

October 27, 2016

**Applicant(s):** Ignatius Onyejiaka  
Defaco TRNS, Inc. T/a Ibis International  
6014 Harford Rd, 21214

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

Application for a new Class "B" Beer, Wine, and Liquor restaurant license, and request for live entertainment, and off-premise catering.

(a) **Applicant(s) Information:** (1) Ignatius Onyejiaka was born in Nigeria in April of 1959. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Ignatius Onyejiaka (50%); (2) Elizabeth Akano (50%).

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

(d) **Qualified Voters:** Ngozi Wilkens, Joseph Oaks, and Henry Berger Jr. are qualified Baltimore City voters.

(e) **Zoning:** Applicants have been issued a USE permit, for the continued use of the property as a restaurant with live entertainment, and dancing with catering.

(f) **Corporate Standing:** Defaco TRNS, Inc. is a MD Corporation and as of 10/11/2016 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/27/2016 and checked on 10/7/2016. This meets the 10-day rule. There are 2 licensed liquor establishments in the 4x4 area: "BD7" BWL-2.

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

(i) **Letters of Support/Opposition:** At this time the Board has a letter of postponement from Harbel Community Assoc.

In considering this request, under the provisions of Alcohol Beverage 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:**

OFFICE USE ONLY

Date Filed \_\_\_\_\_  
Posting Date: \_\_\_\_\_  
Approved  Yes  No  
Withdrawn  Yes  No  
WC Information \_\_\_\_\_  
Policy/Binder# \_\_\_\_\_

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

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$500.00  
After June 1, 2016 \$600.00 includes Hearing Fee

OFFICE USE ONLY

Status of Zoning Verification  
Approved: Yes  No   
Date Sent to Zoning: \_\_\_\_\_  
Initials: \_\_\_\_\_  
Zoning Info: \_\_\_\_\_

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

EXPLANATION OF REQUEST: New Class B CLASS TYPE: B

LICENSE AT THE LOCATION: 6014 Harford Rd IF TRANSFER, PREVIOUS LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Defaco TRNS, Inc. TRADE NAME: Ibis International

BUSINESS PHONE NUMBER: 410-254-0157 BUSINESS CONTACT/MANAGER: Applicant Bar & Grill

ATTORNEY FOR THE APPLICANT: J. Fogtman ADDRESS: 1720 Thames St PHONE: 410 258 8900  
21231

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


Will Live Entertainment be provided?  Yes  No What Kind (Ex. DJ, Band, Etc.): DJ, small band, karaoke

Will Outdoor Table Service Be Provided?  Yes  No

Off Premise Catering of Food and Alcohol?  Yes  No BLLC Catering Application Filed?  Yes  No

Delivery of alcohol?  Yes  No BLLC Delivery Application Filed?  Yes  No

Please note that as per Art. 2B §10-202(a)(iv)(i) that an application for the issuance or transfer is not complete unless the applicant has obtained zoning approval from the City of Baltimore. Please attach Use and Occupancy Permit or letter from BMZA approving use.

1. Applicant A Ignatius Ndubuisi Onyejiaka 

(Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
5707 Benton Heights Avenue Balt. MD 21206

(Residence) Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ (period of residency in Baltimore City) \_\_\_\_\_  
04/1/59 male Nigeria

(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

(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?

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 or the United States.  Yes  No - If yes, mark applicant and explain.

Applicant A  B  C

4. Has the applicant(s) ever had a license for the sale of alcoholic beverages in the State of Maryland?  Yes  No If yes, mark applicant and explain.

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

9. Is the licensed premise currently open and operating?  Yes  No If yes, please explain.

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
N/A			

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a pecuniary interest in the license applied for as per Article 2B Section 10-103(b) (10)*

- 1) NAME: N/A ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE: \_\_\_\_\_
- 2) NAME: Ignatius Onyejaka ADDRESS: 5707 Benton Heights Ave Balt md 21206 TITLE: CEO %OF STOCK HELD RESIDENCE: 50
- 3) NAME: Elizabeth Akano ADDRESS: 5707 Benton Heights Ave Balt md 21206 TITLE: manage %OF STOCK HELD RESIDENCE: 50
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE: \_\_\_\_\_

\*\*\*\*\*Attached is a list of the names and addresses of all outstanding stockholders who on the day of this application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.\*\*\*\*\*

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

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

Signature of Applicant A

[Signature]

Signature of Applicant B

Signature of Applicant C

State of Maryland: City of Baltimore  
 THIS CERTIFIES, THAT ON THE 22 OF August 2016 ss

before the subscriber a notary public of the State of Maryland, personally appeared Ignatius Onyejaka

The applicant (s) names in the foregoing application, and made oath in due form of law that the statement therein are true to the best of (his, her, their) knowledge and belief.

Stephan W. Fogleman, Jr  
 Notary Public

STEPHAN W. FOGLEMAN, JR.  
 NOTARY PUBLIC STATE OF MARYLAND  
 My Commission Expires 12/16/19

(Witness my hand and seal)

Name and Address of the owners of the premise/landlord: Ignatius Onyejaka Phone Number: [Redacted]

**STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND**  
 (I, WE) Ignatius Onyejaka HEREBY CRTIFY, That (I am, we are) the owner(s) of the property located at 6019 Harford Road, Baltimore, City with a Zip Code of 21209, 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.

(Witness (my, our) hand(s) and seal(s) this 22 day of August in the year of 2016)

WITNESS: [Signature]

STATE OF MARYLAND  
THIS CERTIFIES, THAT ON 22 day of August, 2016

Before the subscriber a notary public, of the State of Maryland, personally appeared Ignatius Onyejiaka

and acknowledge the execution of the foregoing statement to be his act.

(Witness my hand and seal) STEPHAN W. FOGLEMAN, JR.  
Notary Public NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires 12/16/19 Stephan W. Fogleman, Jr.

**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)
Nguzi Wilkens	3604 White Ave Belharve MD. 21206	[Signature]	05/1957	38 yrs
OAKS, JOSEPH	3802 EVERGREEN AVE	[Signature]	04-1944	10 yrs
HENRY BERGENSR	5708 BENTON BLVD 21206	[Signature]	8-1935	16 yrs.
Catherine Myers	5702 Benton Hightstown C, NJ	[Signature]	6-1937	16 years

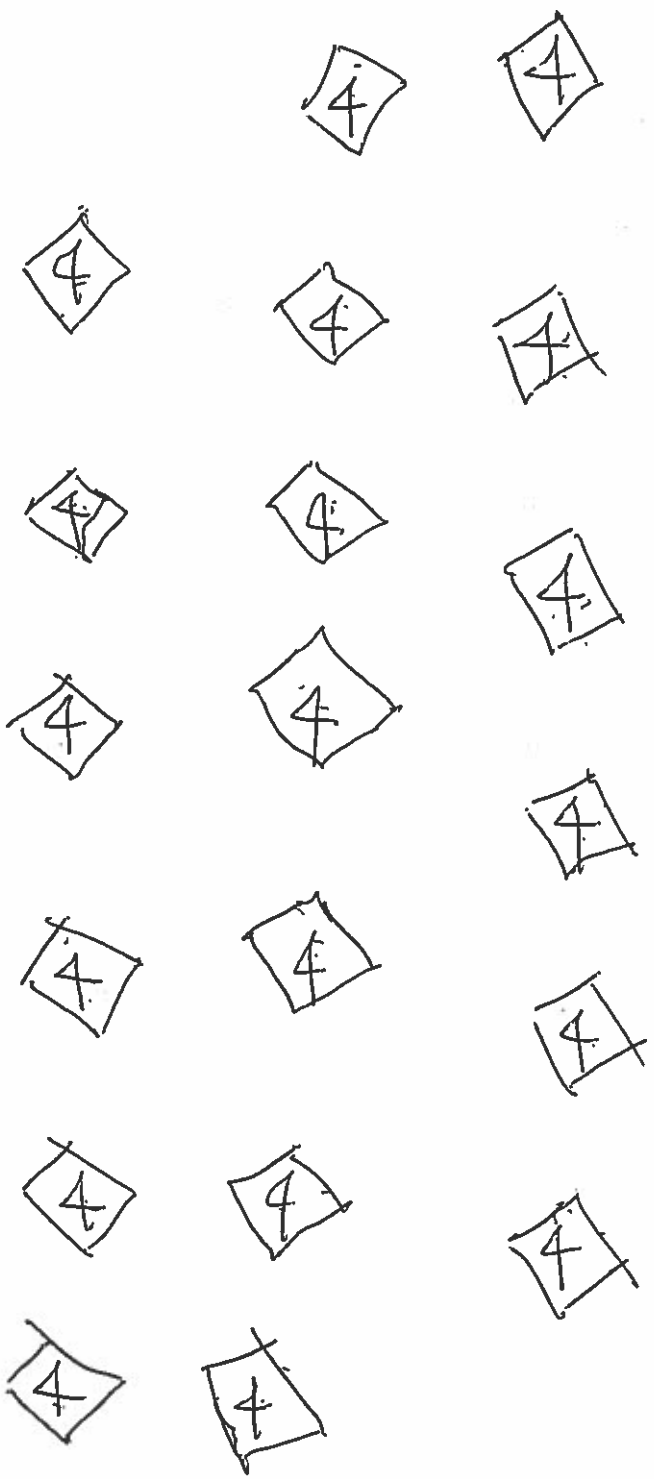
Board of Liquor License Commissioners for the City of Baltimore,  
231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382

Stamp Application Here:  
  
BOARD OF LIQUOR  
LICENSING COMMISSIONERS  
2016 AUG 23 10:29 AM

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.\***

B  
A  
R



B  
A  
R

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2017 HARTFORD ROAD

78 non-bar  
beats

Entity Name: DEFACO TRNS INC

Department ID: D15677461

- General Information
- Amendments
- Personal Property
- Certificate of Status

Principal Office (Current):	5707 BENTON HEIGHTS AVE BALTIMORE, MD 21206
Resident Agent (Current):	MR IGNATIUS ONYEJIAKA 5707 BENTON HEIGHTS AVE BALTIMORE, MD 21206
Status:	INCORPORATED
Good Standing:	Yes What does it mean when a business is not in good standing or forfeited?
Business Code:	Ordinary Business - Stock
Date of Formation or Registration:	02/10/2014
State of Formation:	MD
Stock/Nonstock:	Stock
Close/Not Close:	Close

PROPOSED LOCATION: 6014 Harford Rd.

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

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

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

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

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

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

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

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

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

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

"BD7" BEER, WINE & LIQUOR 2

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: J. Muteri DATE: 10/05/16



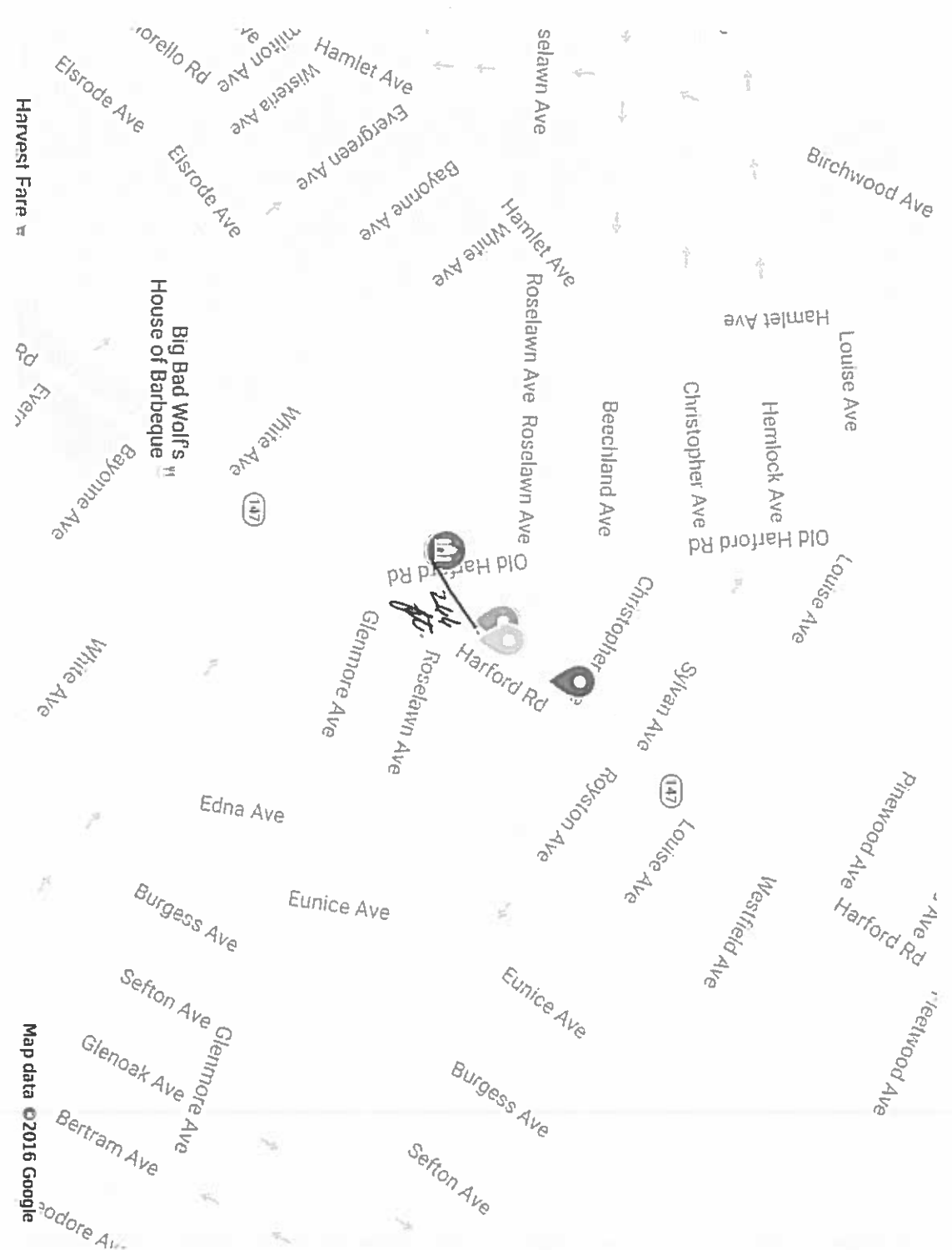
# 6014 Harford Rd.

