

November 16, 2023

**Applicant(s):** Ruda Bahadur Basney and Sherlock Swann Gillet, III  
Rameshwor, LLC T/a Height's Liquors  
5302 Park Heights Avenue 21215

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Ruda Bahadur Basney was born in Nepal in March of 1964. He lives in Hampstead, MD; and (2) Sherlock Swann Gillet, III was born in Baltimore, MD in December of 1994. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Ruda Bahadur Basney (100%); and (2) Sherlock Swann Gillet, III (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$130,000, to be paid at settlement.

(d) **Qualified Voters:** Joseph Kelly, Abraham hurdle, and Charles Uttenreither are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premises as a liquor store.

(f) **Corporate Standing:** Rameshwor, LLC is a MD LLC and as of 10/31/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 10/28/2023 and will be checked on 11/6/2023. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-1; and "Arena" -1.

(h) **Timeline:** Last Inspection by BLLC was performed 9/22/2023. At that time, the establishment was open and operating.

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

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: Transfer of Ownership CLASS TYPE: A BWL

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 5302 Park Heights Avenue, Baltimore, MD 21215

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

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

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CORPORATE/LLC/LLP/PARTNERSHIP NAME: Rameshwor, LLC TRADE NAME: Heights Liquors

BUSINESS PHONE NUMBER: 443-442-7801 BUSINESS EMAIL ADDRESS: basnetsitaram1@hotmail.com

ATTORNEY FOR THE APPLICANT: Peter A. Prevas ADDRESS: 309 N Charles St, Ste 200, Baltimore, MD 21201 PHONE: 410-752-2340

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

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

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

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

### 1. Applicant A

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

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

03/1964 \_\_\_\_\_  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

### 2. Applicant B

Sherlock Swann Gillet, III \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)

3316 O'Donnell Street \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

12/1994 \_\_\_\_\_  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

### 3. Applicant C

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

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

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

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

RECEIVED: 6:41  
 JUL 13 2023 6:07:29

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

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

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

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

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

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

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

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

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

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

Applicant A  B  C

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

Name	Address	Phone	Email
Sitaram Basnet	921 Gloucester Circle, Hampstead, MD 21074	[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)(II). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Rudra Bahadur Basnet ADDRESS: 921 Gloucester Avenue, Hampstead, MD 21074 TITLE: Member %OF STOCK HELD: 100
- 2) NAME: Sherlock Swann Gillet, III ADDRESS: 3316 O'Donnell Street, Baltimore, MD 21224 TITLE: Auth. Person %OF STOCK HELD: 0
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

Signature of Applicant A: [Signature]  
 I hereby certify that on the 14th day of July, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Rudra Bahadur Basnet the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 04/27/27  
 Printed Name: Elaine Pappas

**Elaine Pappas  
 Notary Public  
 Baltimore County  
 Maryland  
 My commission expires:**

Signature of Applicant B: [Signature]  
 I hereby certify that on the 14th day of July, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Sherlock Swann Gillet, III the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 04/27/27  
 Printed Name: Elaine Pappas

**Elaine Pappas  
 Notary Public  
 Baltimore County  
 Maryland  
 My commission expires:**

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

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

Name and Address of the owners of the premise/landlord:

Joe K. Byll  
5302 Park Heights Ave  
Baltimore MD 21215

Phone Number:



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

(I, WE) Joe K. Byll HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 5302 Park Heights Ave, Baltimore, City with a Zip Code of 21215, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

X Joe K. Byll  
Signature of Owner of the Property

I hereby certify that on the 12<sup>th</sup> day of April, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for the Co., personally appeared Joe K. Byll, the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: July S. You  
Notary Printed Name: July S. You

[Notary Seal] My Commission expires July 5, 2025  
July S. You  
NOTARY PUBLIC  
State of Maryland  
Commission Expires 07/05/2025

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Cather Booz	4644 Colebrook Rd <sup>21229</sup>	<u>[Signature]</u>	12/1960	5 yrs
Mark Shade	702 Attendale St	<u>[Signature]</u>	8/1983	20 yrs
Kenneth Carr	5110 Queensberry Ave	<u>[Signature]</u>	3/1958	40 yrs
Mike Lawrence	3909 W. Garrison Ave	<u>[Signature]</u>	9/1959	15 yrs
Kevin D. Sloan	3004 Bellman <sup>21213</sup>	<u>[Signature]</u>	1/1976	12 yrs

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

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

Name and Address of the owners of the premise/landlord: JLEK. RYU Phone Number: 410-632-7276  
5302 PARK UPLANDS BLVD

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

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

\_\_\_\_\_  
 Signature of Owner of the Property

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

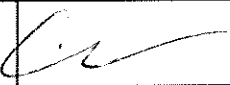
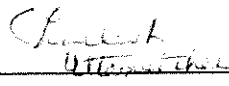
As witness, my hand and notarial seal.

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

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

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

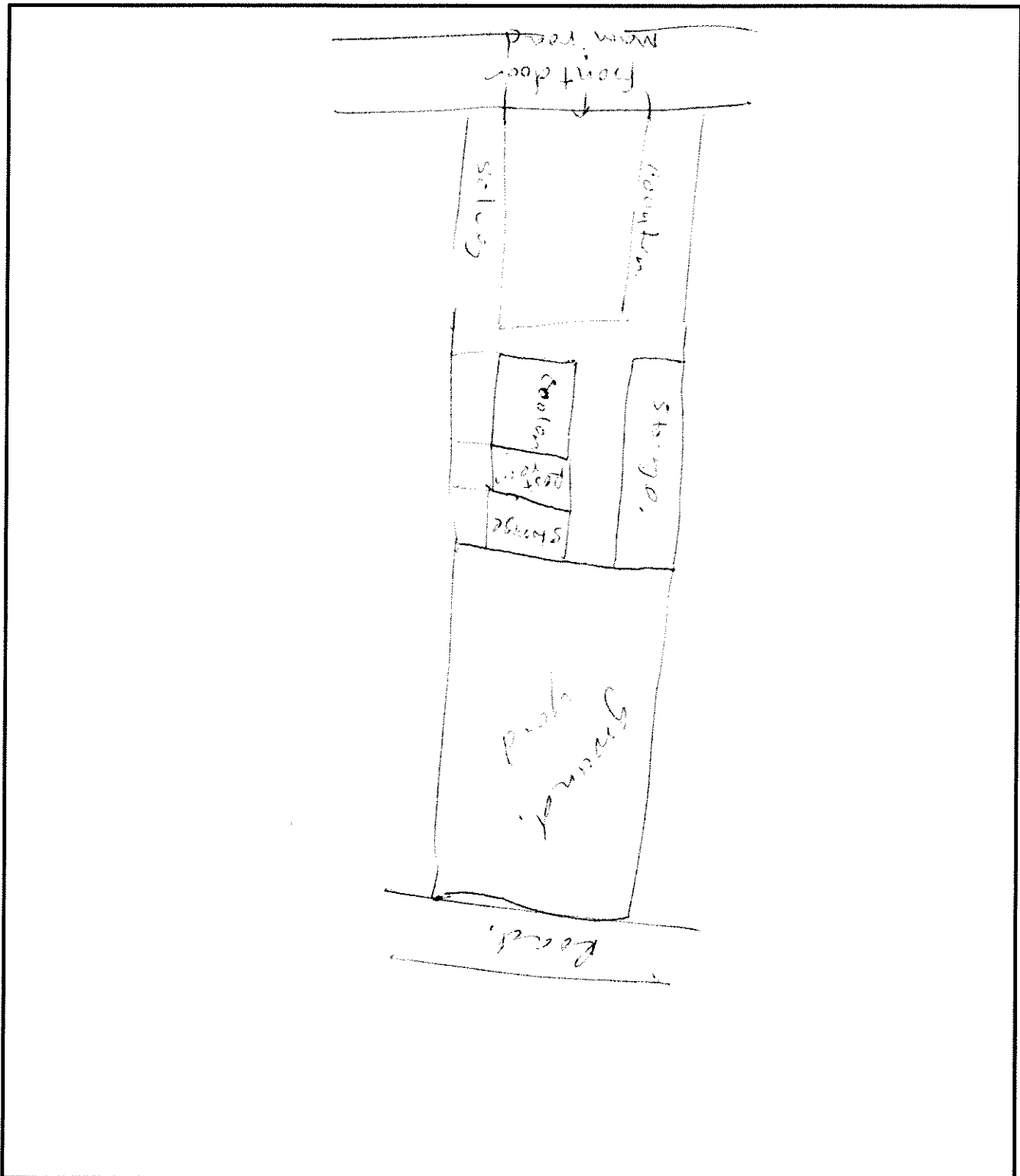
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Abraham Hurdle	1949 E. Wawa 41217		4/82	5 YRS
Charlent. Uttenbacher	626 S. Kenwood Ave 21224		12/55	11 YRS

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

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

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





# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: LA 102

Cert Num: 0580

Fee: \$858.00

Status: Renewed

License Date: 5/1/2023

License Year: 2023

CR Number: 10826971

Payment Date: 04-24-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: HEIGHTS LIQUORS, INC.

Trade Name: HEIGHT'S LIQUORS

Zone Code: 49

Phone: 410-542-8448

Block Num: 5302

City: BALTIMORE

Street: PARK HEIGHTS AVENUE

State: MD

Zip: 21215

CR Number: 10826971

Portion of Business Used:

FIRST FLOOR FOR BUSINESS

Restriction:

UNDER THE PROVISIONS OF ALC. BEV. ART. §12-2004, THE HOURS OF SALE ARE 9AM - 10PM EACH DAY FOR CLASS "A" BEER, WINE, AND LIQUOR LICENSES WITHIN THE PARK HEIGHTS MASTER PLAN AREA AS SPECIFIED IN HB22/SB809 EFFECTIVE JULY 1, 2018.

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JAE K.	RYU	11789 TRIADELPHIA ROAD	ELLCOTT CITY	MD	21042	Edit	Remove Owner

### Sunday License



License Num:  
License  
Dates:

Cert Num:

Fee:

## Comments

Date	Comment	Action
10/06/2023	Application for transfer of ownership filed on behalf of Rameshwar, LLC T/a Height's Liquors, Ruda Bahadur Basney and Sherlock Swann Gillet, III on 7/18/2023 /kk	Delete
01/25/2023	Provided 2022 Traders License .../sb	Delete
05/18/2022	Submitted 2022 Trader's License..... /sb	Delete
08/31/2021	Mailed letter of recognition for underage drinking compliance check on 8/26/2021 /kk	Delete
05/21/2021	2020 Trader's License was submitted by an inspector...../sb	Delete
10/18/2019	Mailed letter of recognition for underage drinking compliance check on 10/16/2019 /kk	Delete
09/03/2019	Submitted 2019 Trader's License..... /sb	Delete
02/26/2019	PAID IN FULL \$625.00 for Violation Hearing dated February 07, 2019; Invoice #114161.... /sb	Delete
02/08/2019	2/7/2019 - Public Hearing Re: Violation of Rule 4.01 (a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01 (a)-Fined \$500; \$500 + \$125 admin fee; \$625 total fine, 30 days to pay (3-0 vote)..../jr	Delete
06/21/2018	Letter regarding the hours of operation restrictions changing due to HB22/SB809 was mailed to the establishment and delivered via Inspector on 6/21/18. This letter allows the establishment to open Mon-Sat from 9AM-10PM - effective 7/1/18. /kk	Delete
10/31/2017	Holiday Special Sundays: 12/24/17 & 12/31/17; Invoice #108966.... /sb	Delete
09/26/2017	Mailed letter of recognition for underage drinking compliance check on 6/7/17 /kk	Delete
08/21/2017	Letter delivered to licensee via inspector on 8/18/17 regarding the hours of operation restrictions being removed - establishment not located within the Park Heights Redevelopment area /kk	Delete
04/10/2016	*****alcohol awareness provider information missing on 2016 renewal application.	Delete
11/17/2008	06/19/08 Public Hearing re: Violation of rule 4.01 (a) DECISION: NOT GUILTY	Delete

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

License num: LA 102

Address: 5302 PARK HEIGHTS AVENUE

Trade Name: HEIGHT'S LIQUORS

Comment:

[Add Comment](#)

Hold Info


## RAMESHWOR, LLC: W24174518

**Department ID Number:**

W24174518

**Business Name:**

RAMESHWOR, LLC

**Principal Office:** 

5303 PARK HEIGHTS AVENUE

BALTIMORE MD 21215

**Resident Agent:** 

RUDRA BAHADUR BASNET

5303 PARK HEIGHTS AVENUE

BALTIMORE MD 21215

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

07/12/2023

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 5302 Park Heights Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

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

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

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

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

"A" BEER, WINE & LIQUOR 1

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

"B" BEER, WINE & LIQUOR 1

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

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

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

ARENA 1

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

RACING \_\_\_\_\_

PREPARED BY: Agat Clark DATE: 10/31/23

# 5302 Park Heights Ave

## LICENSED ESTABLISHMENTS



Blue Caribbean - LA



M & J Discount Liquors - LA



Heights Liquor- LA



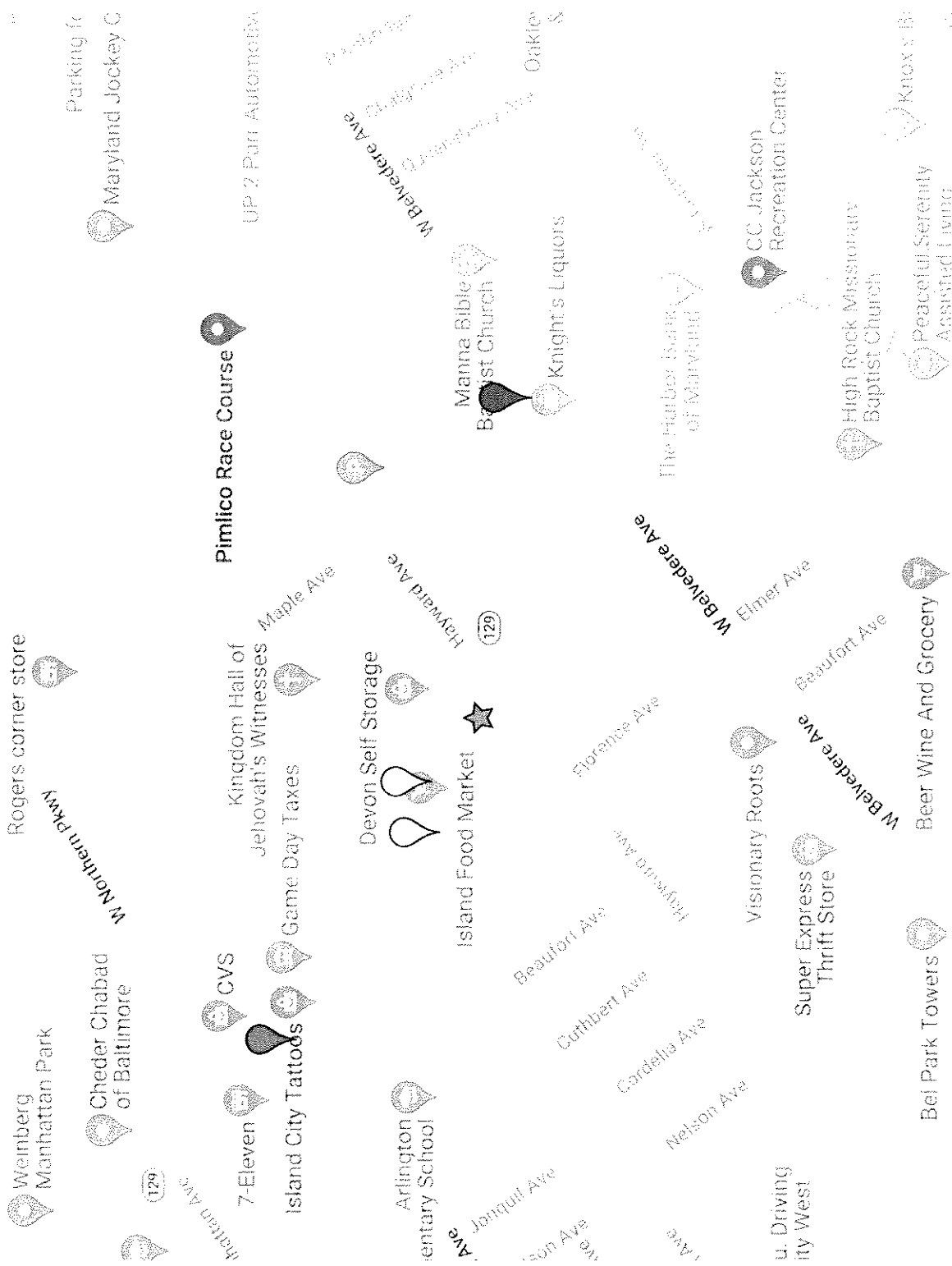
Pimlico Race Course  
License

## CHURCHES AND SCHOOL



Holy Name Church of Jesus

## Transfer of Ownership class A



## TRANSFERS/NEW APPLICATIONS

<b>Licensee Information (Trade Name)</b> Heights Liquor	<b>Corporation Name</b> Rudra Bahaour LLC	<b>Location Address</b> 5020 Park Heights Ave Baltimore MD 21212
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<b>License Type</b> Class - All Beer Wine and Liquor	<b>Date Posted?</b> 10/25/2023	<b>Estimated Date of Removal?</b> 11/08/2023
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<b>Is the location within 300 feet of Church and/or School?</b> No	<b>Are there any other licensed establishments within a two block radius?</b> Yes	<b>Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)</b> Yes
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**Other licensed locations - Describe/Note**  
Please see the map for other licensed locations

