltimore, Maryland 21202

Re: Hearing Request for Hardship: Additional 180 Days  
License Number: LB 042

Dear Mr. Paige,

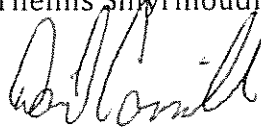
Please set in for hearing a request for hardship and additional 180 days for continued activation of the license at 2324 Boston Street. Enclosed is the \$100.00 filing fee payable to the Director of Finance.

The license at 2324 Boston Street was last active on April 9, 2018. Thank you for your consideration.

Sincerely,



Themis Smyrnioudis: Licensee



David Carrillo: Licensee

RECEIVED  
MAY 14 2018  
LICENSING COMMISSIONERS

2018 SEP 18 PM 1:45

RECEIVED

Cc: John A. Pica, Jr.  
Pica & Associates, LLC  
14 State Street  
Annapolis, MD 21401  
410-990-1250: Office

RECEIVED  
MAY 14 2018  
LICENSING COMMISSIONERS

2202 Boston Street, Baltimore, Maryland 21231  
410-675-4321

RECEIVED



## Liquor Board System

Version 1.0

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

### License Detail





#### License Info

License Num: **LB 042**Cert Num: **0111**Fee: **\$1,800.00** Status: **Renewed**

License Date: 5/1/2018

License Year: 2018

CR Number: 15826532

Payment Date: 04-18-18

2017 - 2018 TPP Paid 2018 Trader's License 


### Add Adult Entertainment License

#### Location

Corp Name: **MEXICAN FOOD, INC**Trade Name: **LA TOLTECA**

Zone Code: 13

Phone: 410-617-0959

Block Num: 2324-32

Street: BOSTON STREET

City: BALTIMORE

State: MD

Zip: 21224

CR Number: 15826532

Portion of Business Used:

USE ENIRE PREMISES AS A RESTAURANT/TAVERN NEW OPERATOR

Restriction:



#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
DAVID	CARRILLO	1720 E. CHURCHVILLE ROAD	BELAIR	MD	21015	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
THEMIS	SMYRNIODIS	2202 BOSTON STREET	BALTIMORE	MD	21231	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

--	--	--

Date	Comment	Action
04/04/2018	FOOD FORM WAS SUBMITTED WIH 2018-2019 RENEWAL APPLICATION.... /sb	Delete
02/02/2018	Sent 2018-2019 Renewal Application to Licensees Home Addresses..../sb	Delete
01/30/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.****/mb	Delete
01/30/2018	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, Letter sent to Licensee on January 24, 2018.*** /mb	Delete
03/31/2017	Must submit 2017 food form	Delete
05/27/2016	Alcohol Awareness expires 05/27/20 (Roberto C. Perez & Themis Smyrnioudis)	Delete
05/19/2016	Submitted Food Form..... /sb	Delete
02/06/2015	HEARING DATED: FEBRUARY 05, 2015, PAID \$100.00, INVOICE #95696.	Delete
02/05/2015	02/05/2015 2/5/2015 PUBLIC HEARING RE:APPLICATION TO TRANSFER OWNERSHIP. APPROVED (3-0 VOTE)	Delete
01/29/2015	1/22/2015 PUBLIC HEARING RE: APPLICATION TO TRANSFER OWNERSHIP. POSTPONED	Delete
11/17/2014	10/16/2014 Public Hearing re:Request for hardship extension under the provision of Article 2B Section 10-504(d)APPROVED	Delete

Print History (Print Card)

License num: LB 042  
Trade Name: LA TOLTECA

Address: 2324-32 BOSTON STREET

Comment:

Add Comment

### Hold Info

Powered by:



## MEXICAN FOOD, INC.: D16147753

General Information

Filing History

Annual Report/Personal Property

### General Information

**Department ID Number:**

D16147753

**Business Name:**

MEXICAN FOOD, INC.

**Principal Office:**

2324 BOSTON ST.  
BALTIMORE MD 21224

**Resident Agent:**

DAVID CARRILLO  
1720 E. CHURCHVILLE RD.  
BEL AIR MD 21015

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD  
STANDING

▶ **Order Certificate of Status**

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

10/23/2014

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

NO

October 25, 2018

**Licensee(s):** Barbara Frank  
Secured Creditor, T/a No Trade Name  
5800 York Road 21212

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

Request for a hardship extension.

**Board's Information:**

(a) **Ownership Breakdown:** (1) Barbara Frank (100%).

