

**November 16, 2017**

**Applicant(s):** Evan Rogers  
Parkway Theatre Service, LLC, T/a Parkway Theatre  
3-5 W. North Avenue 21201

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

Application for a new Class "BD7" Beer, Wine & Liquor License.

**(a) Applicant(s) Information:** (1) Evan Rogers was born in Washington, DC in November of 1982. He lives in Baltimore, MD.

**(b) Ownership Breakdown:** (1) Evan Rogers (0%) – Parkway Theater Service nonprofit entity.

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

**(d) Qualified Voters:** John Edwin Dietz, John Scott Braid, and Mary Helen Shaughnessy are qualified Baltimore City voters.

**(e) Zoning:** Applicant has been issued a USE permit, for the continued use of property as a 600 seat screen movie theater with concession and bar serving alcohol.

**(f) Corporate Standing:** Parkway Theatre Service, LLC is a MD LLC and as of 11/2/2017 is active and in good standing.

**(g) Posting Report:** The location was posted on 6/1/2017, and checked on 6/11/2017. This meets the 10-day rule. There are 17 licensed liquor establishments in the 4x4 area: "D" BW-1; "B" BWL-8; "D" BWL-1; and "BD7"-7.

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

**(i) Letters of Support/Opposition:** At this time the Board has received letters of support from State Delegate Corey V. McCray, State Delegate Maggie McIntosh, Councilman Robert Stokes, and The Charles North Community Association.

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

**Board's Decision:**

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

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

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

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

EXPLANATION OF REQUEST: New Class BD7 license for Parkway Theatre venue CLASS TYPE: BD7

IF NEW LICENSE REQUEST, THEN ADDRESS OF PROPOSED LOCATION: 3-5 W. North Avenue

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Parkway Theatre Service, LLC TRADE NAME: Parkway Theatre

BUSINESS PHONE NUMBER: 410-752-8083 BUSINESS EMAIL ADDRESS: evan@mdfilmfest.com

ATTORNEY FOR THE APPLICANT: Ryan J. Potter ADDRESS: 218 N. Charles, Ste. 400, Balto, MD 21201 PHONE: 410-951-1404

Part of Premises Used (Note: Floors and Areas for Storage): 3 stories - each with lounge and food service

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

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

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

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

### 1. Applicant A

Evan M. Rogers \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
 1111 Park Ave., #1103 Baltimore MD 21201 3 years, 5 months  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 November/1982 Male Washington, DC  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

### 2. Applicant B

\_\_\_\_\_  
 (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 an explanation in adjacent space provided.

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Parkway Theatre opened to the public on May 3, 2017, with the commencement of the 2017 Maryland Film Festival

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:**

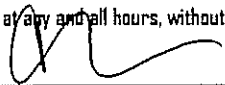
Name	Address	Phone	Email
Evan M. Rogers	1111 Park Avenue, #1103	[REDACTED]	[REDACTED]

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

- 1) NAME: Evan M. Rogers ADDRESS: 1111 Park Avenue, #1103 TITLE: Manager %OF STOCK HELD: Non-profit
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

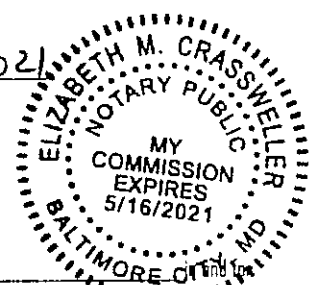


Signature of Applicant A

I hereby certify that on the 17<sup>th</sup> day of MAY, 2017 before me, the subscriber, a notary public of the State of MARYLAND in and for BALTIMORE CITY personally appeared EVAN M. ROGERS the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elizabeth M. Crassweller [Notary Seal] My Commission expires 05/16/2021

Printed Name: ELIZABETH M. CRASSWELLER



Signature of Applicant B

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

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

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

Signature of Applicant C

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

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

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

Name and Address of the owners of the premiss/landlord: Parkway Theatre, LLC Phone Number: [REDACTED]

957-7

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

(I, WE) Jed Dietz 957-7 HEREBY  
 CERTIFY, That (I am, we are) the owner(s) of the property located at 3-5 W. North Avenue  
 Baltimore, City with a Zip Code of 21201, which is named in the present application made to Board of Liquor License  
 Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for,  
 and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License  
 Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State  
 of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts  
 of the building in which said business is to be conducted, at any and all hours.

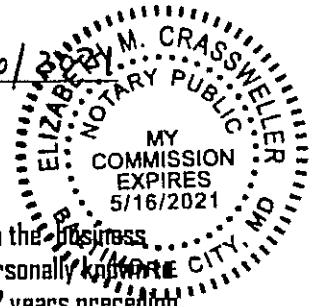
I hereby certify that on the 17<sup>th</sup> day of MAY, 2017 before me, the subscriber, a notary public of the State of MARYLAND, in and  
 for BALTIMORE CITY personally appeared JED DIETZ the  
 applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Signature: Elizabeth M. Crasswell

(Notary Seal) My Commission expires 05/16/2021

Printed Name: ELIZABETH M. CRASSWELLER



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)
Jed Dietz	105 R. alpenwood Blvd Jed Dietz, MD 21210	957-7	11/1948	2+ yrs
SCOTT BRAID	3106 KESWICK RD BALTO. MD 21211	[Signature]	4/1975	2 yrs
Mary Helen Shaugnessy	2826 Maryland Ave Balto, MD 21218	[Signature]	11/1984	2+ years

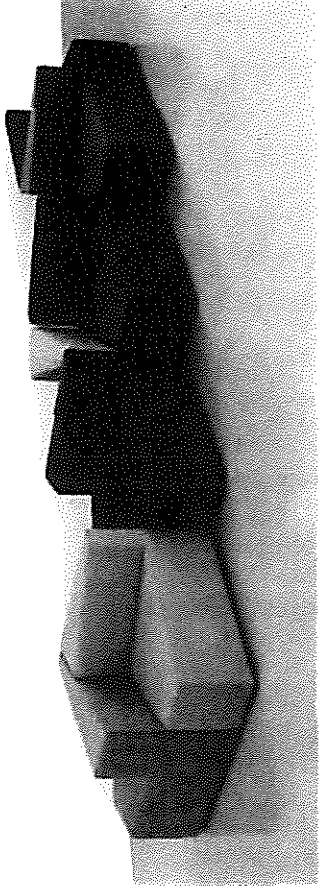
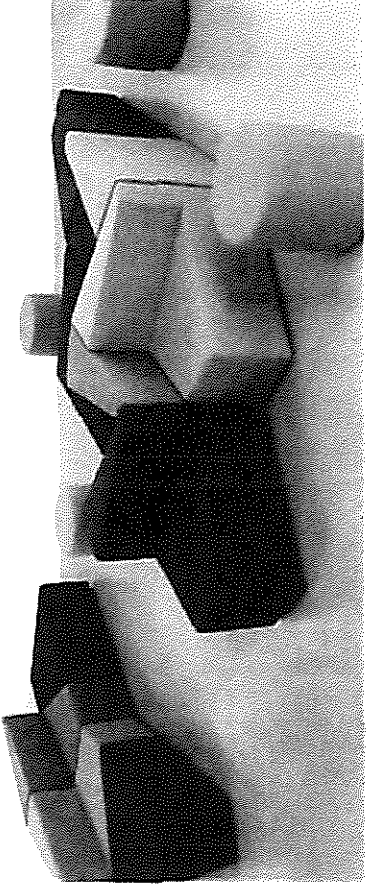
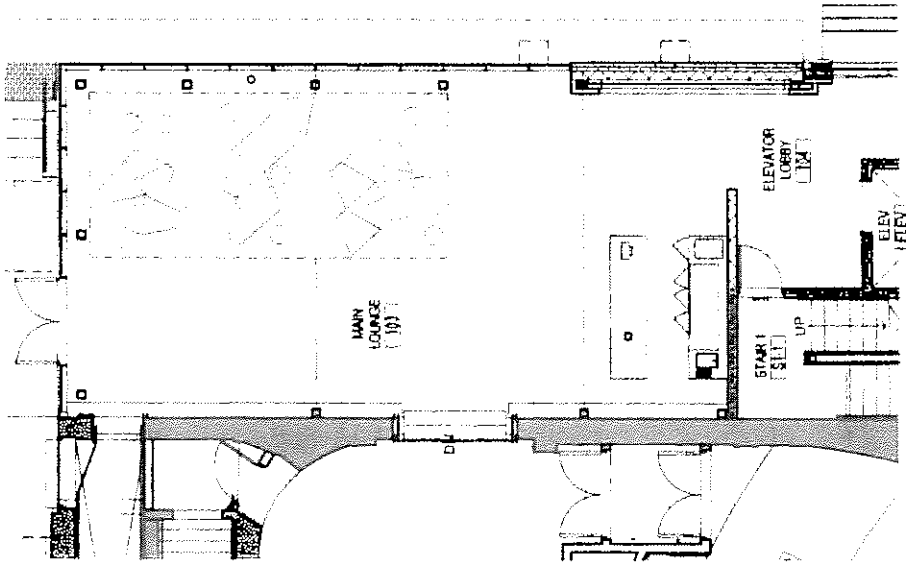
Board of Liquor License Commissioners for the City of Baltimore,  
 231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland  
 Phone: 410-396-4377 Fax: 410-396-4382

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

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

A large, empty rectangular box with a black border, intended for the applicant to draw a floor plan or rendering of the licensed premises. The box occupies most of the page below the instruction.



PROPOSED SEATING BY HITCH (SEATING WITH LIFT WITH HM51 STOOLS & TABLES). CONFIGURATIONS SHOWN ARE FOR EXAMPLE ONLY AND DO NOT REFLECT THE FINAL CONFIGURATIONS USED ON THIS PROJECT.

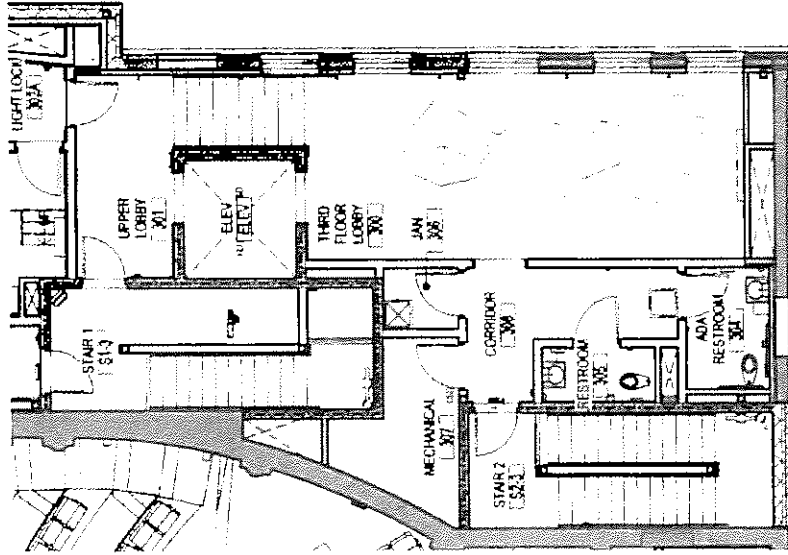
**MAIN LOUNGE FFE PLAN** **A**  
 1/8" = 1'-0" SKA-170220-A

Ziger/Strauss LLP  
 Architects  
 1100 Morgan Street  
 Baltimore, Maryland 21201  
 P 410.576.9131  
 F 410.576.9138  
 www.zigerstrauss.com

STAVROS NIARCHOS FOUNDATION  
 PARKWAY FILM CENTER  
 32 ASI 010  
 PROJECT NUMBER #1237  
 27 NOVEMBER 2016

MAIN LOUNGE FURNITURE PLAN & HITCH HM77 & HM51 PRODUCT INFO

SKA-170220-A

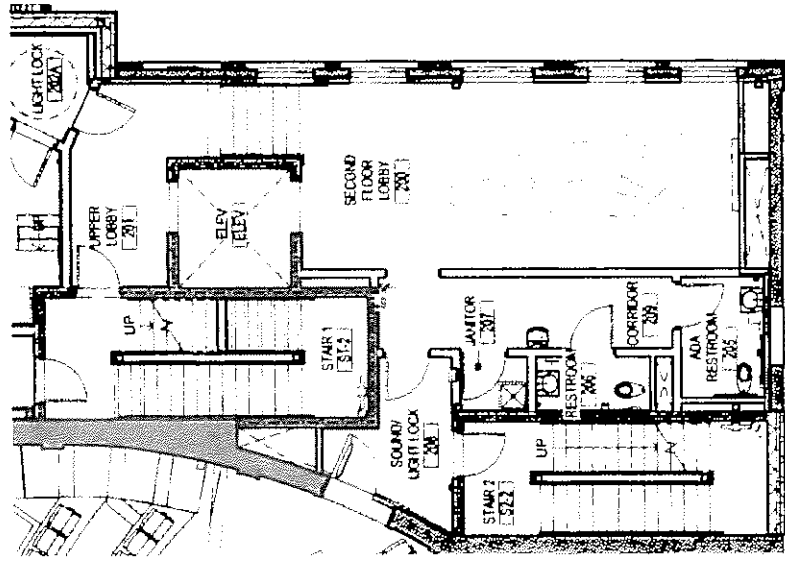


THIRD FLOOR LOUNGE FFE PLAN **A**

1/8" = 1'-0" SKA-170220-B

SECOND AND THIRD FLOOR LOUNGE FURNITURE PLANS

SKA-170220-B



SECOND FLOOR LOUNGE FFE PLAN **B**

1/8" = 1'-0" SKA-170220-B

STAVROS NIARCHOS FOUNDATION  
PARKWAY FILM CENTER

32 ASI 010 22 NOVEMBER 2016  
PROJECT NUMBER #1237

Ziger/Seidell LLP  
Architects  
1000 Madison Street  
Baltimore, Maryland 21201  
P 410 578 9131  
F 410 578 9159  
www.zigerseidell.com




ZIGER/SNEAD

Project No. 15-0001  
 Project Name: Stavros Niarchos Foundation  
 Location: Parkway Film Center  
 Design Development Set  
 04 September 2015

STAVROS NIARCHOS  
 FOUNDATION  
 100 PARKWAY CENTER  
 WEST WASHINGTON, DC 20004

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	04 SEP 2015
2	ISSUED FOR CONSTRUCTION	04 SEP 2015
3	ISSUED FOR CONSTRUCTION	04 SEP 2015
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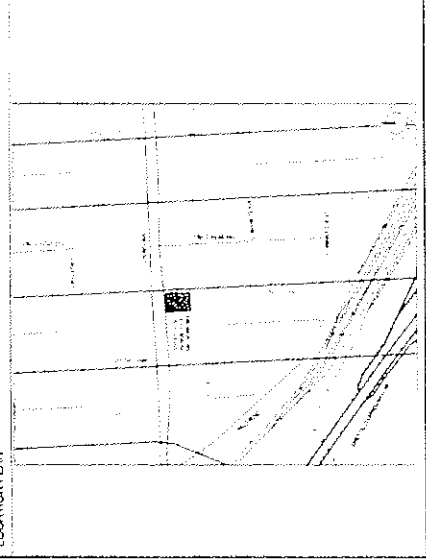
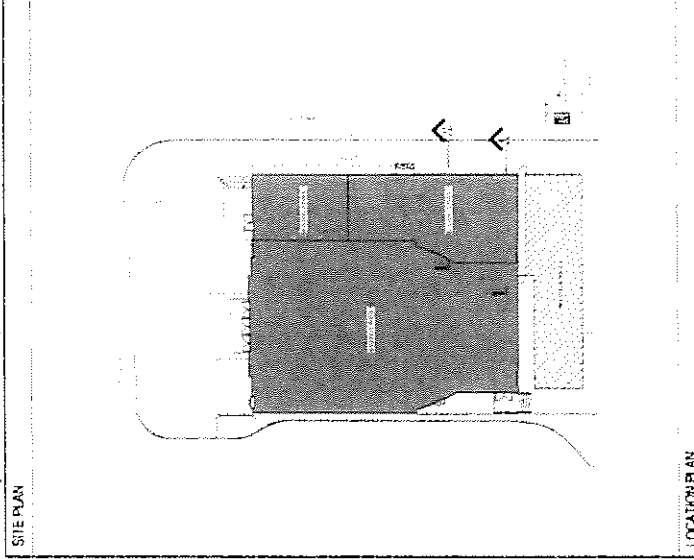
C-001  
 COVER



**BUILDING DESIGN**  
**STAVROS NIARCHOS FOUNDATION**  
**PARKWAY FILM CENTER**  
 3 WEST NORTH AVENUE  
 DESIGN DEVELOPMENT SET  
 04 SEPTEMBER 2015