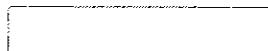
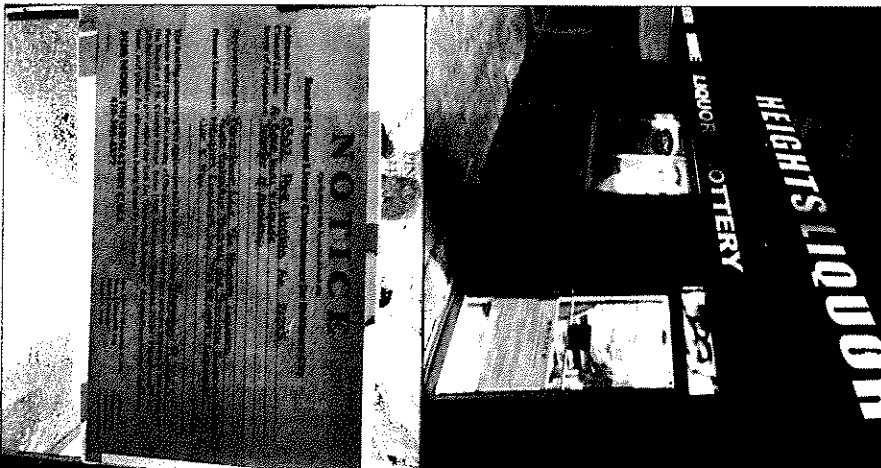
**Comments and Follow-up Items(s)**  
Transfer of Ownership Class A-BWL

**Licensee Name**  
Rudra Bahaour Basnet - Sherlock Swann Gillet III

**Inspector Name**  
BALTIMORE\Darryl Clark

**Photo(s) Taken**  
 No file chosen

**Submission Date**  
10/28/2023 09:50 PM



Cancel

# Posting Sign Report

**Applicants Name**

Siter Rain Basnet, Site Work Services

**Premises Address**

3501 Park Heights Ave, Baltimore MD 21212

**Inspector Name**

BALTIMORE, Danny Clark

**Posted Date/Time**

10/16/2023

09:50 PM

**Rechecked Date/Time**

11/09/2023

02:00 PM

**Manager**

Siter Rain Basnet

**Posted Summary**

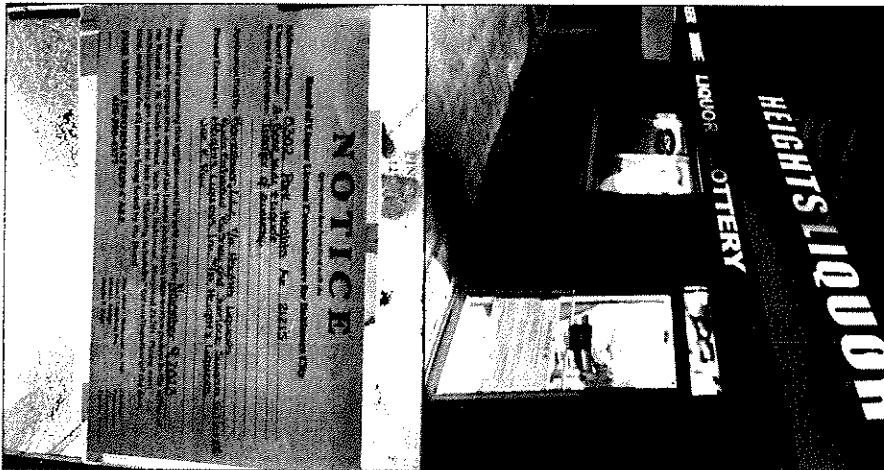
Posted sign on front door

**Rechecked Summary**

The sign is still posted on the front door.

**Photo(s) Taken**

No file chosen



Cancel

# NOTICE

*Application has been filed with the*

**Board of Liquor License Commissioners for Baltimore City**

Address of Premises: 5302 Park Heights Ave 21215

Class of License: A-Beer, Wine + Liquor

Scope of Application: Transfer of ownership

Application filed by: Parreshwar, LLC T/A Heights Liquores

Present Licensee(s): Ruda Bahadur Basney and Sherlock Swanon Gillet III  
Heights Liquores, Inc. T/A Height's Liquores  
Joe K. Ryu

The hearing concerning this application will be held on or after November 9, 2023

Persons who oppose this issuing of the license should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit [lb.baltimorecity.gov](http://lb.baltimorecity.gov) under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

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

Hon. Allen J. Mantecchia, Jr., Esq.  
Carol J. Greenfield, Esq.  
Edward L. ...  
Daphne K. ...

Chairman  
Commissioner

## BLLC Routine Inspection

<b>Address</b>	<b>Trade Name</b>	<b>Corporation Name</b>
3332 Park Heights Avenue 11211	HEIGHTS CIGARS	HEIGHTS CIGARS LLC
<b>Type of License</b>	<b>Inspection Date/Time</b>	<b>Manager/Licensee</b>
Class A Beer Wine and Liquor	10/28/2023 09:50 PM	Sha Ram Basnet
<b>Open/Closed</b>	<b>Closed Date</b>	<b>Clean and Free of Debris</b>
Open	10/28/2023	Satisfactory
<b>Location of Bar</b>	<b>Shape of Bar</b>	<b>Condition of Bar Area/Floors</b>
N/A		N/A
<b>Hot Water</b>	<b>Disinfectant Solution</b>	<b>Three Compartment/Washer</b>
N/A	N/A	N/A
<b>Bulletproof Partitioning</b>	<b>Separate Pkg. Goods Dept.</b>	<b>Separate Pkg. Goods Store</b>
Yes	N/A	Yes
<b>Bar/Tavern Open and Operating</b>	<b>Selling Household/Grocery</b>	<b>Capacity</b>
N/A	N/A	
<b>Location of Dining Area</b>	<b>Condition of Dining Area/Floors</b>	<b>Sanitation</b>
	N/A	N/A
<b>Menu</b>	<b>Traders License</b>	<b>Alcohol Awareness Certification Date Issued</b>
N/A	Yes	08/15/2027
<b>Employee Records</b>	<b>Alcohol Beverage Invoice Numbers</b>	<b>Invoice Date</b>
Yes	RNDC-5142113-91421	10/27/2023

Inspector Kitchen Comments

Inspector Restroom Comments



Exits Marked, Unobstructed

N/A

Fire Capacity

▼

Outdoor Seating Capacity

License is Valid

N/A

Dancers Present 18 and older

▼

N/A

▼

Cleanliness of Dressing Room

N/A

▼

Live Entertainment (Describe)

Outdoor Table Service

N/A

▼

Violations Noted

Violation Issued

N/A

▼

Instructions Given to Licensee

Inspector's Comments

Completed routine inspection

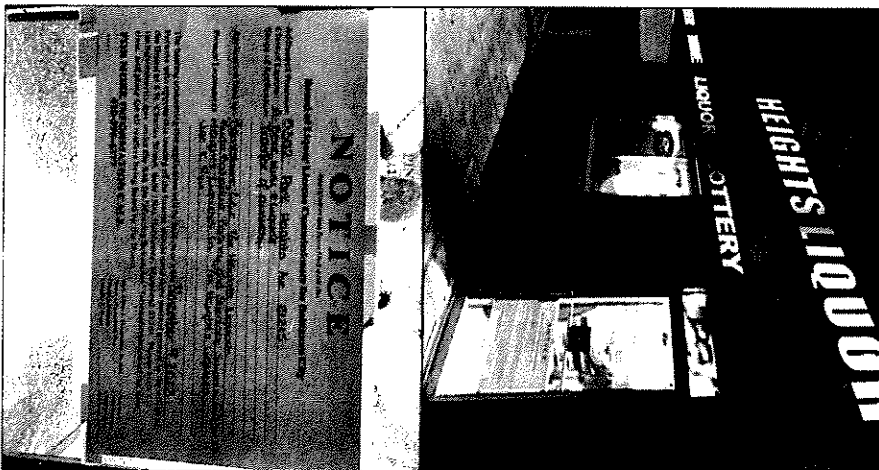
Photo(s) Taken

Owner Email

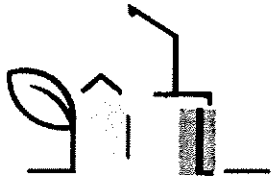
Submitted by Inspector

Choose Files No file chosen

BALTIMORE/Darryl Clark



Cancel



# BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



## Search Results

If you suspect that work is being performed without a permit or that the work is more than the scope of work indicates, please fill out a report at [311 Online](#).

Record Count : 2

(To organize your search click on the appropriate heading.)

Permit Number	Plan Number	Description	Address	District	Issued Date	Expiration Date	Neighborhood
COM2021-68201	-	SCOPE OF WORK---EXTERIOR ALTERATIONS---INSTALL NEW AWNING AND---SIGNAGE---CHANNEL LETTER SIGN, AS PER CODE.	5302 PARKHEIGHTS AVE	601	09/29/2021	03/29/2022	ARLINGTON
USE2019-50769	-	CONTINUE TO USE LIQUOR STORE BUSINESS	5302 PARK HEIGHTS AVE	601	03/08/2019		ARLINGTON

[Permits](#)
[Property Registration](#)
[Code Enforcement](#)
[Community Services](#)
[Resident Services](#)
[HCVP](#)
[Public Housing](#)
[Document Central](#)

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[Landlords](#)
[Residents](#)

[Home](#)
[Site Map](#)

Mayor Brandon M. Scott - Alice Kennedy, Commissioner

November 16, 2023

**Applicant(s):** Jose N. Portillo and Maria Rita Zavala Villacorta  
Pupuseria Mama Tana, LLC T/a Pupuseria Mama Tana  
4707 Eastern Avenue 21224

**Class:** "D" Beer & Light Wine License

Application to transfer ownership and location of a Class "D" BW license presently located at 426 S. Newkirk Street to 4707 Eastern Avenue requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Jose N. Portillo was born in El Salvador in August of 1983. He lives in Baltimore, MD; and (2) Maria Rita Zavala Villacorta was born in El Salvador in November of 1991. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Jose N. Portillo (100%); and (2) Maria Rita Zavala Villacorta (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$20,000, to be paid at settlement.

(d) **Qualified Voters:** Grigorios Katidiotis, Panagiotis Zervos, and Emmanuel Karellas are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premises 1<sup>st</sup> floor as a restaurant.

(f) **Corporate Standing:** Pupuseria Mama Tana, LLC is a MD LLC and as of 10/31/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 10/28/2023 and will be checked on 11/7/2023. This meets the 10-day rule. There are 11 licensed liquor establishment(s) in the 2x2 area: "B" BWL-4; and "BD7" BWL-7.

(h) **Timeline:** Establishment old location of 426 Newkirk Street was issued a Class "BD7" BWL license on 7/29/2023. Licensees have 180 days to transfer the Class "D" BW license to new location. Application to transfer of location was received on 10/2/2023, which is 66 days after being declared in operatable. License is valid.

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

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: \_\_\_\_\_ CLASS TYPE: WD

RE W

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: \_\_\_\_\_

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 426 S. Newkirk Street, Baltimore, MD 21224

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 4707 Eastern Avenue, Baltimore, MD 21224

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Pupuseria Mama Tana LLC TRADE NAME: Pupuseria Mama Tana

BUSINESS PHONE NUMBER: 410-327-6262 BUSINESS EMAIL ADDRESS: \_\_\_\_\_

ATTORNEY FOR THE APPLICANT: Melvin J. Kodenski, Esq. ADDRESS: 320 N. Charles Street, 21201 PHONE: 410-685-5100

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

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

### 1. Applicant A

Jose N. Portillo \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
7910 Saint Claire Lane Baltimore MD 21222 N/A  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
08/1983 Male El Salvador  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

### 2. Applicant B

Maria Rita Zavala Villacorta \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
6603 Bushey Street, Apt. A Baltimore MD 21224 3 1/2 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
11/1991 Female El Salvador  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

### 3. Applicant C

\_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 \_\_\_\_\_  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Currently, there is no liquor license at 4707 Eastern Ave. Liquor license

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

Applicant A  B  C

is being transferred from 426 S. Newkirk St to 4707 Eastern Ave.