(b) **Corporate Standing:** N/A

(c) **Timeline of request:** On 10/17/2017 staff received hardship letter request from the licensee. The hearing for the hardship extension request was scheduled for 11/16/2017, but was postponed due to the poor health of the licensee who has since passed away. According to request the establishment was closed as of 9/28/2017. The first 180 days of the hardship extension runs until 3/27/2018. As the hardship letter was filed within 180 days, this hardship extension request meets the requirements of Alc. Bev. Art. 12-2202 as it was filed within the 180 day period (on or before March 30, 2018). If the Board grants the hardship extension, the licensee would have the opportunity to file a valid transfer application on or before 9/23/2018. A transfer application for this location was filed on 9/21/2018.

**Board's Decision:**

LAW OFFICES  
**MELVIN J. KODENSKI, ESQUIRE**  
19 E. FAYETTE STREET  
SUITE 400  
BALTIMORE, MARYLAND 21202

TELEPHONE (410-685-5100)  
FACSIMILE (410-685-5825)  
[melvinjkodenski@hotmail.com](mailto:melvinjkodenski@hotmail.com)

October 17, 2017

HAND-DELIVERED

Douglas Paige  
Baltimore City Liquor Board  
231 E. Baltimore Street – 6<sup>th</sup> Floor  
Baltimore, Maryland 21202

Re: O & W Company, LLC, d/b/a Murphy's Neighborhood Bar & Grill  
5800 York Road

Dear Mr. Paige:

As you may or may not know, Mr. Werner is back in the hospital at Good Samaritan and he has been in there off and on and there was a little fire at the business. He is behind on his bills and I do not know if there is going to be a foreclosure or not.

All this brings us to the fact that one his representatives, a Mr. David Winkler, was at the Liquor Board a few months ago and someone there mentioned he should file for a hardship. I am not sure why he should be filing for a hardship. My understanding is that he was open and he renewed the license and the place has been open off and on since then, usually on weekends and a few hours a week.

The situation now is that his corporation is not in good standing but he paid for all his license fees and his licenses are up to date and he has been open. Since I have not been able to speak with him, I do not know if there is a question but in the abundance of caution, so he will not lose everything that he has, an asset that gives some benefit to his debts and also helps if he gets any money for his medical bills, we are now asking for a hardship extension. I am enclosing a check for \$100.00 for a hardship hearing, but I am not sure why he needs a hardship hearing.

Per my conversation with him, he renewed the license and then he has been open off and on since then; however, in the abundance of caution since losing the license would cause him severe hardship, I am requesting a hardship extension until we can sort this out and I will get the times he was open and the status of everything.

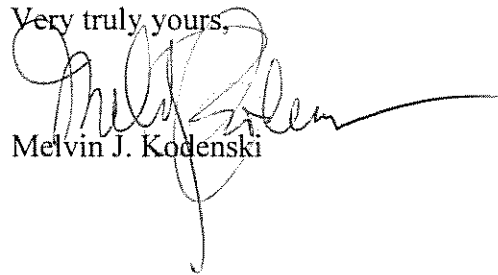
RECEIVED



As soon as I get more on information on his health and the status of the business, I will get back to you.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Melvin J. Kodenski', with a long horizontal flourish extending to the right.

Melvin J. Kodenski

MJK\ep  
MJK\4055  
Enclosure

BOARD OF LIQUOR  
LICENSING COMMISSIONERS

2017 OCT 17 AM 10:00

RECEIVED

PREVAS & PREVAS

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

prevasandprevas@verizon.net

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

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

September 19, 2018

Mr. Douglas Paige, Executive Secretary  
Board of Liquor License Commissioners  
for Baltimore City  
American Building, 15<sup>th</sup> Floor  
One North Charles Street  
Baltimore, MD 21201

RE: O&W Company, LLC *t/a* Murphy's Neighborhood Bar & Grill  
5800 York Road, Baltimore, MD 21212  
Licensees: Robert J. Wehner and Ronald Pruett  
Estate of Robert J. Wehner, Harry K. Prevas, Personal Representative  
  
Secured Creditor: Barbara Frank *t/a* Allstate Mortgage & Company  
7 Church Lane, Suite 4, Baltimore, MD 21208  
Transfer Applicant: 5800 York Road, LLC,  
Justin Frank, Tyler Frank, Andrew Kaye, Proposed Licensees

RECEIVED  
2018 SEP 19 PM 4: 07  
BALTIMORE LIQUOR  
LICENSING COMMISSIONERS

Dear Mr. Paige:

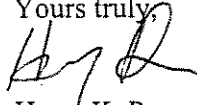
I am the Personal Representative of the Estate of Robert J. Wehner, who died on December 6, 2017. A copy of the Letters of Administration and death certificate are enclosed. Mr. Wehner was the owner and licensee of O&W Company, LLC *t/a* Murphy's Neighborhood Bar & Grill, 5800 York Road, Baltimore, MD 21212. Mr. Kodenski as counsel for Mr. Wehner had filed for a hardship request. The hearing on the hardship request scheduled for November 16, 2017 was postponed due to the poor health of Mr. Wehner, who died three (3) weeks later.