## Licensed Establishments

- 6014 Harford Rd
- Ibis Tavern-BD7
- Shamrock Inn-BD7

## Churches

- Calvary Tabernacle



## Board of Liquor License Commissioners

For Baltimore City

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

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="Ignatius Ndubuisi Onyejiaka/Ibis International"/>
<i>Corporation Name:</i>	<input type="text" value="Defaco TRNS, Inc."/>
<i>Location Address:</i>	<input type="text" value="6014 Harford Rd."/>
<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>	No
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	<input type="text" value="9/27/2016"/>
<i>Date Removed?</i>	<input type="text"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

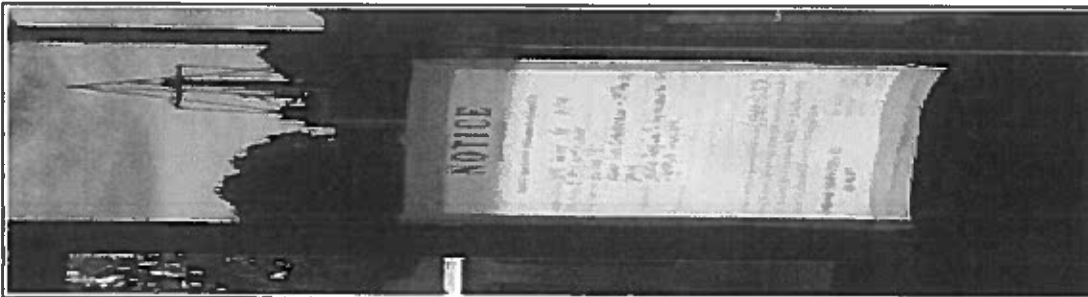
*Other licensed locations - Describe/Note:*

See Map

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

filed for New Class "B" license with expansion for live entertainment and off premises catering

*Insert Photo of Sign and location:*





# Board of Liquor License Commissioners

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

## POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Ignatius Ndubuisi Onyejiaka
<i>Address of Premises:</i>	6014 Harford Rd.
<i>Inspector:</i>	i:0#.w baltimore\Mike Hyde
<i>Date Posted:</i>	9/27/2016
<i>Time Posted:</i>	
<i>Date Rechecked:</i>	10/7/2016
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	

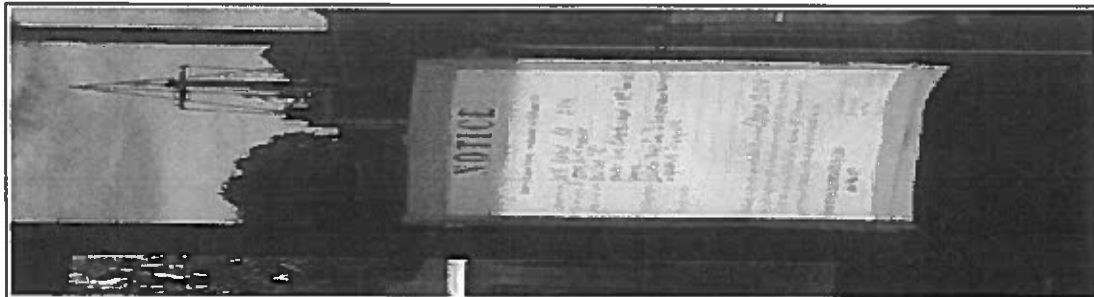
*Summary on location of sign posted:*

Front outside door

*Summary on location of sign rechecked:*

sign remained as posted for ten day period

*Insert Photo of Sign and location:*



<b>Inspector Name</b>		<b>Date and Time</b>	
<i>i:\0#.w\baltimore\joann.martin\mike hyde</i>		10/3/2016	9:58:10 AM
<b>Name of Licensee (if present)</b>			

# BLLC Routine Inspection

## Licensee Information

Address: 6016 HARFORD ROAD 21214

Trade Name: IBIS TAVERN

Corporation Name IBIS TAVERN, LLC

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

Date/Time of Inspection: 9/28/2016

9:42:19 AM

Manager/Licensee ignatius

## External Appearance

Clean and Free of Debris: Satisfactory

## Internal Appearance

Location of Bar: Front

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

## Package Goods/BD7 Checklist

Bulletproof Partitioning: No

Separate Pkg. Goods Dept.: No

Separate Pkg. Goods Store: No

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: No

## Dining Area

Capacity: 75

Location of Dining Area: n/a

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: N/A

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 2/24/2014

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: 2347553 2/1/2016

Kitchen

Inspector Comments: n/a

Restroom

Inspector Comments: satisfactory

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity: 75

Outdoor Seating Capacity: none

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Ancillary Services

Live Entertainment (Describe):

[Empty text box for Live Entertainment description]

Outdoor Table Service N/A

Violations

Violation Issued: No

Violations Noted:

[Empty text box for Violations Noted]

Wrap-Up

Instructions Given to Licensee:

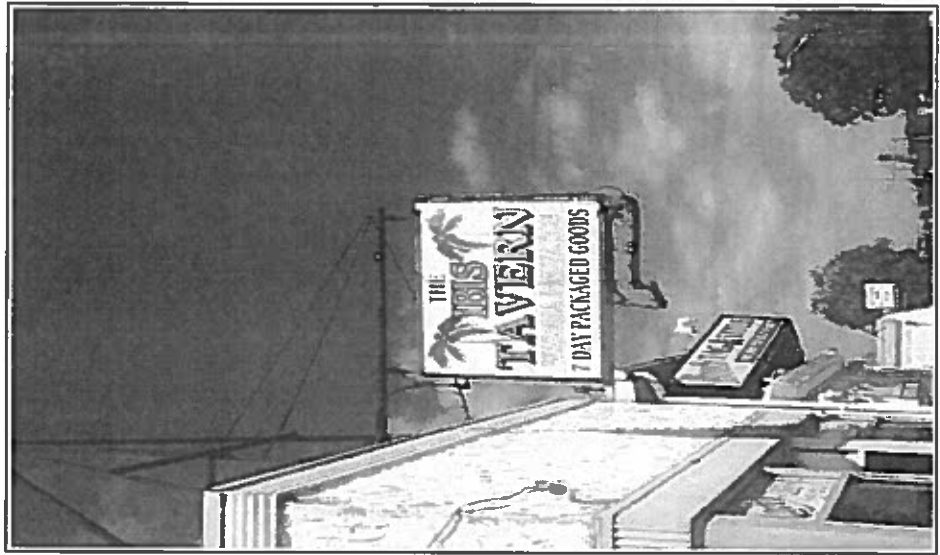
satisfactory

Inspector's Comments:

satisfactory

Photo Taken:





Owner Email:

Submitted by Inspector

# Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
27	05	5497	005	5/3/16	401

PROPERTY ADDRESS: 6014 HARFORD ROAD

OWNER: IGNATIUS ONYEJAKA ADDR: 5707 BENTON HEIGHTS AVE BA

LESSEE: IBIS INTERNATIONAL ADDR: 6014 HARFORD ROAD

LAND USE CODES 5810 5823 1113 0000

USE 1ST FLOOR AS A RESTAURANT /TAVERN-INCLUDING LIVE ENTERTAINMENT/DANCING WITH CATERING.

1001-000000-2600-159600-400360 PER. INSP	1001-000000-2600-158009-400480 MISC	1001-000000-2600-158009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG	1001-000000-2600-158302-400490 0 ADDITIONS
		45.00		
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC CONST.	1001-000000-2600-158800-400500 ELECT	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-158902-400510 DISTRIB/EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DEF. TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-3700-308801-401811 CHAP	1001-000000-1500-102800-400230 TAX
	0.00			3.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES
	50.00			98.00

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



*Michael Braverman*  
**MICHAEL BRAVERMAN**  
 BUILDING OFFICIAL

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

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



**HARBEL Community Organization, Inc.**  
**5807 Harford Road**  
**Baltimore, Maryland 21214**  
fax 410-426-1140  
Email: [info@harbel.org](mailto:info@harbel.org)  
Website: [www.harbel.org](http://www.harbel.org)

**Executive Board Members**

**Patrik Fleming - President**  
**Karmen Smith - Vice President**  
**Nomiki Weitzel - Secretary**  
**David Lansinger - Treasurer**  
**John Godwin - Executive Director**

**410-444-2100**

October 10, 2016

Douglas Paige  
Acting Executive Secretary  
Board of Liquor License Commissioners for Baltimore City  
231 E. Baltimore Street, 6th Floor  
Baltimore, Maryland 21202

Dear Mr. Paige:

RE: Applicant: Defaco Trns, Inc. T/a Ibis International Bar & Grill  
Ignatius Onyejiaka, Petition: New restaurant license with live entertainment and  
off-premise catering, Premise: 6014 Harford Road 21214

As the Community Relations Director of the HARBEL Community Organization Inc., a non-profit organization serving the needs of over 80 communities and organizations in northeast Baltimore, I am writing you concerning the request for a new restaurant license for the Ibis International Bar and Grill by Ignatius Onyejiaka at 6014 Harford Road.

This liquor license is within the boundaries of the Westfield Neighborhood Improvement Association. The association's president, Donnell Kelly, has indicated the applicants have yet to share their plans for the location with the leadership or the membership of WNIA. He requests the Board not take any action on this transfer of ownership until the petitioners have the opportunity to meet with the affected community association.

HARBEL supports the position of the Westfield Neighborhood Improvement Association in this matter, and we would request the Board not take any action on this request until the petitioners have the opportunity to meet with the affected community association.

Thank you in advance for your assistance in this matter, and please know the efforts of the Board of Liquor License Commissioners for Baltimore City to maintain and improve this city's neighborhoods have been greatly appreciated by HARBEL and its members.

Sincerely,

A handwritten signature in black ink that reads "Michael H. Hilliard". The signature is written in a cursive style with a large, prominent initial "M".

Michael H. Hilliard  
Director, Community Services

**October 27, 2016**

**Applicant(s):** Un Taek Sim, and Shawntre O'Neal  
Biddle Group, LLC, T/a Pratt Cut Rate Liquors  
2014 W. Pratt Street, 21223

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

Application to transfer ownership.

**(a) Applicant(s) Information:** (1) Un Taek Sim was born in Korea in March of 1958. He lives in Parkville, MD; (2) Shawntre O'Neal was born in Baltimore, MD in November of 1972. She lives Brooklyn, MD.

**(b) Ownership Breakdown:** (1) Un Taek Sim (99%); (2) Shawntre O'Neal (1%).

**(c) Purchase Price of Business:** The purchase price of the business was \$100,000. A down payment of \$5,000 was made. \$95,000 shall be paid in certified funds at the time of settlement, of which the deposit shall be a part.

**(d) Qualified Voters:** Yonas Negash, Valerie Carroll, and Michael Fitzgerald are qualified Baltimore City voters.

**(e) Zoning:** Applicants have applied for a USE permit, for the continued use of a Package Good Store.

**(f) Corporate Standing:** Biddle Group, LLC is a MD Corporation and as of 10/12/2016 is active and in good standing.

**(g) Posting Report:** The location was posted on 9/27/2016 and checked on 10/7/2016. This meets the 10-day rule. There are 9 licensed liquor establishments in the 4x4 area: "D" BW-1; "A" BWL-4; "BD7" BWL-4.

**(h) Timeline:** Last inspection of establishment was performed on 9/28/2016. At that time, the establishment was open and operating.

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

In considering this request, under the provisions of Alcohol Beverage 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:**

**OFFICE USE ONLY**

Date Filed \_\_\_\_\_  
 Posting Date: \_\_\_\_\_  
 Approved  Yes  No \_\_\_\_\_  
 Withdrawn  Yes  No \_\_\_\_\_  
 WC Information \_\_\_\_\_  
 Policy/Binder# \_\_\_\_\_

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

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$500.00  
 After June 1, 2016 \$600.00 includes Hearing Fee

**OFFICE USE ONLY**

Status of Zoning Verification  
 Approved: Yes  No   
 Date Sent to Zoning: \_\_\_\_\_  
 Initials: \_\_\_\_\_  
 Zoning Info: \_\_\_\_\_

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

EXPLANATION OF REQUEST: Request for class A license transfer CLASS TYPE: A

LICENSE AT THE LOCATION: 2014 W. Pratt Street IF TRANSFER, PREVIOUS LOCATION: 2014 W. Pratt Street

CORPORATE/LLC/LP/PARTNERSHIP NAME: Biddle Group, LLC TRADE NAME: Pratt Cut Rate Liquors

BUSINESS PHONE NUMBER: 410-566-7808 BUSINESS CONTACT/MANAGER: Un Taek Sim

ATTORNEY FOR THE APPLICANT: Jay S. Yoo ADDRESS: 3440 Ellicott Center Drive # 202 PHONE: 410-465-3606  
Ellicott City, MD 21243

Part of Premises Used (Note: Floors and Areas for Storage): First floor for business/Basement for storage

- Will Live Entertainment be provided?  Yes  No What Kind (Ex. O.J. Band, Etc.)? \_\_\_\_\_
- Will Outdoor Table Service Be Provided?  Yes  No
- Off Premise Catering of Food and Alcohol?  Yes  No BLLC Catering Application Filed?  Yes  No
- Delivery of alcohol?  Yes  No BLLC Delivery Application Filed?  Yes  No

Please note that as per Art. 28 §10-202(a)(iv)(1) that an application for the issuance or transfer is not complete unless the applicant has obtained zoning approval from the City of Baltimore. Please attach Use and Occupancy Permit or letter from BMZA approving use.