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

Name	Address	Phone	Email

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

- 1) NAME: Jose N. Portillo ADDRESS: 7910 Saint Claire Lane Dundalk, MD 21222 TITLE: Sole Member %OF STOCK HELD: 100%
- 2) NAME: Maria Rita Zavala Villacorta ADDRESS: 6603 Bushey St. TITLE: Sec. %OF STOCK HELD: 0%
- 3) NAME: \_\_\_\_\_ ADDRESS: Apt. A TITLE: \_\_\_\_\_ %OF STOCK HELD: will be compensated
- 4) NAME: \_\_\_\_\_ ADDRESS: Baltimore, MD 21224 TITLE: \_\_\_\_\_ %OF STOCK HELD: monthly

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

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

Signature of Applicant A: [Signature]  
 I hereby certify that on the 21st day of Sept, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co., personally appeared Jose N. Portillo the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 04/27/27  
 Printed Name: Elaine Pappas

Elaine Pappas  
 Notary Public  
 Baltimore County  
 Maryland  
 My commission expires:

Signature of Applicant B: [Signature]  
 I hereby certify that on the 21st day of Sept, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co., personally appeared Maria Rita Zavala Villacorta the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 04/27/27  
 Printed Name: Elaine Pappas

Elaine Pappas  
 Notary Public  
 Baltimore County  
 Maryland  
 My commission expires:

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

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

George Sevdalis

Name and Address of the owners of the premise/landlord: 1222 48th St. Phone Number: [REDACTED]

Baltimore, MD 21222

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

(I, WE) George Sevdalis HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 4707 Eastern Ave. Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]  
Signature of Owner of the Property

I hereby certify that on the 21st day of Sept., 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co. personally appeared George Sevdalis the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature] (Notary Seal) My Commission expires 04/27/27

Notary Printed Name: Elaine Pappas

Elaine Pappas  
Notary Public  
Baltimore County  
Maryland

My commission expires:

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

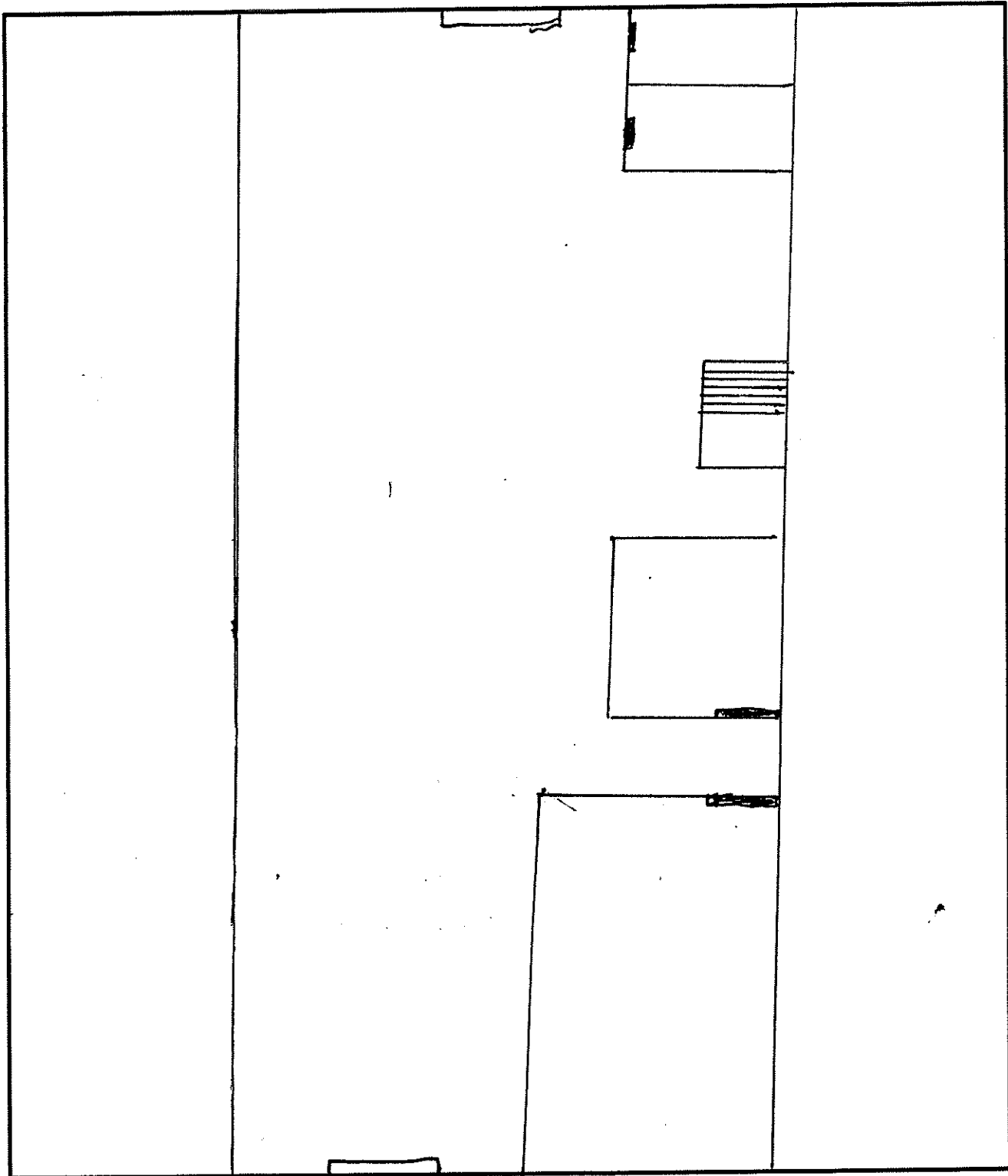
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1 GREGORY KATIDIOTIS	6609 O'DONNELL ST	[Signature]	5-57	30 YEARS
2 PANAGIOTIS ZERVOS	230 OLAMAM STR. BALTO/MD 21224	[Signature]	08/55	10 YEARS
3 PAVLOS VAIS	4704 EASTERN AV BALTIMORE MD 21224	[Signature]	1/52	15 YEARS
4 EMANUEL KAREAS	427 S NEWKIRK ST BALTIMORE MD 21224	[Signature]	8-57	50 YEARS
5 IRINE NIOTIS	508 QUAIL ST. BALTIMORE MD 21224	[Signature]	11/95	5 YEARS
6 EMMANUEL-HALKIAS	117 S HAVON STR BALTO	[Signature]	7/54	10 YEARS

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

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

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







# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: **WD 012**

Cert Num: **0232**

**\$165.00**

Status: **Renewed**

License Date: 5/1/2023

License Year: 2023

Fee:

CR Number: 14897722

Payment Date: 04-19-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **KARELAS CAFE, LLC**

Trade Name: **KARELAS CAFE**

Zone Code: 12

Phone: 410-563-2073

Block Num: 426

City: BALTIMORE

Street: NEWKIRK STREET SOUTH

State: MD

Zip: 21224

CR Number: 14897722

Portion of Business Used:

CONTINUE TO USE AS A CAFE/RESTAURANT WITH THE SALE OF BEER & WINE AND  
ACCESSORY OUTDOOR TABLE SERVICE AS APPROVED BY BMZA 2012-190

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
EUGENIA	KARELAS	427 S. NEWKIRK STREET	Baltimore	MD	21224	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
10/06/2023	Application for transfer of ownership and location of a class "D" BW license presently located at 426 S. Newkirk Street to 4707 Eastern Avenue requesting delivery of alcoholic beverages filed on behalf of Pupuseria Mama Tana, LLC T/a Pupuseria Mama Tana, Jose N. Portillo and Maria Rita Zavala Villacorta on 10/2/2023 /kk	Delete
07/28/2023	On July 28, 2023, a Class "BD7" BWL License was transferred to this premises. Per §12-1710 of the ABC Art.: A person may transfer a license to a holder of another license that already exists for use on the same location if: (1) no provision of this article prohibits the license from being transferred to the location; (2) the Board: (i) determines that the existing license is inoperative; and (ii) 1. revokes the existing license within 180 days after the effective date of the transfer; or 2. approves the transfer of the existing license to a new holder and location. As the Board has approved the transfer of the Class BD7 licenses at a public hearing, by issuing the transfer this day, it has determined that this Class D Beer and Light Wine License is inoperative, and the license will be deemed revoked, per ABC Art. § 12-1710(2)(ii)1. of the ABC Art., on or about January 24, 2024, which is 180 days from today's date, unless a transfer of location application is filed on or before that date, per ABC Art. § 12-1710(2)(ii)2 and BLLC Rule 2.05(d)..../ntrb	Delete
05/22/2023	5/18/2023 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*..../jr	Delete
01/02/2019	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on January 2, 2019..../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
06/13/2012	5/31/12 Public Hearing re: Transfer of ownership and location with outdoor table service to 426 S Newkirk St. APPROVED.	Delete
05/14/2012	5/12 Transfer of ownership & location from 3928 Eastern Avenue to 426 S. Newkirk Avenue, request for outdoor table service, D-B&W, Eugenia Karelak, Karelak Cafe, LLC	Delete
11/09/2005	11/03/05 Public Hearing Conf. re: applicaion to transfer ownership & location to 3928 Eastern Avenue. DECISION: APPROVED	Delete
10/24/2005	10/4/05 Application filed to transfer ownership & location of license to Araceli G. Soriano & Kathryn McNeil, La Serenita II, Inc. to the new location 3928 Eastern Avenue; application includes request for outdoor table service	Delete

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

License num: WD 012

Address: 426 NEWKIRK STREET SOUTH

Trade Name: KARELAS CAFE

Comment:

[Add Comment](#)

Hold Info

Powered by:



## PUPUSERIA MAMA TANA LLC: W16295669

**Department ID Number:**

W16295669

**Business Name:**

PUPUSERIA MAMA TANA LLC

**Principal Office:** 

4707 EASTERN AVE.

BALTIMORE MD 21224

**Resident Agent:** 

JOSE N PORTILLO

1303 ANGLESEA ST., APT.2B

BALTIMORE MD 21224

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

01/22/2015

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 4707 EASTERN AVE

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 11

"A" BEER & WINE 0

"B" BEER & WINE 0

"C" BEER & WINE 0

"D" BEER & WINE 0

"A" BEER, WINE & LIQUOR 0

"A-2" BEER, WINE & LIQUOR 0

"B" BEER, WINE & LIQUOR 4

"C" BEER, WINE & LIQUOR 0

"D" BEER, WINE & LIQUOR 0

"BD" BEER, WINE & LIQUOR 7

ARENA 0

HOTEL/MOTEL 0

RACING 0

PREPARED BY: R. Brown DATE: 10/31/23

# 4707 Eastern Ave

Proposed Location



Pupuseria Mama Tana- WD

Licensed Establishments



Charro Negro- LB



Plaka Tavern LBD7



Tom's Bar-LBD7



Zorba's Bar & Grill-LB



Lou's Bar-LBD7



Jordy's bar- LBD7



O'Connor's LBD7



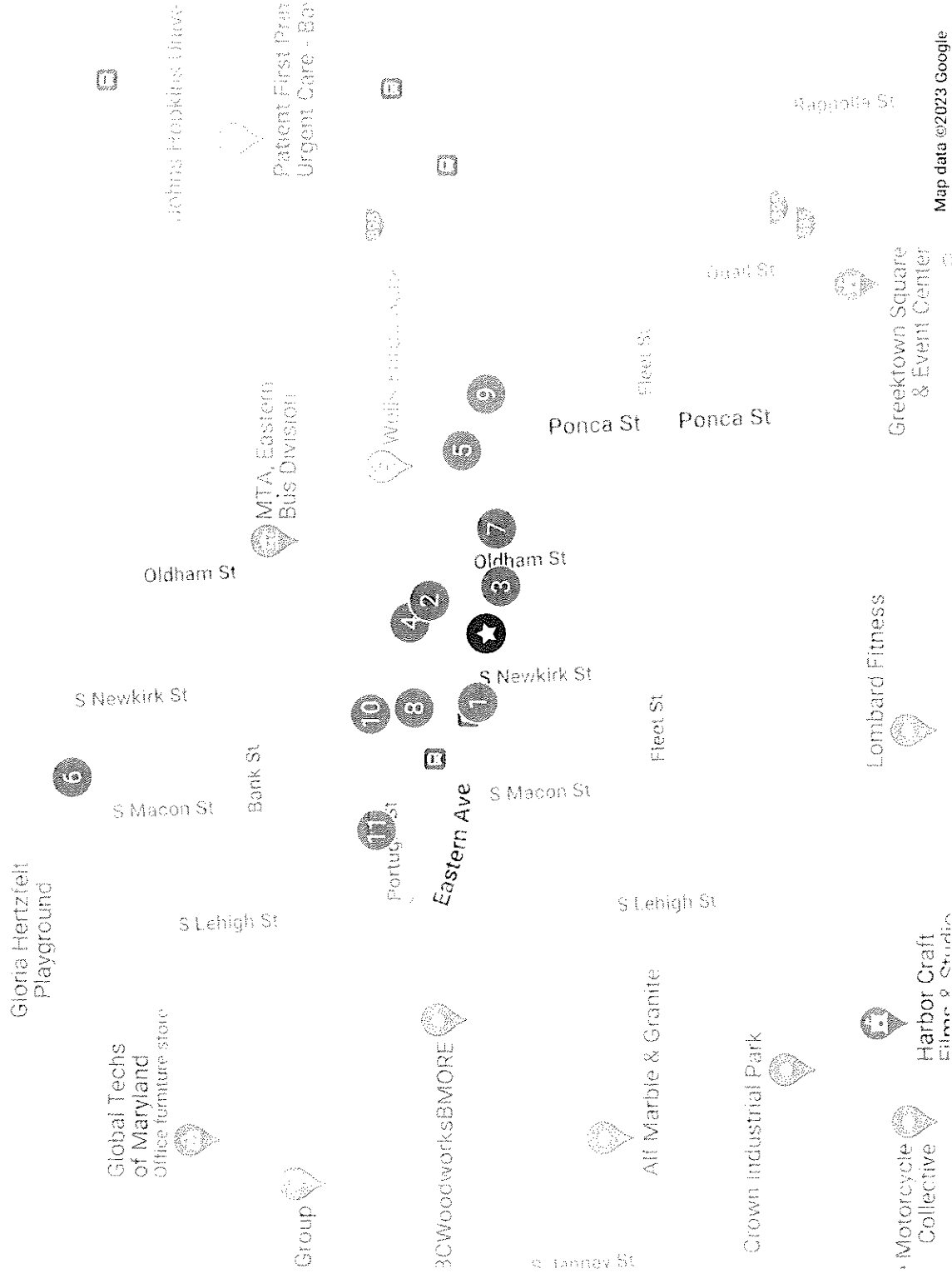
Byzantio Cafe LBD7



Ikaros Restaurant - LB



Karellas Cafe LBD7





## TRANSFERS/NEW APPLICATIONS

**Licensee Information (Trade Name)**

Pupuseria Maria Tana

**Corporation Name**

Pupuseria Maria Tana LLC

**Location Address**

1717 Eastern Ave

**License Type**

Class: 0 Beer and Wine

**Date Posted?**

10/28/2023

**Estimated Date of Removal?**

11/01/2023

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

Yes

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

Yes

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

Yes

**Other licensed locations - Describe/Note**

Please see maps for additional locations.

**Comments and Follow-up Items(s)**

Filed application to transfer from 426 S. Newkirk Street to 4707 Eastern Avenue with delivery of alcohol.

**Licensee Name**

Jose N Portillo, Maria Rita Zavala Villalobos

**Inspector Name**

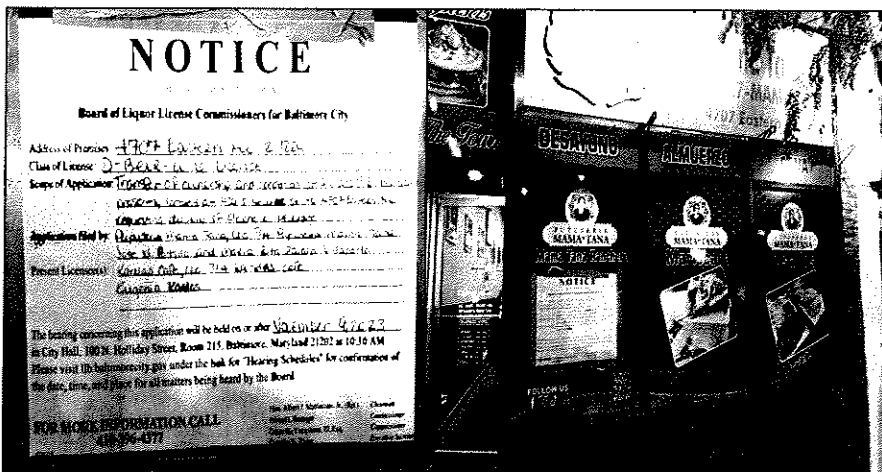
BALTIMORE/regina brown

**Photo(s) Taken**

Choose Files - No file chosen

**Submission Date**

10/31/2023 03:00 PM




Cancel

# Posting Sign Report

**Applicants Name**

ALYCE M MORENO - Mama Rosa Zamboniaman

**Premises Address**

1707 Eastern Avenue

**Inspector Name**

ALYCE M MORENO - Inspector

**Posted Date/Time**

11/23/2023

08:20 PM

**Rechecked Date/Time**

11/27/2023

03:00 PM

**Manager**

N/A

**Posted Summary**

Sign posted on front window.

**Rechecked Summary**

Sign is still posted on front window.

**Photo(s) Taken**

Choose Files

No file chosen



Cancel



# NOTICE

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 4707 Easteen Ave 2 1224  
Class of License: D-Beer-Wine License  
Scope of Application: Transfer of ownership and location of a class "D" BW license  
presently located at 426 S. Newkirk St. to 4707 Easteen Ave.  
requesting delivery of alcoholic beverage  
Application filed by: Opuscia Mama Tena, LLC Tia Rupescia mama Tena  
Jose M. Batillo and Maria Rita Zavala Villacorta  
Present Licensee(s): Karlas Cafe, LLC Tia Karelas cafe  
Eugenia Karlas

The hearing concerning this application will be held on or after November 9, 2023  
in City Hall, 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.  
Please visit [licensing.baltimorecity.gov](http://licensing.baltimorecity.gov) under the link for "Hearing Schedules" for confirmation of  
date, time and place for all matters being heard by the Board.