SHEET INDEX

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1	COVER
2	GENERAL NOTES
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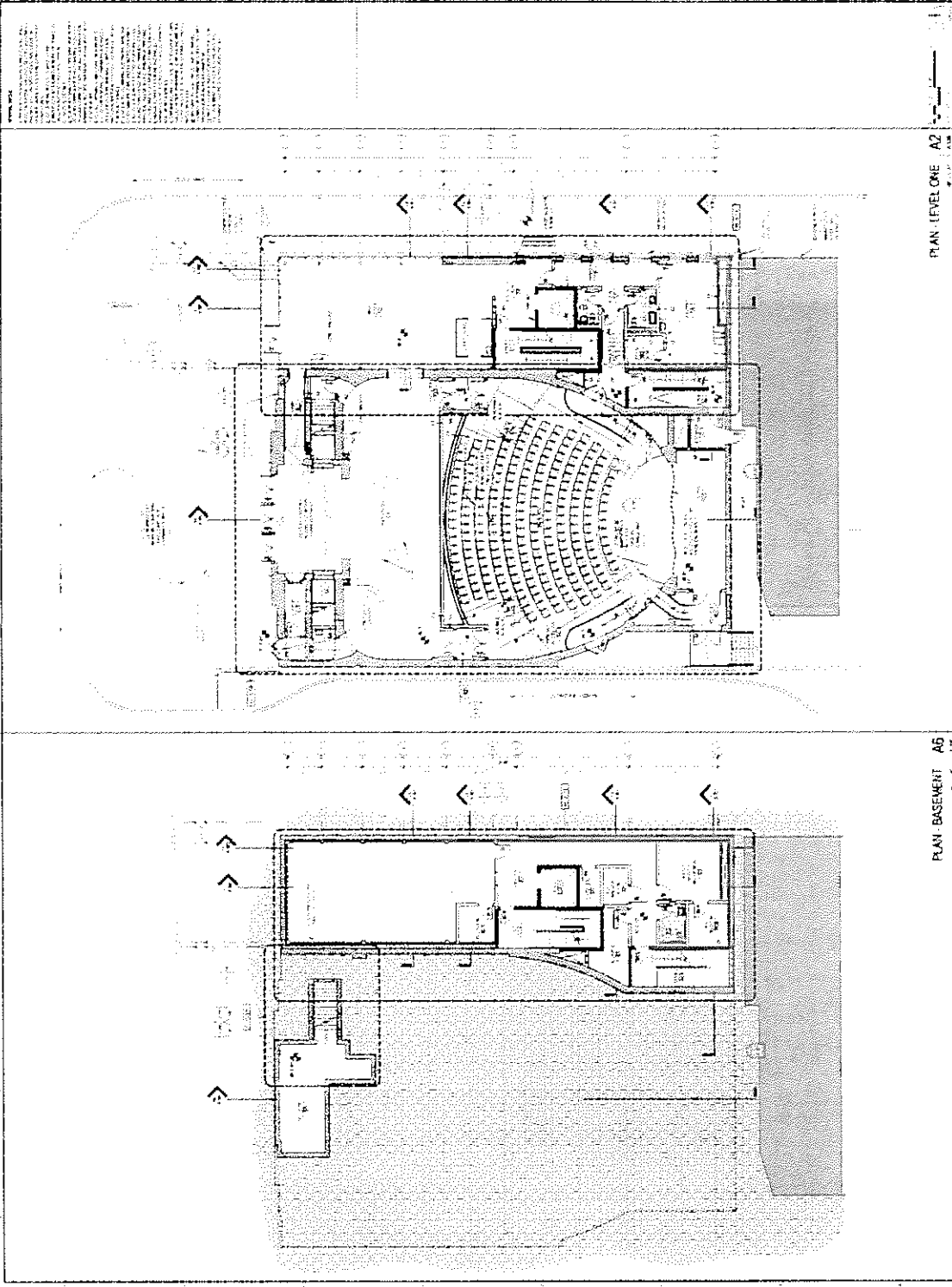
ZIGER/SNEAD

ARCHITECTS  
 1000 AVENUE OF THE STARS  
 SUITE 2000  
 WASHINGTON, DC 20004  
 (202) 331-1100  
 FAX (202) 331-1101  
 WWW.ZIGER-SNEAD.COM

STANLEY H. HARRIS  
 CO-ARCHITECT  
 PARKWAY CENTER  
 REDEVELOPMENT SET

DATE: 01/14/04  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT NO.: 03-001  
 SHEET NO.: A-100

DISCIPLINE: ARCHITECTURE  
 PLAN: A-100



PLAN - LEVEL ONE A2

PLAN - BASEMENT A5

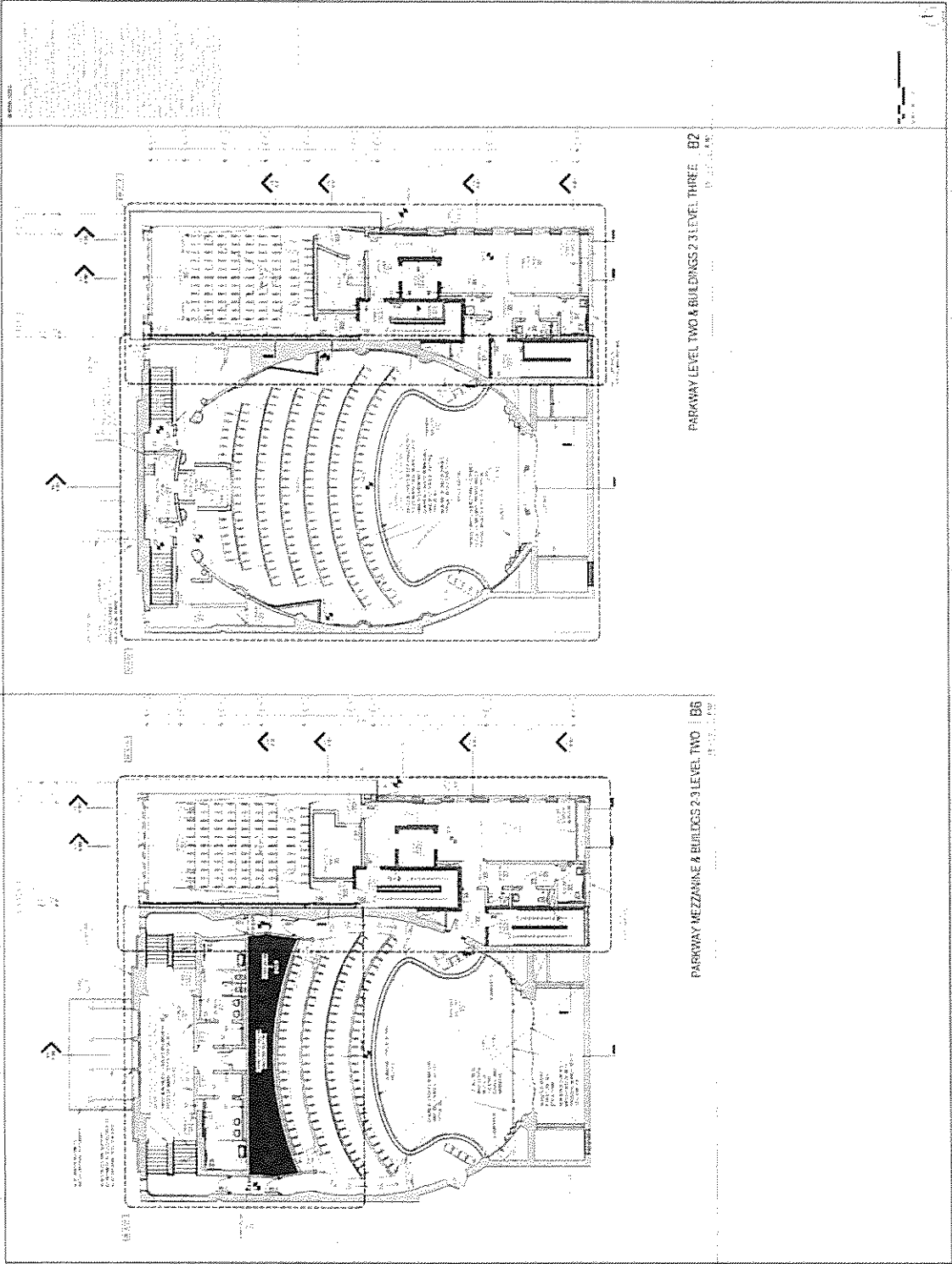
ZIGER/SNEAD

ARCHITECT  
 1000 MARKET STREET  
 PHILADELPHIA, PA 19102  
 TEL: 215-382-1000  
 FAX: 215-382-1001  
 WWW.ZIGER-SNEAD.COM

STANLEY MANSUETI  
 CLERK OF WORKS  
 1500 MARKET STREET  
 PHILADELPHIA, PA 19102  
 TEL: 215-382-1000  
 FAX: 215-382-1001  
 WWW.ZIGER-SNEAD.COM

STANLEY MANSUETI  
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 FAX: 215-382-1001  
 WWW.ZIGER-SNEAD.COM

STANLEY MANSUETI  
 CLERK OF WORKS  
 1500 MARKET STREET  
 PHILADELPHIA, PA 19102  
 TEL: 215-382-1000  
 FAX: 215-382-1001  
 WWW.ZIGER-SNEAD.COM



PARKWAY LEVEL TWO & BUILDINGS 2 LEVEL THREE | B2

PARKWAY MEZZANINE & BUILDINGS 2 LEVEL TWO | B6



ZIGER/SNEAD

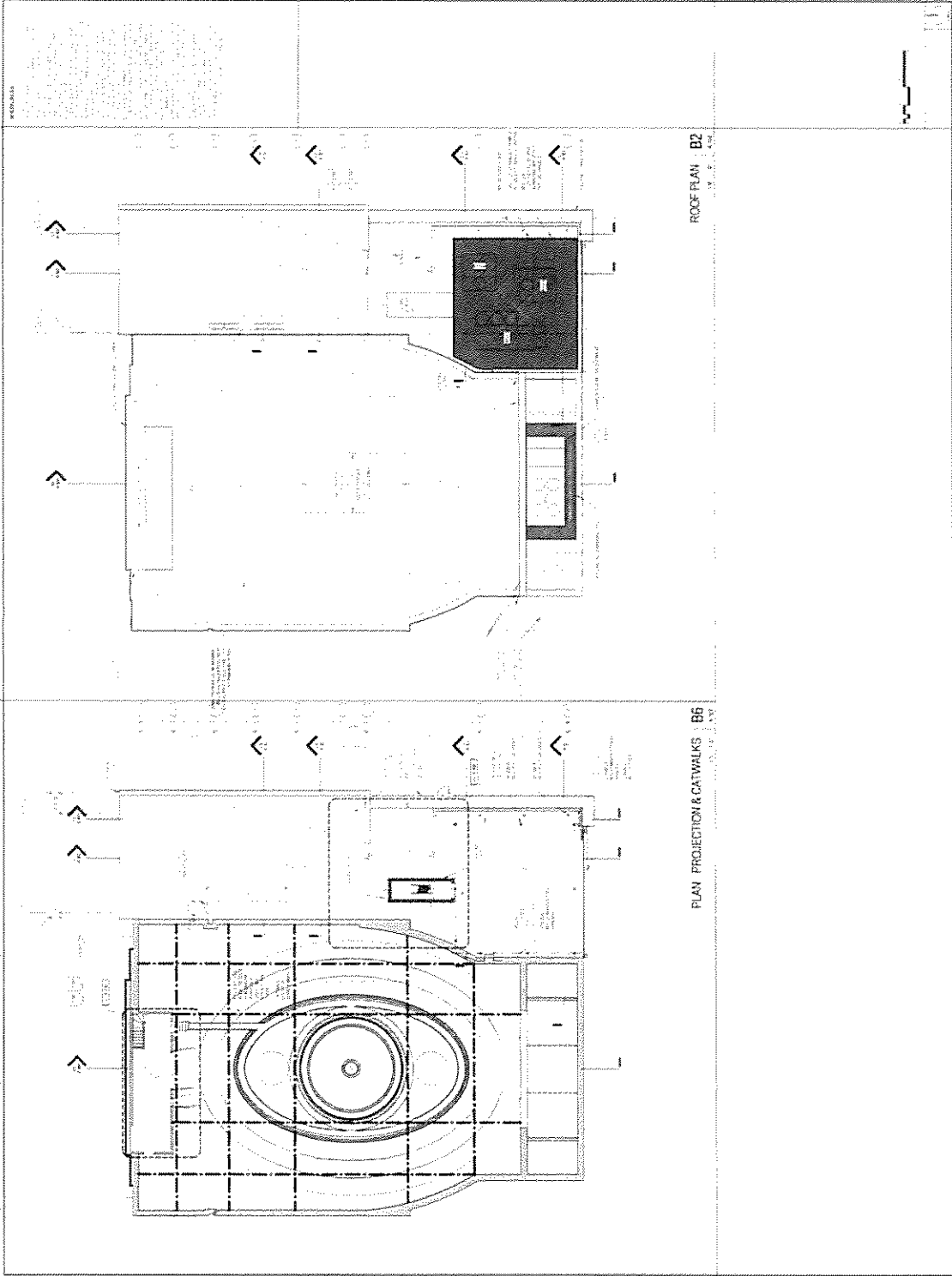
ARCHITECT  
1000 MARKET STREET  
SAN FRANCISCO, CA 94102  
TEL: 415.774.2000  
WWW.ZIGER-SNEAD.COM

PROJECT NO. 03-0000  
DATE: 03/2003  
DRAWING NO. 03-0000-01  
SCALE: AS SHOWN

STANFORD UNIVERSITY  
COMMERCE CENTER  
RESIDENTIAL PART  
1000 MARKET STREET  
SAN FRANCISCO, CA 94102  
TEL: 415.774.2000  
WWW.ZIGER-SNEAD.COM

REVISIONS  
NO. DESCRIPTION  
1. INITIAL DESIGN  
2. PERMIT SET  
3. CONSTRUCTION SET

STANFORD UNIVERSITY  
COMMERCE CENTER  
RESIDENTIAL PART  
A 102





**ZIGER/SNEAD**

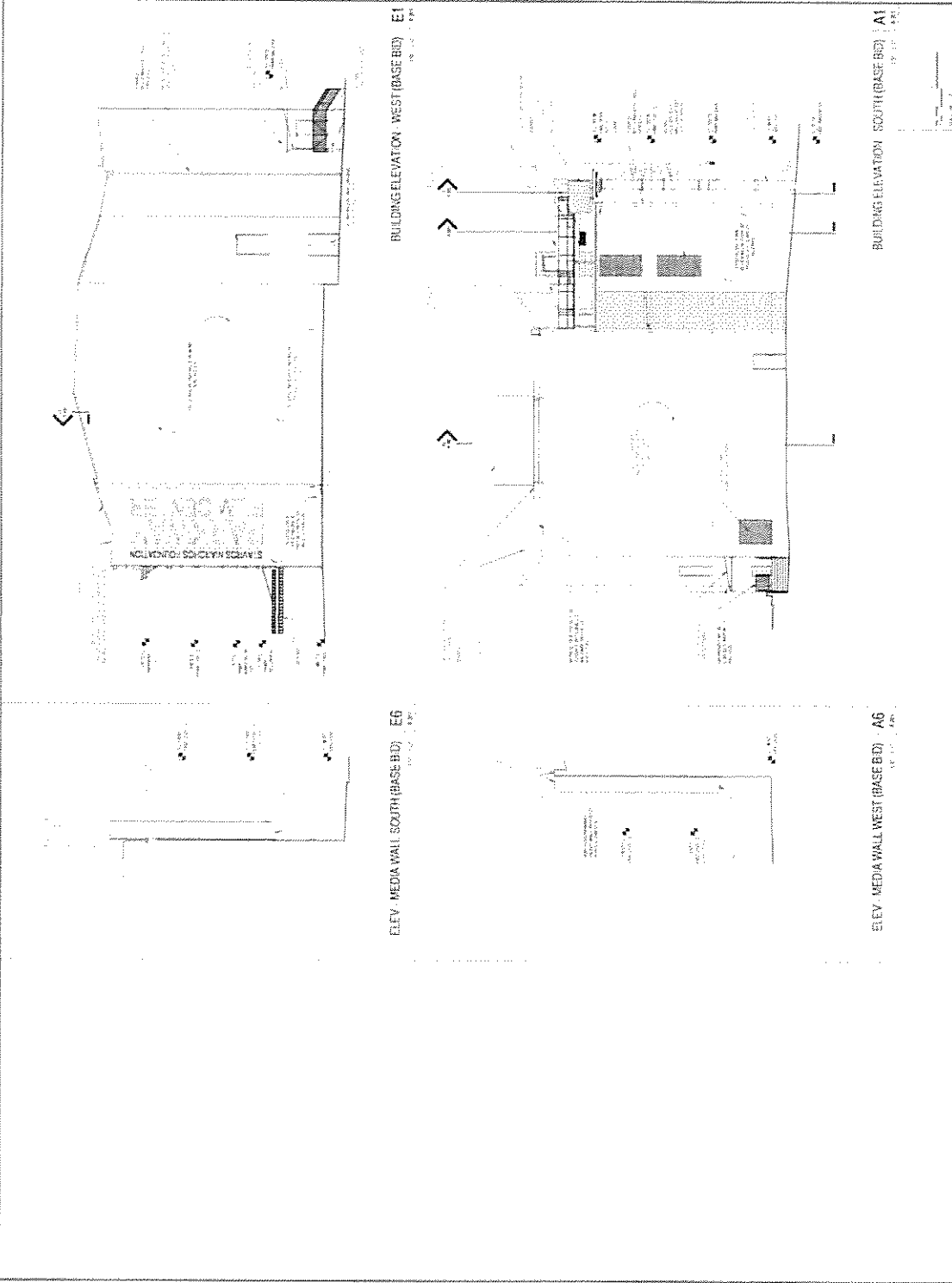
ARCHITECT  
 1000 W. 10th Street  
 Suite 100  
 Lincoln, NE 68502  
 Phone: 402.441.1111  
 Fax: 402.441.1112

PROJECT NO. 1000000000  
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 DATE: 10/15/2010  
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 CHECKED BY: J. SNEAD  
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 DATE: 10/15/2010  
 DRAWN BY: J. SNEAD  
 CHECKED BY: J. SNEAD

TRAFFIC MARKERS  
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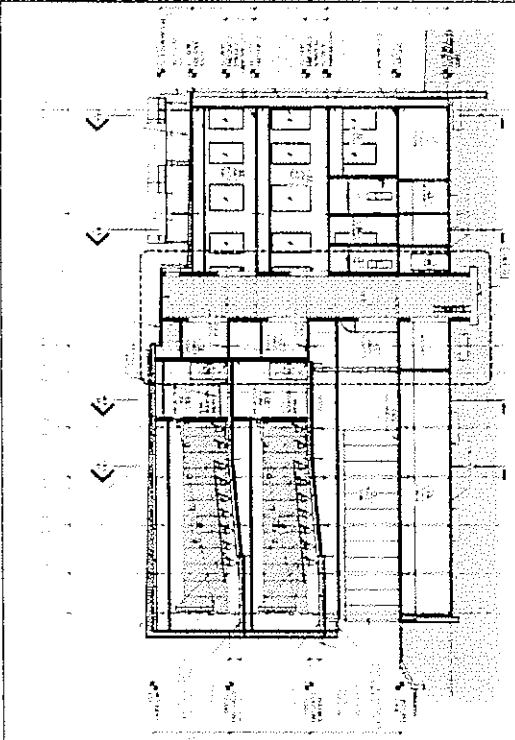