**1. Applicant A**

Un Taek Sim \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
9714 Brittainy Lane, Parkville, MD 21234  
 (Residence) Street City State Zip Code (period of residency in Baltimore City) N/A  
3/1/1958 male S. Korea  
 (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**

Shawntre M. O'Neal \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
716 Deacon Hill Ct., Brooklyn, MD 21225  
 (Residence) Street City State Zip Code (period of residency in Baltimore City) 18 Yrs.  
11/1/1992 female 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?

**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

[Empty box for explanation]

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

[Empty box for explanation]

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

Applicant A  B  C

1992 - traffic citation for Reckless Driving - Guilty

4. Has the applicant(s) ever had a license for the sale of alcoholic beverages in the State of Maryland?  Yes  No If yes, mark applicant and explain.

Applicant A  B  C

Uptown Bar - 1401 Edmondson Ave., Balto. City (2010-2015)

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

Uptown Bar - 2014 1 day suspension due to employee's violation

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

Applicant A  B  C

[Empty box for explanation]

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

Applicant A  B  C

[Empty box for explanation]

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

[Empty box for explanation]

9. Is the licensed premise currently open and operating?  Yes  No If yes, please explain.

[Empty box for explanation]

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

[Empty box for explanation]

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

*To be (owner operated & managed)*

Name	Address	Phone	Email
Un Taek Sim	9914 Britmay Ln. Parkville, MD 21234	[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 pecuniary interest in the license applied for as per Article 2B Section 10-103(b) (10)

- 1) NAME: Un Taek Sim ADDRESS: 9914 Britmay Ln., Parkville, MD 21234 TITLE: President %OF STOCK HELD RESIDENCE: 99%
- 2) NAME: Shawntre M. O'Neal ADDRESS: 716 Deacon Hill Ct., Brooklyn, MD 21225 TITLE: assistant secretary %OF STOCK HELD RESIDENCE: 1%
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE: \_\_\_\_\_

\*\*\*\*\*Attached is a list of the names and addresses of all outstanding stockholders who on the day of this application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.\*\*\*\*\*

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

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

Signature of Applicant A: \_\_\_\_\_  
 Signature of Applicant B: Shawntre M. O'Neal  
 Signature of Applicant C: \_\_\_\_\_

State of Maryland: Howard Co.

THIS CERTIFIES, THAT ON THE 12<sup>th</sup> OF August before the subscriber a notary public of the State of Maryland, personally appeared

Shawntre M. O'Neal and Un Taek Sim  
 The applicant (s) names in the foregoing application, and made oath in due form of law that the statement therein is true to the best of (his, her, their) knowledge and belief.

Jay S. Yoo  
 NOTARY PUBLIC  
 Howard County, Maryland  
 My Commission Expires 04/30/2017  
 (Witness my hand and seal)

[Signature]  
 Notary Public

Name and Address of the owners of the premises/landlord: Estifanos Habtegiorgis Phone Number: [REDACTED]

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND  
 (I/WE) Estifanos Habtegiorgis HEREBY CERTIFY, That (I or, we are) the owner(s) of the property located at 2044 W. Pratt Street, Baltimore, City with a Zip Code of 21223 which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents

and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

(Witness (my, our) hand(s) and seal(s) this 12<sup>th</sup> day of August in the year of 2016

WITNESS:

*[Handwritten signature]*

STATE OF MARYLAND

THIS CERTIFIES, THAT ON 12<sup>th</sup> day of August, 2016

Before the subscriber a notary public of the State of Maryland, personally appeared Estifanos Habtesgiorgis

and acknowledge the execution of the foregoing statement to be his voluntary and knowing act.

(Witness my hand and seal)  
Notary Public

Jay S. Yoo  
NOTARY PUBLIC  
Howard County, Maryland  
My Commission Expires 04/30/2017

*[Handwritten signature]*

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)
Ronald Foster	2010 Keenan Ave Baltimore, MD 21215	<i>[Signature]</i>	05/12/25	2 yrs
Jeremiah Bell	3904 Banner Rd Baltimore, MD 21216	<i>[Signature]</i>	11/10/77	2 yrs
Arthur R. Williams	2105 E Oliver Baltimore, MD 21213	<i>[Signature]</i>	10-1-59	2 yrs
Michael Fitzgerald	1411 N. Chester St Baltimore, MD 21213	<i>[Signature]</i>	9/1/63	2 yrs
Yonas Negash	1703 West Lombard St.	<i>[Signature]</i>	04/1/75	4 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

Stamp Application Here:

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

RECEIVED  
2016 AUG 25 5PM 3:11  
BOARD OF LIQUOR LICENSING COMMISSIONERS

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



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.

(Witness (my, our) hand(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_ in the year of \_\_\_\_\_)

WITNESS: \_\_\_\_\_

*[Handwritten signature]*

STATE OF MARYLAND

THIS CERTIFIES, THAT ON \_\_\_\_\_ day of \_\_\_\_\_

Before the subscriber a notary public of the State of Maryland, personally appeared \_\_\_\_\_

and acknowledge the execution of the foregoing statement to be \_\_\_\_\_ act.

(Witness my hand and seal)

Notary Public \_\_\_\_\_

**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.

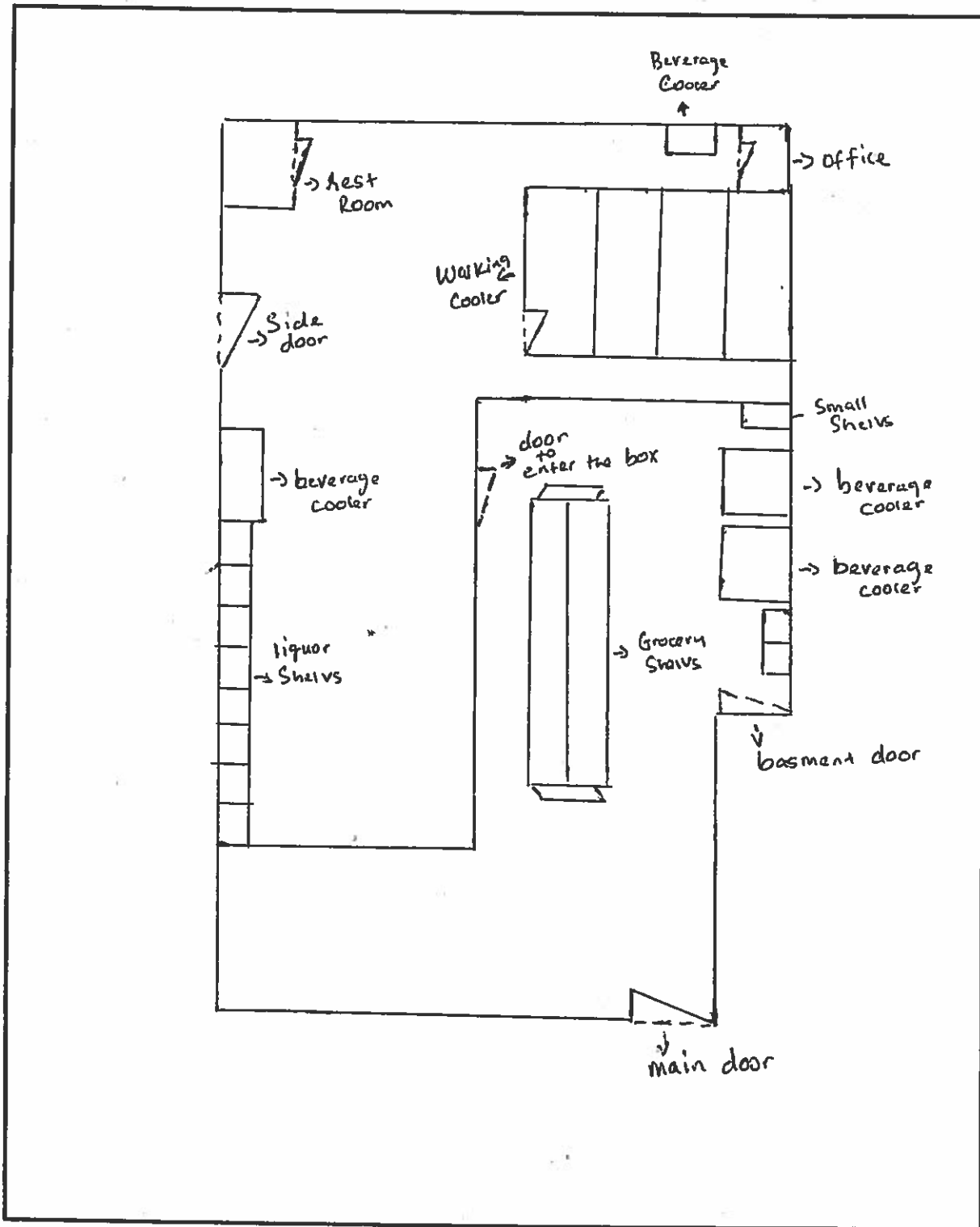
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Valerie Carroll	4319 Hamilton Ave	<i>[Signature]</i>	11-1959	6 years
Tyrone Lee	2000 E. Oliver St	<i>[Signature]</i>	1-1939	4 years

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

Stamp Application Here:

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

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





## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: LA 086      Cert Num: 0327      Fee: \$858.00      Status: Renewed  
 License Date: 5/1/2016      License Year: 2016  
 CR Number: 15643621  
 Payment Date: 04-28-16

2015 - 2016 TPP Paid  N  
 2016 Trader's License  Y

### Add Adult Entertainment License

#### Location

Corp Name: 2014 PRATT INC  
 Trade Name: PRATT CUT RATE LIQUORS  
 Zone Code: 32  
 Phone: 410-491-8240

Block Num: 2014      Street: PRATT STREET WEST  
 City: BALTIMORE      State: MD      Zip: 21223

CR Number: 15643621

Portion of Business Used:  
 FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE

Restriction:

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
ESTIFANOS	HABTEGIORGIS	1200 CHILLUM MANOR RD	Baltimore	MD	20783	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
CHONG SOK	YANG	2752 WEATHERSTONE DRIVE	ELICOTT CITY	MD	21042	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Sunday License

License Num:      Cert Num:      Fee:  
 License  
 Date:

Dates.

**Comments**

Date	Comment	Action
08/31/2016	Brought in Traders License for 2016-2017; placed in parent file /kk	Delete
04/10/2016	*****must provide %ownership of Corp/LLC information on 2016 renewal application	Delete
02/10/2016	*****Sent another Tax Hold letter to licensee(s) home address..... /sb	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
10/23/2015	Licensee called and gave me Invoice #94432. They had paid hearing fee; Receipt/Invoice was made out to a different address and name.... /sb	Delete
10/15/2015	Sent letter to licensee about past due administration fee of \$100.00 from hearing date July 17, 2014.... /sb	Delete
02/24/2015	07/17/2014 Public Hearing re: Application to transfer ownership. Board APPROVED tranfer (2 to 1 vote Commissioner Moore dissenting)	Delete
11/17/2014	10/23/2014 Public Hearing re: Request of reopen after being closed for more than 90 days. APPROVED	Delete

Print History (Print Card)

License num: LA 086                      Address: 2014 PRATT STREET WEST  
 Trade Name: PRATT CUT RATE LIQUORS

Comment:

Add Comment

**Hold Info**

Powered by:



Entity Name: BIDDLE GROUP LLC

Department ID: W17068826

General Information

Amendments

Personal Property

Certificate of Status

Principal Office (Current): 2014 W. PRATT STREET  
BALTIMORE, MD 21223

Resident Agent (Current): UN T. SIM  
9717 BRITINAY LANE  
PARKVILLE, MD 21234

Status: ACTIVE

Good Standing: Yes

Business Code: What does it mean when a business is not in good standing or forfeited?  
Other