Hon. Albert J. Mataricani, Jr., (Ret.) *Chairman*  
Hon. J. [unclear] *Commissioner*  
Hon. [unclear] III, Esq. *Commissioner*  
Hon. [unclear] *Executive Secretary*

FOR MORE INFORMATION CALL  
301-556-4377

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

No: USE2015-00264

# Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
26	03	6553	004	2/24/15	202

PROPERTY ADDRESS: 4707 EASTERN AVE

OWNER: GEORGE SEVDALIS ADDR: 4707 EASTERN AVE BALTIMOR

LESSEE: JOSE N PORTILLO PUPUSERIA MAMADT: 1303 ANGLESEA ST APT 2B BALTI

LAND USE CODES 5810 0000 0000 0000

USE PORTION OF PREMISES 1ST FLOOR AS A RESTAURANT

1001-00000-2600-159699-400500 PER. INSP.	1001-00000-2600-159699-400500 MISC.	1001-00000-2600-159699-400500 CH. USE	1001-00000-2600-159699-400500 NEW BLDG.	1001-00000-2600-159699-400500 ADDITIONS
		45.00		
1001-00000-2600-159699-400500 ALTERATION	1001-00000-2600-159699-400500 REPAIRS	1001-00000-2600-159699-400500 MISC CONST.	1001-00000-2600-159699-400500 ELECT.	1001-00000-2600-159699-400500 HYDRONIC/STEAM HEAT
1001-00000-2600-159699-400500 DISTRIB.	1001-00000-2600-159699-400500 AIR COND.	1001-00000-2600-159699-400500 DISP. TAGS	1001-00000-2600-159699-400500 FIRE	1001-00000-2600-159699-400500 FUEL-BURNING EQUIPMENT
1001-00000-2600-159699-400500 ELEVATOR	1001-00000-2600-159699-400500 PLUMBING	1001-00000-2600-159699-400500 S & E CONTROL	1001-00000-2600-159699-400500 CHAP	1001-00000-2600-159699-400500 TAX
	0.00			3.00
1001-00000-2600-159699-400500 RAZING	1001-00000-2600-159699-400500 FILING FEE	1001-00000-2600-159699-400500 LOW VOLTAGE/TELECOMMUNICATIONS	1001-00000-2600-159699-400500 PENALTY	TOTAL FEES
	50.00			98.00

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



*Richard 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.

November 16, 2023

**Applicant(s):** Ralph A. Boarman, Sr.  
Sole Proprietorship T/a Tom & Olive's Café  
2942 E. Monument Street 21205

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Ralph A. Boarman, Sr. was born in Baltimore, MD in August of 1953. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Ralph A. Boarman, Sr. (100%).

(c) **Purchase Price of Business:** The purchase of the business is via estate transfer.

(d) **Qualified Voters:** Frank Triolo, Lorraine Diggs, and Ryan Boarman are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premises 1<sup>st</sup> floor for business and the basement for storage. (use must continue to comply with subsections 14-337 and 18-702(A) of the zoning code).

(f) **Corporate Standing:** Sole Proprietorship is a MD Corporation and as of 10/31/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 10/28/2023 and will be checked on 11/7/2023. This meets the 10-day rule. There are 2 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; and "BD7" BWL-1.

(h) **Timeline:** Last inspection by BLLC was performed 10/30/2023. At that time, the establishment was open and operating.

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

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

**Board's Decision:**

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

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

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER  NEW  EXPANSION OF PREMISES  AMENDMENT(S)   
 EXPLANATION OF REQUEST: SOLE OWNERSHIP CLASS TYPE: LABD 7

Please select one option and fill out the requested information

- A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_  
 B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 2942 E. MONUMENT ST BALTO, MD 21205  
 C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_  
 D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

CORPORATE/LLC/LLP/PARTNERSHIP NAME: \_\_\_\_\_ TRADE NAME: TOM & OLIVES CAFE  
 BUSINESS PHONE NUMBER: 410-563-9398 BUSINESS EMAIL ADDRESS: RYAN.BORSMAN@tomolive.com  
 ATTORNEY FOR THE APPLICANT: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

Part of Premises Used (Note: Floors and Areas for Storage): 1st Floor Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? \_\_\_\_\_ Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 40

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

#USE2023-54474

1. Applicant A

RALPH A. BOARMAN SR [REDACTED]  
 (Full name) (Telephone no.) E-mail (Required)  
2940 E. MONUMENT ST BALTO MD 21205 70 YEARS  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
08/1/53 MALE BALTO, MD  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

2. Applicant B

(Full name) (Telephone no.) E-mail (Required)  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

3. Applicant C

(Full name) (Telephone no.) E-mail (Required)  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

RECEIVED: BLLC  
 AUG 29 2022 4:11:46

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

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

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

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

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

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

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

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

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

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

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

Name	Address	Title	Share

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. § 4-10B (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: RALPH A. BOARMAN SR ADDRESS: 2940 E. MONUMENT ST. TITLE: OWNER % OF STOCK HELD: 100%
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ % OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ % OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ % OF STOCK HELD: \_\_\_\_\_

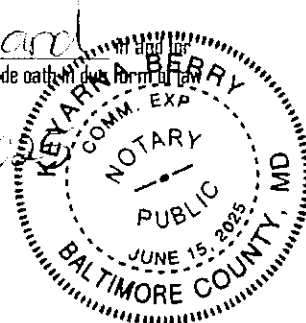
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

Ralph A. Boorman Sr  
Signature of Applicant A

I hereby certify that on the 29 day of August, 2023 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Ralph A Boorman SR the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Keyama Berry (Notary Seal) My Commission expires June 15, 2025  
Printed Name: Keyama Berry



Signature of Applicant B

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

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

Signature of Applicant C

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

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

Name and Address of the owners of the premise/landlord: RALPH A. BOARMAN SR. Phone Number: [REDACTED]

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

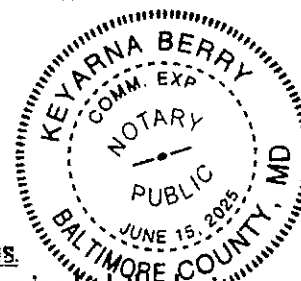
(I, WE) RALPH A. BOARMAN SR. HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2942 E. Monument St, Baltimore, City with a Zip Code of 21205, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Ralph A. Boorman Sr.  
Signature of Owner of the Property

I hereby certify that on the 29 day of August, 2013, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared Ralph A. Boorman SR. the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Keyarna Berry [Notary Seal] My Commission expires June 15, 2015  
Notary Printed Name: Keyarna Berry



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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
RYAN BOARMAN	EAST 2938+36 Monument St	<u>[Signature]</u>	9/1/82	40 YRS
FRANK TRIALE	3509 E. BAY ST	<u>[Signature]</u>	11-44	20 YRS
Rodney Seorina	12 R. Kwind CT.	<u>[Signature]</u>	12-65	25 years

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

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

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

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

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

\_\_\_\_\_  
Signature of Owner of the Property

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

As witness, my hand and notarial seal.

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

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

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

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

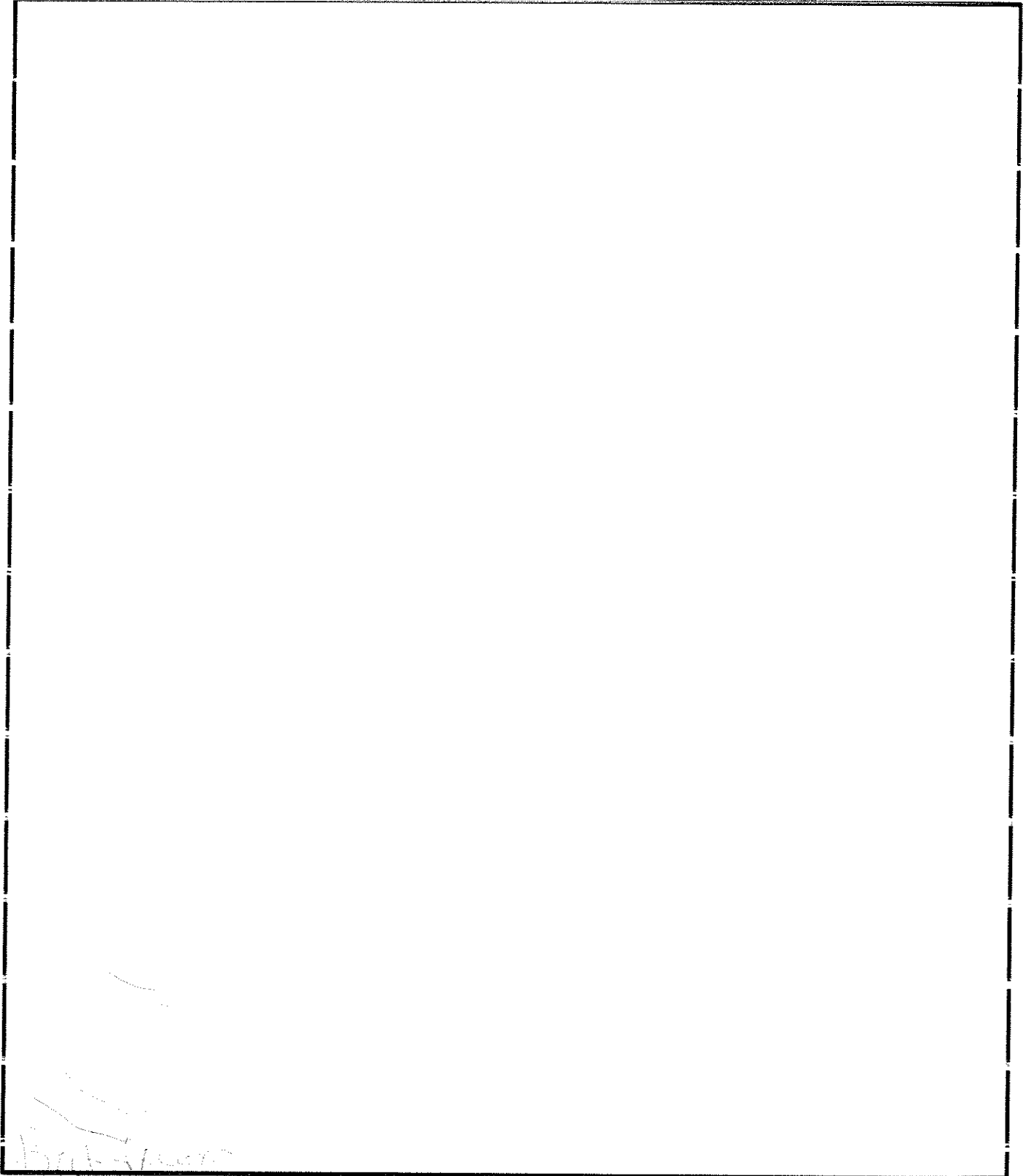
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Kevin Powell	2920 Monument St	[Signature]	10-1962	20 YRS
Loraine Diggs	2935 E Monument St	[Signature]	10-1965	40 YR

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

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



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





# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: **LBD7 391**

Cert Num: **1098**

**\$1,320.00**

Status: **Renewed**

License Date: 5/1/2023

License Year: 2023

Fee:

CR Number: 02424411

Payment Date: 05-11-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **N/A**

Trade Name: **TOM & OLIVE'S CAFE**

Zone Code: 14

Phone: 410-563-9398

Block Num: 2942

City: BALTIMORE

Street: MONUMENT STREET EAST

State: MD

Zip: 21205

CR Number: 02424411

Portion of Business Used:

FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
RALPH A.	BOARMAN, SR.	2940 E. MONUMENT STREET	BALTIMORE	MD	21205	Edit	Remove Owner
STEPHEN	WIRTH (PR)	8168 GRAY HAVEN ROAD	DUNDALK	MD	21222	Edit	Remove Owner

## Comments

Date	Comment	Action
10/06/2023	Application for transfer of ownership filed on behalf of Sole Proprietorship T/a Tom & Olive's Café, Ralph A. Boarman, Sr. on 8/29/2023 /kk	Delete
04/05/2022	* Licensee(s) changed during 2022 renewal period - Stephen Wirth became the Per. Rep. for Thomas F. Wirth (death) * /kk	Delete
04/16/2018	2018 Trader's License was brought in office by Inspector S. Han.... /sb	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 1/16/2018 /kk	Delete
04/03/2017	3/30/17 Violation of Rule 4.20 (c)(ii) Admission of guilt- \$500 fine +\$125 admin fee- \$625 total fine	Delete
03/02/2017	Alcohol Awareness expires on 02/21/21 (Ralph A. Boarman, Sr.)	Delete
02/22/2017	Made phone call to Mr. Boarman in reference to 2017 Application (% of Corporation), he says that Mr Wirth has 100% of the Corporation.... /sb	Delete
02/25/2016	received 2016 renewal application, no check enclosed. Application returned to licensee. ND	Delete
06/04/2010	04/05/10 \$625 FINE PAID IN FULL #72252	Delete
06/04/2010	04/01/10 Public Hearing re: Violation of rule 4.01 (a).DECISION: GUILTY \$500 + \$125 =\$625	Delete

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

License num: LBD7 391

Address: 2942 MONUMENT STREET EAST

Trade Name: TOM & OLIVE'S CAFE

Comment:

[Add Comment](#)

Hold Info

Powered by:



PROPOSED LOCATION: 2942 E. Monument Street

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

"A" BEER & WINE 0

"B" BEER & WINE 0

"C" BEER & WINE 0

"D" BEER & WINE 0

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR 0

"B" BEER, WINE & LIQUOR 0

"C" BEER, WINE & LIQUOR 0

"D" BEER, WINE & LIQUOR 0

"BD7" BEER, WINE & LIQUOR 1

ARENA 0

HOTEL/MOTEL 0

RACING 0

PREPARED BY: Regina Brown DATE: 10/31/23

# 2942 E. Monument Street

Untitled layer

- Tom & Olives Cafe LBD7
- New Edison Liquors and Lounge LBD7
- East Curley Liquors LA
- Church of Dynamic Deliverance
- St Matthews United Methodist Church

Map showing the area around 2942 E. Monument Street. Key locations include:

- Frank C Bocek Park
- Eastside Career Center
- St Curley Liquors
- New Edison Liquors and Lounge
- Cooley's Grocery
- Big John Warehouse used and new appliances
- Perez Grocery
- William Paca Elementary School
- Casa of Maryland
- M&T Bank
- Enoch Pratt Free Library - Patterson Park Branch
- ALDI
- Royal Farms
- Hebrew Friendship
- AutoZone Auto Parts
- Monument Street Auto Center
- Recycling Center
- Eastwood Park
- Jefferson St
- McElderry St
- N Ellwood Ave
- N Decker Ave
- N Linwood Ave
- N Straper St
- N Glove St
- N East Ave
- Loneys Ln
- N Robinson St
- E Madison St
- Beryl Ave
- 101st St
- Ashland Ave

# TRANSFERS/NEW APPLICATIONS

**Licensee Information (Trade Name)**

TONY'S OLIVE DATE

**Corporation Name**

LLA

**Location Address**

1942 E Monument Street

**License Type**

Class BD7 - Beer, Wine and Liquor

**Date Posted?**

10/26/2023

**Estimated Date of Removal?**

11/07/2023

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

Yes

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

Yes

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

No

**Other licensed locations - Describe/Note**

See Maps for additional locations

**Comments and Follow-up Items(s)**

Filed application for Sole Ownership.