On March 21, 2018, Barbara Frank, secured creditor filed a substitute application. Ms. Frank filed the 2018 renewal application as secured creditor. Ms. Frank is now selling the liquor license to 5800 York Road, LLC, which is concurrently filing a transfer application.

Since the November 16, 2017 hearing on hardship request was postponed, I request that the hearing be rescheduled prior to or concurrently with the hearing on the transfer application.

Please advise of any further requirements.

Thank you for your cooperation.

Yours truly,  
  
Harry K. Prevas

HKP:jlm

ENCLOSURES

LAW OFFICES  
MELVIN J. KODENSKI, ESQUIRE  
320 NORTH CHARLES STREET  
BALTIMORE, MARYLAND 21201

TELEPHONE (410-685-5100)  
FACSIMILE (410-685-5825)  
melvinjkodenski@hotmail.com

September 20, 2018

Thomas R. Akras, Esquire, Deputy Executive Secretary  
Board of Liquor License Commissioners  
for Baltimore City  
American Building, 15<sup>th</sup> Floor  
One North Charles Street  
Baltimore, MD 21201

RE: O&W Company, LLC *t/a* Murphy's Neighborhood Bar & Grill  
5800 York Road, Baltimore, MD 21212  
Licensees: Robert J. Wehner and Ronald Pruett

Dear Mr. Akras:

I represented the late, Robert J. Wehner, O&W Company, LLC *t/a* Murphy's Neighborhood Bar & Grill, 5800 York Road, Baltimore, MD 21212. A hearing on the hardship request that I had filed was scheduled for November 16, 2017 and was postponed due to Mr. Wehner's poor health including injuries he sustained in a fire at the premises on October 1, 2017.

I was contacted by Peter A. Prevas on September 19, 2018 requesting any information that I had documenting when Murphy's Neighborhood Bar & Grill was last open prior to the fire on October 1, 2017. Please be advised that Ms. Barbara Frank visited Mr. Wehner at the premises on September 28, 2017 for the purpose of signing a listing agreement for the sale of the property. Mr. Wehner was behind the bar and the premises was open for business at that time.

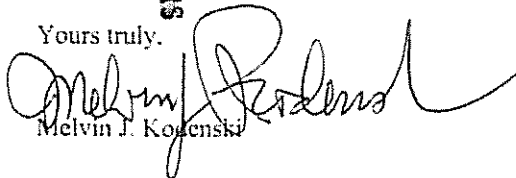
I will assist Harry K. Prevas, Personal Representative of the Estate of Robert J. Wehner, with any necessary hearing on the postponed hardship request that I had previously filed.

Please advise if further information is necessary.

Thank you for your cooperation.

MJK:ep

Yours truly,

  
Melvin J. Kodenski

RECEIVED  
2018 SEP 20 PM 4: 23  
BALTIMORE, MARYLAND  
BOARD OF LIQUOR LICENSE COMMISSIONERS



## Liquor Board System

Version 1.0

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

### License Detail

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

#### License Info

License Num: **LBD7 429**      Cert Num: **1279**      Fee: **\$1,320.00**      Status: **Renewed**  
 License Date: 5/1/2018      License Year: 2018  
 CR Number:  
 Payment Date: 09-21-18

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

[Click to Start License Renewal](#)

### Add Adult Entertainment License

[Add New Adult Entertainment License](#)

#### Location

Corp Name: **SECURED CREDITOR**  
 Trade Name: **N/A**  
 Zone Code: 47  
 Phone: 000-000-0000

Block Num: 5800      Street: YORK ROAD  
 City: BALTIMORE      State: MD      Zip: 21212

CR Number:

Portion of Business Used:  
 USE PREMISES AS A BAR/TAVERN

Restriction:

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

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
BARBARA	FRANK	7 CHURCH LAND, STE. 4	Baltimore	MD	21208	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