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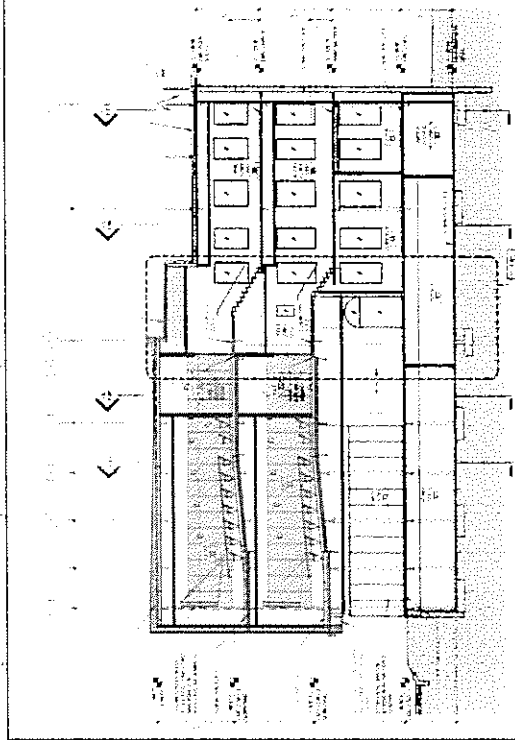
STARKES/STARKES  
 TERRA ETI  
 ARCHITECTS  
 1000 AVENUE OF THE ARTS  
 SUITE 1000  
 DENVER, CO 80202  
 PHONE: 303.733.1100  
 FAX: 303.733.1101  
 WWW: www.starkes.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/03
2	ISSUED FOR CONSTRUCTION	11/11/03
3	ISSUED FOR CORRECTIONS	11/11/03
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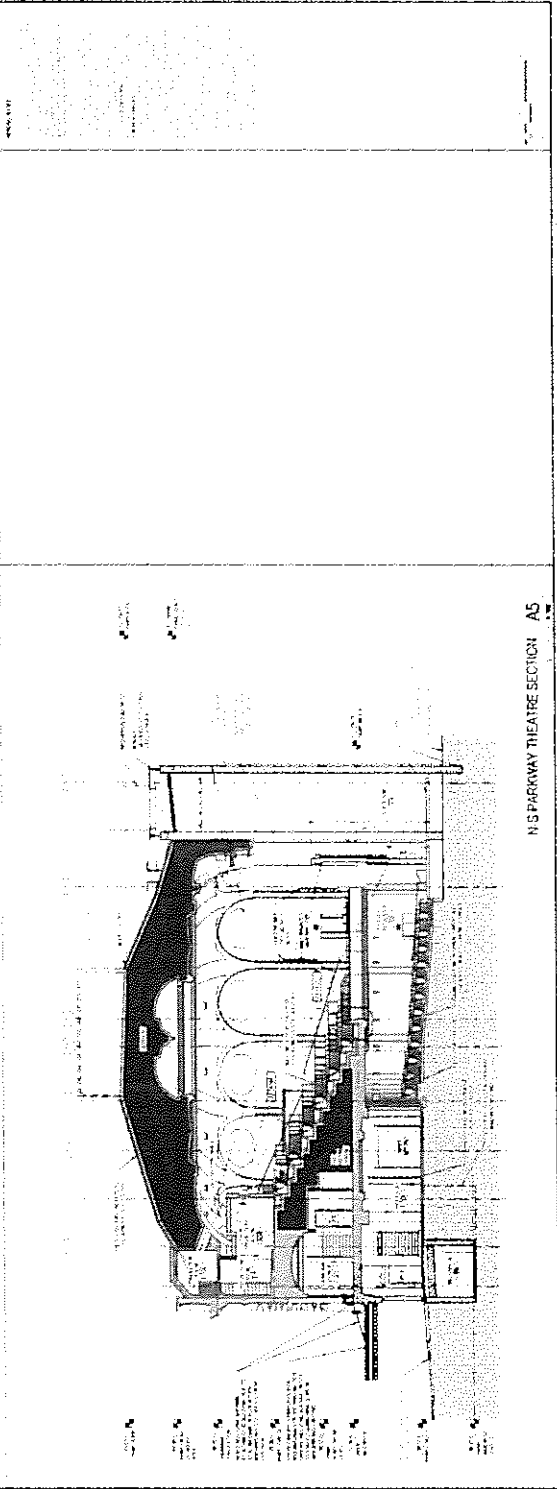
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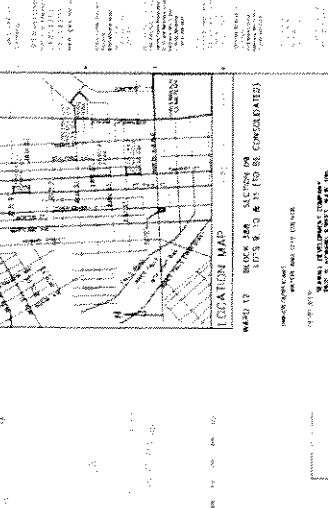
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SECTION RIDG2 & 3 E6



N/S PARKWAY THEATRE SECTION A5



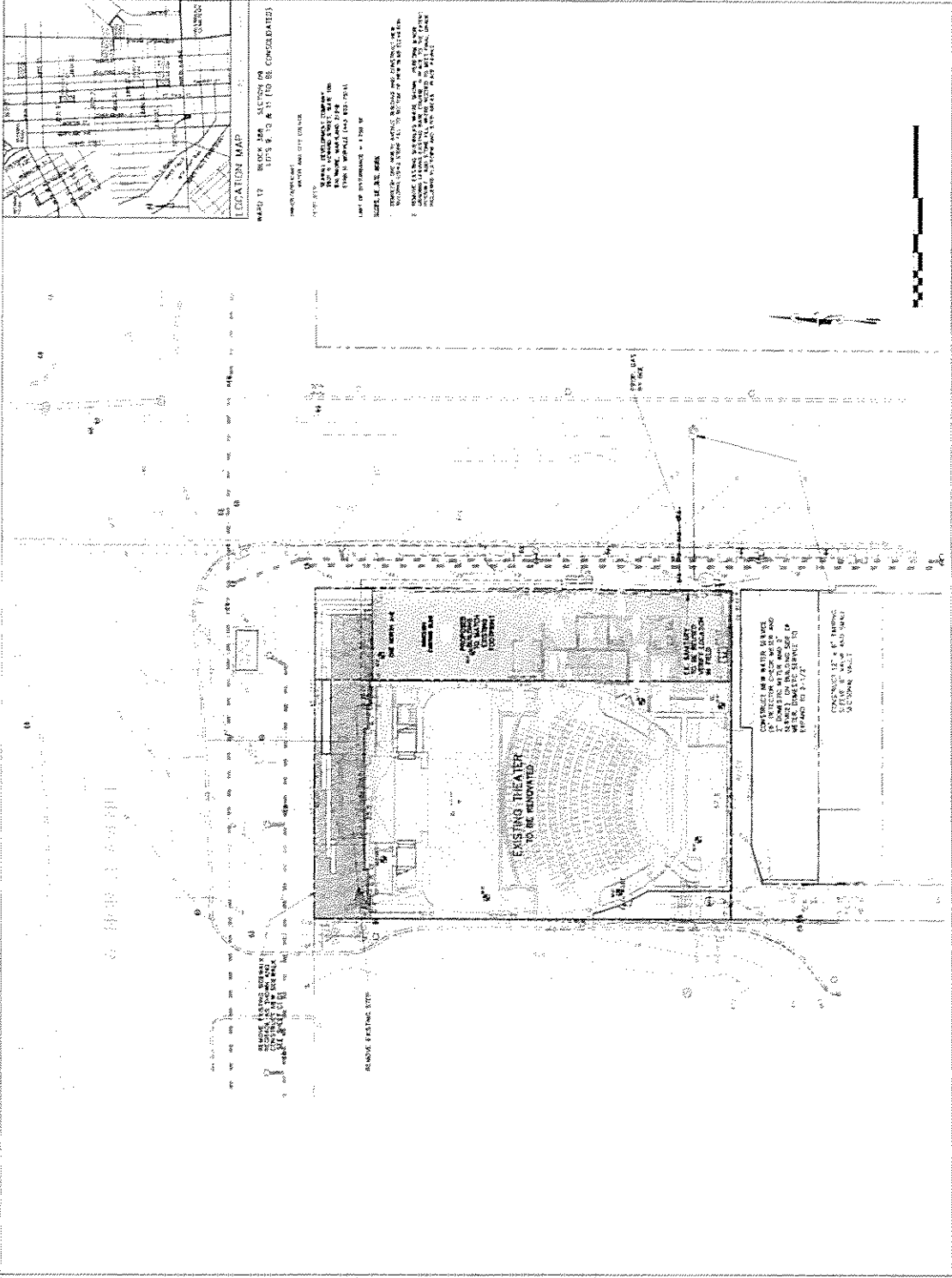
**PREPARED FOR:**  
 NEW YORK CITY DEPARTMENT OF PLANNING  
 120 EAST 57TH STREET  
 NEW YORK, N.Y. 10022

**DATE OF PREPARATION:** 1/13/07  
 SCALE: 1/8" = 1'-0"

**PROJECT:**  
 1. RENOVATION OF THEATER SEATING AND STAGE  
 2. RENOVATION OF THEATER FLOOR  
 3. RENOVATION OF THEATER BALCONY  
 4. RENOVATION OF THEATER LOBBY  
 5. RENOVATION OF THEATER OFFICES  
 6. RENOVATION OF THEATER SERVICE AREAS

**PREPARED BY:**  
 ZIGER/SNEAD  
 ARCHITECTS  
 110 EAST 70TH STREET  
 NEW YORK, N.Y. 10022  
 (212) 697-1100

**PROJ. NO.:** 07-010  
**DATE:** 1/13/07



**CONTROL AND SERVICE AREAS TO REMAIN**

**EXISTING SERVICE AREAS TO BE RENOVATED**

**EXISTING OFFICES TO BE RENOVATED**

**EXISTING LOBBY TO BE RENOVATED**

**EXISTING BALCONY TO BE RENOVATED**

**EXISTING STAGE TO BE RENOVATED**

**CONCRETE SLAB TO BE REMOVED AND RECAST**

**EXISTING SERVICE AREAS TO BE RENOVATED**

**EXISTING OFFICES TO BE RENOVATED**

**EXISTING LOBBY TO BE RENOVATED**

**EXISTING BALCONY TO BE RENOVATED**

**EXISTING STAGE TO BE RENOVATED**



## Chapter 81

## (Senate Bill 384)

AN ACT concerning

**Baltimore City – Alcoholic Beverages – ~~Old Goucher Revitalization District~~  
Licenses**

FOR the purpose of exempting an applicant for a certain Class B–D–7 license in a certain Old Goucher Revitalization District in the 43rd alcoholic beverages district in Baltimore City from certain zoning requirements; creating ~~an exception~~ exceptions under which the Board of License Commissioners for Baltimore City may issue certain new Class B–D–7 licenses in certain alcoholic beverages districts under certain circumstances; specifying that, notwithstanding certain other provisions of law, the Board may issue certain licenses to certain establishments that are located in certain areas and meet a certain minimum capital investment requirement; specifying that a certain Class B–D–7 license may be transferred within, ~~but may not be transferred out of,~~ the Old Goucher Revitalization District; specifying that a certain distance restriction for the issuance of new alcoholic beverages licenses within a certain distance of a school or place of worship does not apply to a property in a certain Old Goucher Revitalization District; defining a certain term; making this Act an emergency measure; and generally relating to alcoholic beverages in Baltimore City.

BY repealing and reenacting, without amendments,  
 Article – Alcoholic Beverages  
 Section 12–102, 12–905, and 12–1605(a)(1)  
 Annotated Code of Maryland  
 (2016 Volume and 2016 Supplement)

BY repealing and reenacting, with amendments,  
 Article – Alcoholic Beverages  
 Section 12–1407, 12–1603, and 12–1605(a)(2)  
 Annotated Code of Maryland  
 (2016 Volume and 2016 Supplement)

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

**Article – Alcoholic Beverages**

12–102.

This title applies only in Baltimore City.

12–905.

(a) There is a Class B–D–7 beer, wine, and liquor license.

(b) (1) The Board may issue a Class B–D–7 license if the Board determines that the license is reasonably necessary for the convenience of the public.

(2) In making the determination, the Board shall consider the number of beer, wine, and liquor outlets in a given area and the number of days the outlets are open, rather than the nature of the outlets.

(c) The license authorizes the license holder to sell beer, wine, and liquor at retail at the place described in the license, for on– and off–premises consumption.

(d) The license holder may sell beer, wine, and liquor during the hours and days set out under § 12–2004(c) of this title.

(e) The Board shall adopt regulations to determine the manner of operation of a licensed premises.

(f) The annual license fee is \$1,320.

12–1407.

(a) (1) The Board or the Board’s designee shall examine each application for the issuance or transfer of a license within 45 days of receipt of the application to determine whether the application is complete.

(2) **[An] EXCEPT AS PROVIDED IN PARAGRAPH (3) OF THIS SUBSECTION, AN** application for the issuance, transfer, or renewal is not complete unless the applicant has:

(i) obtained zoning approval or verification of zoning if the application is for renewal;

(ii) submitted all documents required in the application; and

(iii) paid all fines and fees that are due.

**(3) AN APPLICATION FOR THE ISSUANCE, TRANSFER, OR RENEWAL OF A CLASS B–D–7 LICENSE THAT MAY BE ISSUED UNDER § ~~12-1603(C)(5)~~ 12-1603(C)(6) OF THIS TITLE IN THE OLD GOUCHER REVITALIZATION DISTRICT UNDER § 12–1603(E) OF THIS TITLE IS COMPLETE WITHOUT AN APPLICANT OBTAINING ZONING APPROVAL OR VERIFICATION OF ZONING.**

(b) (1) A license hearing may not be scheduled unless the Board determines that the application is complete.

(2) A complete application with all submitted documents shall be posted online at least 14 days before the hearing date.

(3) The postponement of a hearing shall be posted online not less than 72 hours before the hearing date.

(c) (1) To incorporate a change in the application document after the Board or the Board's designee has determined the application to be complete, the applicant shall submit the change to the Board not later than 15 days before the scheduled hearing.

(2) After the hearing on the application, an applicant may change the application only at a new hearing.

(d) The Board shall impose a fine that it determines for failure to comply with the requirements under this section.

12-1603.

(a) The alcoholic beverages districts described in this section at all times are coterminous with the legislative districts in the Legislative Districting Plan of 2002 as ordered by the Maryland Court of Appeals on June 21, 2002.

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

- (1) the 40th alcoholic beverages district;
- (2) the 41st alcoholic beverages district;
- (3) the 43rd alcoholic beverages district;
- (4) the 44th alcoholic beverages district; and
- (5) the 45th alcoholic beverages district.

(c) The Board may issue:

(1) in the alcoholic beverages districts specified in subsection (b) of this section:

- (i) a 1-day license; or
- (ii) a Class B beer, wine, and liquor license to a restaurant that:

1. has a minimum capital investment, not including the cost of land and buildings, of \$200,000 for restaurant facilities; and

2. has a minimum seating capacity of 75 individuals;

(2) a Class C beer, wine, and liquor license in the 45th alcoholic beverages district;

(3) a Class C beer, wine, and liquor license in ward 5, precinct 1 of the 44th alcoholic beverages district; [and]

(4) a Class C beer, wine, and liquor license in the 200 block of West Saratoga Street in ward 4, precinct 3 of the 40th alcoholic beverages district; ~~AND~~

(5) A CLASS B-D-7 LICENSE IN THE 100 BLOCK OF NORTH AVENUE IN THE 45TH ALCOHOLIC BEVERAGES DISTRICT; AND

~~(5)~~ (6) SUBJECT TO THE REQUIREMENTS UNDER SUBSECTION (E) OF THIS SECTION, FOUR CLASS B-D-7 LICENSES IN THE 43RD ALCOHOLIC BEVERAGES DISTRICT.

(d) One Class B-D-7 license issued for a property surrounded by Morton Street on the west, West Eager Street on the north, North Charles Street on the east, and West Read Street on the south may be transferred to a property surrounded by 21st Street on the north, Morton Street on the west, North Charles Street on the east, and 20th Street on the south.

(E) (1) IN THIS SUBSECTION, "OLD GOUCHER REVITALIZATION DISTRICT" MEANS THE AREA SURROUNDED BY HOWARD STREET ON THE WEST, 25TH STREET ON THE NORTH, ST. PAUL STREET ON THE EAST, AND 22ND STREET ON THE SOUTH.

(2) IF AN ESTABLISHMENT HAS A MINIMUM CAPITAL INVESTMENT, NOT INCLUDING LAND AND ACQUISITION COSTS, OF \$50,000, THE BOARD MAY ISSUE ONE CLASS B-D-7 LICENSE FOR USE IN EACH OF THE FOLLOWING PROPERTIES IN THE OLD GOUCHER REVITALIZATION DISTRICT:

(I) A PROPERTY THAT IS SURROUNDED BY MARYLAND AVENUE ON THE WEST, 24TH STREET ON THE NORTH, MORTON STREET ON THE EAST, AND 22ND STREET ON THE SOUTH;

(II) A PROPERTY THAT IS SURROUNDED BY MORTON STREET ON THE WEST, 23RD STREET ON THE NORTH, CHARLES STREET ON THE EAST, AND 22ND STREET ON THE SOUTH;

(III) A PROPERTY THAT IS SURROUNDED BY MORTON STREET ON THE WEST, WARE STREET ON THE NORTH, CHARLES STREET ON THE EAST, AND 24TH STREET ON THE SOUTH; AND

(IV) A PROPERTY THAT IS SURROUNDED BY MARYLAND AVENUE ON THE WEST, 24TH STREET ON THE NORTH, MORTON STREET ON THE EAST, AND 23RD STREET ON THE SOUTH.