**Licensee Name**

Ralph A. Boorman Sr

**Inspector Name**

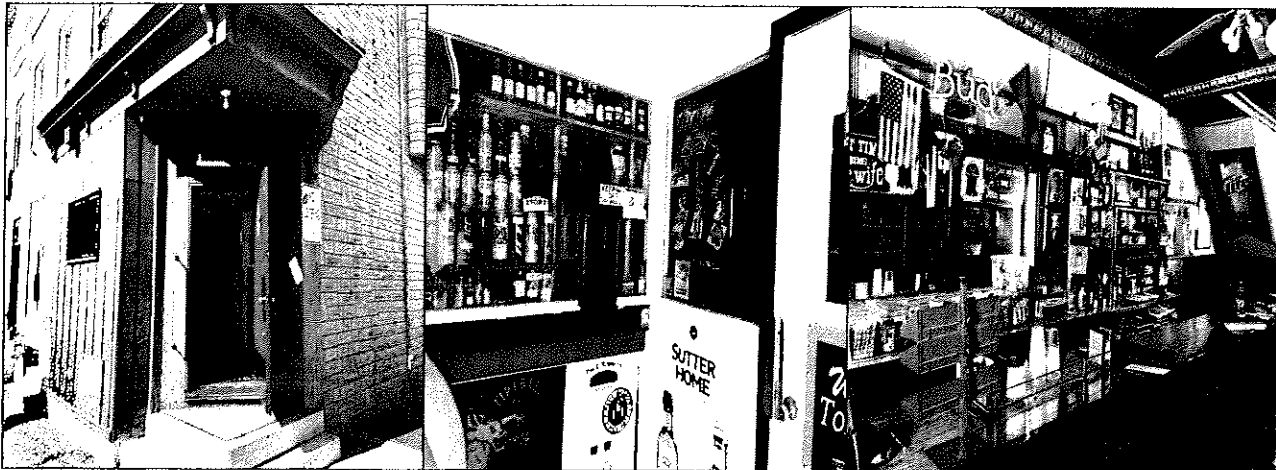
BALTIMORE(regina brown)

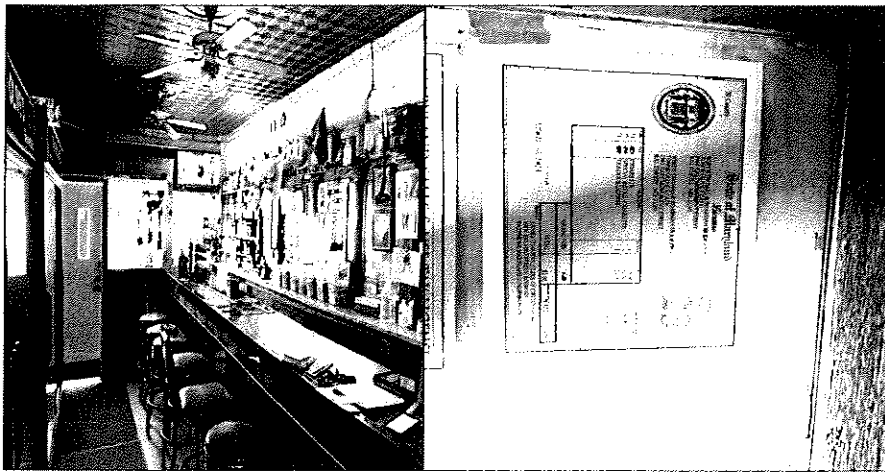
**Photo(s) Taken**

Choose Files No file chosen

**Submission Date**

10/31/2023 03:00 PM





Cancel

# Posting Sign Report

**Applicants Name**

Felton, S. S. S. S. S.

**Premises Address**

1234 Main Street, Suite

**Inspector Name**

APRIL MOORE (signature)

**Posted Date/Time**

10-18-2022

09:15 PM

**Rechecked Date/Time**

11-07-2022

12:01 PM

**Manager**

J. A.

**Posted Summary**

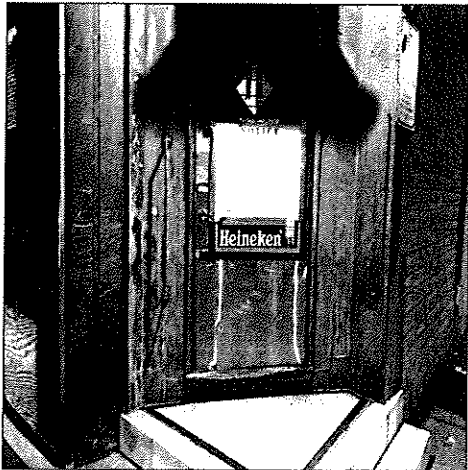
Sign posted on front door.

**Rechecked Summary**

Sign is still posted on front door.

**Photo(s) Taken**

No file chosen



Cancel



# NOTICE

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2942 E. Monument St. 21205  
Class of License: Beer, wine & liquor  
Scope of Application: Transfer of ownership

Application filed by: Sole Proprietorship T/A Tom & Olive's Cafe  
Ralph A. Boorman, Sr.

Present Licensee(s): Sole proprietorship T/A Tom & Olive's Cafe  
Ralph A. Boorman, Sr. and Stephen Wichita (PR)

The hearing concerning this application will be held on or after November 9, 2023  
in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.  
Please visit [lb.baltimorecity.gov](http://lb.baltimorecity.gov) under the link for "Hearing Schedules" for confirmation of  
the date, time, and place for all matters being heard by the Board.

Hon. Albert J. Matriconi, Jr., (Ret.) *Chairman*  
Edward L. Reisinger  
Granville Templeton, III, Esq.  
Douglas K. Page

FOR MORE INFORMATION CALL  
410-396-4377

## BLLC Routine Inspection

<b>Address</b>	<b>Trade Name</b>	<b>Corporation Name</b>
2340 MONUMENT STREET EAST L.L.C.	TOM & OLIVE'S CAFE	N/A
<b>Type of License</b>	<b>Inspection Date/Time</b>	<b>Manager/Licensee</b>
Class B07 - Beer, Wine and Liquor	10/30/2023 01:30 PM	Ryan Brennan
<b>Open/Closed</b>	<b>Closed Date</b>	<b>Clean and Free of Debris</b>
Open	mm/dd/yyyy	Satisfactory
<b>Location of Bar</b>	<b>Shape of Bar</b>	<b>Condition of Bar Area/Floors</b>
Front	Rectangle	Satisfactory
<b>Hot Water</b>	<b>Disinfectant Solution</b>	<b>Three Compartment/Washer</b>
Yes	Yes	Yes
<b>Bulletproof Partitioning</b>	<b>Separate Pkg. Goods Dept.</b>	<b>Separate Pkg. Goods Store</b>
Yes	N/A	N/A
<b>Bar/Tavern Open and Operating</b>	<b>Selling Household/Grocery</b>	<b>Capacity</b>
Yes	N/A	40
<b>Location of Dining Area</b>	<b>Condition of Dining Area/Floors</b>	<b>Sanitation</b>
	Satisfactory	N/A
<b>Menu</b>	<b>Traders License</b>	<b>Alcohol Awareness Certification Date Issued</b>
N/A	Yes	05/18/2021
<b>Employee Records</b>	<b>Alcohol Beverage Invoice Numbers</b>	<b>Invoice Date</b>
Yes	Breakthru Cust # 700004585, Inv#11261	10/17/2023

**Inspector Kitchen Comments**

**Inspector Restroom Comments**

**Exits Marked, Unobstructed**

N/A

**Fire Capacity**

0

**Outdoor Seating Capacity**

N/A

**License is Valid**

N/A

**Dancers Present 18 and older**

N/A

**Cleanliness of Dressing Room**

N/A

**Live Entertainment (Describe)**

No

**Outdoor Table Service**

No

**Violations Noted**

**Violation Issued**

No

**Instructions Given to Licensee**

**Inspector's Comments**

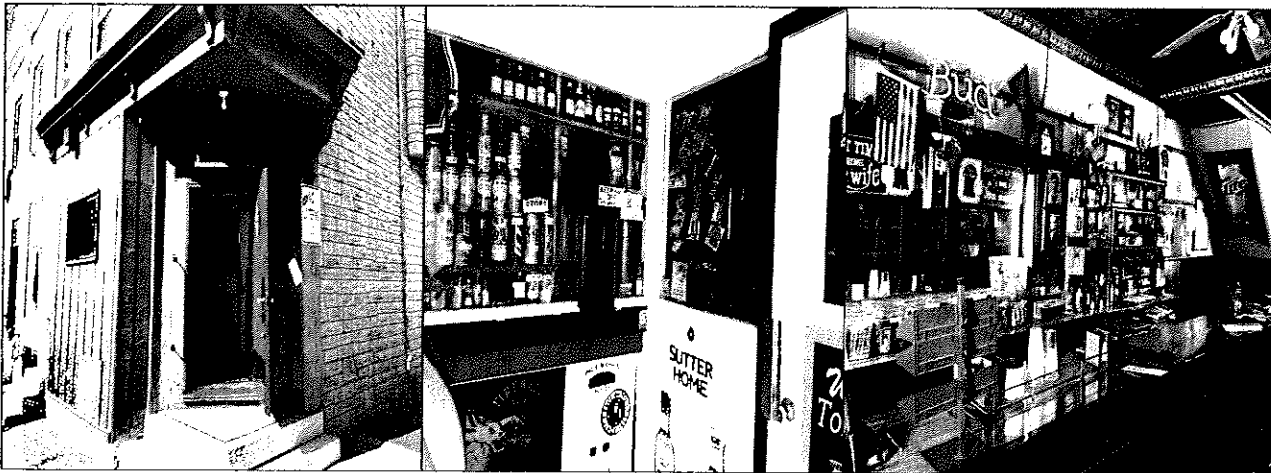
**Photo(s) Taken**

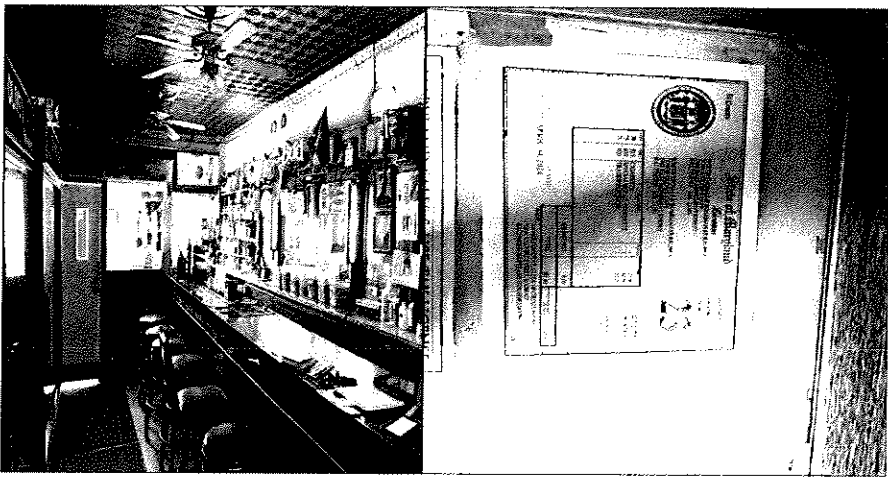
Choose Files No file chosen

**Owner Email**

**Submitted by Inspector**

BAITIMORE/regina.brown





Cancel

**November 16, 2023**

**Applicant(s):** Kyle Smedberg  
Mission Driven Dining, LLC T/a Ampersa  
1417 Thames Street 21231

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

Application to transfer ownership with continuation of live entertainment and outdoor table service.

(a) **Applicant(s) Information:** (1) Kyle Smedberg was born in Cape May, NJ in January of 1988. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Kyle Smedberg (19%); (2) Mary Kay Nabit (52%); (3) The Charles J. Nabit Revocable Living Trust (19%); and (4) Lamont Cousins (10%);

(c) **Purchase Price of Business:** The purchase price of the business was via shareholder restructuring that resulted in Mary Kay Nabit taking majority ownership.

(d) **Qualified Voters:** Joseph Kelly, Justin McManus, and Alexandra Moylan are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of a portion of premises as restaurant with accessory outdoor table service per BMZA 2011-340 and to include live entertainment (music acts only) Tuesday through Thursday and Sunday's until 11pm and Friday and Saturday until 1am BMZA 104-2012 approved conditionally on 4/17/12 also to include terms of MOU with FPRA.

(f) **Corporate Standing:** Mission Driven Dining, LLC is a MD LLC and as of 10/31/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 10/28/2023 and will be checked on 11/7/2023. This meets the 10-day rule. There are 33 licensed liquor establishment(s) in the 2x2 area: "D" BW - 1; "B" BWL - 16; "D" BWL - 1; "BD7" BWL - 14; and "Hotel/Motel" - 1.

(h) **Timeline:** Last Inspection by BLLC was performed 10/30/2023. At that time, the establishment was open and operating.

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

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: transfer of ownership only CLASS TYPE: B

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1417 Thames Street, Baltimore, MD ~~21202~~ 21231

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

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Mission Driven Dining LLC TRADE NAME: Ampersea

BUSINESS PHONE NUMBER: 443-681-5310 BUSINESS EMAIL ADDRESS: kyle@ampersea.com

ATTORNEY FOR THE APPLICANT: David Mister ADDRESS: 30 E Padonia Rd #404, Timonium, MD 21093 PHONE: 410-561-3000

Part of Premises Used (Note: Floors and Areas for Storage): first floor Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? musicians/small groups Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 78

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

**1. Applicant A**

Kyle Smedberg \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
2430 Foster Ave Baltimore MD 21224 5 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
01/1988 male Cape May, New Jersey  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

**2. Applicant B**

\_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
 \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 \_\_\_\_\_  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

**3. Applicant C**

\_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
 \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 \_\_\_\_\_  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

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

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

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

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

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

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

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

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

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

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

Applicant A  B  C

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

Name	Address	Phone	Email
Kyle Smedberg	2430 Foster Ave, Baltimore, MD 21224	[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)(ii). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Mary Kay Nabit ADDRESS: 4804 N Charles St, Baltimore, MD 21210 TITLE: authorized person %OF STOCK HELD: 52%
- 2) NAME: The Charles J. Nabit Revocable Living Trust ADDRESS: 550 N Ocean Blvd, Apt 9, Deerfield Beach, FL TITLE: authorized person %OF STOCK HELD: 19%
- 3) NAME: Kyle Smedberg ADDRESS: 2430 Foster Ave, Baltimore, MD 21224 TITLE: authorized person %OF STOCK HELD: 19%
- 4) NAME: Lamont Cousins ADDRESS: 1325 Gittings Ave, Baltimore, MD 21239 TITLE: authorized person %OF STOCK HELD: 10%

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

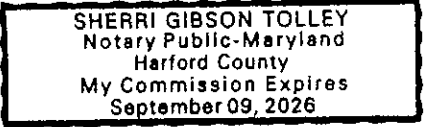
**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will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

[Signature]  
Signature of Applicant A

I hereby certify that on the 22 day of Sept, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Harford County, personally appeared Kyle Smedberg the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]  
Printed Name: Sherrri Tolley

[Notary Seal] My Commission expires 9.09.2026



Signature of Applicant B

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

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

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

Signature of Applicant C

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

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

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



**MISSION-DRIVEN DINING, LLC**

**EXHIBIT A**

**List of Members and Percentages**

Name	Percentage and Class
Mary Kay Nabit	52% Class A Interest
The Charles J. Nabit Revocable Living Trust	19% Class A Interest
Kyle Smedberg	19% Class B Interest
Lamont Cousins	10% Class B Interest

Name and Address of the owners of the premise/landlord: Living Classrooms Phone Number: [REDACTED]

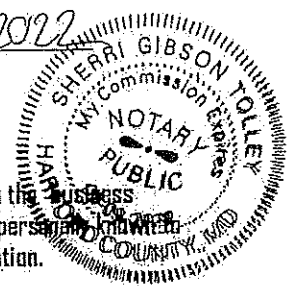
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND  
 (I, WE) Living Classrooms HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at 1417 Thames Street, Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

James P. Bond  
 Signature of Owner of the Property

I hereby certify that on the 23rd day of August 2022 before me, the subscriber, a notary public of the State of Maryland in and for Harford County, personally appeared James Bond the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

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

(Notary Seal) My Commission expires 9.9.2022



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

Name	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Leann Cousins	1335 Gillingham Ave 6001 Fells street	[Signature]	3-1968	6 years
Kin Bloom		[Signature]	5/1985	4 years
Lawrence Fuller	1409 Beacon St Baltimore, MD 21230	[Signature]	2-1989	6 years
JOSEPH KELLY	520 S BELMORP BALTIMORE, MD 21224	[Signature]	2-1983	2 years
Justin McManus	139 S Potomac St Baltimore, MD 21244	[Signature]	6-1993	3 years

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

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

see next page →

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

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

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

\_\_\_\_\_  
Signature of Owner of the Property

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


As witness, my hand and notarial seal.