Date of Formation or Registration: 02/24/2016

State of Formation: MD

Stock/Nonstock: N/A

Close/Not Close: Unknown

PROPOSED LOCATION: 2014 W Pratt St

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 9

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

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

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

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR 4

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

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

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

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

"BD7" BEER, WINE & LIQUOR 4

ARENA \_\_\_\_\_

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

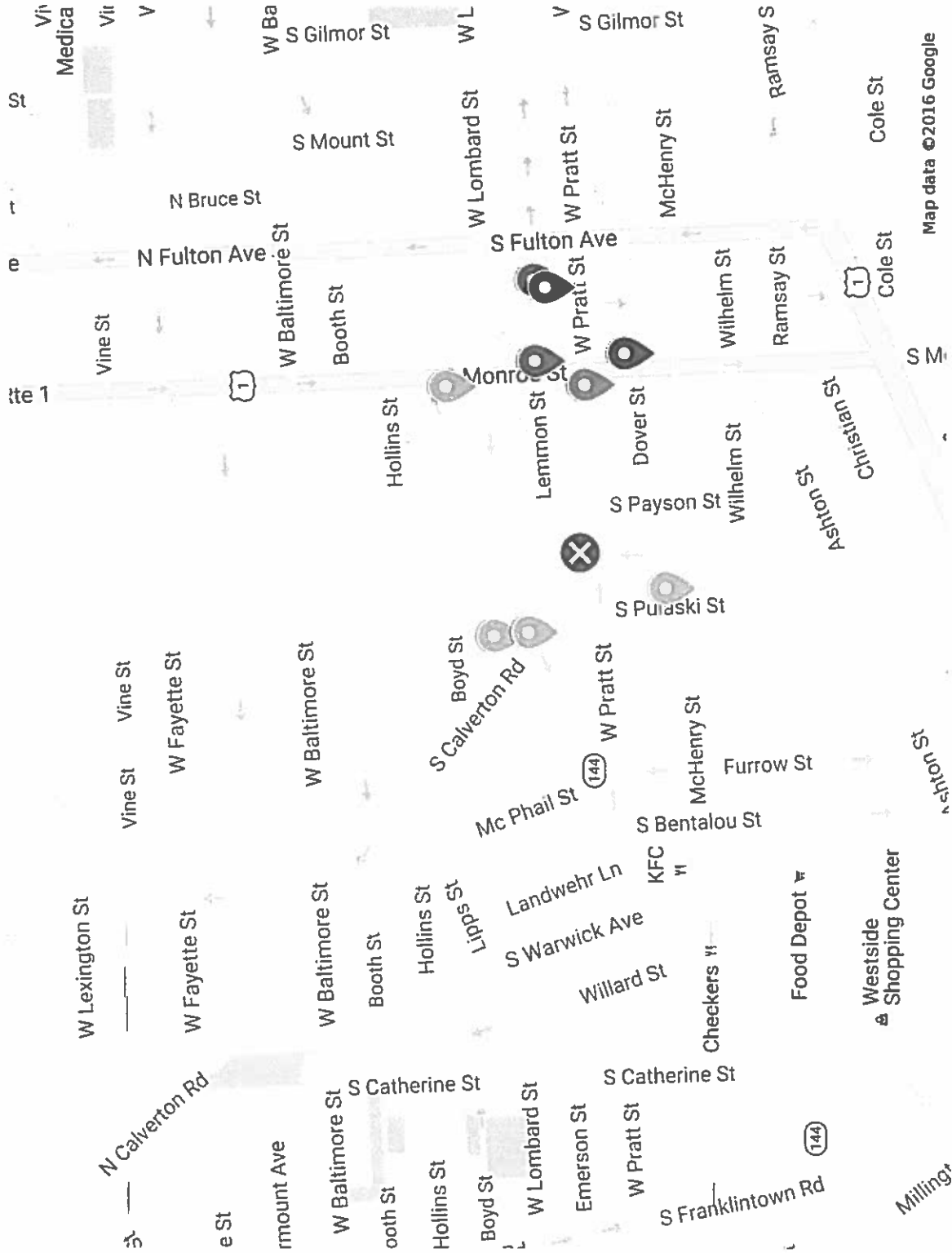
RACING \_\_\_\_\_

PREPARED BY: J Howard DATE: 9/30/16

# 2014 W. Pratt St

Untitled layer

- ✕ 2014 W Pratt St LA
- 📍 Pratt Liquor and Bar LBD7
- 📍 Pratt Liquor&Convenience LA
- 📍 Bay Island Seafood LA
- 📍 Martinni's Crab Hse & Bar LBD7
- 📍 Sun's Liquor LA
- 📍 J & H Discount Liquors LA
- 📍 Al-Ho Club LBD7
- 📍 Hunter's Hideout LBD7
- 📍 Best Crabs WD



**Board of Liquor License Commissioners**

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

**INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS**

<i>Licensee Information (Trade Name):</i>	Pratt Cut Rate Liquors
<i>Corporation Name:</i>	Biddle Group LLC
<i>Location Address:</i>	2014 W Pratt St
<i>License Type:</i>	Class "A" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes
<i>Is the location within 300 feet of Church and/or School?</i>	Yes
<i>Date Posted?</i>	9/27/2016
<i>Date Removed?</i>	
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

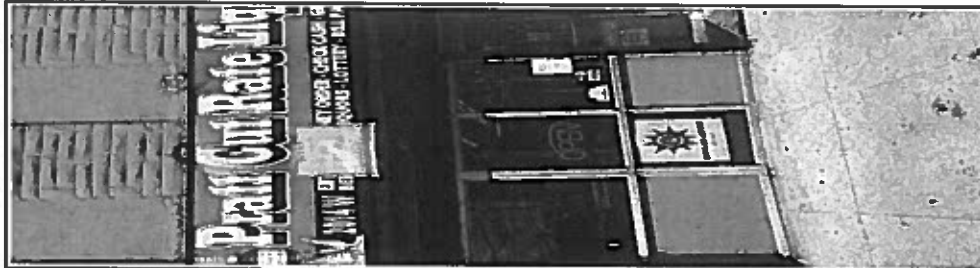
*Other licensed locations - Describe/Note:*

See attached map.

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

Transfer of ownership.

*Insert Photo of Sign and location:*





Inspector Name	Date and Time	
i:\0#.w\baltime\john.howard	9/28/2016	11:21:52 AM
Name of Licensee (if present)		
<input type="text"/>		

### Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Un Taek Sim & Shawntre O'Neal
<i>Address of Premises:</i>	2014 W Pratt St
<i>Inspector:</i>	i:0#.w baltimore\john.howard
<i>Date Posted:</i>	9/27/2016
<i>Time Posted:</i>	2:30 PM
<i>Date Rechecked:</i>	10/7/2016
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	

*Summary on location of sign posted:*

Sign posted above front door.

*Summary on location of sign rechecked:*

Sign remained as posted for the ten day period

*Insert Photo of Sign and location:*



# BLLC Routine Inspection

**Licensee Information**

**Address:** 2014 PRATT STREET WEST 21223

**Trade Name:** PRATT CUT RATE LIQUORS

**Corporation Name:** 2014 PRATT INC

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

**Date/Time of Inspection:** 9/28/2016 11:11:48 AM

**Manager/Licensee:** Estifanos Habtegiorgis

**External Appearance**

**Clean and Free of Debris:** Satisfactory

**Internal Appearance**

**Location of Bar:** N/A

**Shape of Bar:**

**Condition of Bar Area/Floors:** Satisfactory

**Hot Water:** N/A

**Disinfectant Solution:** N/A

**Three Compartment/Washer:** N/A

**Package Goods/BD7 Checklist**

**Bulletproof Partitioning:** Yes

**Separate Pkg. Goods Dept.:** Yes

**Separate Pkg. Goods Store:** N/A

**Bar/Tavern Open and Operating:** N/A

**Selling Household/Grocery:** Yes

**Dining Area**

**Capacity:**

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

**Business Records**

Traders License: Yes

Alcohol Awareness Certification Date Issued: 8/28/2014

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: MB-1006724

**Kitchen**

Inspector Comments:

**Restroom**

Inspector Comments:

**Public Safety**

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

**Adult Entertainment - If Applicable**

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

**Incidental Services**

Live Entertainment (Describe):

*Outdoor Table Service* N/A

Violations

*Violation Issued:* No

*Violations Noted:*

Wrap-Up

*Instructions Given to Licensee:*

*Inspector's Comments:*

Inspected 9/27/2016

*Photo Taken:*



Owner Email:

Submitted by Inspector

October 27, 2016

**Licensee(s):** Kfir Catalan, Christa Bruno-Rossi, and Michelle Mavias  
Lilac, Inc. T/a Lilac  
1801 E. Lombard Street, 21231

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

Transfer ownership and location of a Class "BD7 Beer, Wine and Liquor license presently located 1725 Poncabird Pass to 1801 E. Lombard Street.

(a) **Applicant(s) Information:** (1) Kfir Catalan was born in Kfarsabi, Israel in July of 1979. He lives in Baltimore, MD; (2) Christa Bruno-Rossi was born in Baltimore, MD in January of 1974. She lives in Baltimore, MD; and (3) Michelle Mavias was born in Baltimore, MD in February of 1965. She lives in Perry Hall, MD.

(b) **Ownership Breakdown:** (1) Kfir Catalan (98%); (2) Christa Bruno-Rossi (1%); and (3) Michele Mavias (1%).

(c) **Purchase Price of Business:** The purchase price of the business was \$62,500. A down payment of \$5,000 was made. \$57,500 is due at settlement.

(d) **Qualified Voters:** Jonathan Glaser, Levi Druk, and Max Polck are qualified Baltimore City voters.

(e) **Zoning:** On 7/15/2016 BMZA (BMZ2016-141) approved outdoor table service as accessory to the existing restaurant use with conditions.

(f) **Corporate Standing:** Lilac, Inc. is a MD Corporation and as of 10/12/2016 is active and in good standing.

(g) **Posting Report:** The location was posted 8/17/2016 and checked on 8/26/2016. This meets the 10-day rule. There are 12 licensed liquor establishments in the 4x4 area: "A" BW-1; "D" BW-2; "A" BWL-1; "B" BWL-1; "D" BWL-2; "BD7" BWL-5.

(h) **Timeline:** The last day of operation for this license – originally located at 1725 Poncabird Pass – was December 31, 2016. On April 26, 2016, the licensee for Poncabird Pass filed a 180 day hardship extension with the Board. This filing was within the 180 day time period and was thus valid. On July 14, 2016 the Board granted the licensee's request for a hardship extension thus prolonging the life of the license until December 26, 2016. The application to transfer this license originally located at 1725 Poncabird Pass was filed on April 4, 2016. Thus, since the application was filed within the life of the license as allowed by the Board through its hardship extension, the application for transfer can be heard by the Board.

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

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

**Board's Decision:**

# Application for Alcoholic Beverages License

## Board of Liquor License Commissioners for Baltimore City

CLASS TYPE: BD7 LICENSE AT THE LOCATION: 1725 Poncabird Pass 21224 IF TRANSFER, LOCATION: 1801 E. Lombard St 21231

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Lilac, Inc TRADE NAME: Lilac

ATTORNEY FOR THE APPLICANT: Peter A. Prevas ADDRESS: 231 E. Baltimore St, Ste 702 Balto. Md 21202

PHONE: 410-752-2340 EMAIL: prevasandprevas@verizon.net

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

Describe Part of Premises to be Used: 1<sup>st</sup> Floor Will you offer delivery of food and/or alcohol?  Yes  
 No

Will Live Entertainment be provided?  Yes  No What Kind?

Will Outdoor Table Service Be Provided?  Yes  No Off Premise Catering of Food and Alcohol?  Yes  No

Please note that as per Art. 28 §10-202(a)(iv)(1) that an application for the issuance or transfer is not complete unless the applicant has obtained zoning approval from the City of Baltimore Do you have a Zoning Approval DHCD?  Yes  No If yes, please attach. If no, please give timeframe for obtaining letter of approval: Transfer of existing Use Permit as restaurant to new owner

WORKER'S COMPENSATION INFORMATION – INSURANCE CARRIER Chesapeake POLICY OR BINDER

#: Pending

### 1. Applicant A

Kfir Catalan

(full name)

[REDACTED]  
(telephone no.)

[REDACTED]  
E-mail ( Required )

2 N. Rose St Balto, Md. 21224

5 yrs

(residence) Street

City

State

Zip Code (period of residency in Baltimore City)



07/1979

M

Kfarsabi, Israel

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

If applicable, address of Property on which tax is paid in your individual name: 2 N. Rose St. 21224

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

Christa Bruno-Rossi

(full name)

(telephone no.)

E-mail (Required)

1926 EAST PRATT ST, BALTIMORE, MD 21231

(residence) Street

City State

Zip Code (period of residency in Baltimore City)

1/1974

FEMALE

BALTIMORE, MD

(Month/Year of Birth)

(Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name:

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

Michelle Mavias

(full name)

(telephone no.)

E-mail (Required)

8927 COWENTON RD, BALTIMORE MD 21231

PERRY HALL, MD 21224

(residence) Street

City State

Zip Code (period of residency in Baltimore City)

2/1965

FEMALE

BALTIMORE, MD

(Month/Year of Birth)

(Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name:

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 convicted of a felony, or has 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.

1. Has the applicant(s) been convicted of a felony, or has 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

2. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland or the United States.  Yes  No If yes, mark applicant and explain.

Applicant A  B  C

3. Has the applicant(s) ever held a license for the sale of alcoholic beverages in the State of Maryland?  Yes  No If yes, explain.

Applicant A  B  C

4. Has the applicant(s) ever had a liquor license suspended or revoked?  Yes  No If yes, explain in adjacent space.

Applicant A  B  C

5. Does the applicant(s) have a pecuniary interest in any other alcoholic beverage business or business for which a license has been applied for, granted, and issued?  Yes  No If yes, explain in adjacent space.

Applicant A  B  C

6. Is your spouse or child a licensee, in this jurisdiction or any other, and does he or she have any financial interest in any other alcoholic beverage business?  Yes  No If yes, explain.

Applicant A  B  C

7. Is there now, or will there be, during the continuance of the license applied for, any other person financial interested in said license or business to be conducted thereunder?  Yes  No If yes, explain in the adjacent space provided.

8. Is the licensed premises presently open and operating?  Yes  No If no, please provide information requested in adjacent space provided.

Closure Date:

Explanation:

9. Do any of the applicant(s) 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 provide information as to the applicant(s) indebted, the amount of indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler in the adjacent space provided.

Purchase Price of Business	Owner of the Real Property	Cost of the Real Property	Cost of the Business	Cost of the Personal Property	Down Payment provided to seller	Terms for the Balance due
62,500.00 LIRUAN LICCS-ONLY	CATALAN CABANITAS 1801, LLC	N/A	62,500.00	62,500.00	5,000.00	57,500.00 AT SIGHT

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses – in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.)

1) NAME: KFIR CATALAN ADDRESS: 2 N ROSE st, TITLE: VP %OF STOCK 98%  
HELD RESIDENCE: 21224

2) NAME: CHRISTA BRUNO-ROSSI ADDRESS: 1926 EAST PRATT st, TITLE: PRESIDENT %OF STOCK 1%  
HELD RESIDENCE: 21231

3) NAME: MICHELE MAVIAS ADDRESS: 1926 EAST PRATT st, TITLE: Sec/TN %OF STOCK 1%  
HELD RESIDENCE: 21231

4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK  
HELD RESIDENCE: \_\_\_\_\_

\*\*\*\*\*Attached is a list of the names and addresses of all outstanding stockholders who on the day of this application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.\*\*\*\*\*

*\*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.

X  
\_\_\_\_\_  
Signature of Applicant A  
Applicant C

Charles S. Jones  
\_\_\_\_\_  
Signature of Applicant B

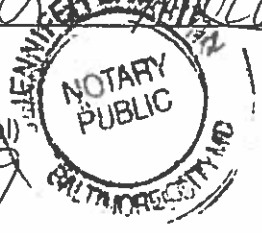
Michael M. Jones  
\_\_\_\_\_  
Signature of Applicant C

State of Maryland: City of Baltimore SS X

THIS CERTIFIES, THAT ON THE 28<sup>th</sup> OF March, 2016,  
before the subscriber a notary public of the State of Maryland, personally appeared  
Kfir Catalan, Christa Bruno-Rossi, Michele Mavias

The applicant (s) names in the foregoing application, and made oath in due form of law that the statement therein are true to the best of (his, her, their) knowledge and belief.