(3) A CLASS B-D-7 LICENSE;

~~(H) THAT MAY BE ISSUED UNDER § 12-1603(C)(5) 12-1603(C)(6) OF THIS TITLE MAY BE TRANSFERRED WITHIN THE OLD GOUCHER REVITALIZATION DISTRICT; AND~~

~~(H) MAY NOT BE TRANSFERRED OUT OF THE OLD GOUCHER REVITALIZATION DISTRICT.~~

12-1605.

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

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

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

(i) a Class B beer and wine license outside the 46th legislative district;

(ii) a Class B beer, wine, and liquor license outside the 46th legislative district;

(iii) A CLASS B-D-7 LICENSE IN THE OLD GOUCHER REVITALIZATION DISTRICT UNDER § 12-1603(E) OF THIS SUBTITLE;


(IV) a Class C beer and wine license; and

~~[(iv)]~~ (V) a Class C beer, wine, and liquor license.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act ~~shall take effect July 1, 2017~~ is an emergency measure, is necessary for the immediate preservation of the public health or safety, has been passed by a ye and nay vote supported by three-fifths of all the members elected to each of the two Houses of the General Assembly, and shall take effect from the date it is enacted.

Approved by the Governor, April 11, 2017.

## PARKWAY THEATRE SERVICE, LLC: W17875584

 Business Options:

[General Information](#)
[Filing History](#)
[Personal Property](#)

### General Information

**Department ID Number:**

W17875584

**Business Name:**

PARKWAY THEATRE SERVICE,  
LLC

**Principal Office:**

34 EAST 25TH STREET  
BALTIMORE MD 21218

**Resident Agent:**

RYAN J. POTTER  
SUITE 400  
218 N. CHARLES ST.  
BALTIMORE MD 21201

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD  
STANDING

[» Order Certificate of Status](#)

**Business Type:**

DOMESTIC LLC

**Business Code:**

ENTITIES OTHER THAN  
CORPORATIONS

**Date of Formation/ Registration:**

03/21/2017

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

[New Search](#)

[Order Documents](#)

3 - 5 W. NORTH AVENUE

PROPOSED LOCATION: \_\_\_\_\_

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 17

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

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

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

"D" BEER & WINE 1

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

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

"B" BEER, WINE & LIQUOR 8

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

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 7

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: J. RAY DATE: 6/1/2017



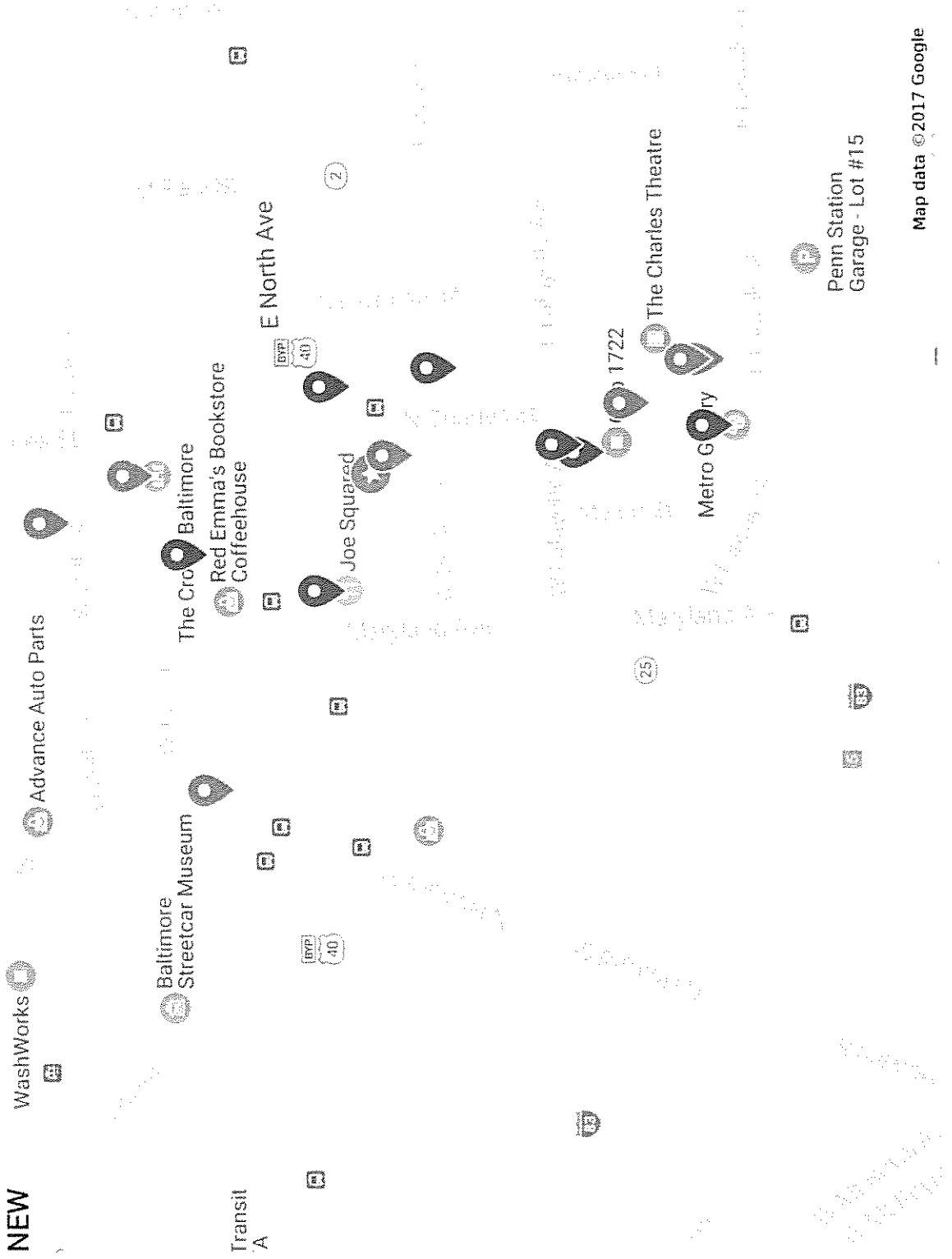
# 3 - 5 W. NORTH AVENUE

NEW

## LICENSED ESTABLISHMENTS

- 📍 PARKWAY THEATRE BD7
- 📍 WIND UP SPACE BD7
- 📍 NORTH INN BD7
- 📍 MOTOR HOUSE LD
- 📍 Joe Squared LB
- 📍 METRO GALLERY BD7
- 📍 1701 N Charles St
- 📍 COLETTE LB
- 📍 CHARLES THEATRE LB
- 📍 CLUB CHARLES-ZODIAC BD7
- 📍 DEPOT BD7
- 📍 TRIP'S PLACE BD7
- 📍 CARIBBEAN PARADISE LB
- 📍 NEW SEoul RESTAURANT LB
- 📍 BALTIMORE EAGLE BD7
- 📍 MI COMALITO RESTAURANT LB
- 📍 NAK WON RESTAURANT LB

NEW JOHN'S CARRY OUT WA



Map data ©2017 Google

**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="Evan M. Rogers"/>
<i>Address of Premises:</i>	<input type="text" value="3-5 W. North Avenue"/>
<i>Inspector:</i>	<input type="text" value="i:\0# w\ baltimore\mark.fosler"/>
<i>Date Posted:</i>	<input type="text" value="6/1/2017"/>
<i>Time Posted:</i>	<input type="text" value="4:30 PM"/>
<i>Date Rechecked:</i>	<input type="text" value="6/11/2017"/>
<i>Time Rechecked:</i>	<input type="text" value="10:00 AM"/>
<i>Manager or Owner when sign posted:</i>	<input type="text"/>

*Summary on location of sign posted:*

Sign posted inside front window.

*Summary on location of sign rechecked:*

Sign remained as originally posted for the required ten days.

*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

**INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS**

<i>Licensee Information (Trade Name):</i>	Parkway Theater
<i>Corporation Name:</i>	Parkway Theater Service, LLC
<i>Location Address:</i>	3-5 W. North Avenue
<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>	6/1/2017
<i>Date Removed?</i>	6/11/2017
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

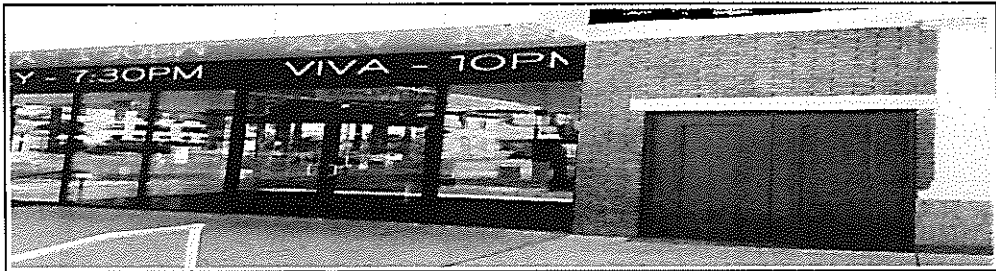
*Other licensed locations - Describe/Note:*

See Map and Recapitulation Report.

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

Sign has remained posted the required ten days.

*Insert Photo of Sign and location:*



Inspector Name	Date and Time	
<i>i:\0# w\baltimore\mark.fosler</i>	6/1/2017	4:46:32 PM
Name of Licensee (if present)		
<input type="text"/>		
<input type="text"/>		

# Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 100 FEET OF A DWELLING.

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
12	09	0388	011	4/21/17	101

PROPERTY ADDRESS: 3-9 W NORTH AVE

OWNER: PARKWAY THEATRE, LLC ADDR: 105 RIDGEWOOD RD BALTIMORE I

LESSEE: ADDR:

LAND USE CODES 7214 0000 0000 0000

USE PREMISES AS A 600 SEAT 3 SCREEN MOVIE THEATER WITH CONCESSION AND BAR  
 SERVING ALCOHOL "THE PARKWAY THEATER" WILL BE HOME TO THE ANNUAL  
 MARYLAND FILM FESTIVAL PER BMZA 2015-399 APPROVED 12/1/15

1001-000000-2600-158960-400360 PER. INSP.	1001-000000-2600-158909-400480 MISC.	1001-000000-2600-158909-400480 CH. USE	1001-000000-2600-158931-400490 NEW BLDG	1001-000000-2600-158902-400490 0 ADDITIONS
		45.00		
1001-000000-2600-158102-400490 ALTERATIONS	1001-000000-2600-158104-400490 REPAIRS	1001-000000-2600-158104-400490 MISC. CONST.	1001-000000-2600-158830-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-158962-400510 DISTRIB/EXH	1001-000000-2600-158962-400510 AIR COND.	1001-000000-2600-158962-400510 DISH. TANKS	1001-000000-2600-158993-400510 FIRE	1001-000000-2600-158996-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159200-400530 ELEVATOR	1001-000000-2600-159200-400530 PLUMBING	1001-000000-2600-159200-400530 S & E CONTROL	1001-000000-2700-508801-401811 CHAP	1001-000000-1500-102100-400230 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	1001-000000-2600-158909-400480 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.

CORY V. McCRAY  
Legislative District 43  
Baltimore City

Environment and Transportation  
Committee

Housing and Real  
Property Subcommittee

Land Use and Ethics Subcommittee



The Maryland House of Delegates  
6 Bladen Street, Room 313  
Annapolis, Maryland 21401  
410-841-3496 / 410-858-7496  
800-492-7122 Fax: 410-  
Cory.McCray@house.maryland.gov

THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

June 11, 2017

Douglas Paige  
Executive Secretary  
Board of Liquor License Commissioners for Baltimore City  
231 East Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, Maryland 21202

Re: Parkway Theatre  
Class BD7 License

Dear Mr. Paige:

I write to add my strong support for this Board to grant a Class BD7 license to the historic Parkway Theater, which re-opened its doors in April of this year with great fanfare and well-deserved acclaim. I am proud to have supported the reinvigoration of the Parkway Theater, which helped to return this unique asset to the citizens of Baltimore and I am just as proud to support the Parkway on the journey to receive this license.

As you may know, the State of Maryland is an important partner in the Parkway Theatre, most notably in the form of historic tax credits that played a significant role in the overall economic feasibility of the redevelopment project. As such, the State has a vested interest in the Parkway's success, which hinges primarily on delivering patrons an exceptional movie-going experience in every respect – including a menu of food and drink options that incorporates alcoholic beverages. This is a customary amenity in the world of theater as the Landmark, Charles and Senator Theaters, as well as the new CineBistro in Hampden, all serve alcoholic beverages accordingly.

For this reason, I was pleased to support legislation in the 2017 session to permit the establishment of a Class BD7 license for the Parkway Theatre. In the interest of clarity, I note that the law refers geographically to “[t]he 100 block of North Avenue in the 45<sup>th</sup> alcoholic beverages district”. My intent and the intent of my colleagues was to treat this reference as a “unit block”, i.e., 0-100 North Avenue, with application intended specifically and solely to the Parkway Theatre. We are most willing to clarify this as necessary in any future legislative session.

I urge the Board to approve this application and I encourage you to visit Baltimore's newest arts amenity at your earliest opportunity. It will be a rewarding experience. If there are any questions or concerns, please do not hesitate to contact my office at your convenience.

Respectfully,

A handwritten signature in black ink, appearing to read "Cory V. McCray". The signature is written in a cursive style with a long, sweeping tail.

Cory V. McCray  
State Delegate



## BALTIMORE CITY COUNCIL

**ROBERT STOKES, Sr., 12th District**

Committees: Executive Appointments, Chair; Labor, Vice Chair; Land Use and Transportation; Taxation, Finance, and Economic Development; Judiciary and Legislative Investigations

June 23, 2017

Chairman Albert J. Matricciani, Jr.  
Baltimore City Board of Liquor License Commissioners  
100 North Holliday Street, Room 215  
Baltimore, MD 21202

2017 JUN 23 PM 4:45  
RECEIVED  
BOARD OF LIQUOR  
LICENSING COMMISSIONERS

**RE: PARKWAY THEATER, 1-5 W. NORTH AVEN**

I am writing this letter in support of the Parkway Theater's BD-7 license application. Not only have Parkway representatives met with the community, theater reps have signed a Memorandum of Understanding, as well. This demonstrates commitment and respect for what the Charles North Community has accomplished over the years. Signing the MOU indicates the Parkway intends to be more than an area attraction, but a strong community partner as well.

Again, I fully support the Parkway Theater's application and ask that you please accept this letter as documentation of my support.

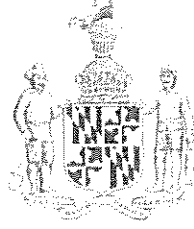
Sincerely,

A handwritten signature in cursive script that reads "Robert Stokes".



MAGGIE MCINTOSH  
Legislative District 43  
Baltimore City

Chair  
Appropriations Committee



The Maryland House of Delegates  
6 Bladen Street, Room 121  
Annapolis, Maryland 21401  
410-841-3407 • 301-858-3407  
800-492-7122 Ext. 3407  
Fax 410-841-3416 • 301-858-3416  
Maggie.McIntosh@house.state.md.us

*The Maryland House of Delegates*  
ANNAPOLIS, MARYLAND 21401

June 26, 2017

Mr. Douglas Paige  
Executive Secretary  
Board of Liquor License Commissioners for Baltimore City  
231 East Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, Maryland 21202

Re: Parkway Theatre  
Class BD7 License

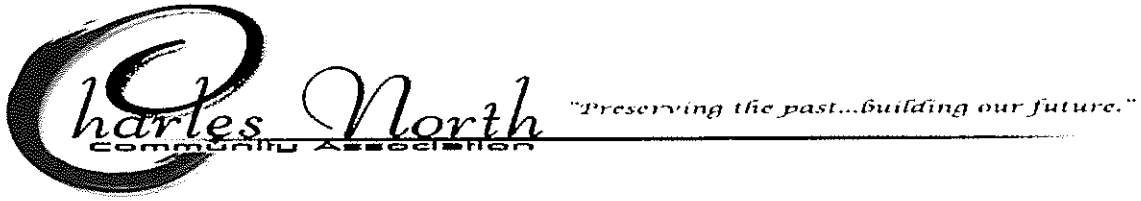
Dear Mr. Paige:

I am pleased to write in support of the establishment of a Class BD7 liquor license at the Parkway Theatre, Baltimore's newest film venue and yet another great attraction in the Station North Arts and Entertainment District. Along with my colleagues in the legislature, I am proud to have supported the redevelopment of this historic asset, both in the form of State bond funding and historic tax credits that enabled the project to advance. I also offered legislation during the 2017 session to permit the creation of a Class BD7 license for the benefit of Theatre patrons.

The Parkway Theatre's representatives have worked in close concert with both my office and the Charles North Community Association to ensure that the Theatre will be an anchor in its community for many years to come. This is a one-of-a-kind amenity in Baltimore and beyond, and I respectfully urge the Board's approval of the application for the BD7 license that the legislature authorized earlier this year.

Sincerely,

Handwritten signature of Maggie McIntosh in black ink.  
Del. Maggie McIntosh



Chairman Albert J. Matricciani, Jr.

Board of Liquor License Commissioners for Baltimore City

Room 215 City Hall -- 100 North Holiday Street

**Re: Parkway Theater, 1-5 W. North Ave.**

15 August 2016

Sirs,

As President of the Charles North Community Association (CNCA), I am writing on behalf of the CNCA Board of Directors to express our full support for the granting of a Class BD-7 license to the Parkway Theater at 1-5 W. North Ave. We have met with representatives of the property owner regarding this issue, and find them to be a welcome addition to the Charles North community as we continue to develop as the preeminent Arts & Entertainment District in the City. We will follow up with a fully signed and executed copy of a Memorandum of Understanding, the terms and conditions of which should be attached to the license and become part of the record. We humbly ask you to grant this license, and we thank you for your time and effort in this matter.

Sincerely,

Alan Mlinarchik  
President, CNCA

Cc: Jed Dietz, Ryan Potter

**RECEIVED**  
2017 JUN 20 AM 8: 37  
BOARD OF LIQUOR  
LICENSE COMMISSIONERS

**November 16, 2017**

**Applicant(s):** Daniel Baird, Jeffrey Stein, and Elena Johnson  
803 SCLL, LLC, T/a Trade Name Pending  
803 S. Caroline Street 21231

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

Application to transfer ownership requesting outdoor table service.