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

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

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

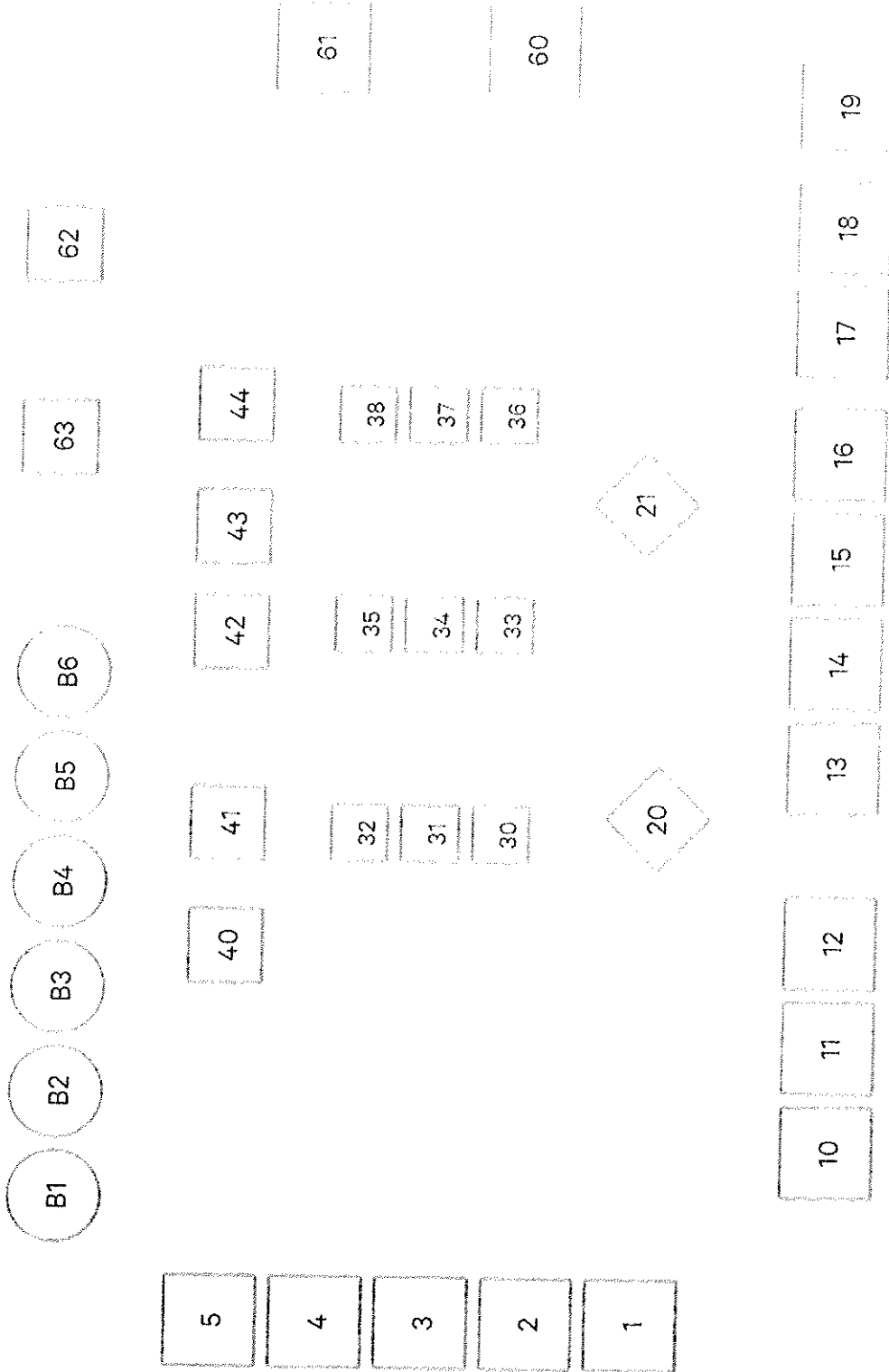
**We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Alexandra Muijon	1008 Fawn St. Baltimore 2122		10/1983	2 years

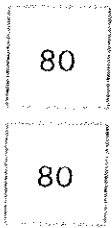
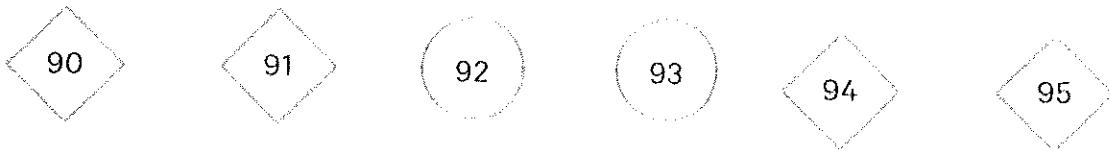
Board of Liquor License Commissioners for the City of Baltimore  
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
Phone: 410-396-4377 Fax: 410-396-4382

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

Attachment  
A



Attachment  
B





# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: **LB 206**

Cert Num: **0473**

**\$2,020.00**

Status: **Renewed**

License Date: 5/1/2023

License Year: 2023

Fee:

CR Number: 14583542

Payment Date: 04-26-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **MISSION-DRIVEN DINING,LLC**

Trade Name: **AMPERSEA**

Zone Code: 23

Phone: 443-681-5310

Block Num: 1417

City: BALTIMORE

Street: THAMES STREET

State: MD

Zip: 21231

CR Number: 14583542

Portion of Business Used:

USE PORTION OF PREMISES AS A RESTAURANT WITH ACCESSORY OUTDOOR TABLE SERVICE PER BMZA 2011-340 AND TO INCLUDE LIVE ENTERTAINMENT (MUSIC ACTS ONLY) TUESDAY THROUGH THURSDAY AND SUNDAYS UNTIL 11 PM AND FRIDAY AND SATURDAY UNTIL 1 AM PER BMZA 104-2012 APPROVED CONDITIONALLY ON 4/17/12

Restriction:

FOOD SALES MUST BE 51% OF TOTAL DAILY RECEIPTS; LICENSEE MAY PROVIDE WINE CORKAGE.

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
KYLE	SMEDBERG	2430 FOSTER AVENUE	BALTIMORE	MD	21224	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
10/06/2023	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Mission Driven Dining, LLC T/a Ampersa, Kyle Smedberg on 9/25/2023 /kk	Delete
09/25/2023	09/19/23 - Time expired on 09/19/2023-Pending Transfer (per K. Robinson)..../sb	Delete
06/29/2023	90 DAY TRANSFER PENDING WARNING LETTERS WERE SENT TO APPLICANT'S AND ATTONERY'S..K/R	Delete
03/27/2023	3/23/2023 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - APPROVED (3-0 vote)...../jr	Delete
02/10/2023	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Mission Driven Dining, LLC T/a Ampersa, Kyle Smedberg on 8/25/2022 /kk	Delete
03/16/2021	FOOD FORM WAS SUBMITTED WITH 2021-2022 RENEWAL APPLICATION...../jr	Delete
03/12/2020	FOOD FORM WAS SUBMITTED WITH 2020-2021 RENEWAL APPLICATION..... /sb	Delete
10/17/2019	Personal Property Tax Owed to City of Baltimore was cleared on October 17, 2019..../mb.	Delete
09/27/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 27, 2019.*** /mb	Delete
06/27/2019	6/27/19- 1st attempt made to deliver and switch out license for letter due to malware issue - Agent Perez- S.R.	Delete
06/22/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter licensee issuance information until today's date. The license was initially issued on 5/8/2019 /kk	Delete
06/22/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of the late fee payment until 6/22/2019. Late fee payment was submitted to the BLLC on 5/9/2019...../jr	Delete
06/22/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of the renewal application until 6/22/2019. The renewal application was submitted to the BLLC on 5/9/2019...../jr	Delete
04/03/2018	FOOD FORM WAS SUBMITTED WITH 2018-2019 RENEWAL APPLICATION..... /sb	Delete
02/28/2018	Personal Property Tax was cleared as per the new updated list received from Law Department on January 16, 2018.../mb	Delete
10/04/2017	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE,letter sent to Licensee on October 4, 2017.*** /mb	Delete
03/28/2017	FOOD FORM WAS ATTACHED TO 2017 RENEWAL APPLICATION .....K/R	Delete
04/13/2016	****need capacity to renew****	Delete
07/16/2015	Food form attached	Delete
05/14/2012	5/10/2012 Public Hearing re: Request for live entertainment. Board conditionally APPROVED live entertainment; subject of zoning approval.	Delete
04/17/2012	4/12 Request to add live entertainment, B-BWL restaurant license, Richard Alvarina, Michael Klein, Charles Nabit, Mission-Driven Dining, LLC	Delete
10/21/2011	6/23/11 Public hearing re: application for a new Class "B"BWL restaurant license in the 46th legislative district requiring \$500,000 in capital investment, seating for less than 150 people, food receipts must be 51% of total daily receipts and no sales of alcohol for off-premises consumption; application includes requests for outdoor table service and off-premises catering APPROVED	Delete

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

License num: LB 206

Address: 1417 THAMES STREET

Trade Name: AMPERSEA

Comment:

## MISSION-DRIVEN DINING, LLC: W14146799

**Department ID Number:**

W14146799

**Business Name:**

MISSION-DRIVEN DINING, LLC

**Principal Office:** 

20 COMMERCE STREET

BALTIMORE MD 21202

**Resident Agent:** 

DRAKE ZAHARRIS,ESQ

901 DULANEY VALLEY ROAD

SUITE 500

TOWSON MD 21204

**Status:**

REVIVED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

06/06/2011

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A



PROPOSED LOCATION: 1417 Thames STREET

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 33

"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 16

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

"D" BEER, WINE & LIQUOR 1

"BD" BEER, WINE & LIQUOR 14

ARENA \_\_\_\_\_

HOTEL/MOTEL 1

RACING \_\_\_\_\_

PREPARED BY: Regina Brown DATE: 10/31/23

# 1417 Thames St

## Proposed Location



Ampers&a EB

## Licensed Establishments

1

Baja Tap

2

IRA Sushi

3

Admiral's Cup LBBV

4

Todd Conner's LBBV

5

Blaney Stone Pub-LBBV

6

Harbor Tavern-LBBV

7

The Rockwell-LBBV

8

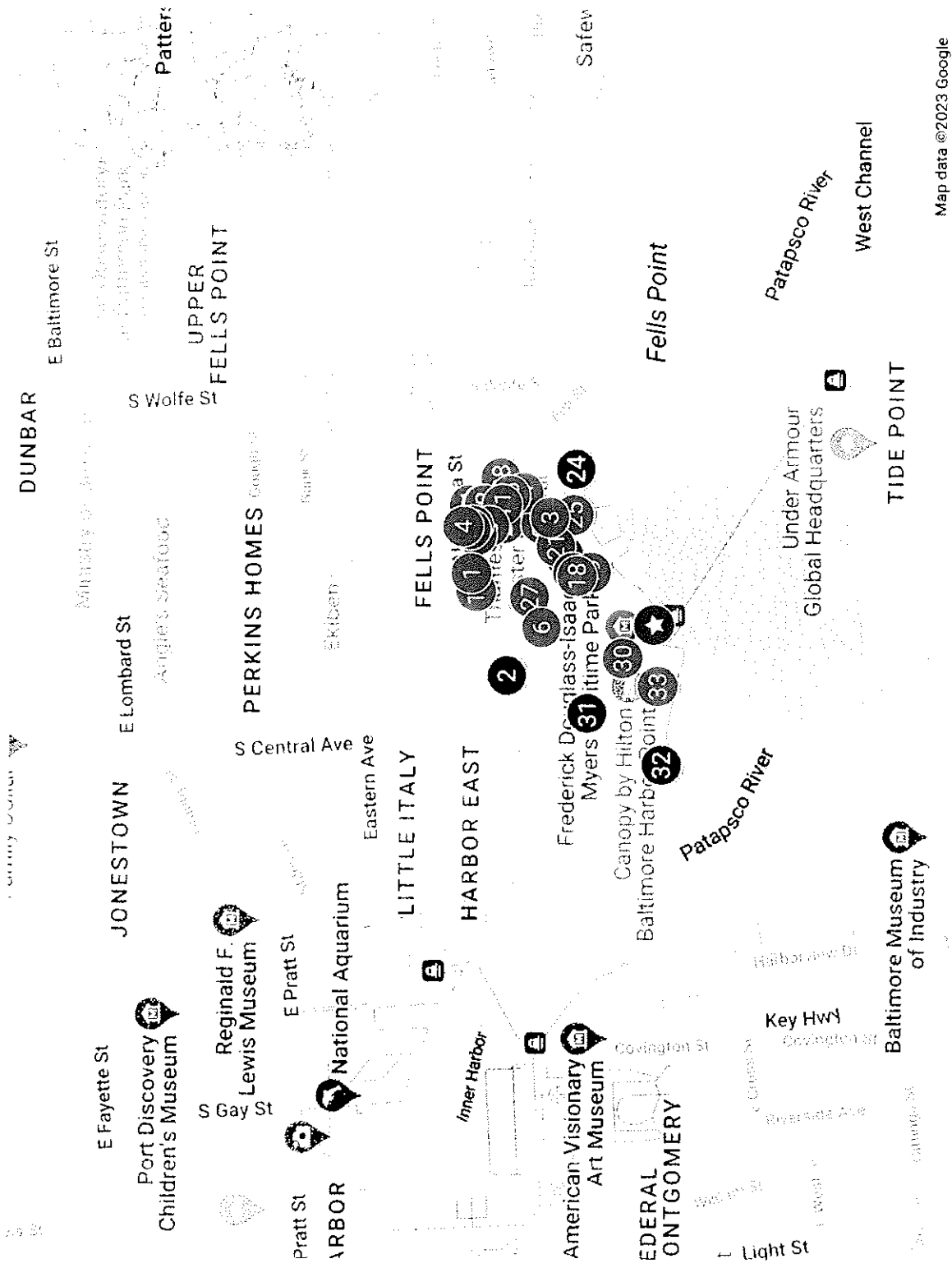
Alexander's Tavern-LBBV

9

Contract Purchaser-LBBV

10

LI Phil Tavern-LBBV



11

Max's Tophouse-LBD:

12

Moby Dick's LBD:

13

Rodos Bar-LBD:

14

Secured creditor-LBD:

15

Denzel's L:

16

One-Eyed Mike's L:

17

Abbey Burger Bistic:

18

Dudas Tavern L:

19

Bond Street Social:

20

Kali's Court LBD:

21

The House LBD:

22

Admiral Polihm L:

23

Bertha's L:

24

Sagamore Pentry LBHM:

25

Barcellona Lf

26

Bye LBD7

27

Black Olive Lf

28

Yardam LBD7

29

Sound Garden-WL

30

Doner Bros Lf

31

Ceremony Coffee Lf

32

Sandlot LBD7

33

Canopy by Hilton Lf

## TRANSFERS/NEW APPLICATIONS

### Licensee Information (Trade Name)

AMPERSEA

### Corporation Name

MISSION-DRIVEN DINING LLC

### Location Address

1417 Thomas Street

### License Type

Class - B Beer Wine and liquor

### Date Posted?

10/28/2023

### Estimated Date of Removal?

11/07/2023

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

NO

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

Yes

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

Yes

### Other licensed locations - Describe/Note

Please see maps for additional locations.

### Comments and Follow-up Items(s)

application filed for transfer of ownership with continuation of outdoors table service and live entertainment.