Jennifer L. Minton  
\_\_\_\_\_  
Notary Public



(Witness my hand and seal)  
01-26-2019

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) CATALAN CADANITAS (S), LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1901 E. Lombard St, Baltimore, City with a Zip Code of 21231, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

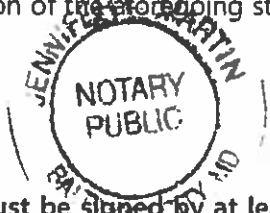
(Witness (my, our) hand(s) and seal(s) this 28<sup>th</sup> day of March in the year of 2016

WITNESS: Jennifer H. Martin  
 STATE OF MARYLAND

THIS CERTIFIES, THAT ON 28<sup>th</sup> day of March, 2016

Before the subscriber a notary public of the State of Maryland, personally appeared Kfir Catalan, Member, Catalan Cabanillas, 1801, LLC  
 and acknowledge the execution of the foregoing statement to be his act.

(Witness my hand and seal)  
 Notary Public Jennifer H. Martin 01-26-2016



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)
<i>print name</i>				
JONATHAN (YONI) GLASER	820 S-EAST AVE, 21224	<i>[Signature]</i>	07/1988	6 years
LEVI DRUK	407 S. High St 21202	<i>[Signature]</i>	08/1980	6 years
MAX POLLACK	151 N MILTON AVE, 21224	<i>[Signature]</i>	09/1987	3 years

**FOR OFFICE USE ONLY**

DATE FILED: \_\_\_\_\_ NEW/TRANSFER/EXPANSION - \$500.00 PAID:  POS  
 DATE: \_\_\_\_\_  
 SUSTITUTE APPLICATION FEE - \$250.00 PAID  PRINT NAME OF BLLC STAFF \_\_\_\_\_  
 INTIALS \_\_\_\_\_

Status of Application  
 Approved: Yes  No   
 Date: \_\_\_\_\_  
 BLLC Initials: \_\_\_\_\_

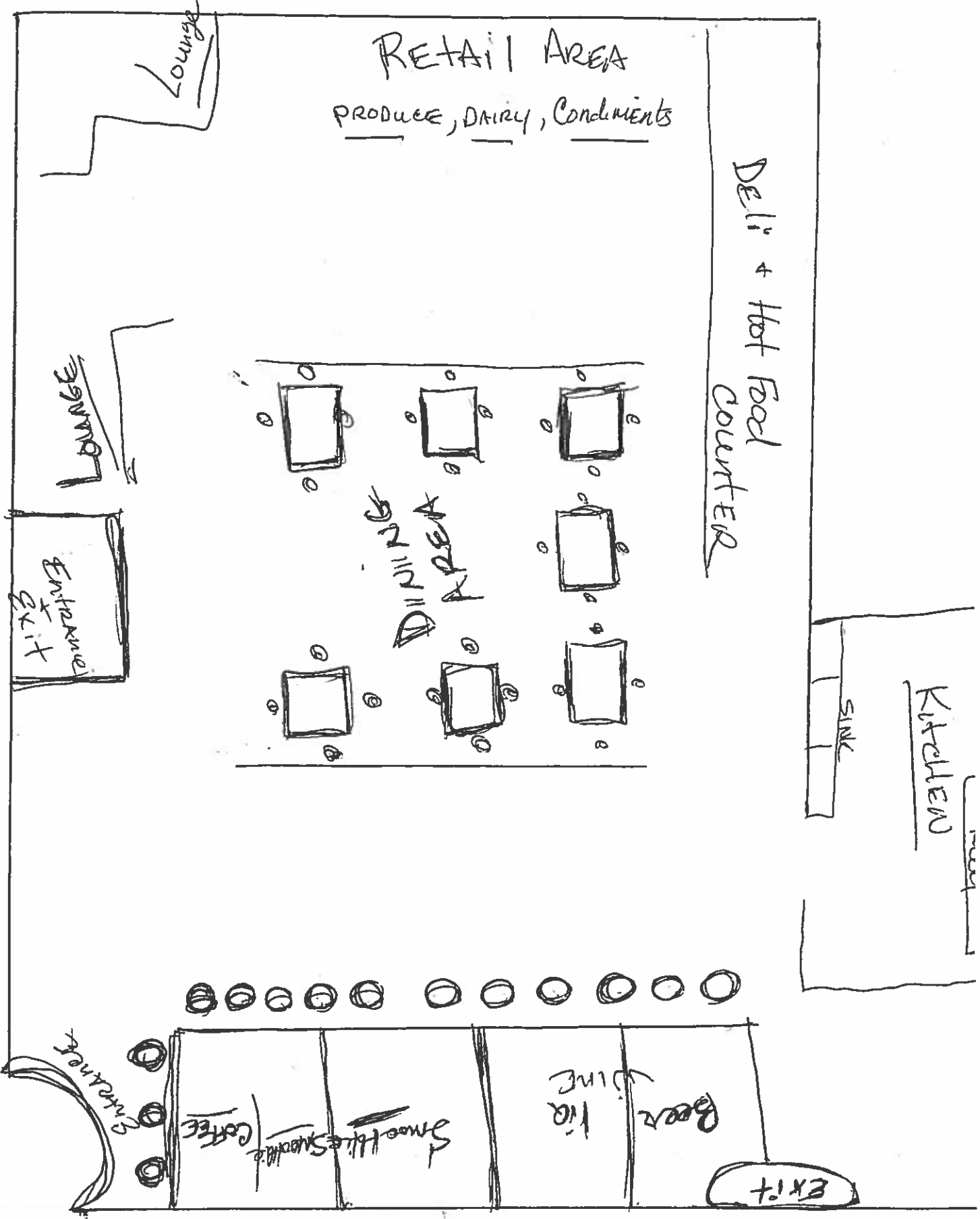
Board of Liquor License Commissioners For the City of Baltimore, 231  
East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382

---

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

E. LOMBARD STREET

S. ANN STREET



Maryland Department of Assessments and Taxation Business Services (w4) Search Help

Entity Name: LILAC INC.

Department ID: D17081142

General Information    Amendments    Personal Property    Certificate of Status

Principal Office (Current):                    1926 EAST PRATT ST  
 UNIT #2  
 BALTIMORE, MD 21231

Resident Agent (Current):                    CHRISTA BRUNO-ROSSI  
 1926 EAST PRATT ST  
 UNIT #2  
 BALTIMORE, MD 21231

Status:    INCORPORATED

Good Standing:                                Yes

*What does it mean when a business is not in good standing or forfeited?*

Business Code:                                Ordinary Business - Stock

Date of Formation or Registration:        03/01/2016

State of Formation:                            MD

Stock/Nonstock:                              Stock

Close/Not Close:                              No Close





## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LBD7 246**      Cert Num: **0712**      Fee: **\$1,320.00**      Status: **Renewed**  
 License Date: **5/1/2016**      License Year: **2016**  
 CR Number: **12083701**  
 Payment Date: **05-13-16**

2015 - 2016 TPP Paid   
 2016 Trader's License

### Add Adult Entertainment License

#### Location

Corp Name: **F & C, LLC**  
 Trade Name: **PONCABIRD PUB**  
 Zone Code: **10**  
 Phone: **410-631-7531**

Block Num: **1725**      Street: **PONCABIRD PASS**  
 City: **BALTIMORE**      State: **MD**      Zip: **21224**

CR Number: **12083701**

Portion of Business Used:  
 SECOND FLOOR FOR BUSINESS WITH ACCESSORY OUTDOOR TABLE SERVICE; LICENSEE  
 MAY PROVIDE LIVE ENTERTAINMENT

Restriction:  
 THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE  
 GOODS TO BE SOLD OVER THE BAR.

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
STEVE	CHAIT	3817 OUTRIGGER ROAD-P.O. BOX 710	MAYO	MD	21106	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
RICHARD	FRANKTON, JR.	8147 SILVERADO COURT	PASADENA	MD	21122	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
FERRUCCIO	LOCCO	626 S. KENWOOD AVENUE	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

**Comments**

Date	Comment	Action
07/28/2016	7/14/2016 Public Hearing re: Request for hardship extension. APPROVED (3-0 vote)	Delete
03/25/2009	03/24/09 \$100(180 DAY CONF.FEE) PAID IN FULL #66455	Delete
11/21/2008	09/09/08 \$500 SALE TO MINOR FINE PAID IN LIEU OF 9/11/08 HEARING #64824	Delete
09/08/2008	090808 \$100 CONF.FEE PAID IN FULL #64797	Delete
09/08/2008	09/04/08 Transfer Conf.re: Request to add live entertainment,first floor front for business,first floor rear for staorage & outdoor table service on second floor deck..DECISION: APPROVED.MUST PAY CONF.FEE \$100	Delete

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

License num: LBD7 246                      Address: 1725 PONCABIRD PASS  
 Trade Name: PONCABIRD PUB

Comment: \_\_\_\_\_

[Add Comment](#)

**Hold Info**



PROPOSED LOCATION: 1901 E. Lombard st

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 12

"A" BEER & WINE 1

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

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

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR 1

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

"B" BEER, WINE & LIQUOR 1

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

"D" BEER, WINE & LIQUOR 2

"BD7" BEER, WINE & LIQUOR 5

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Andy Perez DATE: 8/19/16

# 1801 E. Lombard St.

## Licensed Establishments

- ★ 1801 E Lombard St
- Tarbas Greek Kitchen-LBD7
- El Salvador Restaurant-LD
- Water For Chocolate-WD
- ARIZONA BAR & GRILL-LD
- ADAGIO-LB
- Pratt Liquors & Bar-LBD7
- PRATT LIQUOR -LA
- MARTINI'S BAR-LBD7
- RIO BRAVO LIQUOR-WA
- La Rumba-LBD7
- Shery's On Broadway-LBD7
- Santa Ana-WD

## Schools & Churches

- ⊕ Baltimore Spanish Speaking Church



## Board of Liquor License Commissioners

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

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="Lilac"/>
<i>Corporation Name:</i>	<input type="text" value="Lilac,Inc"/>
<i>Location Address:</i>	<input type="text" value="1801 E. Lombard St."/>
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	<input type="text" value="8/17/2016"/>
<i>Date Removed?</i>	<input type="text" value="8/26/2016"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

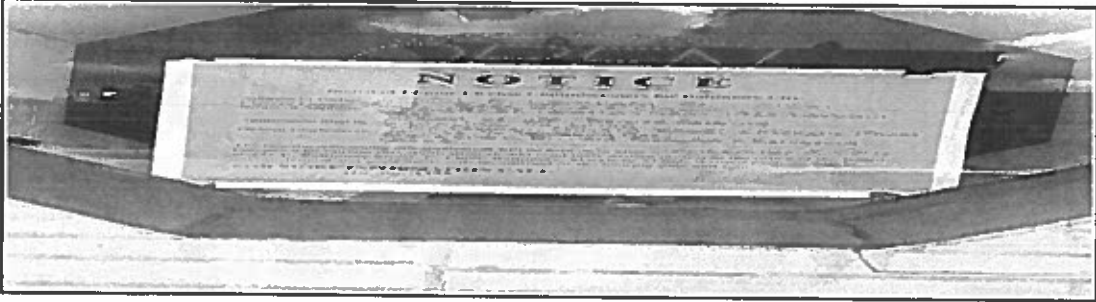
**Other licensed locations - Describe/Note:**

See attached map.

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

Application filed for transfer of location from 1725 Pocabird Pass to 1801 E. Lomabrd St.  
Application for off premise catering of food and alcohol.  
  
Hardship granted 7/14/16

**Insert Photo of Sign and location:**



<b>Inspector Name</b>		<b>Date and Time</b>	
<input type="text" value="i:\OH.w\baltime\andy.perez"/>		<input type="text" value="8/26/2016"/>	<input type="text" value="10:07:09 AM"/>
<b>Name of Licensee (if present)</b>			
<input type="text"/>			

## Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	<input type="text" value="Kfir Catalan/Christa Bruno-Rossi/Michelle Mavias"/>
<i>Address of Premises:</i>	<input type="text" value="1801 E. Lomard St."/>
<i>Inspector:</i>	<input type="text" value="i:0#w baltimore\andy.perez"/>
<i>Date Posted:</i>	<input type="text" value="8/17/2016"/>
<i>Time Posted:</i>	<input type="text" value="1:00 PM"/>
<i>Date Rechecked:</i>	<input type="text" value="8/26/2016"/>
<i>Time Rechecked:</i>	<input type="text" value="10:00 AM"/>
<i>Manager or Owner when sign posted:</i>	<input type="text" value="Derick"/>

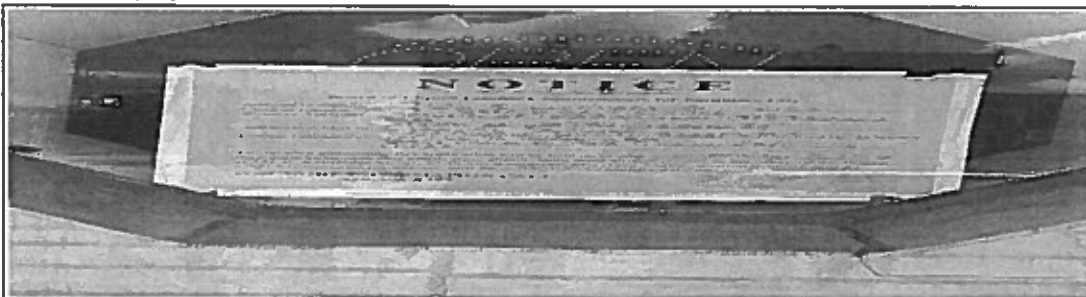
*Summary on location of sign posted:*

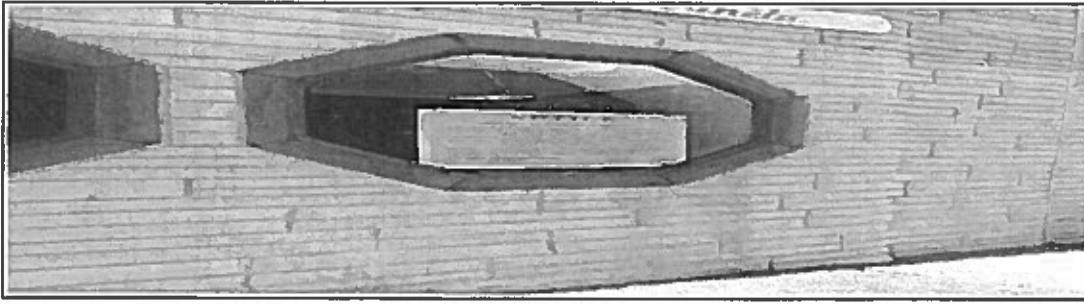
Sign posted on left side window, facing corner of Ann St. and E. Lombard St.