**(a) Applicant(s) Information:** (1) Daniel Baird was born in Baltimore, MD in January of 1966. He lives in Annapolis, MD; (2) Jeffrey Stein was born in Baltimore, MD in November of 1957. He lives in Baltimore, MD; and (3) Elena Johnson was born in Baltimore, MD in May of 1980. She lives in Cockeysville, MD. Mr. Baird is the former owner of Bare Hill Racquet and Fitness Club in Baltimore County.

**(b) Ownership Breakdown:** (1) Daniel Baird (5%); (2) Jeffrey Stein (5%); (3) Elena Johnson (5%); and (4) 803 S. Caroline St, LLC (85%).

**(c) Purchase Price of Business:** The purchase price of the business was \$80,000. A down payment of \$10,000 was made. The remaining balance of \$70,000 due at closing.

**(d) Qualified Voters:** William Bennett, Michael Coiro, and James Favata are qualified Baltimore City voters.

**(e) Zoning:** Applicants have applied for a USE permit, for continued use of premise for 13 dwelling units and restaurant located on the first floor, four units each located on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors, and one unit located on the 5<sup>th</sup> floor.

**(f) Corporate Standing:** 803 SCLL, LLC is a MD LLC and as of 11/2/2017 is active and in good standing.

**(g) Posting Report:** The location was posted on 10/10/2017 and checked on 10/19/2017. This meets the 10-day rule. There are 28 licensed liquor establishments in the 4x4 area: "A" BWL-1; "B" BWL-17; "D" BWL-1; and "BD7" BWL-9.

**(h) Timeline:** The establishment closed on 10/28/2016. On 4/21/2017 the secured party/landlord filed a hardship extension. On 6/15/2017, the Board granted a hardship extension, extending the life of the license until 10/23/2017. This application was filed on 8/28/2017 - within the 360 day time period. License is valid.

**(i) Letters of Support/Opposition:** At this time the Board has no letters 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

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

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

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER  NEW  EXPANSION OF PREMISES  AMENDMENT(S)  ADG 9/2/17

EXPLANATION OF REQUEST: Transfer of existing license from previous Tenant CLASS TYPE: BBT B

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

IF TRANSFER OF OWNERSHIP ONLY, THEN ADDRESS OF CURRENT LICENSE: 803 South Caroline Street Baltimore, MD 21231

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 803 SCLL LLC TRADE NAME: \_\_\_\_\_

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

ATTORNEY FOR THE APPLICANT: Adam Bakir (Whitford Taylor & Preston LLP) ADDRESS: 8830 Stanford Blvd Columbia, MD 21045 PHONE: 410 832-2052

Part of Premises Used (Note: Floors and Areas for Storage): First floor space 3,760 +/- sq ft along with lower level storage 308 +/- sq ft

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

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

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

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

### 1. Applicant A

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

163 Friar Tuck Hill \_\_\_\_\_  
 Annapolis MD 21405 N/A

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

01/1966 Male 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?

### 2. Applicant B

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

1220 Bank Street Unit 301 \_\_\_\_\_  
 Baltimore MD 21202 11 years

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

11/1957 Male 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

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

10802 Royal Mews Rd. \_\_\_\_\_  
 Cockeysville MD \_\_\_\_\_

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

5/1980 Female Baltimore MD

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

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

RECEIVED  
 BOARD OF LICENSING COMMISSIONERS  
 BALTIMORE, MD  
 2017 AUG 29 10 39 AM

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

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

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

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

As part of the ownership of Bare Hills Racquet & Fitness club in Baltimore County. Facility was sold and license transferred to new owner.

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

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

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

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

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

Previous tenant/License holder ceased operations in October 2016. A 180-day-Hardship Extension Request was applied for in April 2017 and granted in June 2017

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

Applicant A  B  C

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

Name	Address	Phone	Email
Elena Johnson	10802 Royal News Rd	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: 803 S Caroline St LLC ADDRESS: 1422 Clarkview Rd TITLE: member %OF STOCK HELD: 85% 21009 % Membersh Interest
- 2) NAME: Daniel S. Baird ADDRESS: 163 Friar Fock Hill TITLE: member %OF STOCK HELD: 5% 21405
- 3) NAME: Jeffrey Stein ADDRESS: 1220 Bank St BAH TITLE: member %OF STOCK HELD: 5% 21202
- 4) NAME: Elena Johnson ADDRESS: 10802 Royal News TITLE: member %OF STOCK HELD: 5% COCOCKVILLE MD 21030

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

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

[Signature]  
Signature of Applicant A

I hereby certify that on the 16<sup>th</sup> day of August, 2017, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore personally appeared Daniel S. Baird the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Jade Greer  
Printed Name: Jade Greer

(Notary Seal) My Commission expires

JADE GREER  
Notary Public-Maryland  
Baltimore County  
My Commission Expires  
January 06, 2021

[Signature]  
Signature of Applicant B

I hereby certify that on the 16<sup>th</sup> day of August, 2017, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore personally appeared Jeffrey Stein the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Jade Greer  
Printed Name: Jade Greer

(Notary Seal) My Commission expires

JADE GREER  
Notary Public-Maryland  
Baltimore County  
My Commission Expires  
January 06, 2021

[Signature]  
Signature of Applicant C

I hereby certify that on the 16<sup>th</sup> day of August, 2017, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore personally appeared Elena Johnson the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Jade Greer  
Printed Name: Jade Greer

(Notary Seal) My Commission expires

JADE GREER  
Notary Public-Maryland  
Baltimore County  
My Commission Expires  
January 06, 2021

Name and Address of the owners of the premise/landlord: 803 South Caroline Street LLC. Phone Number: \_\_\_\_\_

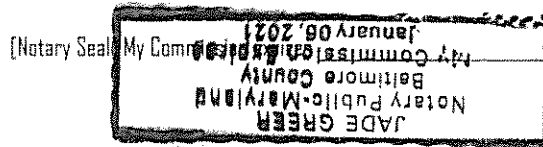
**STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND**

(I, WE) 803 South Caroline Street LLC. (Daniel S. Beard - managing member) HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 803 S. Caroline St, Balt, MD 21209 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.

I hereby certify that on the 16<sup>th</sup> day of August, 2017, before me, the subscriber, a notary public of the State of MD, in and for Balt personally appeared Daniel Beard the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Signature: Jade Greer  
 Printed Name: Jade Greer



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)
William Bennett	108 Taplow Rd. Baltimore, MD		3. 1970	8 yrs.
Michael J Coiro	108 Churchwardens Rd Baltimore, MD 21212		7/10/66	20 years
JAMES FAVATA	1435 Coakley St. Baltimore, MD 21230		2/10/84	5.5 yrs

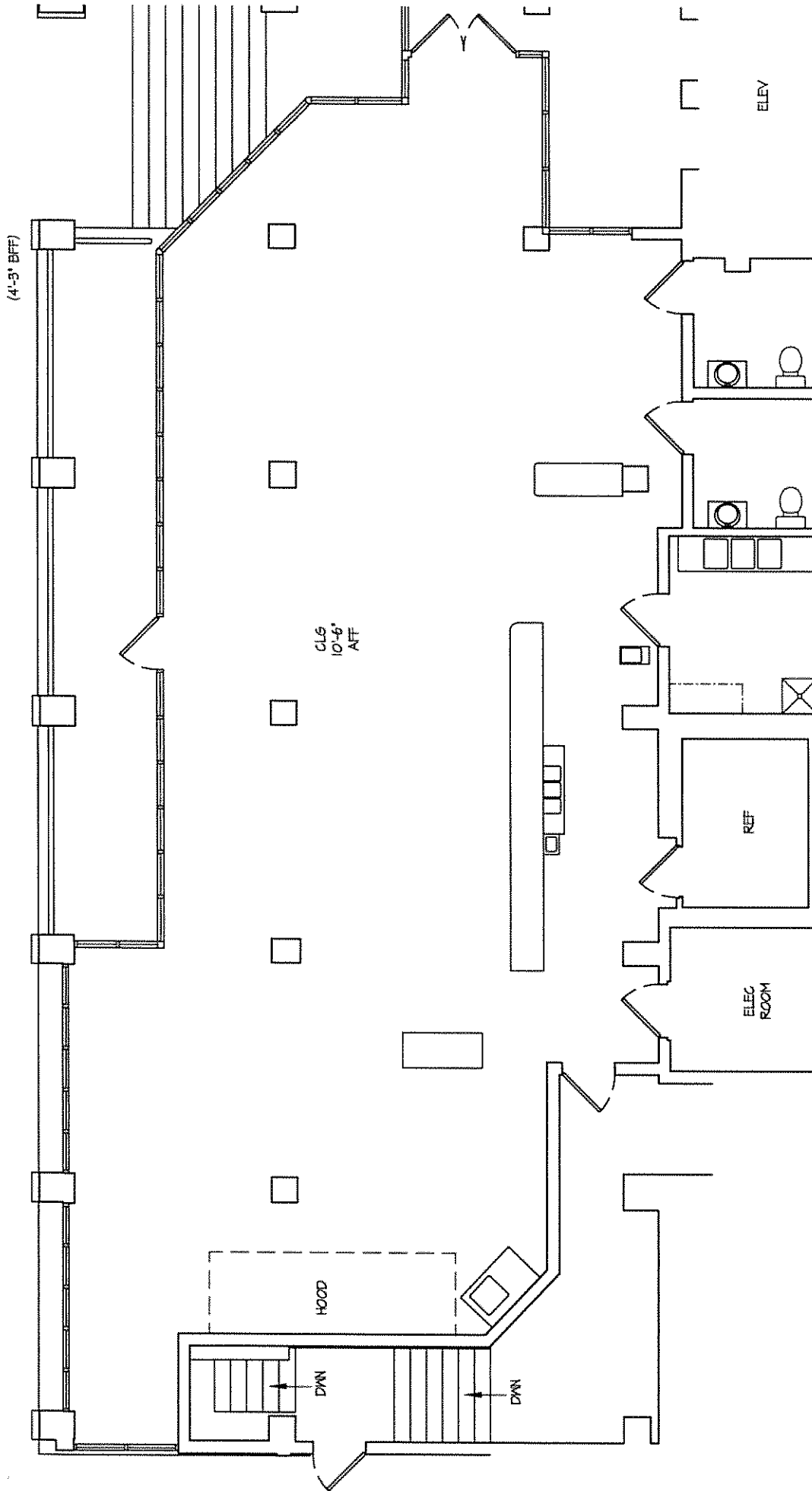
Board of Liquor License Commissioners for the City of Baltimore,  
 231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
 Phone: 410-396-4377 Fax: 410-396-4382

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

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

(SEE Attached)



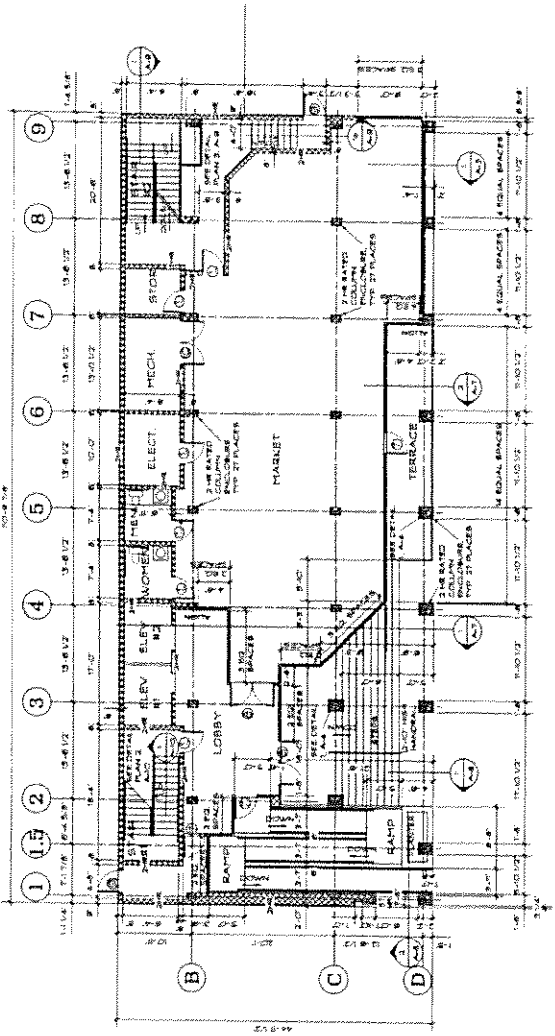


EXISTING  
FLOOR  
PLAN  
**EX1**

DATE: 3.27.17  
DRAWING: 17012  
SCALE: 1/8" = 1'-0"  
SHT SIZE: B.5x11

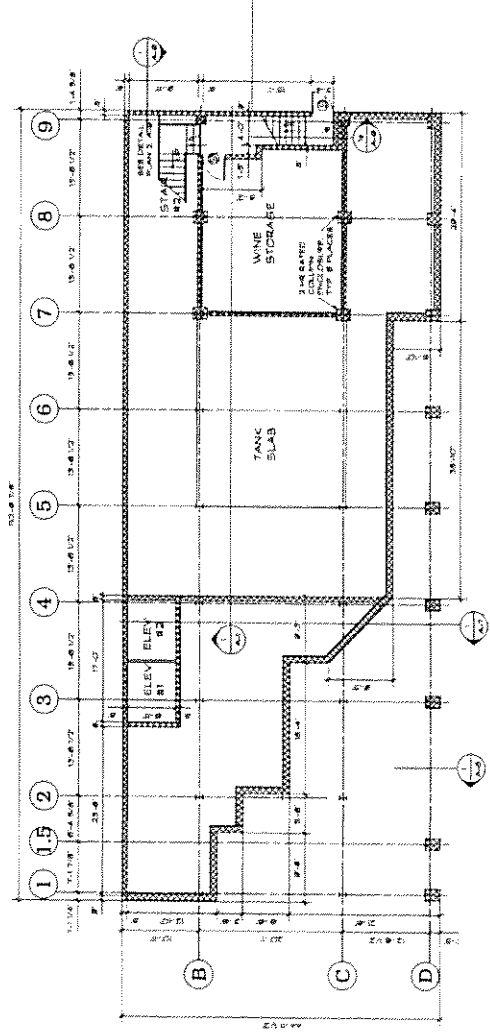
**803**  
**S CAROLINE**  
Baltimore MD





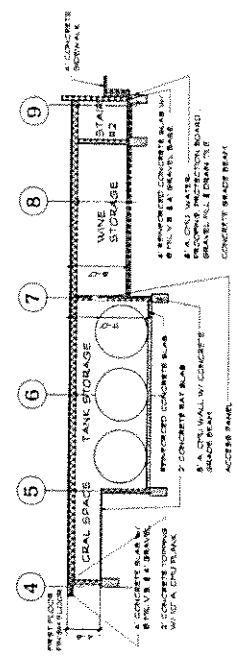
FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"



1. LOWER LEVEL BUILDING SECTION

SCALE 1/8" = 1'-0"

		PROJECT 803 S. CAROLINE ST. BALTIMORE, MD.	SHEET NUMBER <b>A-1</b> OF 10
ARCHITECT WILLIAM H. MALIN, ARCHITECT 1000 SOUTH BALTIMORE ST. BALTIMORE, MD. 21204		ENGINEER WILLIAM H. MALIN, P.E. 1000 SOUTH BALTIMORE ST. BALTIMORE, MD. 21204	DATE DRAWN BY B.M.
TITLE <b>BL-3</b>		DRAWN BY B.M.	CHECKED BY B.M.



