November 17, 2022

Applicant(s): Natasha Celeste Pena

Bella Italia Baltimore, LLC, T/a Bar Fusion

1117 W. 36th Street 21211

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine and Liquor restaurant license requesting live entertainment, outdoor table service, and off-premises catering.

- (a) **Applicant(s) Information**: (1) Natasha Celeste Pena was born in Bronx, NY in January of 1986. She lives in Baltimore, MD.
- (b) Ownership Breakdown: (1) Natasha Celeste Pena (0%); and (2) Joyce Chong (100%).
- (c) Purchase Price of Business: N/A
- (d) Qualified Voters: Madeline Egan, Ming Zheng, and Mashari Ingram are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the premise 1st floor as a tavern including outdoor table service and live entertainment which includes dancing per BMZA2016-71with conditions and adding catering.
- (f) Corporate Standing: Bella Italia Baltimore, LLC. is a MD LLC and as of 11/1/2022 is active and in good standing.
- (g) **Posting Report**: The location was posted on 10/27/2022 and will be checked on 11/7/2022. This meets the 10-day rule. There are 15 licensed liquor establishments in the 4x4 area: "B" BW-1; "C" BW-1; "B" BWL-9; "D" BWL-1; and "BD7" BWL-3.
- (h) Timeline: N/A
- (i) Letters of Support/Opposition: At this time the Board has letters of opposition.

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 APPLICA	TIDN: TRANSFER C) NEW ☑ EXP	ANSION C	IF PREMISES □ AMENDMENT(S) □
EXPLANATION OF REGUEST: NEW CLASS B RESTAURANT LICENSE WITH CATERING, OUTDOOR SEATING, AND LIVE ENT CLASS TYPE: B				
	Please select one option o	•		
A) NEW LICENSE REQUEST: ADDRESS OF PRO	POSED LOCATION: 1117 V	VEST 36TH STRE	ET BAL	TIMORE MD 21211
B) TRANSFER OF OWNERSHIP ONLY: ADDRES	S OF CURRENT LICENSE:_			
C) TRANSFER OF OWNERSHIP AND LOCATIO	N: CURRENT ADDRESS OF L	ICENSED LOCATION:		
TRANSFER OF OWNERSHIP AND LOCATION	L ADDRESS OF PROPOSED	RELOCATION:		
D) AMENOMENT OR EXPANSION REGLEST: A	DORESS OF THE LOCATION:			
CORPORATE/LLC/LLP/PARTNERSHIP NAME: 88	ELLA ITALIA BALTIMO	RE LLC	TRADE NAM	F: BAR FUSION
BUSINESS PHONE NUMBER: 410.889.1064				
ATTURNEY FOR THE APPLICANT: PETER PRE				
hard of Complete Head I Make Planne and Arrese for Stores	TA 19TE MOR AND BASEN	ENT Outdoor Tolda Sa	rvice Provid	les[? [2] Yes [2] No Delivery of alcebel? [2] Yes [2] No
				ff Premise Cotering of Food and Alcohol? 2 Yes 🗅 No
Lasing Receipt or Current Curtificate of Occupancy P				
				implate unless the applicant has obtained approval
end/L	or varification from the Bo	timore Municipel Zon	ing Appeels	(BNZA)
i. Applicant A Natasha celeste pena				
(Full name)	(Telephoner	1)		E-mail (Required)
890 TYSON STREET APT 1D	BALTIMORE MC			3 YEARS (period of residency in Baltimore City)
(Residence)Street 01/1986	City Stat	•		BRONX NY
(Month/Year of Birth)	•	orfemale)		(Place of Birth)
Check: 🗹 Yes 🗆 No Are you currently a res	ident of the City of Beltimo	च?		
2. Applicant B				
(Full name)	(Telephoner	a)		E-mail (Required)
(Residence)Street	City Stat	e ZipCode		(period of residency in Baltimore City)
(Month/Year of Birth) Check: □ Yes □ No Are you currently a res	•	orfemale) 197		(Place of Birth)
3. Applicant C				
(Full name)	(Telephoner	R)	Оæ	E-mail (Required)
(Residence)Street	City Stat	e Zip Cade		(period of residency in Baltimore City)
(Manth/Yeer of Birth)		or Female)	る語	(Place of Birth)
Charle: 🖸 Yes 🗖 No Are you convently a re-	sident of the City of Baltimo	m?	% ₽ •	
			ETUED: BLLC 3 2022 AM 10:1	
		1	<u>ال</u>	

Applicant A C	ncant(s) oeer □ B□	i adjudged guilty of a falony in the State of Maryland or any other? 🖂 Yes 🗹 No - If yes, indicate applicant and explain.
A SECTION AND ASSESSMENT OF THE PARTY OF THE		
2. Has the appli Maryland? Applicant A C	16% (2) MO -	adjudged guilty of violating the laws-governing the sale of any alcoholic-beverage or for gembling in any State, includin If yes, mark applicant and provide explanation in adjacent space provided. C 🖂
3. State wheth the United State Applicant A (rez, ur eg ens	int(s) has ever been edjudged guilty of any offenné egainst the laws of the State of Maryland, any other State within the United States (Federal Crime)? Yas IV No - If yes, mark applicant and explain.
10 m 10 da		
4. Has the appl explain (eddre: Applicant A 🗆	88 of location,	had a license for the sele of alcoholic beverages in the State of Maryland? Yes No If yes, mark applicant and dates that the applicant was a licensee, and the trade name).
5. Has the appli Applicant A 🗆	cant(s) ever	had a liquor license suspended or revoked? 🗆 Yes 🖃 No If yes, merk applicant and explain. C 🗆
	Section 4 Company (1997)	
6. Ones the applied	licant(s) have d for, granted	e financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license I, and issued? Yes Mo If yes, mark applicant and explain (address of location and trade name).
Applicant A 🗆	BO	C - C
. Do the spouse	s or dependen	nt children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in
laltimore City or pplicant A 🗆	r any other jur B 🗆	isdiction in the State of Maryland? Yes Mo If yes, mark applicant and explain (address of location and trade name). C
e e e e e e e e e e e e e e e e e e e		
. Are you finani pplicant A 🗀	cially interest B 🖂	ed in any other elcoholic beverages license applied, granted or issued? 🗆 Yes 🗹 No If yes, please explain. C 🗆
		and the second of the contraction of the contractio
. Is the Hobbset) premise cur	rently open and operating? 🗹 Yes 🗆 No If no, then provide date of lest day of operation of the establishment.
rawar, distiber,	, or wholesale	personally or through an entity – have any indebtedness or other financial obligations to any manufacturer, or at the time of making this application? Yes Wo If yes, please provide information as to recently or through an entity – the amount of the indebtedness, and the name of the manufacturer, brewer, distiller,
wholesaler?	8 🗆	C
garaga kangan Lapan Milangan		