#### Comments

Date	Comment	Action

09/21/2018	Processed Transfer of Ownership Application for \$600.00; Invoice #113392... /sb	Delete
09/21/2018	Processed 2018-2019 Annual Liquor License Fee \$1,320.00; Invoice #113391.... /sb	Delete
09/21/2018	09/21/18 - Completed application to Secured Creditor and given 2018-2019 license renewal application to Kimberly Kerns to renew license.... /sb	Delete
09/21/2018	License has been transferred to Secured Creditor (Barbara Frank) on 9/21/2018 and renewed under Secured Creditor's Name - please note that renewing the license reverted the license to the original 5/1/2018 date. /kk	Delete
09/19/2018	09/19/18 - Pete Prevas came in today and submitted a copy of 2018 Renewal Application in the name of Barbara Frank, Secured Creditor; Certified copy of Death Certificate (Mr. Robert Wehner); Letter of Administration (Harry Prevas); and Application to Transfer Ownership to 5800 York Road, LLC. Mr. Prevas has been advised by Tom Akras to provide proof of last date of operation before moving forward with any of the applications that have been submitted. All Applications are in my possession..... /sb	Delete
09/10/2018	*** On March 23, 2018: A SUBSTITUTE APPLICATION WAS FILED FOR SECURED CREDITOR, BARBARA FRANK	Delete
02/08/2018	02-06-18 - Return to Sender; Deceased: Unable To Forward.... /sb	Delete
02/02/2018	****STATE OF MD TAX HOLD, letter sent to Licensee "Ronald E. Pruetl" Home Address on February 2, 2018.****/mb	Delete
02/01/2018	****STATE OF MD TAX HOLD, letter returned on 01/29/18 because the "Deceased - Unable to forward to the address".****/mb	Delete
01/25/2018	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee on January 23, 2018.*** /mb	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
01/24/2018	Talked to Attorney Melvin Kodenski - he stated that the family of Robert Wehner is in the process of opening up an estate and having someone become a PR on behalf of Mr. Wehner. /kk	Delete
12/04/2017	Alcohol Awareness expires 12/04/21 (Regina Franco-Jurado, Adam Caylor, Bobby McDaniel, Gareth Crowner, John Sachs and Angelo Savage).... /sb	Delete
11/20/2017	11/16/17 - Public Hearing RE: Request for a hardship extension - POSTPONED.... /sb	Delete
10/02/2017	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, letter sent to Licensee on October 2, 2017.*** /mb	Delete
08/08/2017	*****BUSINESS IS NOT IN GOOD STANDING***** .... /sb	Delete
08/08/2017	PAID IN FULL - Returned Check (Late Renewal), Invoice #108442 = \$1,450.00; Invoice #108443 = \$30.00 (returned check fee); #108444 = \$1,320.00 (2017-2018 Annual Liquor License Fee)..... /sb	Delete
08/02/2017	07/19/17 - Letter Faxed to Mel Kodenski Office for Re-collection of bad check returned for 2017-2018 Late Renewal Fee../mb	Delete
06/20/2017	06/01/17 - Called Mel Kodenski office and spoke with Elaine concerning the payment for bounced check.... /sb	Delete
05/22/2017	Spoke on telephone with Abe Hurdle about bounced check fee.... /sb	Delete
04/07/2017	Must submitted up to date Workers Comp & Alcohol Awareness Certificate.... /sb	Delete
04/06/2017	****Released State of MD Tax Hold on 04/06/17**** /sb	Delete
02/23/2017	02/23/17 - Public Hearing RE: Request to reopen after being closed for more than 90 days - GRANTED (3 -0 VOTE)	Delete
02/06/2017	11/3/16- Public Hearing re: Request to reopen after 90 days and 180 day hardship extension.** Request to reopen withdrawn - APPROVED (3-0 vote)	Delete
02/02/2017	PAID IN FULL \$100.00 for Hardship Extension Hearing dated November 03, 2016; Invoice #104740.... /sb	Delete
12/27/2016	Called Mel Kodenski office and spoke with Elaine concerning the payment for Hardship Extension.... /sb	Delete
12/07/2016	Faxed 2nd Request to Mel Kodenski, Attorney, concerning payment due for Hardship Extension Hearing dated 11/03/16 in the amount of \$100.00.... /sb	Delete
11/17/2016	11/16/16 - Faxed to Mel Kodenski, Attorney, concerning payment due for Hardship Extension Hearing dated 11/03/16 in the amount of \$100.00.... /sb	Delete
10/12/2016	Not able to release 2016 License until public hearing or extenuating circumstance.....k/r per Douglas K. Paige 09/12/2016	Delete

Print History (Print Card)

License num: LBD7 429

Address: 5800 YORK ROAD

October 25, 2018

**Applicant(s):** Freddie Robinson, Jr.,  
Simplee' Tastee Diner, LLC, T/a Simplee' Tastee  
4201 Belair Road 21206

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

Request for a transfer hardship extension.