### Licensee Name

Kyle Smedberg

### Inspector Name

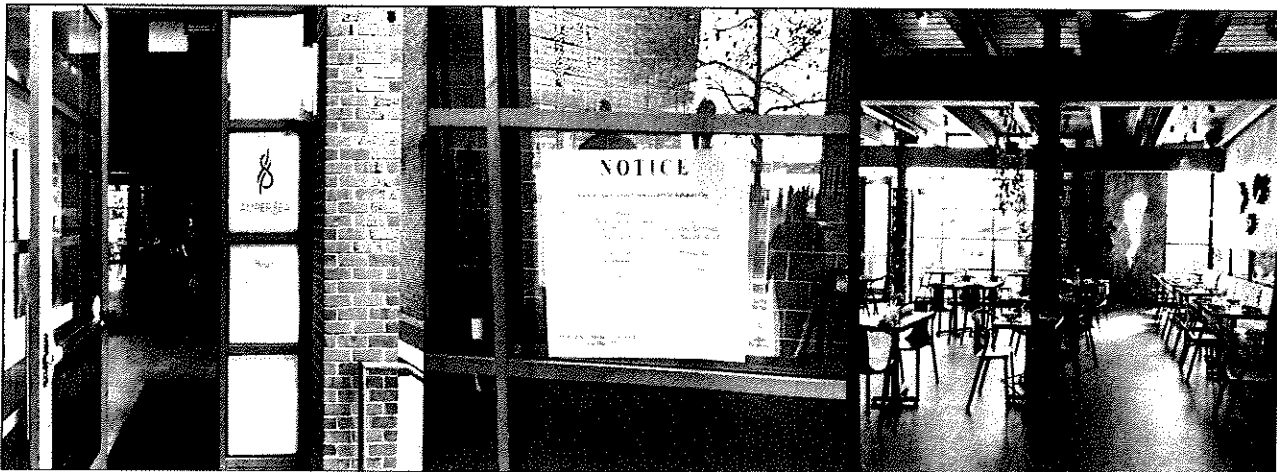
BALTIMORE/regina brown

### Photo(s) Taken

Choose Files No file chosen

### Submission Date

10/31/2023 03:00 PM





STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
ALCOHOLIC BEVERAGE CONTROL BOARD

PERMIT TO OPERATE AS A BAR

NO. 23

DATE	TIME	LOCATION

APPROVED BY: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_

[Redacted]

Cancel

# Posting Sign Report

**Applicants Name**

Kyle Smeberg

**Premises Address**

1017 Franklin Street

**Inspector Name**

847711084 Reginald

**Posted Date/Time**

11-24-2023

04:33 PM

**Rechecked Date/Time**

11-27-2023

01:09 PM

**Manager**

847711084

**Posted Summary**

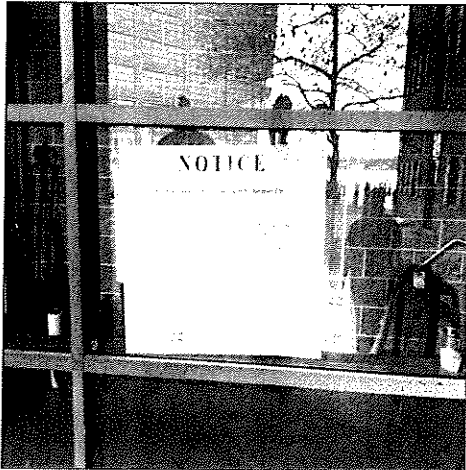
Sign posted on front window

**Rechecked Summary**

Sign still posted on front window.

**Photo(s) Taken**

Choose Files No file chosen



Cancel

# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1417 Thames St. 21231

Class of License: Beer, Wine & Liquor

Scope of Application: Transfer of ownership with continuation  
of the entertainment and outdoor table service

Application filed by: MISSION-DRIVEN DINING, LLC TIA AMPERSEA

Kyle Smedberg

Present Licensee(s): MISSION-DRIVEN DINING, LLC TIA AMPERSEA

Kyle Smedberg

The hearing concerning this application will be held on or after November 9, 2023  
in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.  
Please visit [lb.baltimorecity.gov](http://lb.baltimorecity.gov) under the link for "Hearing Schedules" for confirmation of  
the date, time, and place for all matters being heard by the Board.

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

1216-02-4

Hon. Albert J. Matricciani, Jr., (Ret.)

Edward L. Reisinger

Granville Templeton, III, Esq.

Douglas K. Paige

*Chairman*

*Commissioner*

*Commissioner*

*Executive Secretary*



## BLLC Routine Inspection

<b>Address</b>	<b>Trade Name</b>	<b>Corporation Name</b>
1417 FAYES STREET 21221	WATERBURY	MISSION DR. VINO DINING LLC
<b>Type of License</b>	<b>Inspection Date/Time</b>	<b>Manager/Licensee</b>
Class: B Beer, Wine and Liquor	11/13/2023 11:01 AM	Fernando Chirila
<b>Open/Closed</b>	<b>Closed Date</b>	<b>Clean and Free of Debris</b>
Open	mm/dd/yyyy	Satisfactory
<b>Location of Bar</b>	<b>Shape of Bar</b>	<b>Condition of Bar Area/Floors</b>
Rear	Rectangle	Satisfactory
<b>Hot Water</b>	<b>Disinfectant Solution</b>	<b>Three Compartment/Washer</b>
Yes	Yes	Yes
<b>Bulletproof Partitioning</b>	<b>Separate Pkg. Goods Dept.</b>	<b>Separate Pkg. Goods Store</b>
N/A	N/A	N/A
<b>Bar/Tavern Open and Operating</b>	<b>Selling Household/Grocery</b>	<b>Capacity</b>
Yes	N/A	166
<b>Location of Dining Area</b>	<b>Condition of Dining Area/Floors</b>	<b>Sanitation</b>
Throughout	Satisfactory	Satisfactory
<b>Menu</b>	<b>Traders License</b>	<b>Alcohol Awareness Certification Date Issued</b>
Yes	Yes	06/22/2023
<b>Employee Records</b>	<b>Alcohol Beverage Invoice Numbers</b>	<b>Invoice Date</b>
Yes	Southern Glazer Acct#40313, Inv#23661	10/17/2023

Inspector Kitchen Comments

Inspector Restroom Comments

**Exits Marked, Unobstructed**

Yes

**Fire Capacity**

100

**Outdoor Seating Capacity**

0

**License is Valid**

Y/N/A

**Dancers Present 18 and older**

N/A

**Cleanliness of Dressing Room**

Y/N/A

**Live Entertainment (Describe)**

Yes

**Outdoor Table Service**

Yes

**Violations Noted**

**Violation Issued**

No

**Instructions Given to Licensee**

**Inspector's Comments**

Health permit expires 9/13/24.

**Photo(s) Taken**

**Owner Email**

**Submitted by Inspector**

Choose Files No file chosen

BALTIMORE regina brown





State of Maryland  
Department of Transportation  
MOTOR VEHICLE LICENSE

23

SEX	HAIR	EYES	HT.	WT.	DOB

EXPIRES: 12/31/2023

ISSUED: 12/31/2023

CLASSIFICATION: 1

RESTRICTIONS: NONE

ENDORSEMENTS: NONE

CLASSIFICATION: 1

RESTRICTIONS: NONE

ENDORSEMENTS: NONE

[Empty rectangular box]

Cancel

USE2008-04506	(USE) USE PORTION OF 1ST FLOOR FOR RESTAURANT	1417 THAMES ST 201	10/02/2008	FELLS POINT
USE2011-04770	(USE) USE PORTION OF PREMISES AS A RESTAURANT WITH ACCESSORY OUTDOOR TABLE SERVICE PER BMZA 2011-340	1417 THAMES ST 201	10/21/2011	FELLS POINT
USE2012-02527	(USE) CONTINUE USE PORTION OF PREMISES AS A RESTAURANT WITH ACCESSORY OUTDOOR TABLE SERVICE PER BMZA 2011-340. AND TO INCLUDE LIVE ENTERTAINMENT (MUSIC ACTS ONLY) TUESDAY THROUGH THURSDAY AND SUNDAY'S UNTIL 11 PM AND FRIDAY AND SATURDAY UNTIL 1 AM PER BMZA 104-2012 APPROVED CONDITIONALLY ON 4/17/12 ALSO TO INCLUDE TERMS OF MOU WITH FPRA	1417 THAMES ST 201	08/17/2012	FELLS POINT

# Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
03	07	1826	003	10/2/08	201

PROPERTY ADDRESS: 1417 THAMES ST

OWNER: INC FOUNDATION ADDR:  
 LESSEE: NORTH START BISTRI LCC ADDR: DIMITRID SPILIADIS 1417 THAMES ST

LAND USE CODES 6941 5810 0000 0000

(USE) USE PORTION OF 1ST FLOOR FOR RESTAURANT

1001-000000-2600-159600-400560 PER INSP.	1001-000000-2600-158000-400480 MISC.	1001-000000-2600-158900-400480 CH USE	1001-000000-2600-158300-400490 NEW BLDG.	1001-000000-2600-158300-400490 90 ADDITIONS	45.00
1001-000000-2600-158300-400490 ALTERATIONS	1001-000000-2600-158300-400490 REPAIRS	1001-000000-2600-158300-400490 MISC. CONST	1001-000000-2600-158900-400500 ELBCT.	1001-000000-2600-158900-400510 HYDRONIC/STEAM HEAT	
1001-000000-2600-158900-400510 DISTRIB/EXH	1001-000000-2600-158900-400510 AIR COND	1001-000000-2600-158900-400510 DISP TANKS	1001-000000-2600-158900-400510 FIRE	1001-000000-2600-158900-400510 FUEL-BURNING EQUIPMENT	
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-2700-502800-40181 1	1001-000000-1500-102800-400270 TAX	0.00 3.00
1001-000000-2600-158300-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-158000-400480 PENALTY	TOTAL FEES	25.00 73.00

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



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

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.

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WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
03	07	1826	003	10/21/11	201

PROPERTY ADDRESS: 1417 THAMES ST

OWNER: INC FOUNDATION

ADDR:

LESSEE:

ADDR:

LAND USE CODES 7112 0000 0000 0000

(USE) USE PORTION OF PREMISES AS A RESTAURANT WITH ACCESSORY OUTDOOR TABLE SERVICE PER BMZA 2011-340

1001-000000-2600-139600-400560 PER INSP.	1001-000000-2600-138900-400480 MISC.	1001-000000-2600-138900-400480 CH USE	1001-000000-2600-138301-400490 NEW BLDG	1001-000000-2600-138301-400490 90 ADDITIONS	45.00
1001-000000-2600-138302-400490 ALTERATIONS	1001-000000-2600-138304-400490 REPAIRS	1001-000000-2600-138304-400490 MISC. CONST.	1001-000000-2600-138800-400500 ELECT	1001-000000-2600-138901-400510 HYDRONIC/STEAM HEAT	
1001-000000-2600-138902-400510 DISTRIB/EXH	1001-000000-2600-138902-400510 AIR COND	1001-000000-2600-138902-400510 DISP TANKS	1001-000000-2600-138905-400510 FIRE	1001-000000-2600-138906-400510 FUEL-BURNING EQUIPMENT	
1001-000000-2600-139100-400530 ELEVATOR	1001-000000-2600-139000-400520 PLUMBING	1001-000000-2600-139000-400520 S & E CONTROL	1001-000000-2700-308801-401810 TAX	1001-000000-1500-102800-400230 TAX	0.00
1001-000000-2600-138306-400480 RAZING	1001-000000-2600-139400-400540 PILING FEE	1001-000000-2600-139400-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-138309-400480 PENALTY		50.00
					3.00
					98.00

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
03	07	1826	003	8/17/12	201

PROPERTY ADDRESS: 1417 THAMES ST

OWNER: LIVING CLASSROOMS FOUNDATIONS ADDR: 1417 THAMES ST  
LESSEE: MISSION DRIVEN DINNING/CHUCK NABER DR: 17 COMMERSE STREET

LAND USE CODES 5813 5819 0000 0000

(USE) CONTINUE USE PORTION OF PREMISES AS A RESTAURANT WITH ACCESSORY OUTDOOR TABLE SERVICE PER BMZA 2011-340. AND TO INCLUDE LIVE ENTERTAINMENT (MUSIC ACTS ONLY) TUESDAY THROUGH THURSDAY AND SUNDAY'S UNTIL 11 PM AND FRIDAY AND SATURDAY UNTIL 1 AM PER BMZA 104-2012 APPROVED CONDITIONALLY ON 4/17/12 ALSO TO INCLUDE TERMS OF MOU WITH FPRA

1001-000000-2600-158600-400560 PER INSP	1001-000000-2600-158000-400480 MISC	1001-000000-2600-158000-400480 CH USE	1001-000000-2600-158300-400490 NEW BLDG.	1001-000000-2600-158300-400490 90 ADDITIONS	45.00
1001-000000-2600-158300-400490 ALTERATIONS	1001-000000-2600-158300-400490 REPAIRS	1001-000000-2600-158300-400490 MISC CONST	1001-000000-2600-158900-400510 ELECT.	1001-000000-2600-158900-400510 HYDRONIC/STEAM HEAT	
1001-000000-2600-158900-400510 DISTRIB/EXH	1001-000000-2600-158900-400510 AIR COND	1001-000000-2600-158900-400510 DHP TANKS	1001-000000-2600-158900-400510 FIRE	1001-000000-2600-158900-400510 FUEL-BURNING EQUIPMENT	
1001-000000-2600-158300-400530 ELEVATOR	1001-000000-2600-158900-400520 PLUMBING	1001-000000-2600-158900-400520 S & E CONTROL	1001-000000-2700-508800-40181 1	1001-000000-1500-102800-400230 TAX	3.00
1001-000000-2600-158300-400490 RAZING	1001-000000-2600-158400-400540 FILING FEE	1001-000000-2600-158400-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-158000-400480 PENALTY	TOTAL FEES	108.00
					0.00
					50.00

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November 16, 2023

**Applicant(s):** Myroslava Semerey and Vladimir Semerey  
Semerey Management, LLC T/a Pizza Harbor  
2 Wells Street 21230

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Myroslava Semerey was born in Ukraine in March of 1963. She lives in Silver Spring, MD; and (2) Vladimir Semerey was born in Russia in September of 1984. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Myroslava Semerey (50%); and (2) Vladimir Semerey (50%).

(c) **Purchase Price of Business:** The purchase price of the business is \$275,000, to be paid over 2 years.

(d) **Qualified Voters:** Emily Glessner, Amanda Halford, and Jose Torres are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Semerey Management, LLC is a MD LLC and as of 10/31/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 10/28/2023 and will be checked on 11/6/2023. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "B" BWL-2; and "BD7" BWL-1.

(h) **Timeline:** Last Inspection by BLLC was performed 10/28/2023. At that time, the establishment was open and operating.

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

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

**Board's Decision:**



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

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

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

EXPLANATION OF REQUEST: BEER, WINE, AND LIQUOR LICENSE CLASS TYPE: B

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 2 WELLS STREET BALTIMORE MD 21230

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

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: SEMEREY MANAGEMENT TRADE NAME: PIZZA HARBOR

BUSINESS PHONE NUMBER: 443 230 4240 BUSINESS EMAIL ADDRESS: vladimirsemerey@gmail.com

ATTORNEY FOR THE APPLICANT: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ PHONE: 443 230 4240

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 57

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

### 1. Applicant A

Myroslava Semerey \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 13124 Buccaneer Rd Silver Spring MD 20904 25+  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
03/1963 F UKRAINE  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

### 2. Applicant B

VLADIMIR SEMEREY \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
37 Upmanor Rd Baltimore MD 21209 2009  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
09/1984 Male Russia  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

### 3. Applicant C

\_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 \_\_\_\_\_  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

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

Applicant A  B  C

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

Name	Address	Phone	Email
Vladimir Semerey	4249 Buckskin Lake Drive Ellicott City, MD 21042 37 Upmanor Rd.		