ADDRESS: IIILE		Address	Phone	Email
phease estands a fast of the names and selections and all outstandings stock holders who at the time of application are not all the comparation and delivers in all outstandings stock holders who at the time of application are not application and not accessed. But the comparation and the articles of incorporation partnership agreement or writings of organization. MAME JOYCE CHONG ADDRESS ITTLE MOF STOCK HELD	JOYCE CHON	G 2045 MYRTLEWOOD R	D	
(2) NAME: ADDRESS: ITILE: 940F STOCK HELD: (3) NAME: ADDRESS: ITILE: 940F STOCK HELD: (4) NAME: ADDRESS: ITILE: 940F STOCK HELD: (5) NAME: ADDRESS: ITILE: 940F STOCK HELD: (5) NAME: ADDRESS: ITILE: 940F STOCK HELD: (6) NAME: ADDRESS: ITILE: 940F STOCK HELD: 94	please attach a list of the names a	ind address of ell outstanding stock holders w		
(2) NAME: ADDRESS: ITILE: 940F STOCK HELD: (3) NAME: ADDRESS: ITILE: 940F STOCK HELD: (4) NAME: ADDRESS: ITILE: 940F STOCK HELD: (5) NAME: ADDRESS: ITILE: 940F STOCK HELD: (5) NAME: ADDRESS: ITILE: 940F STOCK HELD: (6) NAME: ADDRESS: ITILE: 940F STOCK HELD: 94) NAME: JOYCE CH	HONG ADDRESS: 2045 MYRTI	-EWOOD ROAD IIILE: PR	INCIPAL %OF STOCK HELD: 100
NAME: ADDRESS: ITILE: 940F STOCK HELD: Extract from Law: If any efficient or costs required under the provisions of this Act shall contain any holes statements, the officency shall be described under the provisions of this Act shall be subject to penalties provided by Law for that crime. EXEMPLICATE OF APPLICANTS. At least one applicant whose signature appears below certifies that he shall be subject to manifely or in the sale of sale applicant whose signature appears below certifies that the shall be a current resident of Babiners City. Maryland at the time of this application, the shall be described heavy ages, as well as to the rules and regardation of the Based of License Commissioners for Babiners City, and investigations related to the sale of actions become sometimes to the State Comptrollar, his day authorized depoties, inspections and leaves. The Board of License Commissioners for Babiners City, and investigations and all porty sphelical ports and all porty sphelical ports and all	2) NAME:			
Extract from law: If any efficient or ceth required carbor the provisions of this Act shall contain any false statements, the affender shall be deemed willly of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime. EXTRICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimere City, Maryland at the time of filling of this applicantian tender to the control of this applicants hereby certifies for the license applied for is granted, law she will conform to all State and County laws and applicants hereby certifies that he/she is a current resident of Baltimere City, and hereby greats permission to the State Comptroller, his duly authorized deputies, impectators and clarks. The Board of License Commissioners for Baltimere City, and hereby reads agents and employage, and any peace officer of Baltimere City or the State of Maryland to Inspect and search at any and all hours, without warrent, the remains and applicant of performing and any within and beginning to the conducted, if license is issued, the applicants must answer that at least one licenses and may and all hours, without warrent, the amains a resident of Baltimere City or the State of Maryland to Inspect and search at any and all hours, without warrent, the remains a report of the State	3) NAME:	ADDRESS:	TITLE:	%OF STOCK HELD:
Extract from law: If any effective or each resided carder the provisions of this Act shall contain any habe statements, the different shall be beared willly of perjury. And upon indictment and conviction thereof, shall be subject to genetics provided by Law for that crime. REFRIEATE OF APPLICANTS. At least are applicant whose signature apparature to the subject to subject to genetics provided by Law for that crime. REFRIEATE OF APPLICANTS. At least are applicant whose signature apparatures to the third say that is a curvent resident of Baltimer City. Maryland at the time registrons relating to the sale of sichnic City, and hereby curtifies the third that he beard of Ucense Commissioners for Galtimer City, all hereby curtifies the subject to the sale of sichnic City, the deputies, inspectors and explain the Board of Ucense Commissioners for Galtimer City, as duty subhorized apparits and analysings, and any passes officer of Baltimers City or the State of Haryland to Inspect and exacts it any and all hours, without warrent, the remains a nyclicity of Baltimer City throughout the duration of this license. Reflective of Applicants (Baltimer City throughout the duration of this license. Reflective of Applicant A personally appeared of the State of Court of the State of Court of the State of Court of the subject and in this application made eath in due form of law the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal. Reflective of Applicant Court of Applicant City that on the Court of Applicant City that Court of App	NAME:	ADDRESS:	TITLE:	%NE STOCK HELD:
areby certify that on theday of	prents permission to the State Com authorized agents and employers, a remisers and any and all ports that emains a resident of Beltimore Con	motions over ages, as wen as to the rules and inptroller, his duly authorized deputies, inspect and any passe officer of Baltimere City or the peof upon and is which said business is to be a	regulations of the Beard of License Co ors and clerks. The Board of License C State of Manufaul to Income and account	munissioners for Baltimore City, and hereby munissioners for Beltimore City, its duly
nature of Applicant C reby certify that on theday of, 20, before me, the subscriber, a notary public of the State of in and for the applicant(s) named in this application made cath in due form of law at the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.	d the matter and facts contained in squature:	said application are true and correct. As witness	The applicant(s) name in my hand and notarial seal.	d in this application made eath in due form of law,,,,,
atus:	gnature of Applicant B ereby certify that on the granually at the matter and facts contained in some gnature of Applicant B ereby certify that on the granually at the matter and facts contained in some gnature:	appeared Said application are true and correct. As witness [Notar appeared	The applicant(s) name is my hand and notarial seal. The seal of the State of the State of the applicant(s) named my hand and notarial seal.	d in this application made eath in due form of law 10 TAP
	gnature of Applicant B ereby certify that on the grandly st the matter and facts contained in sinted Name: gnature of Applicant B ereby certify that on the	appeared	(See Fifty the applicant(s) name is, my hand and notarial seal. y Seal] My Commission expires	d in this application made eath in due form of law