## Liquor Board System

Version 1.0

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

### License Detail





#### License Info

License Num: **LB 286**Cert Num: **1086**Fee: **\$1,820.00** Status: **Renewed**

License Date: 5/1/2017

License Year: 2017

CR Number: 15446684

Payment Date: 08-29-17

2016 - 2017 TPP Paid 2017 Trader's License 


### Add Adult Entertainment License

#### Location

Corp Name: **OLIVE GROVE CATERING, INC.**Trade Name: **INN AT THE BLACK OLIVE**

Zone Code: 23

Phone: 410-276-7141

Block Num: 803

City: BALTIMORE

Street: CAROLINE STREET SOUTH

State: MD

Zip: 21231

CR Number: 15446684

Portion of Business Used:

USE FIRST FLOOR AS A MARKET/CAFE, SECOND THRU FOURTH FLOORS AS A HOTEL WITH  
FOUR ROOMS ON EACH FLOOR AND ON THE FIFTH FLOOR USE AS A RESTAURANT

Restriction:



#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
DIMITRIS	SPILIADIS	716 S. BETHEL STREET	BALTIMORE	MD	21231	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
PAULINE	SPILIADIS	1609 SHAKESPEARE STREET	BALTIMORE	MD	21231	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
SOTIRIOS	SPILIADIS	1609 SHAKESPEARE STREET	BALTIMORE	MD	21231	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

**Comments**

Date	Comment	Action
08/29/2017	Ed Powell came in today and Paid \$1,820.00 for 2017-2018 Annual Liquor License, Invoice #108528.... /sb	Delete
08/28/2017	08/28/17 - Submitted Application for a Transfer of Ownership and paid \$600.00, Invoice #108523. But per T.Akras to pay for the 2017-2018 Annual Liquor License on 08/29/17.... /sb	Delete
06/21/2017	06/15/17 - Public Hearing RE: Request for Hardship Extension - GRANTED (2-0 VOTE); Commissioner Moore-Reclused)	Delete
06/09/2017	6/1/17- Public Hearing re Request for hardship extension- POSTPONED	Delete
04/21/2017	4/21/17 Hardship letter received Invoice # 106524	Delete
12/02/2016	SUSPENSION NOTICE HAS BEEN ISSUED AND PLACED ON BUILDING UNTIL FURTHER NOTICE..... /sb	Delete
07/28/2016	07/28/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
04/29/2016	***** RELEASED STATE TAX HOLD ***** /sb	Delete
03/18/2016	*****STATE TAX HOLD - RENEWAL 2016-2017***** /sb	Delete
04/02/2015	RELEASED STATE OF MD TAX HOLD ON 04/01/15...../sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete

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

License num: LB 286                      Address: 803 CAROLINE STREET SOUTH  
Trade Name: INN AT THE BLACK OLIVE

Comment:

[Add Comment](#)

**Hold Info**

Powered by:





# Maryland Business Express

[Home](#) [Log In / Create Account](#)

## 803 SCLL, LLC: W18193052

**Business Options:**

- General Information**
- Filing History
- Personal Property

### General Information

**Department ID Number:**  
W18193052

**Business Name:**  
803 SCLL, LLC

**Principal Office:**  
1422 CLARKVIEW ROAD  
BALTIMORE MD 21209

**Resident Agent:**  
RESAGENT, INC.,  
STE 1900  
SEVEN ST. PAUL STREET  
BALTIMORE MD 21202

**Status:**  
ACTIVE

**Good Standing:**  
THIS BUSINESS IS IN GOOD  
STANDING  
» [Order Certificate of Status](#)

**Business Type:**  
DOMESTIC LLC

**Business Code:**  
ENTITIES OTHER THAN  
CORPORATIONS

**Date of Formation/ Registration:**  
08/10/2017

**State of Formation:**  
MD

**Stock Status:**  
N/A

**Close Status:**  
N/A

[New Search](#) [Order Documents](#)

PROPOSED LOCATION: 803 S. Carline st

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 28

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

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

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

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

"A" BEER, WINE & LIQUOR 1

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

"B" BEER, WINE & LIQUOR 17

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

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 9

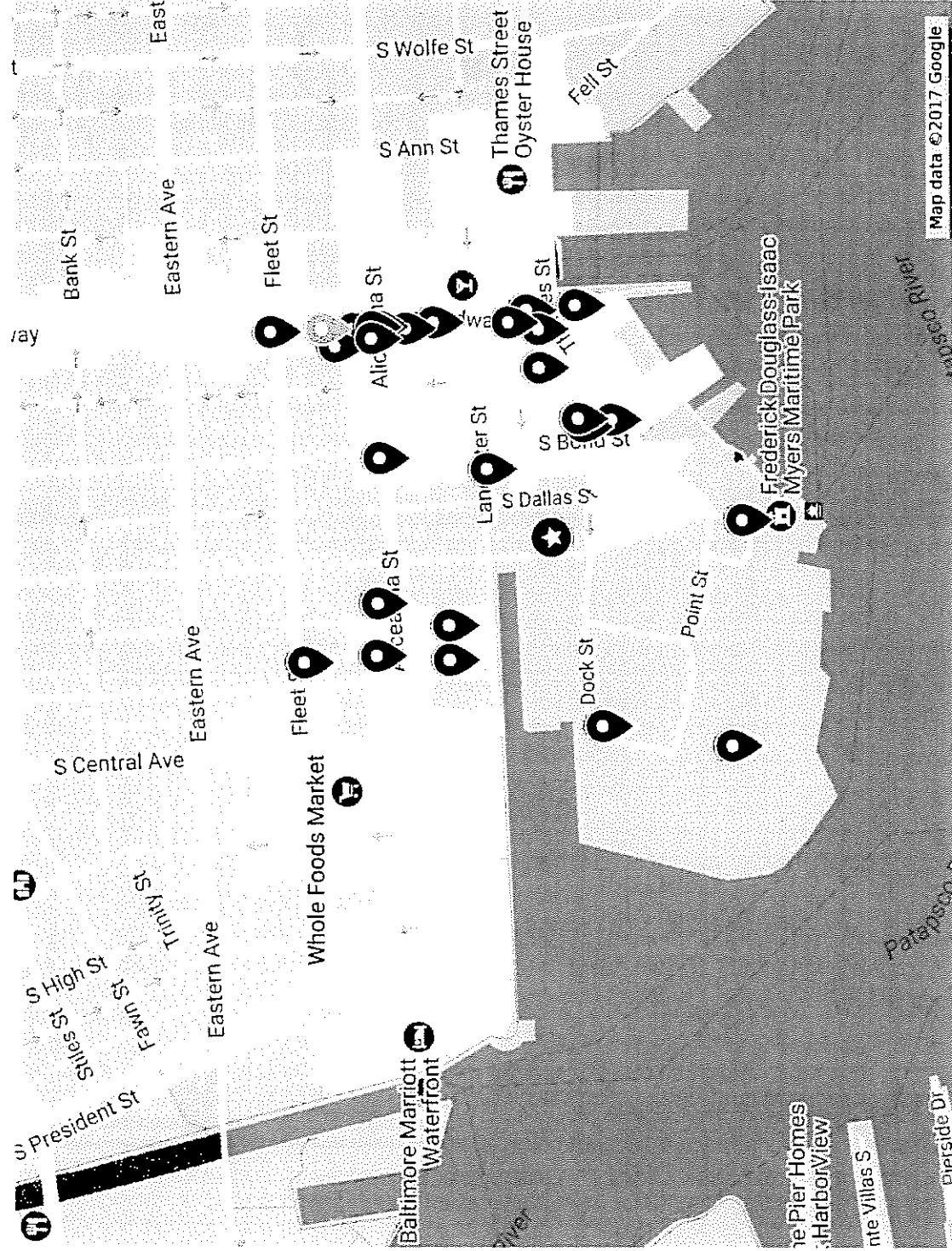
ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Andy A. Perez DATE: 10/12/17

# 803 S. Caroline St.



## Proposed Location

- 803 S. Caroline St.

## Licensed Establishments

- Sandlot- LBD7
- Ceremony Coffe -LB
- Mussel Bar & Grille-LB
- RA Sushi-LB
- TeavolveLB
- One-Eyed Mike's-LB
- Bar Vasquez-LB
- Waterfront Kitchen-LB
- Bond Street Social-LB
- Black Olive-LB
- Dinosaur Bar-B-Que-LB
- Dudas Tavern-LD
- Kali's Court-LBD7
- The Horse You Came In On Saloon-LBD7
- The Admiral's Cup-LBD7
- Leadbetters-LBD7
- Barcocina-LB
- Admiral Fell Inn-LB
- Bertha's-LB
- The Greene Turtle-LB

- 📍 Alexander's Tavern-LB
- 📍 Todd Conner's-LBD7
- 📍 Blarney Stone Pub-LBD7
- 📍 The Rockwell-LBD7
- 📍 Sticky Rice-LB
- 📍 Broadway Liquors-LA
- 📍 Kippo Ramen-LB
- 📍 Lil' Phil's-LBD7



**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>	Pending
<i>Corporation Name:</i>	803 SCLL LLC
<i>Location Address:</i>	803 S. Caroline St.
<i>License Type:</i>	Class "B" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	10/10/2017
<i>Date Removed?</i>	10/19/2017
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

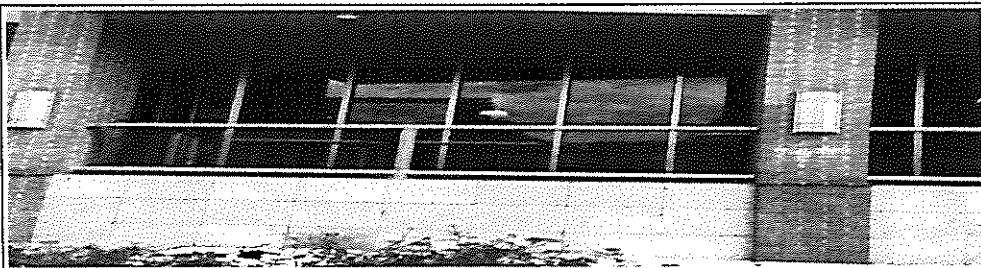
*Other licensed locations - Describe/Note:*

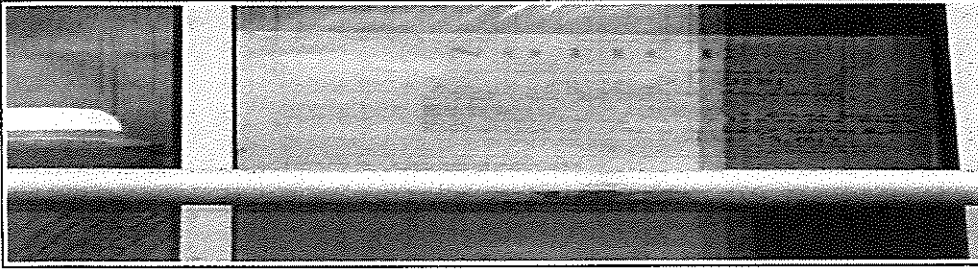
See attached map.

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

Application filed for transfer of ownership and request to add outdoor table service.

*Insert Photo of Sign and location:*





Inspector Name		Date and Time	
<input type="text" value="i:\0#.w\baltimore\andy.perez"/>		<input type="text" value="10/11/2017"/>	<input type="text" value="10:51:17 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>	Daniel Shehan Baird, Jeffrey David Stein & Elena Johnson
<i>Address of Premises:</i>	803 S. Caroline St.
<i>Inspector:</i>	i:0# w baltimore\andy.perez
<i>Date Posted:</i>	10/10/2017
<i>Time Posted:</i>	1:30 PM
<i>Date Rechecked:</i>	10/19/2017
<i>Time Rechecked:</i>	3:00 PM
<i>Manager or Owner when sign posted:</i>	

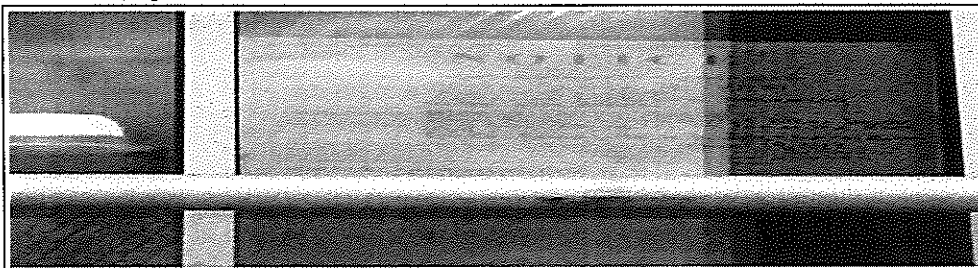
*Summary on location of sign posted:*

Sign posted on front window.

*Summary on location of sign rechecked:*

Sign remained as posted the required 10 days period

*Insert Photo of Sign and location:*





# BLLC Compliance Inspection

*Licensee Information*

Address: 803 CAROLINE STREET SOUTH 21231

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

*Open/Closed Status*

Open/Closed: Closed

Closed Date:

*External Appearance*

Clean and Free of Debris: Satisfactory

*Business Records*

Traders License: N/A

Alcohol Awareness Certification Date Issued:

*Public Safety*

Exits Marked, Unobstructed: N/A

Fire Capacity:

Outdoor Seating Capacity:

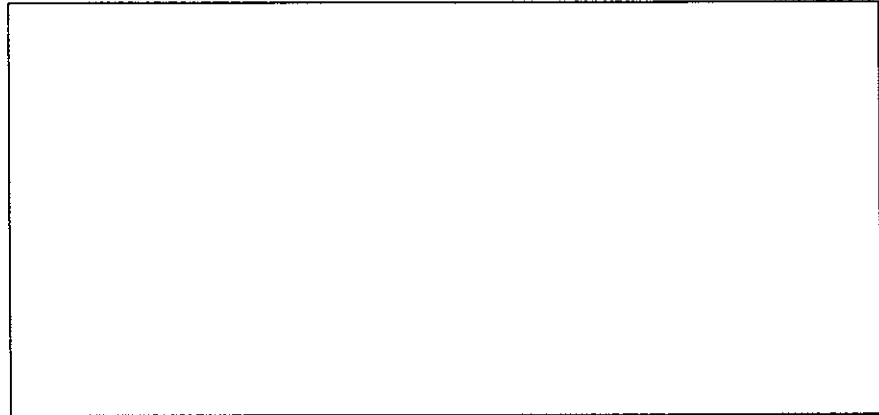
*Adult Entertainment - If Applicable*

License is Valid: N/A

*Violations*

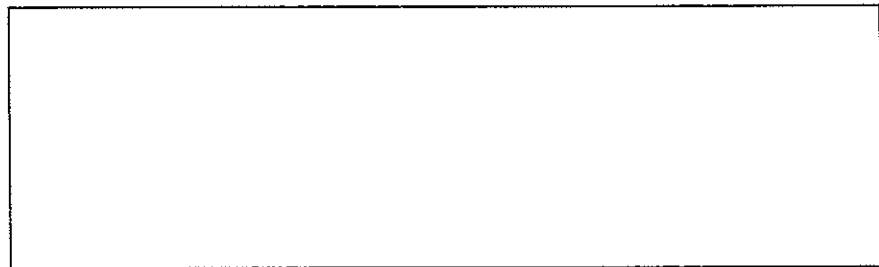
Violation Issued: No

Violations Noted



*Wrap-Up*

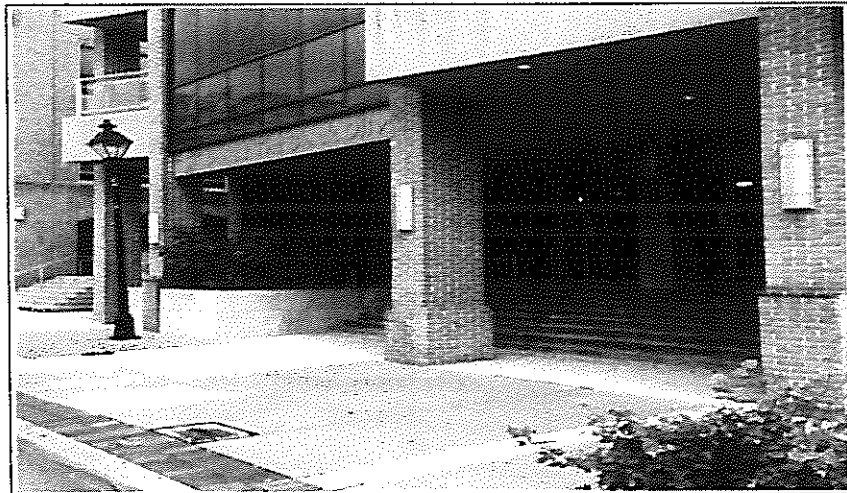
*Instructions Given to Licensee:*



*Inspector's Comments:*

*Establishment is closed and undergoing renovations. A Hardship extension request was granted on 6/15/17. An application for transfer of ownership was filed on 8/28/17 and notice to transfer ownership was posted on 10/10/17.*

*Photo Taken.*





Owner Email:

Submitted by Inspector

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

**Online Use & Occupancy Permit  
Application**

Property Address: 803 S CAROLINE ST  
Block/Lot: 1818/055

Permit No: **USE2017-52968**

Applicant: ED POWELL

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

Owner/Lessee:  
Owner 803 S CAROLINE ST LLC

Total: **98.00**

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

**Property Use & Occupancy Information:**

Existing Use : (Commercial) Hotel or Motel  
Proposed Use : (Residential) Dwelling: Above Non-Residential Firs  
Dwelling: Roomming: Efficiency:  
Existing Count: 000 012 000  
Proposed Count: 0 12 0

Description	Created	Completed	Assigned To
F02 - REGULATED FLOODPLAIN BFE	09/26/2017		JTAT
FIRE DEPARTMENT REFERRAL	09/26/2017		LDZI
HEALTH DEPARTMENT INSPECTION	09/26/2017		JWEL
MINOR PRIVILEGE	09/26/2017		MPRV
One Stop Permit Office Review	09/26/2017		LONG
Application Received		09/26/2017	
Zoning Sign-off	09/26/2017	09/26/2017	

District:201 MINOR PRIVILEGE:

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

TO ADD OUTDOOR SEATING TO THE RESTAURANT COMPONENT OF THE USE) \* USE PREMISES FOR 13 DWELLING UNITS AND RESTAURANT LOCATED ON FIRST FLOOR, FOUR UNITS EACH LOCATED ON 2ND, 3RD, AND 4TH FLOORS, AND ONE UNIT LOCATED ON 5TH FLOOR.

**AFFIDAVIT BY: ED POWELL**

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

Project Name: 803 S CAROLINE ST

Owner First Name:

Role: Owner

Owner Last Name Or Company Name: 803 S CAROLINE ST LLC

Applicant: POWELL,ED

Phone: [REDACTED]

Project Note:

Address1: [REDACTED]

Address2:

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

BOARD OF LIQUOR LICENSING COMMISSIONERS

2017 SEP 26 PM 3: 47

RECEIVED



November 16, 2017

**Applicant(s):** Theresa Suliga-Moskunas  
2844 Hudson, LLC, T/a Lee's Pint & Shell  
2844 Hudson Street 21224

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

Request to expand premises to include 2<sup>nd</sup> and 3<sup>rd</sup> floors.

**(a) Applicant(s) Information:** (1) Theresa Suliga-Moskunas was born in Baltimore in June of 1970. She lives in Baltimore, MD.

**(b) Ownership Breakdown:** (1) Theresa Suliga-Moskunas (100%).

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

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

**(e) Zoning:** BMZA granted the expansion of the existing nonconforming restaurant/tavern on 4/25/2017. Expansion is limited to a maximum of 25% increase in floor area of the existing restaurant/tavern from when this property became nonconforming.

**(f) Corporate Standing:** 2844 Hudson, LLC is a MD LLC and as of 11/2/2017 is active and in good standing.

**(g) Posting Report:** The location was posted on 10/26/2017 and checked on 11/6/2017. This meets the 10-day rule. There are 8 licensed liquor establishments in the 4x4 area: "D" BWL-1; and "BD7" BWL-7.

**(h) Timeline:** Last inspection of establishment was performed on 7/27/2017. At that time, the establishment was open and operating

**(i) Letters of Support/Opposition:** At this time the Board has a letters of support from Canton Community Association.