*Summary on location of sign rechecked:*

Sign still posted on original location for the 10 days period.

*Insert Photo of Sign and location:*







# BLLC Compliance Inspection

Inspection Type: Compliance ▼

Address: 1725 PONCABIRD PASS 21224 ▼

Trade Name:

Corporation Name

Type of License: Class "BD7" Beer, Wine and Liquor ▼  
[License Class Descriptions](#)

Date/Time of Inspection:

Fire Capacity Certification: Yes ▼ Capacity:

Traders License: Yes ▼

Operating: Yes ▼

SDAT Certification: None ▼

Alcohol Awareness Certification: Yes ▼

Health Certification: Yes ▼

Liquor License Present: Yes ▼

Type of Violation Found: None ▼

Violation Issued: No ▼

Photo Taken: Yes ▼



Attach Additional Photos

Owner Email:

Remarks:

Licensee/Operator failed to allow Inspector Entry or Access  
Licensee/Operator refused to provide Inspector Documents/Information  
Licensee/Operator could not provide stock inventory sheets to Inspector  
General Observations made of uncleanliness - Trash and Debris/Animal Feces/Dirty Condit  
Inspector Found Unsanitary Conditions in Bathroom Area  
Inspector Found Unsanitary Conditions in Bar Area  
Inspector Found Unsanitary Conditions in Common Area

Submitted by Inspector

Approve

# BLLC Compliance Inspection

*Address:* 1725 PONCABIRD PASS 21224

*Trade Name:*

*Corporation Name*

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

*Date/Time of Inspection:*

*Manager/Licensee*

*Clean and Free of Debris:* Satisfactory

*Traders License:* N/A

*Alcohol Awareness Certification Date Issued:*

*Exits Marked, Unobstructed:* N/A

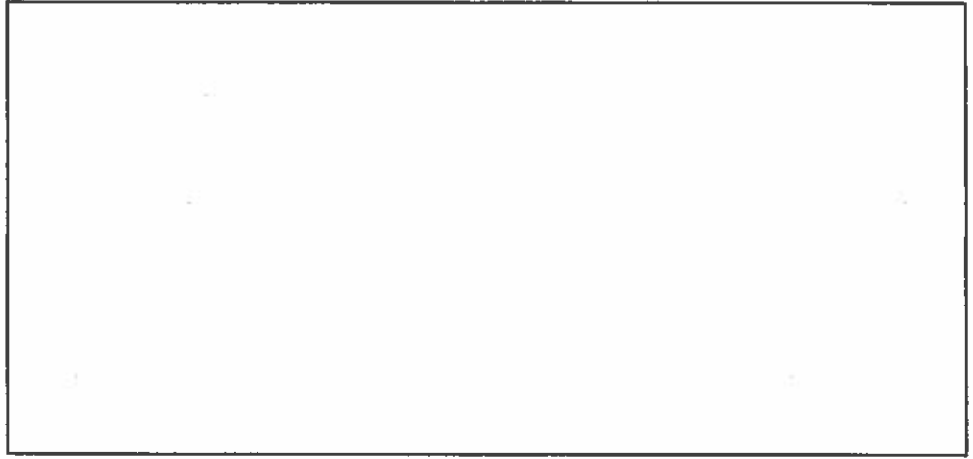
*Fire Capacity:*

*Outdoor Seating Capacity:*

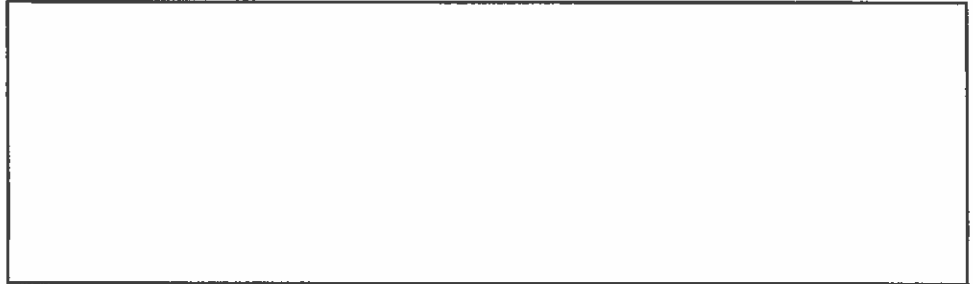
*License is Valid:* N/A

*Violation Issued:* No

*Violations Noted:*



*Instructions Given to Licensee:*



*Inspector's Comments:*

*licensee lost lease..filed for hardship extension...was granted by board of 7/14/16*

*Photo Taken:*



*Owner Email:*

*Submitted by Inspector*



## Permit - Details

Permit Num.:USE2016-01963  
 Plan Num:-  
 Address:1801-1805 E LOMBARD ST  
 Block-Lot:1745 051(see parcel details)

Permit Issued:  
 Date Final:4/29/2016  
 Date Exp:  
 Last Update:4/29/2016 9:49:57 AM

Zip Code:21231-1813

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

Last User:LEE  
 Building Fully Sprinkler:

Tag Type	Tag Description	Updated By	Date Updated
Work needs perm	furnace and duct work no permits, subject to penalty surcharge by jgrz on 4/20/07 - \$1,000 penalty fees applied to mehanical permit com2007-15156 issued on 05/15/07.	DGOO	12/14/2009 11:31:26 AM
Miscellaneous	11/18/10 Peggy White brought customer to counter for help in requirements to enclose deck. Explained procedure. Customer will return with drawings.	HALG	11/18/2010 1:50:13 PM

see applicant info  
 see other agency info

(USE)ADD ACCESSORY OUTDOOR TABLE SERVICE TO EXISTING RESTAURANT

Add Activity

Action	Notes	DISP	ASSIGNED	DATE1	DATE2	DATE3	Done By
Application Received						4/29/2016	CLEE
Zoning Sign-off				4/29/2016			
Use Permit Referral -Building					4/29/2016		
Building Inspection Referral					4/30/2016		
Application Denied							

October 27, 2016

**Applicant(s):** Jennifer McComas, and Joshua Foti  
Charybdis, LLC, T/a Ryleigh's Oyster  
36 E. Cross Street, 21230

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

Request to add live entertainment.

(a) **Applicant(s) Information:** (1) Jennifer McComas was born in Hanover, PA in May of 1973. She lives in Hunt Valley, MD; (2) Joshua Foti was born in Baltimore, MD in July of 1977. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Jennifer McComas (99%); (2) Joshua Foti (1%).

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

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

(e) **Zoning:** On 8/29/2016 BMZA (BMZ 2016-65) approved request to add live entertainment to the existing first and second floor premise restaurant with conditions.

(f) **Corporate Standing:** Charybdis, LLC is a MD LLC and as of 10/11/2016 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/27/2016 and checked on 10/7/2016. This meets the 10-day rule. There are 30 licensed liquor establishments in the 4x4 area: "B" BWL-1; "D" BW-8; "A" BWL-2; "B" BWL-7; "D" BWL-4; and "BD7" BWL-8.

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

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

In considering this request, under the provisions of Alcohol Beverage 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:**

OFFICE USE ONLY

Date Filed \_\_\_\_\_  
Posting Date: \_\_\_\_\_  
Approved  Yes  No \_\_\_\_\_  
Withdrawn  Yes  No \_\_\_\_\_  
WC Information \_\_\_\_\_  
Policy/Binder# \_\_\_\_\_

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

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$500.00  
After June 1, 2016 \$600.00 includes Hearing Fee

OFFICE USE ONLY

Status of Zoning Verification  
Approved: Yes  No   
Date Sent to Zoning: \_\_\_\_\_  
Initials: \_\_\_\_\_  
Zoning Info: \_\_\_\_\_

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

EXPLANATION OF REQUEST: Live Entertainment CLASS TYPE: B

LICENSE AT THE LOCATION: 36 E. CROSS STREET, BALTIMORE 21231 IF TRANSFER, PREVIOUS LOCATION: \_\_\_\_\_

CORPORATE/LLC/LLP/PARTNERSHIP NAME: CHARYBDIS, LLC TRADE NAME: RYLEIGH'S OYSTER

BUSINESS PHONE NUMBER: 410-539-2093 BUSINESS CONTACT/MANAGER: Joshua Foti

ATTORNEY FOR THE APPLICANT: Stephan W. Fogleman, Esquire ADDRESS: 1720 Thames Street, Baltimore, MD 21231 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage): 1<sup>st</sup> & 2<sup>nd</sup> Floor for Business

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

Will Outdoor Table Service Be Provided?  Yes  No

Off Premise Catering of Food and Alcohol?  Yes  No BLLC Catering Application Filed?  Yes  No

Delivery of alcohol?  Yes  No BLLC Delivery Application Filed?  Yes  No

Please note that as per Art. 28 § 10-202(a)(iv)(i) that an application for the issuance or transfer is not complete unless the applicant has obtained zoning approval from the City of Baltimore. Please attach Use and Occupancy Permit or letter from BMZA approving use.

1. Applicant A

Jennifer A. McComas \_\_\_\_\_

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

1646 Wothington Heights Pkwy, Hunt Valley, MD, 21030 \_\_\_\_\_  
N/A

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

05/1973 \_\_\_\_\_ M \_\_\_\_\_ Hanover, PA

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

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

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

2. Applicant B

Joshua M. Foti \_\_\_\_\_

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

1509 Race Street, Baltimore City, MD 21230 \_\_\_\_\_  
15 years

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

07/1977 \_\_\_\_\_ M \_\_\_\_\_ 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 or the United States.

Yes  No - If yes, mark applicant and explain.

Applicant A  B  C

4. Has the applicant(s) ever had a license for the sale of alcoholic beverages in the State of Maryland?  Yes  No If yes, mark applicant and explain.

Applicant A  B  C

Both are current licensees on this license.

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 pecuniary interest in any other alcoholic beverage business or business for which an alcoholic beverage license has been applied for, granted, and issued?  Yes  No If yes, mark applicant and explain.

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

9. Is the licensed premise currently open and operating?  Yes  No If yes, please explain.

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
N/A Lic Ent. Only			

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 pecuniary interest in the license applied for as per Article 2B Section 10-103(b) (10)

- 1) NAME: NIA NoChung ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE: \_\_\_\_\_
- 2) NAME: Jennifer McComas ADDRESS: 1646 W. Duffin Hk TITLE: Partner %OF STOCK HELD RESIDENCE: 99 1/2
- 3) NAME: Joshua Foti ADDRESS: 1509 Race St TITLE: Mgr. %OF STOCK HELD RESIDENCE: 1 1/2
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE: \_\_\_\_\_

\*\*\*\*\*Attached is a list of the names and addresses of all outstanding stockholders who on the day of this application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.\*\*\*\*\*

\*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.

Jennifer McComas Signature of Applicant A  
Joshua Foti Signature of Applicant B  
 \_\_\_\_\_ Signature of Applicant C

State of Maryland: City of Baltimore  
 THIS CERTIFIES, THAT ON THE 29 OF August 2016  
 before the subscriber, a notary public of the State of Maryland, personally appeared  
Jennifer McComas and Joshua Foti

The applicant (s) names in the foregoing application, and made oath in due form of law that the statement therein are true to the best of (his, her, their) knowledge and belief.  
Stephen W. Fogleman, Jr.  
 STEPHAN W. FOGLEMAN, JR. Notary Public

(Witness my hand and the Seal)  
 NOTARY PUBLIC STATE OF MARYLAND  
 My Commission Expires 12/16/19

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

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND  
 (I, WE) Brian M. McComas HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 36 E. CROSS STREET, Baltimore, City with a Zip Code of 21230, 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.

(Witness (my, our) hand(s) and seal(s) this 29 day of August in the year of 2016

WITNESS: [Signature]

STATE OF MARYLAND  
THIS CERTIFIES, THAT ON 29 day of August 2016  
Before the subscriber a notary public of the State of Maryland, personally appeared

Brim McComas

and acknowledge the execution of the foregoing statement to be his Stephan W Fogleman, Jr. apt.