Name and Address of the owners of	the premise/landlord: THE AVENUE LI	LC	Phone Number:		
That (I am, we are) the owner(s) of Code of 21211 , which under the Alcoholic Beverage Laws duly authorized deputies, inspectors employees, and any peace officer of the business is to be conducted, and	the property located at 113 W 3 is named in the present application made of Maryland and assent to the granting of a and clerks, the Board of Liquor License I the City of Baltimore and State of Marylad any and all parts of the building in which	6TH STREET e to the Board of Liquor Lice the license applied for, and l Commissioners of Baltimore and, to inspect and search, w said business is to be applied	, Balti nse Commissioner hereby authorize th City, its dúly autho	HEREBY CERTIFY, imore. City with a Zip rs of Baltimore City he State Comptroller, his prized agents and	
Signature of Uwner of the Prope	cc, signed by rty of Seduce . 20 2 Obefore me, the	E subscriber, a motery number of	of the State of M.C.	MEMBER.	-
landlord/property owner named in this As witness, my hand and notarial seal.	ay of Solution . 20 2 Defore me, the life of the life of the life of law that application made oath in due form of law that	Sell manker The the matter and facts contained	ed in said application	n are twee end somest NS	The state of the s
Notary Signature:		ry Seel] My Commission expired	s <u> </u>	ZOZGARY	Warning AND MOUNTER
,,,,,,	S R. S+Evens The following certificates must be	sioned by at least 3 ners	sons.	PUBLI	APY AN
We, the undersigned citizens, re covered by the present applicati	eal estate owners and registered v ion is to be conducted. We certify the City and a resident of the State o	oters in the City of Beltin at the qualifying applica	mare in which th		Miller
Names 5	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)	
	HUIZ STULCK WAY		1 1-1		

Names :	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
MADELLE EGAN	DALING CLIND SIZIO	curocoun	4/11/1968	5 years
Cui Then Wu	3672 Falls RO Bultimore MD 21211	Cansu	1391	6 Years
Ming zheng	3710 Falls RD Baltimote MD 21211	Mely	19/19/19/1	lo 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:		
	***************************************	I HORE REMIDES,
STATEMENT OF OWNER OF PREMISES REQUIRED IN CO	NNECTION WITH ALCOHOLIC BEVERAGES	LAW OF MARYLAND HERERY CERTIEY
(I, WE)	r License Commissioners of Baltimore e of Maryland, to inspect and search, v	City, its duly authorized agents and vithout warrant, the premises upon which
Signature of Uwner of the Property		
I hereby certify that on the day of , 20 , b for , personally appeared landlord/property owner named in this application made oath in due for	efore me, the subscriber, a notary public n of law that the matter and facts contain	of the State of, in and, the the said application are true and correct.
As witness, my hand and notarial seal.		
Notary Signature:	[Notary Seal] My Commission expir	es

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

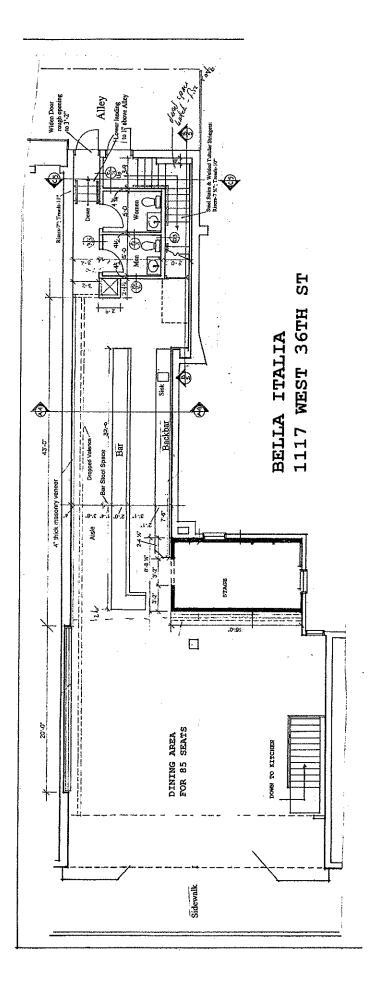
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	OOB (Month/Year)	Length of time Acquainted with the Applicent(s)
MASKGAZ ZING MAN	3705 ELENGYLE DE BALTIMON MA 21215	Hys Ey	2-175	zvyn i

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.

Notary Printed Name:



BELLA ITALIA BALTIMORE LLC: W22670335

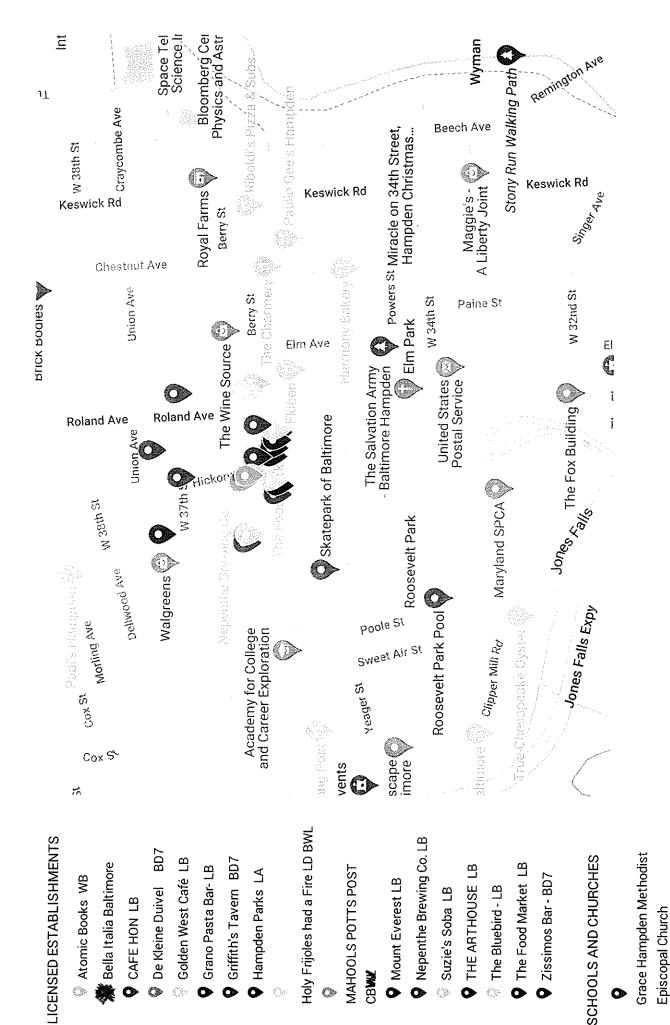
Department ID Number:
W22670335
Business Name:
BELLA ITALIA BALTIMORE LLC
Principal Office: 0
1117 W 36TH STREET
BALTIMORE MD 21211
Resident Agent:
CHIL CHONG
2045 MYRTLEWOOD ROAD
PIKESVILLE MD 21209
Status:
ACTIVE
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
DOMESTIC LLC
Business Code:
20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration:
02/20/2022
State of Formation:
MD
Stock Status:
N/A
Close Status:
N/A