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

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

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

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

EXPLANATION OF REQUEST: Expanded premises to 2nd floor and 3rd floor CLASS TYPE: LBD7

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

IF TRANSFER OF OWNERSHIP ONLY, THEN ADDRESS OF CURRENT LICENSE: N/A

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 2844 Hudson LLC TRADE NAME: Lee's Pint & Shell  
410-327-2883/

BUSINESS PHONE NUMBER: 443-829-2209 BUSINESS EMAIL ADDRESS: canton203k@aol.com

ATTORNEY FOR THE APPLICANT: Melvin J. Kodinski ADDRESS: 19 E. Fayette St., Suite 400 PHONE: 410-685-5100  
Baltimore, MD 21202

Part of Premises Used (Note: Floors and Areas for Storage): Basement, 1st Floor, 2nd Floor, 3rd Floor

Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc)? N/A

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

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

Please note that as per Alc. Bev. Art. 5-12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Administration (BMZA)

**1. Applicant A**

Theresa Suliga Moskunus (fka Theresa Suliga Carey) [REDACTED]

(Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 521 S. Clinton St. Baltimore, MD 21224 +15 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 06/1970 Female Baltimore, MD

(Month/Year of Birth) \_\_\_\_\_ (Sex: Male or Female) \_\_\_\_\_ (Place of Birth) \_\_\_\_\_  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

**2. Applicant B**

N/A  
 (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**

N/A  
 (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?

BOARD OF LIQUOR LICENSING COMMISSIONERS

2017 OCT 24 PM 1:30

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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

N/A

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

Applicant A  B  C

N/A

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

Applicant A  B  C

N/A

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

on present 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

N/A

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

Applicant A  B  C

N/A

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

N/A

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

N/A

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

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

Applicant A  B  C

N/A

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

Name	Address	Phone	Email
David A. Carey	11793 Frederick Rd. Ellicott City, MD 21042	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 5-4-109 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: Theresa Suliga ADDRESS: 521 S Clinton St. TITLE: Member %OF STOCK HELD: 100  
maskunas
- 2) NAME: \_\_\_\_\_ ADDRESS: 21224 TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

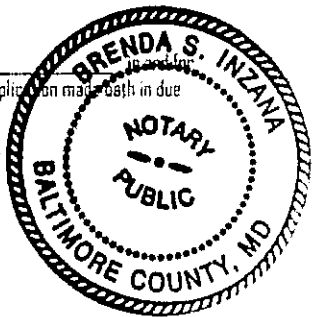
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]  
 Signature of Applicant A Theresa

I hereby certify that on the 25th day of MAY, 2017 before me, the subscriber, a notary public of the State of MD in and for Balto. Co. personally appeared Theresa Suliga maskunas the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 12/4/18  
 Printed Name: BRENDA INZANA



N/A  
 Signature of Applicant B

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

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

N/A  
 Signature of Applicant C

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

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

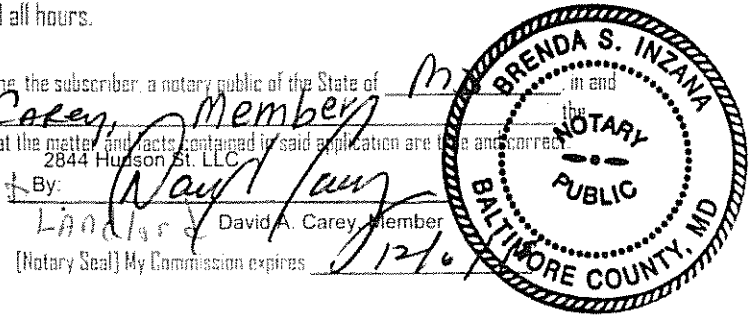
Name and Address of the owners of the premise/landlord: 2844 Hudson St. LLC Phone Number: 443-829-2209

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND  
 (I, WE) 2844 Hudson St. LLC HEREBY

CERTIFY That (I am, we are) the owner(s) of the property located at 2844 Hudson St.  
 Baltimore, City with a Zip Code of 21224, which is named in the present application made to Board of Liquor License  
 Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for,  
 and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License  
 Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State  
 of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts  
 of the building in which said business is to be conducted, at any and all hours.

I hereby certify that on the 25<sup>th</sup> day of MAY, 2017 before me, the subscriber, a notary public of the State of MD  
 for Balto. Co., personally appeared DAVID A. CAREY, Member  
 applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct.  
2844 Hudson St. LLC

As witness, my hand and notarial seal  
 Signature: [Signature]  
 Printed Name: BRENDA S. INZANA

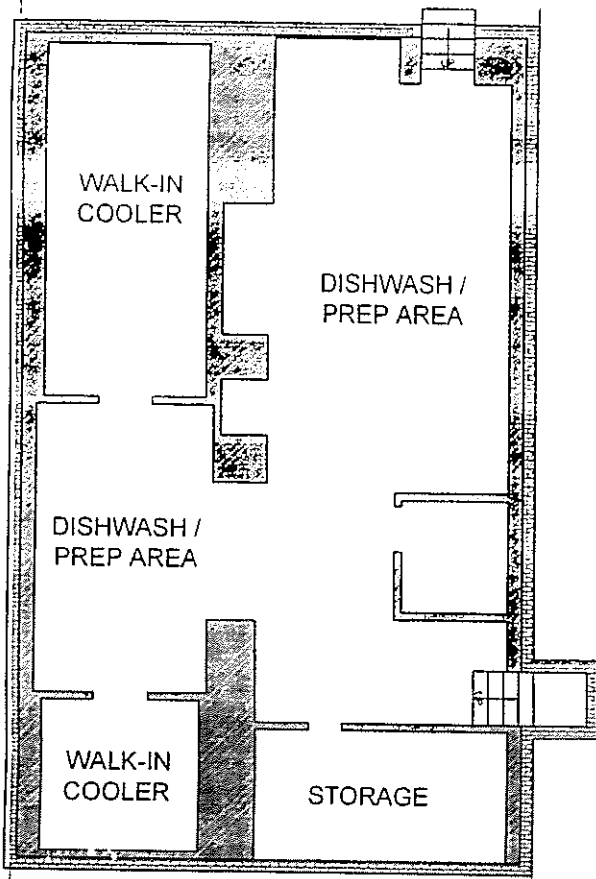


The following certificates must be signed by at least 3 persons.  
 We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business  
 covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally 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.

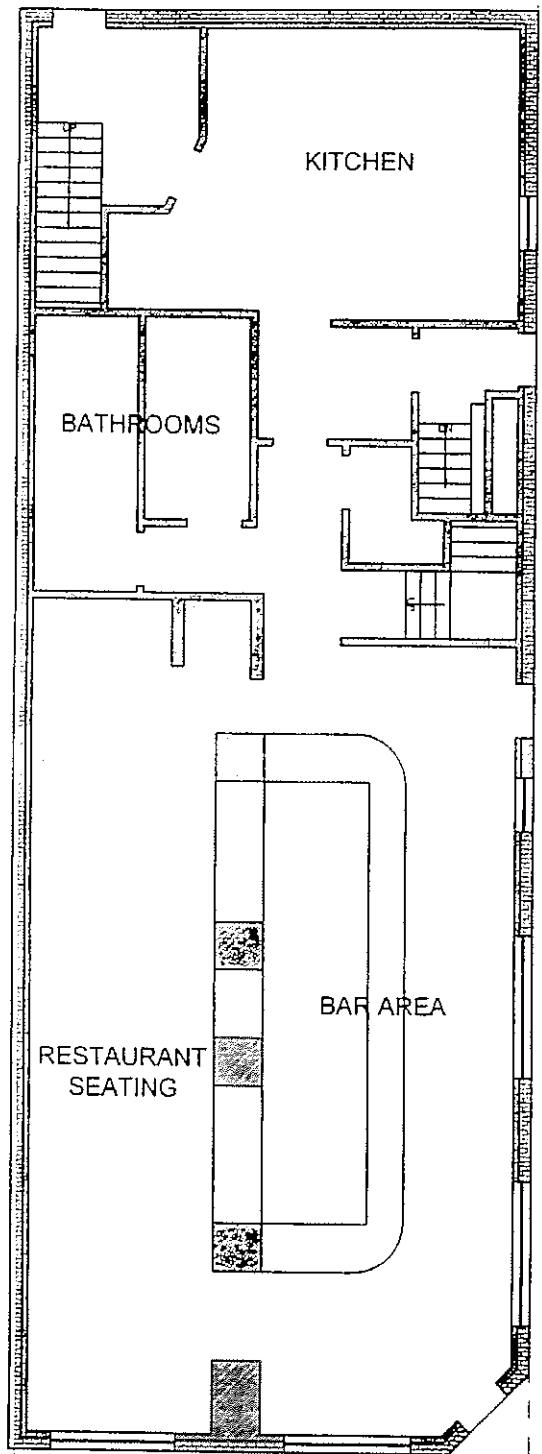
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Shelly A. Upton	813 S. Clinton St. Baltimore, MD 21224	<u>[Signature]</u>	09/1973	10 years
James Walls	1335 E. Clement St. Baltimore, MD 21230	<u>[Signature]</u>	05/1985	5 years
William [unclear]	1016 Ellwood Ave	<u>[Signature]</u>	05/78	10 YEARS

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

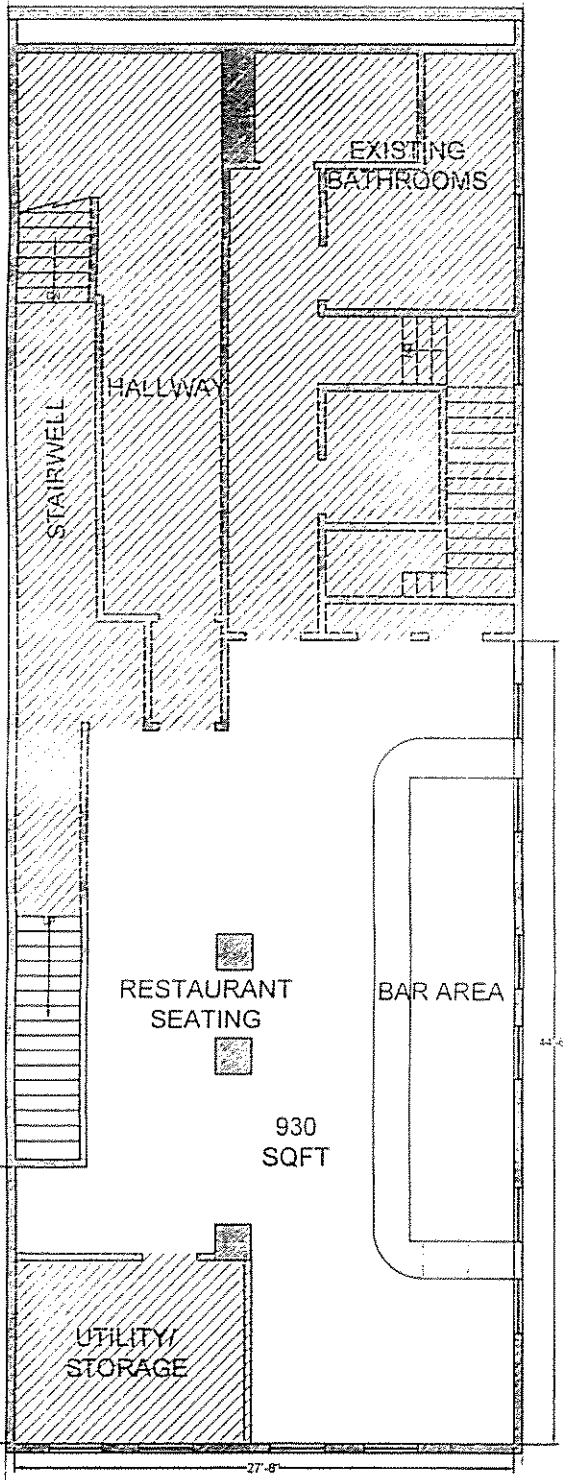
Please note that this is a public document and upon request will be provided to the general members of the public.



BASEMENT  
FRONT  
(1,275 SQFT)



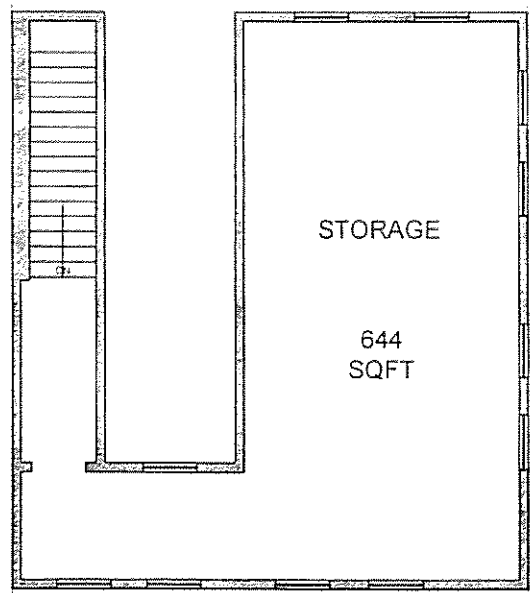
1ST FLOOR  
FRONT  
(2,175 SQFT)



**2ND FLOOR**  
 FRONT  
 (2,130 SQFT)

SECOND FLOOR - 2,130 SQFT

- EXISTING AREA - 1200 SQFT
- PROPOSED RESTR./ BAR AREA - 930 SQFT



**3RD FLOOR**  
 FRONT  
 (644 SQFT)



## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LBD7 358**      Cert Num: **1065**      Fee: **\$1,320.00**      Status: **Renewed**  
 License Date: 5/1/2017      License Year: 2017  
 CR Number: 13182625  
 Payment Date: 04-26-17

2016 - 2017 TPP Paid  N  
 2017 Trader's License  Y     

[Click to Start License Renewal.](#)

### Add Adult Entertainment License

#### Location

Corp Name: **2844 HUDSON, LLC**  
 Trade Name: **LEE'S PINT & SHELL**  
 Zone Code: 13  
 Phone: 410-327-2883

Block Num: 2844      Street: HUDSON STREET  
 City: BALTIMORE      State: MD      Zip: 21224

CR Number: 13182625

Portion of Business Used:  
 USE FIRST FLOOR OF PROPERTIES FORMERLY KNOWN 2842-44 HUDSON STREET;  
 BASEMENT FOR STORAGE; LICENSEE MAY PROVIDE OUTDOOR TABLE SERVICE PER BMZA  
 Restriction APPROVED 4/14/09

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
THERESA	SULIGA-MOSKONAS	521 S. CLINTON STREET	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

Date	Comment	Action



10/25/2017	Application to expand premises to include 2nd and 3rd floors filed on behalf of 2844 Hudson, LLC T/a Lee' Pint & Shell, Theresa Suliga-Moskunas on 10/24/17 /kk	Delete
10/11/2017	Requested License Extension for Saturday, October 14, 2017, Permit #ROW2017-SE1017060; Invoice #108821... /sb	Delete
04/14/2017	*****RELEASED STATE OF MD TAX HOLD***** .../sb	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
04/28/2016	***** RELEASED STATE TAX HOLD ***** /sb	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
11/17/2015	PAID \$100.00 Hearing Fee dated on September 17, 2015. Invoice #100007.	Delete
10/29/2015	Sent letter for past due hearing fee \$100.00; hearing date 09/17/15.	Delete
09/17/2015	PUBLIC HEARING RE: APLICATION TO TRANSFER OWNERSHIP REQUEST FOR OUTDOOR TABLE SERVICE. no show. Rescheduled for Oct 1, 2015	Delete
09/16/2015	State of MD Tax Hold, letter sent to merchant on September 10, 2015.	Delete
05/06/2015	Alcohol Awareness Expires 03/10/2019 (Theresa D. Suliga-Carey )	Delete
06/22/2010	06/17/10 Public Hearing re: Art.2b,Sec.201(A)(2).DECISION: GUILTY \$500 SUSPENDED \$400 & \$125 ADM.FEE.FINE \$225	Delete
06/24/2009	05/18/09 \$100 TRANSFER CONF FEE PAID IN FULL #69181	Delete
06/24/2009	05/14/09 Transfer Conference re: request for outdoor table service.DECISION: APPROVED.MUST PAY conf. fee \$100	Delete

Print History (Print Card)

License num: LBD7 358      Address: 2844 HUDSON STREET  
 Trade Name: LEE'S PINT & SHELL

Comment:

Add Comment

**Hold Info**

Powered by:





# Maryland Business Express

[Home](#) [Log In / Create Account](#)

## 2844 HUDSON LLC: W10827632

**Business Options:**

**General Information** | [Filing History](#) | [Personal Property](#)

### General Information

**Department ID Number:**  
W10827632

**Business Name:**  
2844 HUDSON LLC

**Principal Office:**  
1609 EASTERN AVENUE  
BALTIMORE MD 21231

**Resident Agent:**  
ANTHONY P. PALAIGOS  
8TH FLOOR  
20 SOUTH CHARLES STREET  
BALTIMORE MD 21201

**Status:**  
ACTIVE

**Good Standing:**  
THIS BUSINESS IS IN GOOD  
STANDING  
[» Order Certificate of Status](#)

**Business Type:**  
DOMESTIC LLC

**Business Code:**  
ENTITIES OTHER THAN  
CORPORATIONS

**Date of Formation/ Registration:**  
08/30/2005

**State of Formation:**  
MD

**Stock Status:**  
N/A

**Close Status:**  
N/A

[New Search](#) [Order Documents](#)