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

- 1) NAME: Myroslava Semerey ADDRESS: 1324 Buccanor Rd. Silver Spring TITLE: OWNER %OF STOCK HELD: 50
- 2) NAME: Vladimir Semerey ADDRESS: 37 Upmanor Rd. Baltimore TITLE: Owner %OF STOCK HELD: 50
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

Myroslava Semerey  
Signature of Applicant A

I hereby certify that on the 22 day of Sept, 2023, before me, the subscriber, a notary public of the State of Md. in and for Baltimore, Md., personally appeared MYROSLAVA SEMEREY the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]

[Notary Seal] My Commission expires 11/7/24

Printed Name: MARY GILLEN



V. Semerey  
Signature of Applicant B

I hereby certify that on the 22 day of Sept, 2023, before me, the subscriber, a notary public of the State of Md. in and for Baltimore, personally appeared Vladimir Semerey the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]

[Notary Seal] My Commission expires 11/7/24

Printed Name: MARY GILLEN



Signature of Applicant C

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

Signature: \_\_\_\_\_

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

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

Name and Address of the owners of the premises/landlord: MYROSLAVA SEMEREY Phone Number: [REDACTED]

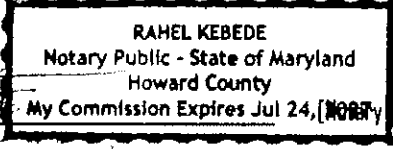
**STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND**

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

Myroslava Semerey  
Signature of Owner of the Property

I hereby certify that on the 25 day of September, 2023 before me, the subscriber, a notary public of the State of Maryland, in and for BALTIMORE CITY personally appeared Semerey, Myroslava the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.  
Notary Signature: [Signature] My Commission Expires Jul 24, ~~2023~~ [Seal] My Commission expires 07/24/2027



Notary Printed Name: Rachel Kebede

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Emily KISSNER	3213 Montebello Ter. Baltimore, MD 21214	<u>[Signature]</u>	03/1990	6 years
Amanda Halford	1542 Latrobe Park Ter. Baltimore 21230	<u>[Signature]</u>	July 1988	2 years
MIA ROGERS	3141 KENYON AVE BALTIMORE MD 21218	<u>[Signature]</u>	12/1976	17 years

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

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

(CONT)

Name and Address of the owners of the premise/landlord: Myroslava Semeray Phone Number: 4439837755

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

(I, WE) Myroslava Semeray HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2 E Wells St. Baltimore MD 21225 Baltimore, City with a Zip Code of \_\_\_\_\_, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Myroslava Semeray  
Signature of Owner of the Property

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

As witness, my hand and notarial seal.

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

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

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Jose Torres	602 Appleton St. Baltimore MD 21217	<i>Jose Torres</i>	6/1975	20
Timothy Parrish	1712 E. Chase St Baltimore MD 21213	<i>Tim Parrish</i>	5/1963	50+

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

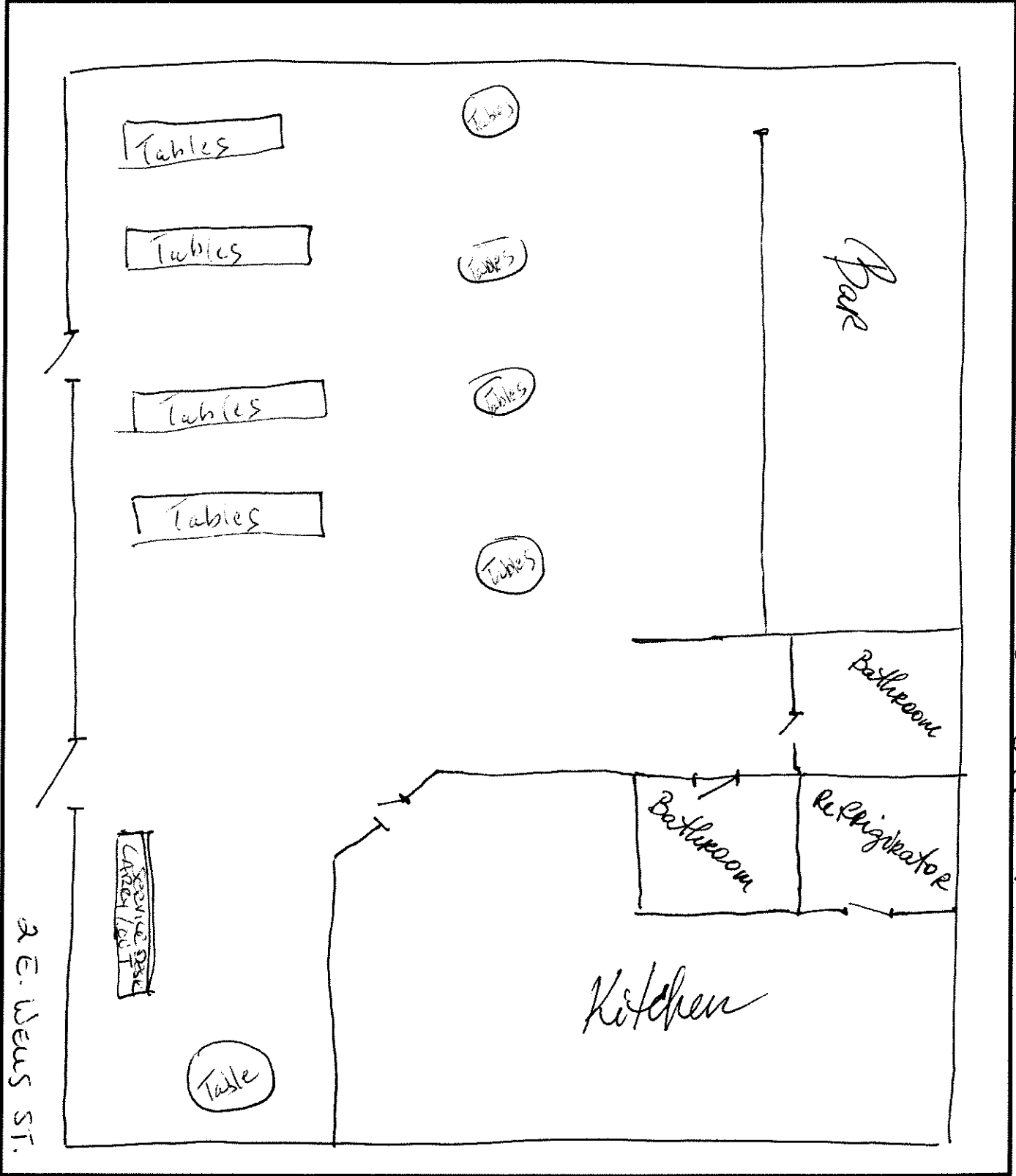
Please note that this is a public document and upon request will be provided to the general members of the public.

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

← SOUTH CHARLES STREET →

← E. WELLS STREET →

← E. BARRET STREET →



2 E. Wells St.

← LIGHT STREET →



# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: **LB 328**

Cert Num: **1114**

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

License Date: 5/1/2023

License Year: 2023

CR Number: 14698758

Payment Date: 05-25-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **1741 CROP**

Trade Name: **HOMESLYCE**

Zone Code: 0

Phone: 443-501-4000

Block Num: 2

City: BALTIMORE

Street: WELLS STREET

State: MD

Zip: 21230

CR Number: 14698758

Portion of Business Used:

CONTINUE TO USE PORTION OF PREMISE AS A RESTAURANT

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
DOGAN	SALIS	264 S. BOULDIN STREET	BALTIMORE	MD	21224	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
10/06/2023	Application for transfer of ownership filed on behalf of Semerey Management, LLC T/a Pizza Harbor, Myroslava Semerey and Vladimir Semerey on 9/29/2023 /kk	Delete
04/01/2023	FOOD FORM WAS SUBMITTED WITH 2023-2024 RENEWAL APPLICATION..... /sb	Delete
04/12/2022	NEW CLASS "B" ISSUED TO 1741 CROP T/A HOMESLYCE, DOGAN SAILS ON 4/12/2022;INVOICE# 125103..K/R	Delete

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

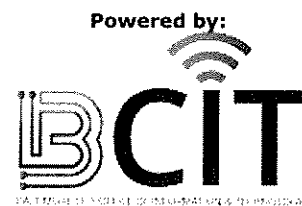
License num: LB 328  
Trade Name: HOMESLYCE

Address: 2 WELLS STREET

Comment:

[Add Comment](#)

## Hold Info





# SEMEREY MANAGEMENT LLC: W22675581

**Department ID Number:**

W22675581

**Business Name:**

SEMEREY MANAGEMENT LLC

**Principal Office:** ⓘ

4249 BUCKSKIN LAKE DR.

ELLCOTT CITY MD 21042

**Resident Agent:** ⓘ

VLADIMIR SEMEREY

4249 BUCKSKIN LAKE DR

ELLCOTT CITY MD 21042

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

02/22/2022

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 2025 St

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 2

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

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

"BD7" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 11/1/23

# 2 Wells St

## Licensed Establishments



Pizza Harbor LB

Hersh's Pizza and Drinks LB



The Crazy Crab Bag LBD7



Papi Cuisine LB



Race St

ICAR Roadside Assistance



Street Lollis

W Heath St

Clarkson St

Olive St

S Hanover St

GiveFit

W Barney St

E Barney St

Dandelion Hair Studio & Apothecary

Alta Federal Hill Apartments

Bumper Globe Collision Centre

Charles St

The Quill by Alta

W Wells St

1901 South Charles Apartments

Extra Space Storage

Marshall St

Thomas Johnson Elementary Middle...

The Darcy

Marshall St

Byrd St

E Barney St

101 Wells

Bling Federation of America

National Federation The Blind

E Wells St

101 Wells Apartments

Guardian Moving & Storage

Light St

Johnson St

101 Wells

Johnson St

Riverside Basketball



Wn Dog Pet & Spa

Rew Materials Building materials store



Map data ©2023 Google

# TRANSFERS/NEW APPLICATIONS

### Licensee Information (Trade Name)

Primo's Deli

### Corporation Name

Samery Management

### Location Address

2 Wells St

### License Type

Class B Beer Wine and liquor

### Date Posted?

10/28/2023

### Estimated Date of Removal?

11/05/2023

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

No

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

Yes

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

Yes

### Other licensed locations - Describe/Note

Please see maps for additional locations

### Comments and Follow-up Items(s)

Filed application for New "B" Restaurant license

### Licensee Name

Myroslava Semerey

### Inspector Name

BALTIMORE\Terri Chase

### Photo(s) Taken

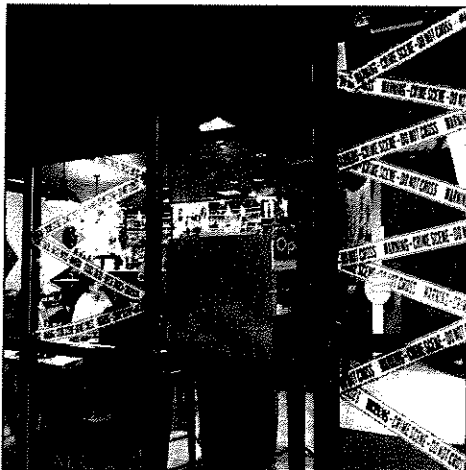
Choose Files

No file chosen

### Submission Date

10/28/2023

11:50 PM



Cancel

# Posting Sign Report

**Applicants Name**

Murphy, Maria Semerey, Maria M Semerey

**Premises Address**

12 Wells St

**Inspector Name**

BALTIMORE Term Dates

**Posted Date/Time**

10/28/2023

07:00 PM

**Rechecked Date/Time**

11/01/2023

11:00 AM

**Manager**

Murphy, Maria Semerey

**Posted Summary**

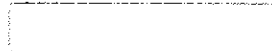
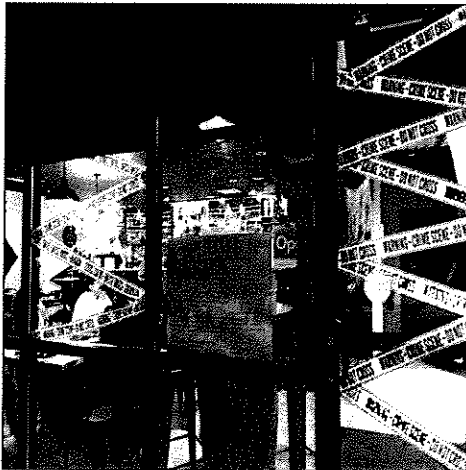
The sign is posted on the front window.

**Rechecked Summary**

The sign is still posted on the front window

**Photo(s) Taken**

Choose Files | No file chosen



Cancel

# NOTICE

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2 Wells St. 21230  
Type of License: Beer, Wine & Liquor  
Nature of Application: Transfer of Ownership

Application filed by: Somerey Management, LLC The Pezo Harbor  
Migostean Smerey and Vladimir Smerey  
Licensee(s): Fall Crop The HomeStyle  
Dagan Salis

A public hearing concerning this application will be held on or after November 9, 2023  
at City Hall, 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.  
Please visit <http://baltimorecity.gov> under the link for "Hearing Schedules" for confirmation of  
the date, time, and place for all matters being heard by the Board.

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

Hon. Albert J. Marzulli, Jr. (Res.) **Chairman**  
Edward L. Resinger **Commissioner**  
Granville T. Hamilton, III, Esq. **Commissioner**  
Douglas K. Paige **Executive Secretary**

## BLLC Routine Inspection

<b>Address</b>	<b>Trade Name</b>	<b>Corporation Name</b>
2 WELLS STREET 21120	DOMUS XEE	DOMUS XEE
<b>Type of License</b>	<b>Inspection Date/Time</b>	<b>Manager/Licensee</b>
Class B Beer Wine and Liquor	10/25/2023 07:00 PM	Andree Samara,
<b>Open/Closed</b>	<b>Closed Date</b>	<b>Clean and Free of Debris</b>
Open	mm/dd/yyyy	Satisfactory
<b>Location of Bar</b>	<b>Shape of Bar</b>	<b>Condition of Bar Area/Floors</b>
Rear		Satisfactory
<b>Hot Water</b>	<b>Disinfectant Solution</b>	<b>Three Compartment/Washer</b>
Yes	Yes	Yes
<b>Bulletproof Partitioning</b>	<b>Separate Pkg. Goods Dept.</b>	<b>Separate Pkg. Goods Store</b>
N/A	N/A	N/A
<b>Bar/Tavern Open and Operating</b>	<b>Selling Household/Grocery</b>	<b>Capacity</b>
Yes	N/A	
<b>Location of Dining Area</b>	<b>Condition of Dining Area/Floors</b>	<b>Sanitation</b>
Throughout	Satisfactory	Satisfactory
<b>Menu</b>	<b>Traders License</b>	<b>Alcohol Awareness Certification Date Issued</b>
Yes	No	mm/dd/yyyy
<b>Employee Records</b>	<b>Alcohol Beverage Invoice Numbers</b>	<b>Invoice Date</b>
Yes	Chesapeake 365000	10/12/2023

**Inspector Kitchen Comments**

**Inspector Restroom Comments**

**Exits Marked, Unobstructed**

N/A

**Fire Capacity**

~

**Outdoor Seating Capacity**

**License is Valid**

N/A

**Dancers Present 18 and older**

~

N/A

**Cleanliness of Dressing Room**

~

N/A

**Live Entertainment (Describe)**

N/A

**Outdoor Table Service**

N/A

**Violations Noted**

**Violation Issued**

N/A

**Instructions Given to Licensee**

Please send a copy of an alcohol awareness and 23 traders license within 30 days

**Inspector's Comments**

Inspected on 10/28/23 by Chase

**Photo(s) Taken**

Choose Files No file chosen

**Owner Email**

**Submitted by Inspector**

BALTIMORE Terri Chase

Cancel





Sweet Strands [Redacted]

**City of Baltimore - ePermits - USE Fee Paid - USE2023-54856**

2 messages

**DHCD Email Service** <no\_reply.DHCD@baltimorecity.gov>  
Reply-To: no\_reply.DHCD@baltimorecity.gov  
To: [Redacted]

Wed, Sep 20, 2023 at 1:42 PM



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

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

Project name: 2 WELLS ST UNO

Property Address(1st): 2 E WELLS ST

Permit number: USE2023-54856

Fee Type: USE Permit Fee

Notes: Payment ID: 9000326709 , Amount: 98.00

**Sweet Strands** [Redacted]  
To: [Redacted]

Wed, Sep 20, 2023 at 6:12 PM

[Quoted text hidden]