PROPOSED LOCATION:	///7	W	36th	Street	

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA
"A" BEER & WINE
"B" BEER & WINE
"C" BEER & WINE
"D" BEER & WINE
"A" BEER, WINE & LIQUOR
"A-2" BEER, WINE & LIQUOR
"B" BEER, WINE & LIQUOR
"C" BEER, WINE & LIQUOR
"D" BEER, WINE & LIQUOR
"BD7" BEER, WINE & LIQUOR
ARENA
HOTEL/MOTEL
RACING
PREPARED BY: Agent Dary Clark DATE: 10/28/22

1117 W 36th Street



The Village Church

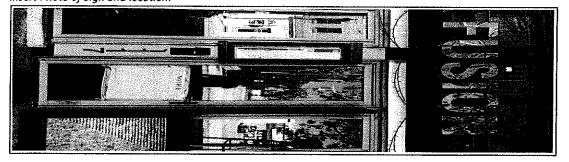
Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Bar Fusion
Corporation Name:	Bella Italia Baltimore LLC
Location Address:	1117 West 36th Street Baltimore MD 21211
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes 🗸
Is the location within 300 feet of Church and/or School?	No 🗸
Date Posted?	10/27/2022
Estimated Date of Removal?	11/7/2022
Are there any other licensed establishments within a two block radius?	Yes 🗸
Other licensed locations - Describe/Note:	
Please see map for additional locations.	
Comments and Follow-up Items(s) (please note any issues or concerns abo	ut the location):
New Class B Restaurant License with catering, outdoor seating and live en	

Insert Photo of Sign and location:



Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Natasha Celeste Pena
Address of Premises:	1117 W 36Th Street Baltimore MD 21211
Inspector:	i:0#.w baltimore\darryl.clark
Date Posted:	10/27/2022
Time Posted:	2:05 PM
Date Rechecked:	11/7/2022
Time Rechecked:	5:00 PM
Manager or Owner when sign posted:	
Summary on location of sign posted:	
The sign is posted on the front door.	
Summary on location of sign rechecked:	
The sign is still posted on the front door.	
Insert Photo of Sign and location:	
SHE THE TOTAL SHEET TO SHEET T	

Attach Additional Photos

Approve

Disapprove



NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

	a. And more City
Address of Premises: Class of License: Scope of Application	1/17 W. 36 Th Street 2/211 CLASS "B" Beer, Wine & Liquor License New restaurant License requesting live enterta Outdoor table service, And off-premises catering
(중요한 현존 중요) 현기 (1) - 프라이트를 하고 (1)	Outdoor table service, And off-premises contents
Application filed by:	一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个
Present Licensee(s);	Bella Italia Baltimore LLC TA BAR Fusion NAtasha Celeste Pena N/A
The hearing concerning	ng this application will be held on or after <u>NovemBer</u> 10, 2022
the Road at 1 N. Ch	this issuing of the license should send their written protest to the office of parles Street, Suite 1500, Baltimore, Maryland 21221
llb.baltimorecity.go	varies Street, Suite 1500, Baltimore, Maryland 21201. Please visit values the link for "Hearing Schedules" for confirmation of the date

time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL 410-396-4377

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

Chairman Commissioner Commissioner Executive Secreta

Certificate of Occupancy

No: USE2022-51989

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE TIBINGS 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 OF HEROMATION ATTACHED THERETO, AND SUBHECT 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 DWILLING.

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
13	13	3526	055	6/9/22	502

PROPERTY ADDRESS:

1117 W 36TH ST

OWNER:

THE AVENUE LLC

ADDR:

4517 SCHENLEY RD BALTIMORE MI

LESSEE:

BELLA ITALIA BALTIMORE LLC DBA BEBERRI

1117 W 36TH STREET BALTIMORE ME

LAND USE CODES 3-50

CONTINUE TO USE 1ST FLAS A TAVERN INCLUDING OUTDOOR TABLE SERVICE AND LIVE ENTERTAINMENT AND DANCING- PER BMZA2016-71 WITH CONDITIONS ADDING NEW CLASS B LIQUOR LICENSE ADDING CATERING .

CHANGE OF OPERATOR

1001-000000-2600-159600-400560	1001-0000xi-2600-158xi/9-400480	1001-000000-2600-158009-400480	1001-000000-2600-158301-40049	1001-000000-2600-158302-4004	
PER. INSP	MISC.	CH. USE	0	90	
		4:	5.00 NEW BLDG.	ADDITIONS	
1001-000000-2600-158302-400490	1001-000000-2600-158304-400490	1001-000000-2600-158304-400490	1001-000000-2600-158800-406500	1001-000000-2600-158901-400510	
ALTERATIONS	REPAIRS	MISC. CONST	ELECT.	HYDRONIC/STEAM HEAT	
1001-000000-2600-158902-460510	1001-000000-2600-158902-460510	[00]-000000-2660-[58902-4005]0	5001-000000-2600-158905-400510	1001-000000-2600-158906-400510	
DISTRIBÆXH	AIR COND.	DISP. TANKS	TRE	FUEL-BURNING EQUIPMENT	
1001-000009-2600-159300-400530	1001-000006-2600-159000-460520	1001-000600-2600-159000-400520	1001-000000-5700-508801-40181	1001-000000-1500-102800-400230	
ELEVATOR	PLUMBING	S & E CONTROL	1	TAX	
	0.00)	J		3.00
1001-00:000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-00000-2600-159400-400540 LOW VOLTAGE-TELECOMMUNICATIONS	1001-00000-2600-158009-100480 PENALTY	TOTAL FEES	
	50.00)			98.00

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.