(Witness my hand and seal)  
Notary Public STEPHAN W. FOGLEMAN, JR.  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires 12/16/15

[Signature]

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)
N/A Use Entertainment Only				

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

Stamp Application Here:

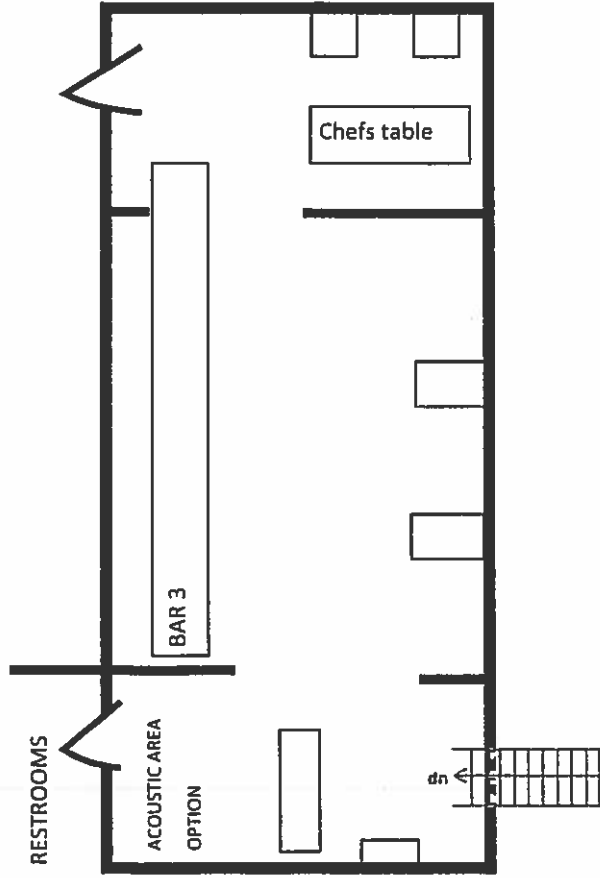
Please note that this is a public document and upon request will be provided to the general members of the public.

**\*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.\***

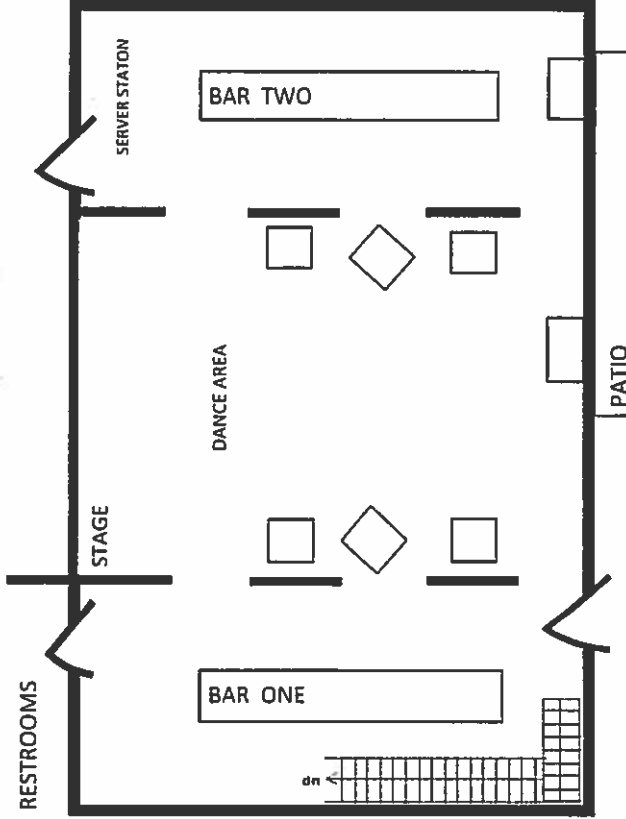
# RYLEIGH'S OYSTER FEDERAL HILL

36 E CROSS STREET, BALTIMORE

## SECOND FLOOR



## FIRST FLOOR



Entity Name: CHARYBDIS, LLC

Department ID: W06035539

General Information	Amendments	Personal Property	Certificate of Status
---------------------	------------	-------------------	-----------------------

Principal Office (Current): 36 EAST CRFOSS ST.  
BALTIMORE, MD 21230

Resident Agent (Current): JOSHUA M. FOTI  
1509 RACE ST  
BALTIMORE, MD 21230

Status: REVIVED

Good Standing: Yes  
What does it mean when a business is not in good standing or forfeited?

Business Code: Other

Date of Formation or Registration: 11/03/2000

State of Formation: MD

Stock/Nonstock: N/A

Close/Not Close: Unknown



## Liquor Board System

Version 1.0

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

### License Detail

[Close the License](#)

[Print License](#)

[Print Renewal Letter](#)

[<< Go Back](#)

#### License Info

License Num: LB 245

Cert Num: 1026

Fee: \$1,320.00

Status: Renewed

License Date: 5/1/2016

License Year: 2016

CR Number: 10060320

Payment Date: 04-29-16

2015 - 2016 TPP Paid

2016 Trader's License  [Update Info](#)

[Click to Start License Renewal](#)

### Add Adult Entertainment License

[Add New Adult Entertainment License](#)

#### Location

Corp Name: CHARYBDIS, LLC

Trade Name: RYLEIGH'S OYSTER

Zone Code: 7

Phone: 410-539-2093

Block Num: 32-36

City: BALTIMORE

Street: CROSS STREET EAST

State: MD

Zip: 21230

CR Number: 10060320

Portion of Business Used:

USE ENTIRE FIRST AND SECOND FLOORS AS A RESTAURANT WITHOUT LIVE ENTERTAINMENT OR DANCING

Restriction:

[Edit the License Location Info](#)

[Alternate Mailing Address](#)

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JOSHUA M.	FOTI	1509 RACE STREET	BALTIMORE	MD	21230	<a href="#">[Edit]</a>	<a href="#">[Remove Owner]</a>
JENNIFER	MCCOMAS	1646 WORTHINGTON HTS. PKWY.	HUNT VALLEY	MD	21030	<a href="#">[Edit]</a>	<a href="#">[Remove Owner]</a>

#### Comments

Date	Comment	Action
04/29/2016	***** RELEASED STATE TAX HOLD***** /sb	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
10/06/2015	outdoor extension granted for 10/10/15-10/11/15 special event permit # ROW 2015-SE-1009585	Delete
04/27/2015	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
06/14/2011	6/11 Expansion-add 38 E. Cross St. for business, request to add outdoor table service and live entertainment, B-BWL restaurant license, Jennifer McComas, Howard Bartz, Jr., Charybdis, LLC	Delete
06/03/2011	4/21/11 Public Hearing re: Protest of Renewal under Article 2B section 10-301(a) by ten or more residents, commercial tenants who are not holders or applicant for any license issued under Article 2B, or real estate owners in the immediate vicinity of the licensed premises. DISMISSED. LICENSE RENEWED.	Delete
11/23/2009	11/19/09 Public Hearing re: Violation of rule 4.18 & 3.01.DECISION: RULE 4.18 \$150 + \$125 ADM.FEE =\$275	Delete
04/09/2007	03/29/07 Public Hearing re:Review of application for new license pending for more than 180 days under the provisions of Art.2B,Sec. 10-503(d)(4) DECISION: EXTENSION GRANTED	Delete
06/30/2006	06/30/06 CONF.FEE \$100 PAID IN FULL #57212	Delete
06/30/2006	06/29/06 Transfer Conf. re: Application to transfer ownership, presently in the name of Lesley Luciani,Tracy Suart-Paul & Craig S. Paul,Charybdis,LLC.,1/a Sisson's - Ryleigh's. DECISION: APPROVED	Delete

Print History (Print Card)

License num: LB 245                      Address: 32-36 CROSS STREET EAST  
 Trade Name: RYLEIGH'S OYSTER

Comment:

Add Comment

**Hold Info**



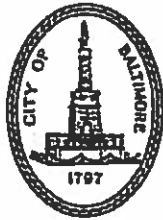
**COPY**

\*\*\*\*\*

IN THE MATTER OF THE  
PETITION OF: JENNIFER  
McCOMAS

36 EAST CROSS STREET

Appeal No. 2016-65  
Hearing Date: August 23, 2016



AUG 29 2016

Baltimore City Board of Municipal  
& Zoning Appeals

David C. Tanner  
Executive Director  
417 E. Fayette Street, 14th floor  
Baltimore, MD 21202  
Phone: 410-396-4301

\*\*\*\*\*

**RESOLUTION**

This matter comes before the Board on referral from the Zoning Administrator for Baltimore City on Jennifer McComas's ("Petitioner" or "Appellant") application to add live entertainment and dancing to the existing first and second floor premises restaurant.

**BACKGROUND**

This property is located in a B-2-3 Zoning District and is currently improved by a three-story brick attached building currently authorized for use as a restaurant on the first and second floors, and offices on the third floor.

Appellant filed this appeal to the Board on March 14, 2016, and after one postponement appeared for a public hearing on August 23, 2016. No one appeared in opposition and the file contains an executed Memorandum of Understanding ("MOU") between the applicant and several community organizations. Board staff and the Planning Department prepared memoranda evaluating the appeal.

**DISCUSSION**

Appellant proposes to add live entertainment and dancing to the existing first and second floor premises restaurant.

Restaurants including live entertainment and dancing are listed as conditional uses in the B-2-3 Business District under ZC §6-308. The Board may approve conditional uses subject to the requirements and provisions of ZC §§14-102, 14-103, 14-204, & 14-205. Under ZC §14-309, the Board in approving a conditional use for live entertainment must make certain findings and may impose conditions relating to the types of live entertainment or dancing to which the use is limited, hours of operation, types of amplification, volume, security, capacity, and other similar restrictions.

**Conditional Use: Restaurant with Live Entertainment**

Under ZC §14-204, the Board may not approve a conditional use unless, after public notice and hearing, and on consideration of the standards prescribed in this title, it finds that: (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals; (2) the use is not in any way precluded by any other law, including an Urban Renewal Plan; (3) the



authorization is not otherwise in any way contrary to the public interest; and (4) the authorization is in harmony with the purpose and intent of this article. Upon review of the file, testimony, and evidence submitted at the hearing, the Board finds by competent evidence that the establishment, location, construction, maintenance, and operation of a restaurant with live entertainment will not be detrimental to or endanger the public health, security, general welfare, or morals, is not in any way precluded by any other law, and the authorization of this conditional use is not contrary to the public interest and is in harmony with the purpose and intent of the Zoning Code of the City of Baltimore.

As a further guide to its decision on the facts of each case, the Board must consider the following, where appropriate: (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures; (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading; (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development; (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering; (5) accessibility of the premises for fire and police protection; (6) accessibility of light and air to the premises and to the property in the vicinity; (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided; (8) the preservation of cultural and historic landmarks; (9) the provisions of the City Master Plan; (10) the provisions of any applicable Urban Renewal Plan; (11) all applicable standards and requirements of this article; (12) the intent and purpose stated in § 1-401 {"Purposes of article"} of this article; and (13) any other matters considered to be in the interest of the general welfare. ZC §14-205. In consideration of these standards, and on review of the file, testimony, and evidence submitted, the Board finds by competent evidence that Appellant's request meets the requirements of the Zoning Code of the City of Baltimore.

Under ZC §14-103, before the Board approves any conditional use, it may impose on the establishment, location, construction, maintenance, and operation of the conditional use any conditions, restrictions, or limitations that the Board considers necessary or desirable to: (1) reduce or minimize any effect of the use on other properties in the neighborhood; (2) secure compliance with the standards and requirements of this title; and (3) better carry out the intent and purposes of this article. The Board imposes conditions as stated below. Lastly, and in accordance with ZC §14-309, the Board incorporates the terms and conditions stated in Appellant's Conditional Use Authorization Application as required conditions for the proposed live entertainment. The Board further incorporates the terms and conditions stated in the executed Memorandum of Understanding ("MOU") between the applicant, South Baltimore Neighborhood Association, Inc., and Federal Hill Neighborhood Association as conditions of this Board's authorization. This incorporation fulfills the requirements under ZC §14-309 with respect to limitations on use, hours of operation, types of amplification, volume, security, capacity, and other similar restrictions as contained in the Application and the MOU.

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 Ordinance No. 1051, approved April 21, 1971, known as the Zoning Ordinance, it is this 29<sup>th</sup> day of August, 2016, by the Baltimore City Board of Municipal and Zoning Appeals, hereby

**RESOLVED**, that Petitioner's request to add live entertainment to the existing first and second floor premises restaurant is **GRANTED** subject to the following **CONDITION(S)**:

- (1) The Memorandum of Understanding (MOU) dated June 25, 2016, submitted in support of this application, is hereby incorporated into this Resolution and is enforceable as to same, and where in conflict with any other provisions contained within this Resolution, the more restrictive provision applies;
- (2) The limitations and restrictions contained within the Conditional Use Authorization Application are hereby incorporated into this Resolution and are enforceable as to same, and where in conflict with any other provisions contained within this Resolution, the more restrictive provision applies;
- (3) A copy of the of the use and occupancy permit for the premises must be kept on the premise and available for inspection by representatives of Baltimore City at all times;
- (4) A copy of the written approval by the Board of Municipal and Zoning Appeals for 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; and
- (5) A copy of all other permits and licenses required pursuant to the written approval of the Board and Municipal and Zoning Appeals must be kept on the premises as 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.

*David C. Tanner*

David C. Tanner  
Executive Director  
Board of Municipal & Zoning Appeals



PROPOSED LOCATION: 32-34 E. Cross ST.