PROPOSED LOCATION: 2844 Hudson Street

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

"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 1

"BD7" BEER, WINE & LIQUOR 7

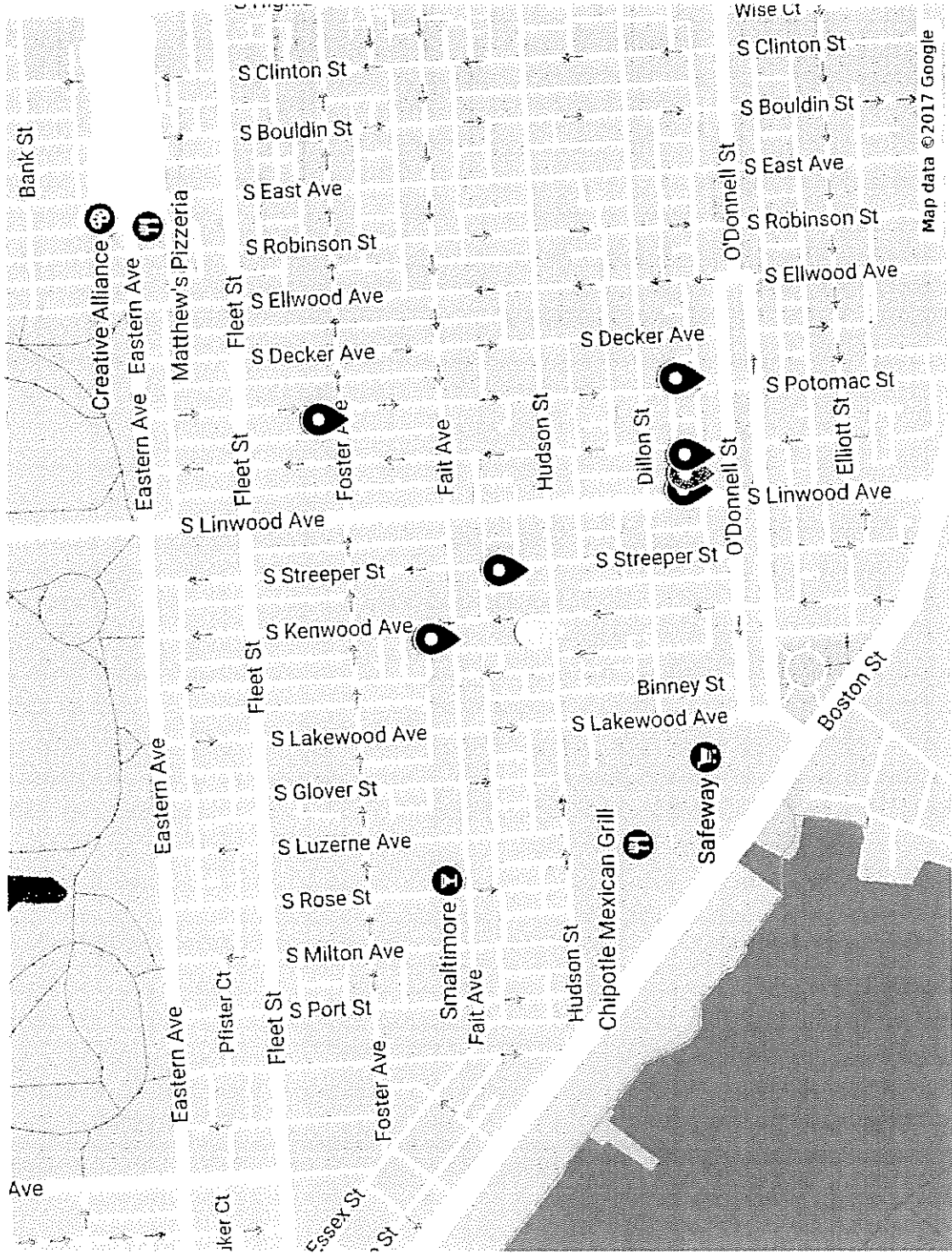
ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Andy Perez DATE: 11/6/17

# 2844 Hudson Street



## Proposed Location

LEE'S PINT & SHELL LBD7

## Licensed Establishments

- SMERTTZ LD
- Looney's Pub LBD7
- HOMESLYCE LBD7
- GITAN BISTRO CRU LBD7
- Plug Ugly's LBD7
- Claddagh Pub LBD7
- Saigon Today LBD7
- Southern Provisions LBD7

Application filed to expand business to 2nd & 3rd floors.

**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>	Lee's Pint & Shell
<i>Corporation Name:</i>	2844 Hudson, LLC
<i>Location Address:</i>	2844 HUndson 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>	12/26/2017
<i>Date Removed?</i>	
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

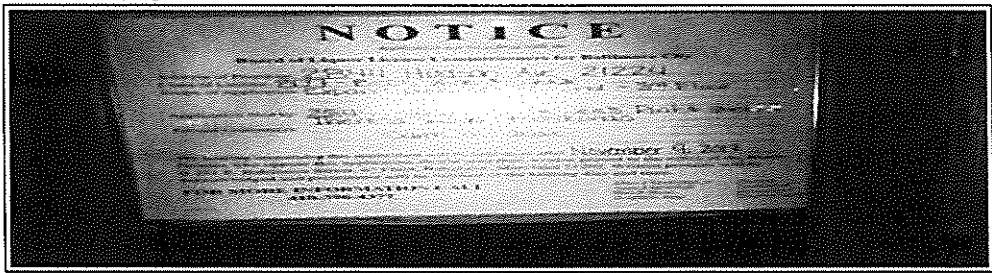
*Other licensed locations - Describe/Note:*

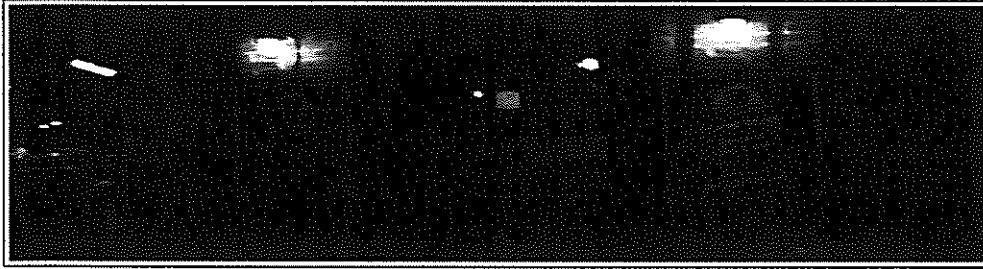
See attached map

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

Application filed to expand premises to 2nd & 3rd floors.

*Insert Photo of Sign and location:*





Inspector Name		Date and Time	
i:\O#.w\baltimore\andy.perez		10/27/2017	11:10:50 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>	Theresa Suliga Moskunas (fka Theresa Suliga Carey)
<i>Address of Premises:</i>	2844 Hudson St.
<i>Inspector:</i>	i:\O#\w\baltimore\andy.perez
<i>Date Posted:</i>	10/26/2017
<i>Time Posted:</i>	8:20 PM
<i>Date Rechecked:</i>	11/6/2017
<i>Time Rechecked:</i>	10:00 AM
<i>Manager or Owner when sign posted:</i>	Josh

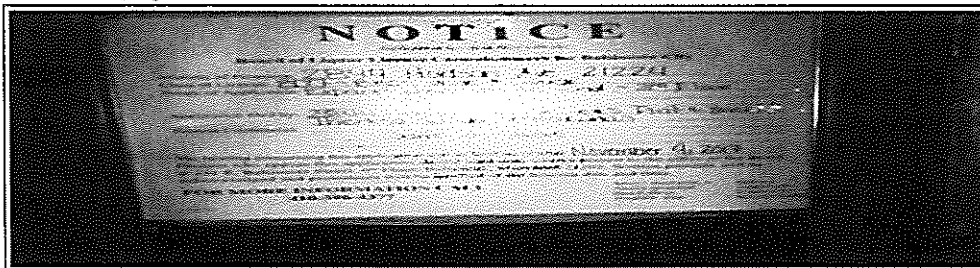
*Summary on location of sign posted:*

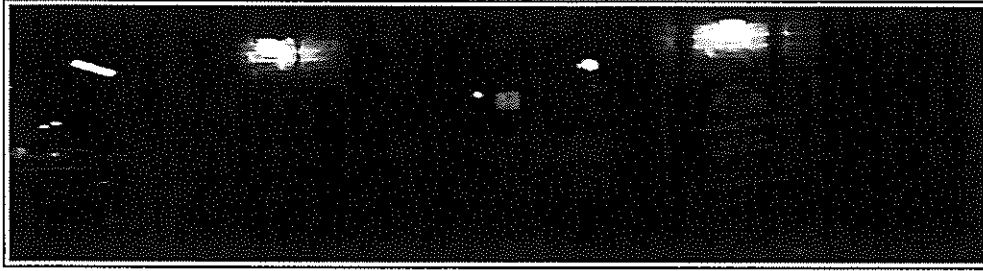
Sign posted on front door

*Summary on location of sign rechecked:*

Sign remained as posted for the required 10 days period.

*Insert Photo of Sign and location:*







# BLLC Compliance Inspection

*Licensee Information*

Address: 2844 HUDSON STREET 21224

Trade Name: LEE'S PINT & SHELL

Corporation Name: 2844 HUDSON, LLC

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

Date/Time of Inspection: 10/27/2017 12:41:43 PM

Manager/Licensee: Josh

*Open/Closed Status*

Open/Closed: Open

Closed Date:

*External Appearance*

Clean and Free of Debris: Satisfactory

*Business Records*

Traders License: Yes

Alcohol Awareness Certification Date Issued: 3/10/2015

*Public Safety*

Exits Marked, Unobstructed: Yes

Fire Capacity: 95

Outdoor Seating Capacity:

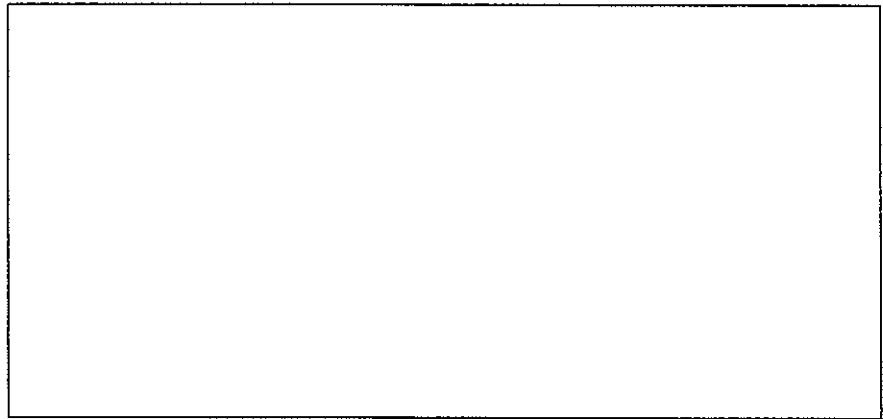
*Adult Entertainment - If Applicable*

License is Valid: N/A

*Violations*

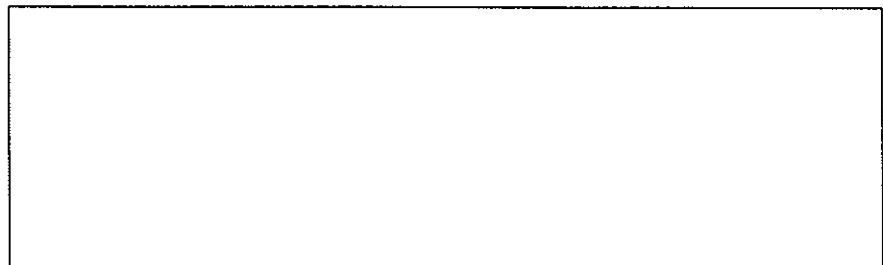
Violation Issued: No

Violations Noted:



Wrap-Up

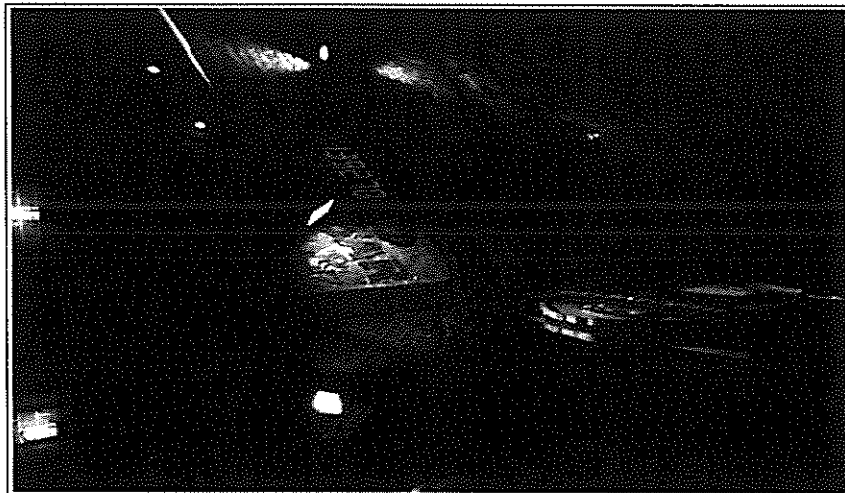
Instructions Given to Licensee:



Inspector's Comments:

Inspected 10/27/17

Photo Taken:



Owner Email:

Submitted by Inspector

i:0#.w|baltimore\andy.perez

## Permit - Details

Permit Num.:USE2009-02428  
 Plan Num:-  
 Address:2844 HUDSON ST  
 Block-Lot:1568 010(see parcel details)  
 Zip Code:21224-4803

Permit Issued:7/16/2009  
 Date Final:7/16/2009  
 Date Exp:  
 Last Update:6/10/2009 3:18:24 PM

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

Last User:RBLA  
 Building Fully  
 Sprinkler:

Tag Type	Tag Description	Updated By	Date Updated
Work needs perm	1000.00 fine for working without permits basement and exterior work per A. Amari. Inspected and stop work posted 12/12/05. Fine remains. Fine paid under permit# com2005-38594. Toria.	TKAH	12/13/2005 3:53:23 PM
Zoning Block (W)	BMZA approval required to consolidate w/2842 Hudson St CL	RHEN	2/21/2007 2:00:37 PM
Miscellaneous	Approved per Didi Elmenshaw for one time only reinstatement of permit COM2006-15129 at 50% of original permit fees even though past 60 days expiration.	PWHI	2/28/2007 3:39:05 PM
Zoning Notes	Appeal filed 6-5-07 to consolidate with 2842 and use entire basements, 1sts and portion of 2nd fls for restaurant--without live entertainment or dancing (BH) ok to override zoning tag--BMZA 545-07 approved	RHEN	8/6/2007 10:56:31 AM
Zoning Notes	BMZA app pending to add accessory outdoor table service to existing restaurant/tavern.	CLEE	3/10/2009 12:47:51 PM
Zoning Notes	BMZA 179-09 approved conditionally on June 9, 2009 to use portion of premises for outdoor table service as an accessory use to a tavern/restaurant. (See Resolutions for conditions_	VBOW	7/7/2009 12:10:54 PM

[see applicant info](#)  
[see other agency info](#)

USE PORTION OF PREMISES OUTDOOR SIDEWALK FOR OUTDOOR TABLE SERVICE ACCESSORY TO EXISTING TAVERN RESTAURANT PER BMZA 179-09 APPROVED 4/14/09

Add Activity

Action	Notes	DISP	ASSIGNED	DATE1	DATE2	DATE3	Done By
Application Received						6/10/2009	RBLA
Zoning Sign-off		APP		6/10/2009		6/10/2009	RBLA
Use Permit Referral -Building		DONE	MADA		6/10/2009	6/15/2009	MADA
Building Inspection Referral		DONE	AAMA		6/11/2009	7/16/2009	AAMA
Filing-Draft Only		DONE				6/10/2009	LSIL
Fire Inspection	FIRE DEPT HAS NO OBJECTIONS FOR OUTDOOR SEATING	APP	ADDI	6/10/2009	6/11/2009	6/11/2009	ADDI
Minor Privilege	MINOR PRIVILEGE PERMIT T112186	APP	MPRV	6/15/2009		7/16/2009	MPRV
Occupancy Certification		APP	AAMA	7/16/2009	7/16/2009	7/16/2009	AAMA
Set Finaled Date						7/16/2009	AAMA
Change Status to RTI						7/16/2009	AAMA
Occupancy Certification	ok to issue	APP		7/16/2009	7/16/2009	7/16/2009	AAMA
Set Finaled Date						7/16/2009	AAMA
Change Status to RTI						7/16/2009	AAMA
Override - Parcel Holds						7/16/2009	RICX
Print Draft C of O		DONE				7/16/2009	RICX
Print C of O		DONE				7/16/2009	

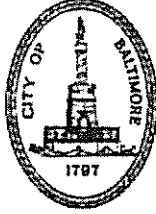
COPY

\*\*\*\*\*

IN THE MATTER OF THE  
PETITION OF: DAVID CAREY

Baltimore City Board of Municipal  
& Zoning Appeals

2844 HUDSON STREET



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

Appeal No. 2017-61  
Hearing Date: April 25, 2017

APR 26 2017

\*\*\*\*\*

RESOLUTION

After giving public notice, reviewing the zoning records, holding a public hearing on April 25, 2017, and considering all materials submitted, it is by the authority of Ordinance No. 1051, approved April 21, 1971, known as the Zoning Code of Baltimore City, on this 26 day of April, 2017, that Appeal No. 2017-61, upon finding sufficient evidence in the record to support David Carey's ("Appellant") application to expand the existing first floor restaurant/tavern with accessory outdoor table service to the second and third floors, is hereby

**GRANTED**, by unanimous consent of the Board of Municipal and Zoning Appeals subject to the **CONDITION** that expansion of the existing nonconforming restaurant/tavern is limited to a maximum of 25% increase in floor area of the existing restaurant/tavern from when this property became nonconforming.

**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





Canton Community Association  
P.O. Box 5125  
Baltimore, MD 21224  
410.342.0900  
info@cantoncommunity.org

October 27, 2017

\*\*\*SENT VIA EMAIL\*\*\*

Douglas K. Paige, Executive Secretary  
Board of Liquor License Commissioners for Baltimore City  
231 East Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, MD 21202

RE: Application of 2844 Hudson, LLC t/a Lee's Pint & Shell re Expansion of BD7 BWL License at premises known as 2844 Hudson Street.

Dear Mr. Paige:

Please be advised that David Carey, principal of the owner of the restaurant business at 2844 Hudson Street known as "Lee's Pint & Shell", met with the Economic Development Committee of the Canton Community Association on April 10, 2017, and explained his plans for the expansion of his restaurant/tavern to include an additional bar and raw bar and additional table seating for their customers on the 2nd floor of the subject premises, which we have subsequently inspected.

Based on this presentation, please be advised that we do not have any concerns about the proposed expansion of this restaurant facility. We also wish the Board to know that this business appears to be well-managed and we have been hearing positive comments about it in our community. Consequently, please advise the Board that Canton Community Association supports the application in this matter.

Thank you for your services in this matter.

Sincerely,

Daniel O. Tracy, Chairman  
Economic Development Committee

BOARD OF LIQUOR  
LICENSING COMMISSIONERS

2017 OCT 27 PM 4: 21

RECEIVED