November 17, 2022

Applicant(s): Nanette Anderson-Dean and Timothy Dean

Dove & Hawk Bistro, LLC T/a Dove & Hawk Bistro

511 S. Caroline Street 21231

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine and Liquor restaurant license, requesting live entertainment, outdoor table service, and off-premises catering.

- (a) **Applicant(s) Information:** (1) Nanette Anderson-Dean was born in Atlanta, GA in January of 1974. She lives in Baltimore, MD; and (2) Timothy Dean was born in Washington, DC in March of 1970. He lives in Baltimore, MD. Mr. Dean previously held a license at 1717 Eastern Avenue t/a Timothy Dean Bistro from 2003 2013.
- (b) Ownership Breakdown: (1) Nanette Anderson-Dean (90%); and (2) Timothy Dean (10%).
- (c) Purchase Price of Business: N/A
- (d) Qualified Voters: Barbara Fortune, Johanna Sternberg, and Larry Lair are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of premise 1st floor as restaurant with live entertainment and dancing with outdoor dining with no outdoor music and to include 2nd floor as restaurant without live entertainment.
- (f) Corporate Standing: Dove & Hawk Bistro, LLC is a MD LLC and as of 11/1/2022 is active and in good standing.
- (g) **Posting Report**: The location was posted on 11/1/2022, and will be checked on 11/10/2022. This meets the 10-day rule. There are 7 licensed liquor establishment(s) in the 2x2 area: "B" BWL-2; "BD7 BWL-3; and Hotel/Motel-2.
- (h) Timeline: N/A
- (i) Letters of Support/Opposition: At this time the Board has no letter(s) of opposition or support.

In considering this request, under the provisions of 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 APPLIC	ATION: TRANSFER □ 1	NEW ☑ EXPANS	ION OF PREMISES 🗆 AMENDMENT(S) 🗀
EXPLANATION OF REQUEST: New Class B lie	cense request		CLASS TYPE: B
	Please select one option and	fill out the requested	information
A) NEW LICENSE REQUEST: ADDRESS OF PR	ROPOSED LOCATION: 511 S Car	dine Street 21231	
B) TRANSFER OF OWNERSHIP ONLY: ADDR	ESS OF CURRENT LICENSE: N/A		
C) TRANSFER OF OWNERSHIP AND LOCAT	ION: CURRENT ADDRESS OF LICE	ISED LOCATION: N/A	
TRANSFER OF OWNERSHIP AND LOCATI			
D) AMENDMENT OR EXPANSION REQUEST:			
· · · · · · · · · · · · · · · · · · ·			
CORPORATE/LLC/LLP/PARTNERSHIP NAME: J		<u> </u>	E NAME: Dove & Hawk Bistro
BUSINESS PHONE NUMBER: 301-440-1281	BUSINESS EMAIL ADDI	PESS: tdeandc@aol.	.com
ATTORNEY FOR THE APPLICANT: Stephan W	Fogleman Esq_ADDRESS: 17	20 Thames St #30	0 21231 PHINE 410-258-8500
art of Premises Used (<i>Hote: Floors and Areas for Sto</i>	rage): 1st floor	Dutdoor Table Service	Provided? ⊠Yes □ No Delivery of alcohol? □ Yes ☑ No
ve Entertainment provided? ☑Yes ☐ No. What K	ind (Ex DJ. Band Etc.)? DJ. acous	tic music	Off Premise Catering of Food and Alcohol? 🖾 Yes 🗀 No
oning Receipt or Current Certificate of Occupancy	Permit attached to Application? G	3 Yes □ No Extimate:	d Seating Capacity: 95- 155 14
Please note that as per Alc. Bay. Art. 8 12-14 L	17(A)(2), an application for the is:	wanca or transfar, is	not complete unless the applicant has obtained approval
BITC	l/or verification from the Baltimi	ere Municipal Zoning A	ppeuis (BMZA)
1. Applicant A			
Nanette Anderson-Dean (Full name)	(Telephoneno.)		E-mail (Required)
(runname) 511 S Caroline Street	(Telephonello.) Baltimore MD	21231	1 month
(Residence) Street	City State	Zip Code	(period of residency in Baltimore City)
1/74	F (2. N.)	t-1	Atlanta GA
(Month/Year of Birth) Check: ☑ Yes ☑ No Are you currently a r	(Sex: Male or f resident of the City of Bakimore?	emale)	(Place of Birth)
·			
2. Applicant B			
Timothy Dean (Full name)	(Telephoneno.)		E-mail (Required)
511 S Caroline Street	Baltimore MD	21231	1 month
(Residence)Street	City State	Zip Gode	(period of residency in Baltimore City)
3/70	M (P. IX.)		Washington D.C.
(Month/Year of Birth) Check: ☑ Yes ☑ No Are you correctly a r	Sex: Male or f "esident of the City of Beltimore?	emale)	(Place of Birth)
·			
3. Applicant C			
(Full name)	(Telephone no.)	E'nal	E-mail (Required)
(Residence) Street	City State	Ip Code	(period of residency in Baltimore City)
(Month/Year of Birth)	(Sex: Male or l	ema le	(Place of Birth)
Check: Yes 🗆 No Are you currently a r	resident of the City of Baltimore?	ŞĪ	(Place of Birth) JUL 20 2022; ELL C 2022; ELL C
		Mari Lina	
	1	Look Proc	