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 30

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

"B" BEER & WINE 1

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

"D" BEER & WINE 8

"A" BEER, WINE & LIQUOR 2

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

"B" BEER, WINE & LIQUOR 7

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

"D" BEER, WINE & LIQUOR 4

"BD7" BEER, WINE & LIQUOR 8

ARENA \_\_\_\_\_

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

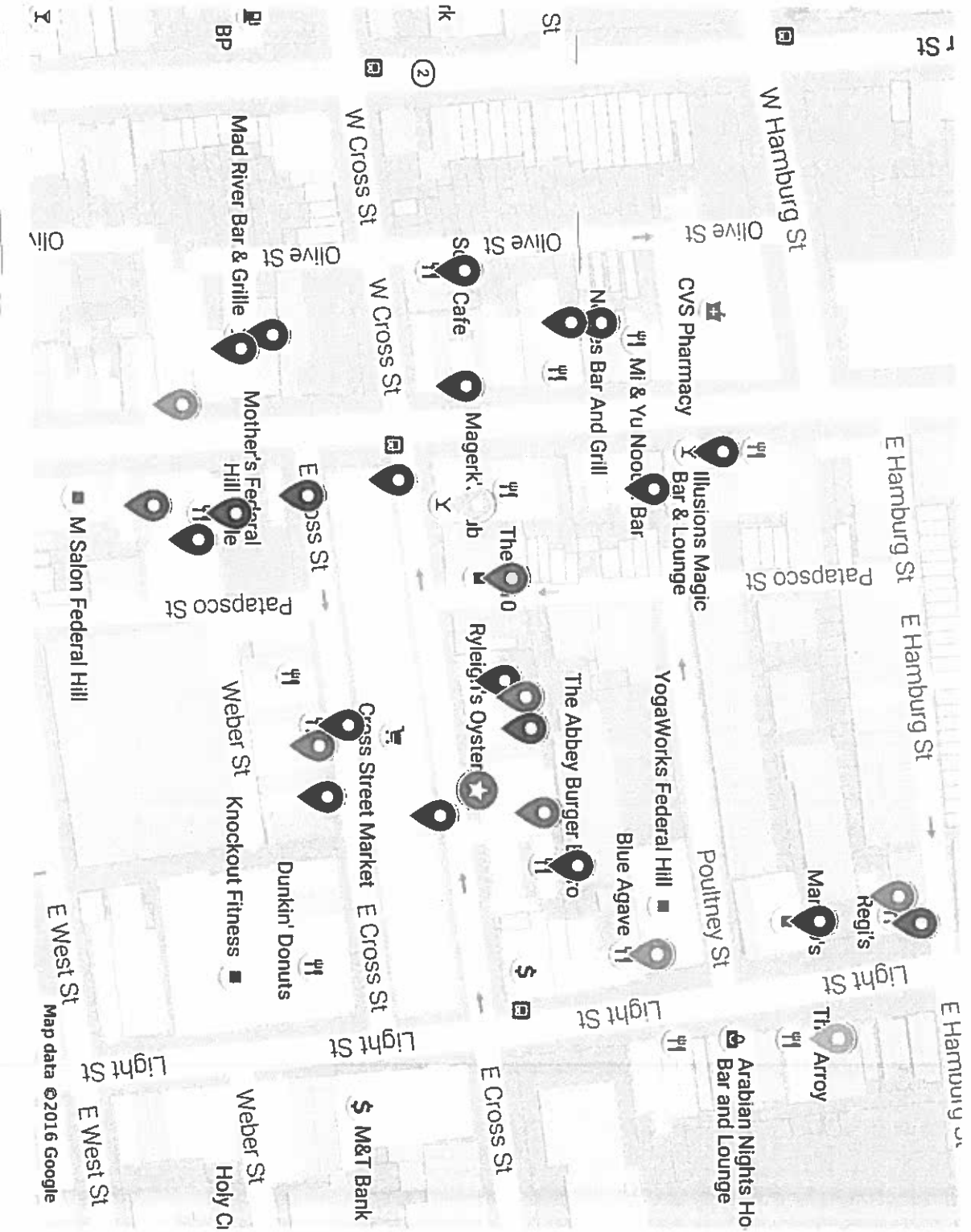
RACING \_\_\_\_\_

PREPARED BY: John Martin DATE: 9/30/16

# 32-36 E. Cross St.

## Licensed Establishments

- 📍 Banditos Bar & Kitchen LBD7
- 📍 Big Jim's Deli WB
- 📍 Blue Agave Restaurant LB
- 📍 Boiler Room LD
- 📍 Bookmakers LBD7
- 📍 Brothers Sushi LD
- 📍 Charles Street Liquors LA
- 📍 HarborQue WD
- 📍 Illusions Magic BAR LD
- 📍 Kiku Sushi Restaurant WD
- 📍 Mad River Bar & Grille LB
- 📍 Magerk's Pub LBD7
- 📍 Maria D's WD
- 📍 Matsuri Restaurant WD
- 📍 Mother's Federal Hill Grille LB
- 📍 Nick" Inner Harbor WD
- 📍 No Way Jose Cafe LB
- 📍 Nobles Bar And Grill LBD7
- 📍 Pub Dog Drafts LBD7
- 📍 Ryleigh's Oyster



## Licensed Establishments

- 📍 Regi's LB

# 32-36 E. Cross St.

## Licensed Establishments



- Banditos Bar & Kitchen LBD7
- Big Jim's Deli WB
- Blue Agave Restaurant LB
- Boiler Room LD
- Bookmakers LBD7
- Brothers Sushi LD
- Charles Street Liquors LA
- HarborQue WD
- Illusions Magic BAR LD
- Kiku Sushi Restaurant WD
- Mad River Bar & Grille LB
- Magerk's Pub LBD7
- Maria D's WD
- Matsuri Restaurant WD
- 
- Mother's Federal Hill Grille LB
- Nick\* Inner Harbor WD
- No Way Jose Café LB
- Nobles Bar And Grill LBD7
- Pub Dog DraftHs LBD7
- Ryleigh's Oyster

## Licensed Establishments

- Regi's LB
- Smitty's Liquors LA
- SoBo Café WD
- Social Pub & Pie LBD7
- Spoons WD
- Stalking Horse LBD7
- Thai Yum WD
- The 8x10 LBD7
- The Abbey Burger Bistro LB
- The Joint Bar And Patio LD
- Wayward - LB

## Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	<input type="text" value="Jennifer A. McComas /Joshua M. Foti"/>
<i>Address of Premises:</i>	<input type="text" value="32-36 E. Cross St."/>
<i>Inspector:</i>	<input type="text" value="j:0#.w baltimore\joann.martin"/>
<i>Date Posted:</i>	<input type="text" value="9/27/2016"/>
<i>Time Posted:</i>	<input type="text" value="1:00 AM"/>
<i>Date Rechecked:</i>	<input type="text" value="10/7/2016"/>
<i>Time Rechecked:</i>	<input type="text" value="2:30 PM"/>
<i>Manager or Owner when sign posted:</i>	<input type="text" value="Dave O'Sullivan"/>

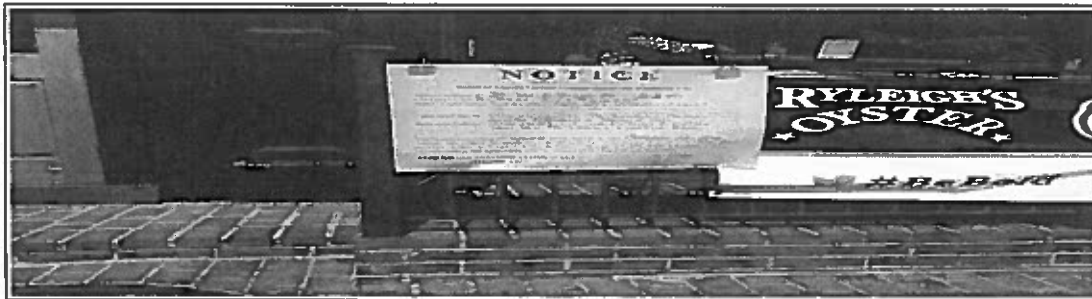
*Summary on location of sign posted:*

Front railing outside

*Summary on location of sign rechecked:*

Sign remained as posted for the ten day period.

*Insert Photo of Sign and location:*







[Back](#)

## Board of Liquor License Commissioners

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

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	Ryleigh's Oyster
<i>Corporation Name:</i>	Charybdis, LLC
<i>Location Address:</i>	32-36 E. Cross St. , Balto. 21230
<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>	9/27/2016 
<i>Date Removed?</i>	<input type="text"/> 
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

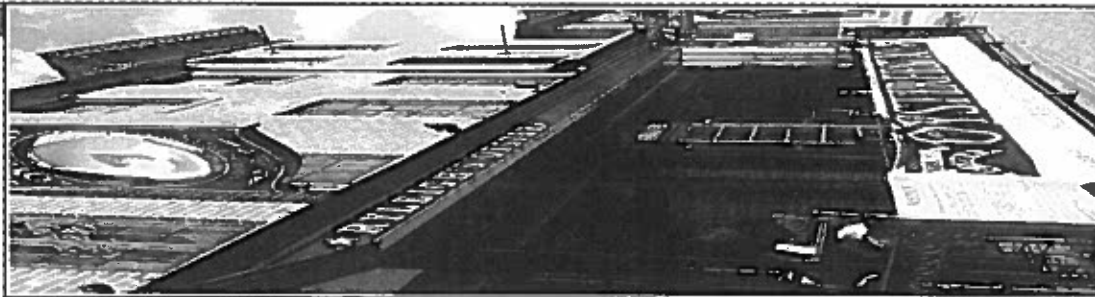
*Other licensed locations - Describe/Note:*

See Map

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

Filed application for expansion to include live entertainment

*Insert Photo of Sign and location:*





 Attach Additional Photos

Inspector Name

Date and Time

i:\0#w\baltimore\joann.martin

9/29/2016

11:36:31 AM

Name of Licensee (if present)

Submit

# BLLC Routine Inspection

## Licensee Information

Address: 32-36 CROSS STREET EAST 21230

Trade Name: RYLEIGH'S OYSTER

Corporation Name: CHARYBDIS, LLC

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

Date/Time of Inspection: 9/28/2016

9:26:37 AM

Manager/Licensee: Dave O'Sullivan

## External Appearance

Clean and Free of Debris: Satisfactory

## Internal Appearance

Location of Bar: Center

Shape of Bar: 3 bars

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

## Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A

## Dining Area

Capacity: 120/60

Location of Dining Area: 1st & 2ND

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 3/1/2014

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Breakthru 322964... 9/15/2016

Kitchen

Inspector Comments: First Rear Fully operational Health 15203

Restroom

Inspector Comments: first/second

Public Safety

Exits Marked, Unobstructed: N/A

Fire Capacity: 180

Outdoor Seating Capacity: n/a

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Ancillary Services

Live Entertainment (Describe):

Outdoor Table Service

Violations

Violation Issued:

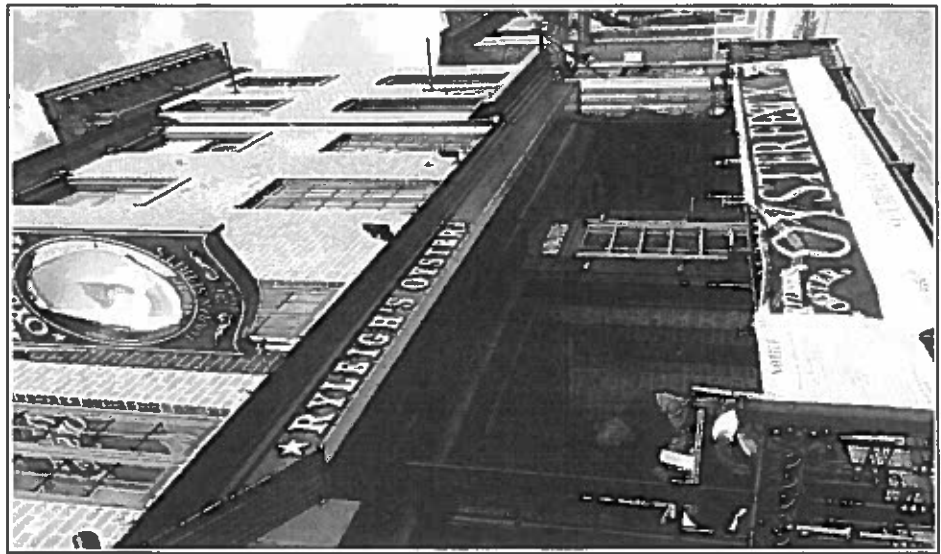
Violations Noted:

Wrap-Up

Instructions Given to Licensee:

Inspector's Comments:

Photo Taken:



Owner Email:

Submitted by Inspector

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

No: USE2007-01375

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

2010-389

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT	MINOR PRIVILEGE	PLANS NO.
23	04	0935A	017	4/12/07	901		

PROPERTY ADDRESS: 36 E CROSS ST

OWNER: L.L.C. PELION 410-785-1132 ADDR:  
 LESSEE: CHARYBDIS, LLC. 410-785-1132 ADDR: 1646 WORTHINGTON PKWY COCKEYSV  
 CONTR: ADDR:  
 LIC. NO. :  
 ELECTRICAL CONTRACTOR: LIC. NO. :  
 PLUMBING CONTRACTOR: LIC. NO. :  
 GAS FITTER: LIC. NO. :  
 HVAC & R CONTR.: LIC. NO. :

WORK COST	EXPIRATION DATE	LAND USE CODES 5810 0000 0000 0000

(USE) - CONTINUE TO USE THE ENTIRE FIRST AND SECOND FLOOR AS A RESTAURANT WITHOUT LIVE ENTERTAINMENT OR DANCING

A-001-139-260-00-000 PER. INSP.	A-001-131-260-09-000 MISC.	A-001-131-260-09-000 CH. USE	45.00	A-001-132-260-01-000 NEW BLDG.	A-001-132-260-02-000 ADDITIONS
A-001-132-260-03-000 ALTERATIONS	A-001-132-260-04-000 REPAIRS	A-001-132-260-05-000 MISC. CONST.		A-001-133-260-00-000 ELECT.	A-001-134-260-01-000 HYDRONIC/STEAM HEAT
A-001-134-260-02-000 DISTRIB/EXH	A-001-134-260-03-000 AIR COND.	A-001-134-260-04-000 DISP TANKS		A-001-134-260-05-000 FIRE	A-001-134-260-06-000 FUEL-BURNING EQUIPMENT
A-001-136-260-00-000 ELEVATOR	A-001-135-260-00-000 PLUMBING	A-001-132-260-07-000 S & E CONTROL	0.00	A-001-868-570-01-000 CBAP	A-001-051-150-00-000 TAX
A-001-132-260-06-000 RAZING	A-001-137-260-00-000 FILING FEE	A-001-132-260-02-000 LOW VOLTAGE/TELECOM	25.00	A-001-131-260-09-000 PENALTY	TOTAL FEES
					3.00
					73.00

INSPECTORS REPORT OF INSPECTION

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