**Board's Information:**

(a) **Ownership Breakdown:** (1) Freddie Robinson, Jr (50%); and (2) Sherine Gray (50%).

(b) **Corporate Standing:** Simplee' Tastee Diner, LLC is a MD LLC and as of 10/10/2018 is in good standing.

(c) **Timeline of request:** On 1/23/2018 applicant(s) filed an application to transfer the ownership of a Class "B" Beer, Wine & Liquor license. The Board approved the request on 3/15/2018. The 180 days of the request runs until 9/11/2018. On 9/7/2018 staff received hardship letter request from the applicant(s). The hardship letter was filed within 180 days after approval by the Board (on or before September 11, 2018), thus the transfer hardship extension request meets the requirements of Alcohol Beverage Article 12-1705(B).

**Board's Decision:**

9-7-18

I Freddie L Robinson asking for  
an extension to get all paper work together  
for the Diner.

Simplee' Taste  
4201 Belair Rd  
Baltimore Md 21231

Freddie L Robinson

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## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LB 283**                      Cert Num: **1083**                      Fee: **\$1,320.00**    Status: **Renewed**  
 License Date: 5/1/2018                      License Year: 2018  
 CR Number: 09630958  
 Payment Date: 06-08-18

2017 - 2018 TPP Paid   
 2018 Trader's License

[Click to Start a New Renewal](#)

### Add Adult Entertainment License

[Add New Adult Entertainment License](#)

#### Location

Corp Name: **BAARDVARK, INC.**  
 Trade Name: **BROOKEY'S RESTAURANT**  
 Zone Code: 42  
 Phone: 410-488-1334

Block Num: 4201                                      Street: BELAIR ROAD  
 City: BALTIMORE                                      State: MD                                      Zip: 21206

CR Number: 09630958

Portion of Business Used:  
 (AKA 4200 PARKSIDE DRIVE)-FIRST FLOOR FOR BUSINESS & BASEMENT FORSTORAGE

Restriction:  
 NO SALE OF PACKAGE GOODS.

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
DEEN B.	ROTZ	5500 CYNTHIA TERRACE	BALTIMORE	MD	21206	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
DAVID S.	ROTZ	5500 CYNTHIA TERRACE	BALTIMORE	MD	21206	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

### Comments

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Date	Comment	Action
03/16/2018	3/15/2018 - Public Hearing RE: Application to transfer ownership - APPROVED (3-0 Vote)...../jr	Delete
02/14/2018	Application for transfer of ownership requesting outdoor table service filed on behalf of Simplee' Tastee Diner, LLC T/a Simplee' Tastee, Freddie Robinson, Jr. on 1/23/18 /kk	Delete
01/23/2017	1/23/2017-Letter of withdral received from Margaret Collins on behalf of Suzannah Gerber regarding the transfer of ownership.	Delete
06/03/2016	LETTER OF GOOD STANDING RECEIVED	Delete
04/13/2016	****needs certificate of good standing---HOLD LICENSE*****	Delete
03/01/2004	12/9/99 Public hearing re: Application to transfer ownership of i Class "B" BWL restaurant license where premises have been closed i for more than 90 days APPROVED	Delete

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

License num: LB 283                      Address: 4201 BELAIR ROAD  
 Trade Name: BROOKEY'S RESTAURANT

Comment:

[Add Comment](#)

**Hold Info**



## SIMPLEE' TASTEE' DINER LLC: W18510594

General Information

Filing History

Annual Report/Personal Property

### General Information

**Department ID Number:**

W18510594

**Business Name:**

SIMPLEE' TASTEE' DINER LLC

**Principal Office:**

4201 BELAIR RD  
BALTIMORE MD 21206

**Resident Agent:**

FREDDIE ROBINSON  
3500 OFFUTT ROAD  
RANDALLSTOWN MD 21133

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD  
STANDING

▶ **Order Certificate of Status**

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN  
CORPORATIONS

**Date of Formation/ Registration:**

01/12/2018

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A