		adjudged guilty of violating the laws-governing the sale of any alcoholic-beverage or for gambling in any State, includin f yes, mark applicant and provide explanation in adjacent space provided. C 🗆
		nt(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State withir t the United States (Federal Crime)? 🔲 Yes 🗹 No - If yes, mark applicant and explain. C 🗔
		had a license for the sale of alcoholic beverages in the State of Maryland? 🗹 Yes 🗀 No If yes, mark applicant and dates that the applicant was a licensee, and the trade name). C 🗀
B. Tim	iothy	Dean Bistro 1717 Eastern Avenue 2003-2013
Has the applicate policate A	nt(s) ever	had a liquor license suspended or revoked? 🗆 Yes 🖃 No If yes, mark applicant and explain. C 🗀
a facilities of the first series		
as been applied f		e a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license d, and issued? □ Yes ☑ No If yes, mark applicant and explain (address of location and trade name). C □
as been applied f	or, grante:	d, and issued? 🗆 Yes 🗹 No If yes, mark applicant and explain (address of location and trade name).
as been applied for positions of the spouses of the spouse o	or, grante: B 🗀 ir depende:	d, and issued? □ Yes ☑ No If yes, mark applicant and explain (address of location and trade name). □ □ It children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in
as been applied fo oplicant A (1) Do the spouses o altimore City or a	or, grante: B 🗀 ir depende:	d, and issued? □ Yes ☑ No If yes, mark applicant and explain (address of location and trade name). □ □ □ · · · · · · · · · · · · · · · · ·
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is been applied for policant A (1) Do the spouses of altimore City or a spoil of the spouses of	or, grante: B r depende: ny other ju B ally interes B	d, and issued? □ Yes ☑ No If yes, mark applicant and explain (address of location and trade name). C □ It children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in risdiction in the State of Maryland? □ Yes ☑ No If yes, mark applicant and explain (address of location and trade name). C □ Ited in any other alcoholic beverages license applied, granted or issued? □ Yes ☑ No If yes, please explain.
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as been applied for pplicant A () Do the spouses of altimore City or a pplicant A () Are you financial pplicant A () Is the licensed policant A ()	or, grante B r depender ny other ju B slly interes B pplicant(s) r wholesal	d, and issued?

TBD				
st all authorized persons.) <i>Please not</i>	e that all licensum MUST have a Laddress of all outstanding stoo	in Corporation list all officers (attach list if FINANCIAL INTEREST in the license application of the kinds of application of applications.	ed for as per Alc. Bay. Ar.	t. II 4-108 (a)(11). If nacessor)
Nanette Anderson	"	andifer Place, Lanham MD 20706	CEO/Chairwoma	ın QO
) NAME:	ADDRESS:	1	TTLE:	_%OF STOCK HELD:
Timothy Dean 2) NAME:		andifer Place, Lanham MD 20706	Chef/Co-Owne	r 10 _%OF STOCK HELD:
B) NAME:	AODRESS:		TILE:	%OF STOCK HELD:
NAME:	ADDRESS:		TLE:	%OF STOCK HELD:
'Extract from Law: If any afficient or	outh required under the provide	ions of this Act shell contain any felse star	tenents, the offender who	A be deemed
nouth in				
ignature of Applicant A	ny of 2022 ppeared 2022 sid application are true and corr	there upe, the subscriber, a notary public of (1906) - 1900 - 190	the State of May vent(s) named in this application is 174. FOR STATE OF A section in the section	in and about in due form or and in and and and are
ignature of Applicant A hereby certify that on the 22 de personally a het the metter and facts contained in a ignature: Frinted Name: S1-4 Applicant B hereby certify that on the 22 da ANTURE OF Applicant B	ppeared 12 mc 20 22 ppeared 12 mc 20 20 ppeared 12 mc 20 ppeared 2	[Notary Seel] My Commis ter Septe [CUM] R. fore me, the subscriber, a notary public of the applic	the State of	NY MU in and stion made eath in due form of

Maria Streb

	211 2 Caroline 2t Baitimore, MD		
one and Address of the owners of the premise/landlord	21213	Phone Number	
		rouse sumber:	

and the state of the promoter sensor D.	Phone Number:
STATEMENT OF DWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVE	PARES LAW THE MARVI AND
(I. Nt) Maria Stroh	HENEAU nenticu
inal (fam. we are) the owner(s) of the property located at 511 S Caroline St	Raltimore City with a Zin
which is named in the present application made to the Hoard of Linux	r License Lammissianers of Reltimore 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 Balt employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and sea	imore Lity, its duly authorized agents and
the business is to be conducted, and any and all parts of the building in which said business is to be	run, wilnout warrant, the premises upon which
Marla Streb	conducted, at any one on mass 5.
/ Ura Streb	
Signature of Uwner of the Property	
Texas, Harris	
hereby certify that on the 29th day of June 20 22before me, the subscriber, a notary	public of the State of, in and
for Fatima Lewis personally appeared Maria Streb landlord/property owner named in this application made oath in due form of law that the matter and facts in the land of the law that the matter and facts in the law that the law that the matter and facts in the law that th	the
	rouranisa in 2019 abburginin als flas alia CalleCC
As witness, my hand and notarial seal.	
Notary Signature: Actiona Lawis [Notary Seal] My Commission	
	10/17/2022
Notary Printed Name: Fatima Lewis	Fatima Lewis
Notarized online using audio-video communication	ID AUMBER
The following certificates must be signed by at least	3 persons. 754120-7 COMMISSION EXPIRES
We, the undersigned citizens, real estate owners and registered voters in the City o	Baltimore in which the husiness choose 17, 2022
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	OOR (Manth/Year)	Length of time Acquainted with the Applicant(s)	
Balbara Forture	4001 Carlide AVE		0(/11/1953)	15414	

Board of Liquor License Commissioners for the City of Baltimore 1 North Charles Street. Suite 1500. Baltimore, Maryland 21201

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

Trains and rise, associate similar similar	the premise/landlord:		_Phone Number:_	
(I. WE)	R OF PREMISES REQUIRED IN CONNECTION the property located at is named in the present application mad of Maryland and assent to the granting o s and clerks, the Board of Liquor License f the City of Baltimore and State of Maryl d any and all parts of the building in whicl	le to the Board of Liquor Licens f the license applied for, and he Commissioners of Baltimore C land, to inspect and search, wit	Baltings Bal	HEREBY CERTIFY, nare, City with a Zip s of Beltimore City e State Comptroller, his rized agents and premises upon which
Signature of Uwner of the Prope	·			
I hereby certify that on the d for persons	ay of, 20, before me, t ally appeared s application made oath in due form of law th	the subscriber, a notary public of	the State of	, in and the
landlord/property owner named in this	s application made oath in due form of law th	nat the matter and facts contained	d in said application	n are true and correct.
As witness, my hand and notarial seal.				
Notary Signature:	[Not	ary Seal) My Commission expires		
Notary Printed Name:	A STATE OF THE STA			
covered by the present applica	The following certificates must be real estate owners and registered tion is to be conducted. We certify re City and a resident of the State Address	voters in the City of Baltin that the qualifying applica	nore in which t nt(s) is/are pe f this applicati DOB	rsonally known to
			(Month/Year)	Length of time Acquainted with the Applicant(s)
Johanne Strabez	7285. Clinton St	John Str	2/79	Acquainted with the
Johanne Strabez Larry Lair	7285. Clinton St 32187811 Ave	John Story Jain	2/79 4/56	Acquainted with the Applicant(s)
	7285. Clinton St 321878114Ave	John Sty	2/79	Acquainted with the Applicant(s)
	7285. Clinton St 32187811Ave	John Sty	2/79	Acquainted with the Applicant(s)
	7285. Clinton St 32187811 Ave	John Striv	2/79	Acquainted with the Applicant(s)

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

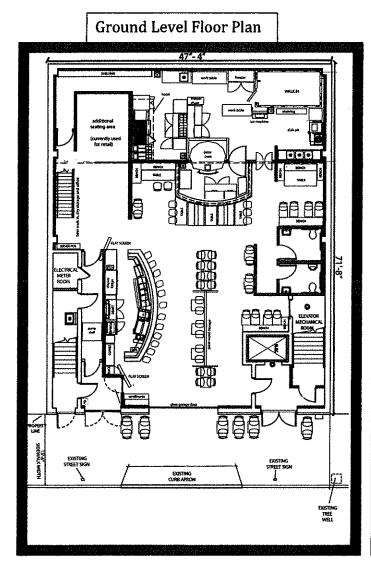
Please note that this is a public document and upon request will be provided to the general members of the public.

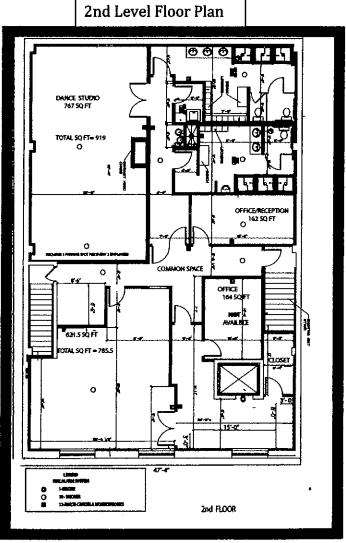


Gold and Company

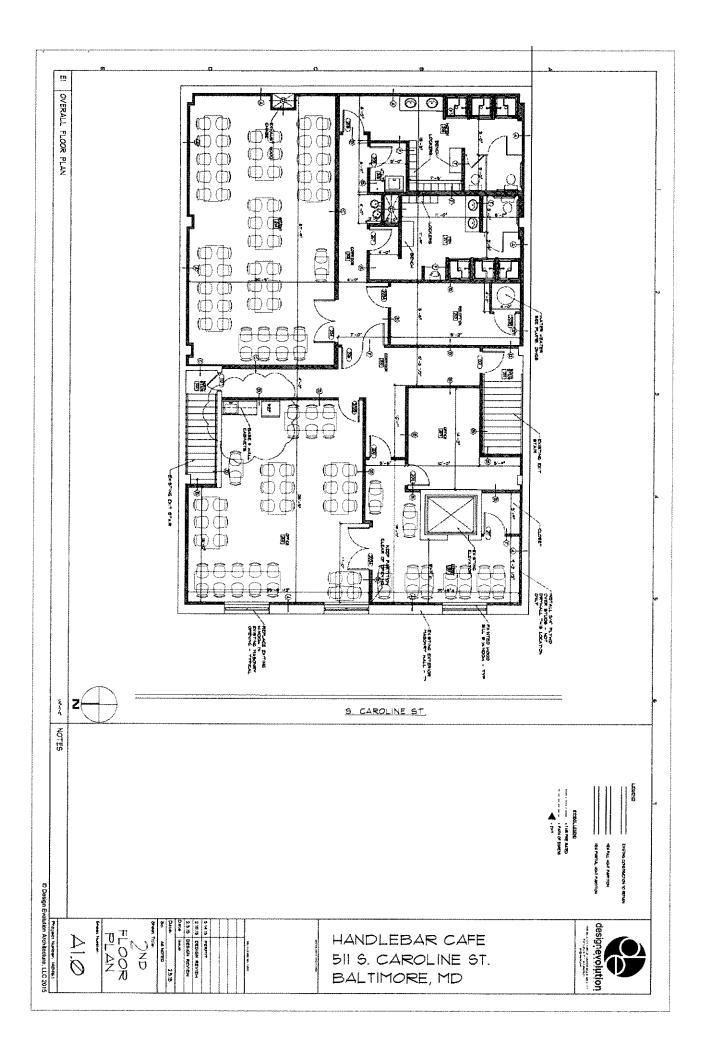
Commercial Real Estate in the Baltimore Metropolitan Area

511 South Caroline Street, Baltimore, MD 21231





Mitch Gold / Alex Simone Gold and Company, LLC 5601 Newbury St. Baltimore, MD 21209 410.578.1300 www.goldcommercial.net



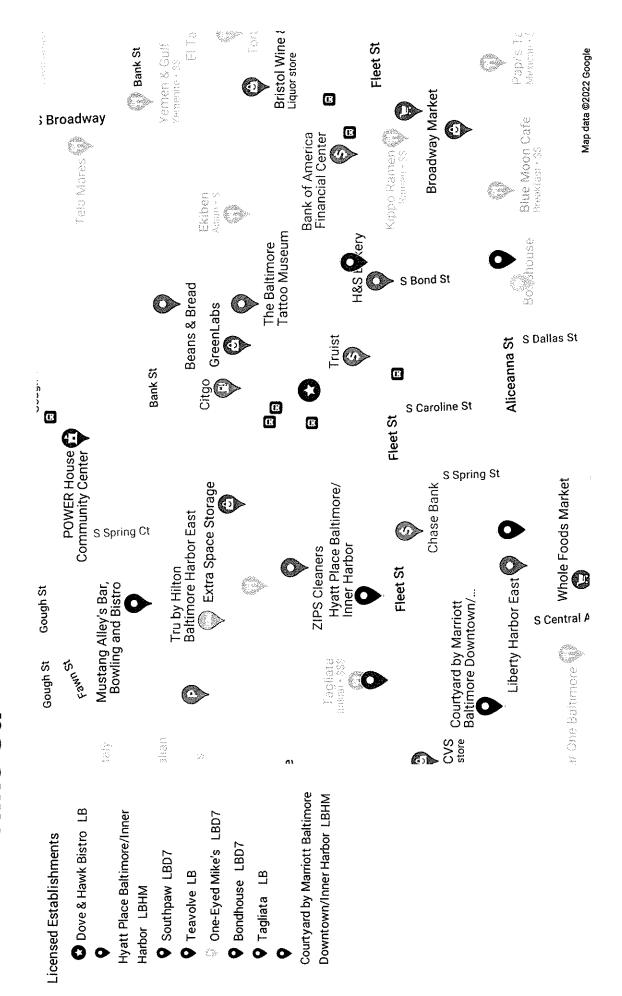
DOVE AND HAWK BISTRO, LLC: W22816995

Department ID Number:
W22816995
Business Name:
DOVE AND HAWK BISTRO, LLC
_
Principal Office: 0
2539 STANDIFER PLACE
LANHAM MD 20706
Resident Agent: 0
NANETTE MARGERY ANDERSON
2539 STANDIFER PLACE
LANHAM MD 20706
2 3 3 2 3 7 3 5 7 5 6 7 5 7 5 7 5 7 5 7 5 7 5 7 5 7 5
Status:
ACTIVE
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Province Tons
Business Type:
DOMESTIC LLC
Business Code:
20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration:
03/31/2022
State of Formation:
MD
Stock Status:
N/A
Close Status:
Close Status: N/A

PROPOSED LOCATION:	511	5.	Caroline	<u>. FC</u>	

MAP SUMMARY (RECAPITULATION)	
TOTAL ESTABLISHMENTS IN MAP AREA	
"A" BEER & WINE	
"B" BEER & WINE	
"C" BEER & WINE	
"D" BEER & WINE	
"A" BEER, WINE & LIQUOR	
"A-2" BEER, WINE & LIQUOR	
"b" beer, wine & liquor 2	
"C" BEER, WINE & LIQUOR	
"D" BEER, WINE & LIQUOR	
"BD7" BEER, WINE & LIQUOR	-
ARENA	
HOTEL/MOTEL	
RACING	
PREPARED BY: Chase DATE: 11/3/22	
I RELITION DI.	

511 S. Caroline St.



Board of Liquor License Commissioners

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

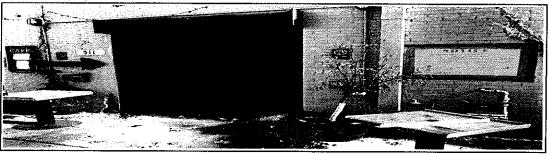
INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

	•
Licensee Information (Trade Name):	Dove & Hawk Bistro
Corporation Name:	Dove & Hawk Bistro, LLC
Location Address:	511 S. Caroline St.
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No 🗸
Is the location within 300 feet of Church and/or School?	No 🗸
Date Posted?	11/1/2022
Estimated Date of Removal?	11/10/2022
Are there any other licensed establishments within a two block radius?	Yes 🗸
Other licensed locations - Describe/Note:	
Please see maps for additional locations	
Comments and Follow-up Items(s) (alease note any issues or concerns abo	ut the location!:

Filed application for new "B" license with outdoor table service, live entertainment which includes DJ, and acoustic music and off premise catering

The establishment is closed

Insert Photo of Sign and location:



Inspector Name		Date and Time		
i:0#.w baltimore\terri.chase		11/3/2022	12:39:29 PM	
Name of Licensee (if present)				
	and the second s			

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 51 | S. Caro (1, ne 5t. 2123)

Class of License: B-Bccr Www +して

Scope of Application: LCL RESTAURANT 11 CONSE reqUESTING INE ENF-

ertainment attace took service, and off-prem-

ises attoma

Application filed by: Dove a Hawk Bistro, LLC TIA Dove a Hawk Bistro Ugnette Andreson-Doon and Timoshy Dean

Present Licensee(s);

Persons who oppose this application should send their written protest to the office of the Board The hearing concerning this application will be held on or after Movember 10, 2022 at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL 410-396-4377

Hon. Albert J. Matricciani, Jr., Esq. Aaron J. Greentield, Esq. Douglas K. Paige

Commissioner Commissioner Chairman

Executive Secretary

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

Property Address:

Block/Lot:

1444/041

511 S CAROLINE ST

Applicant:

STEPHAN FOGLEMAN

Owner/Lessee:

Owner

511 CAROLINE STREET LLC

Lessee

DOVE & HAWK BISTRO LLC

Online Use & Occupancy Permit **Application**

Permit No:

USE2022-55393

1001-000000-2600-159400-400540 Filing Fee

1001-000000-2600-158009-400480 Use&Occupancy

1001-000000-1500-102800-400230 Tax

3.00 45.00

50.00

Total:

98.00

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

Property Use & Occupancy Information:

Existing Use: (Commercial) Restaurant

Proposed Use: (Commercial) Restaurant

	Dwelling:	Roomming:	Efficiency
Existing Count:	000	000	000
Proposed Count:	0	0	0

Description Created Completed Assigned To CHESAPEAKE CRITICAL 09/29/2022 PLAN AREA F02 - REGULATED 09/29/2022 PLAN FLOODPLAIN BFE Application Received 09/28/2022 One Stop Permit Office 09/29/2022 LONGK Review FIRE DEPARTMENT 09/29/2022 1D71 REFERRAL HEALTH DEPARTMENT 09/29/2022 JWEL INSPECTION Zoning Sign-off 09/28/2022 09/28/2022

District:201

MINOR PRIVILEGE:

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

CONTINUE TO USE 1ST FLOOR OF THE PREMISES AS RESTAURANT WITH LIVE ENTERTAINMENT AND DANCING WITH OUTDOOR DINING WITH NO OUTDOOR MUSIC AND TO INCLUDE 2ND FLOOR AS RESTAURANT WITH OUT LIVE ENTERTAINMENT.

AFFIDAVIT BY: STEPHAN FOGLEMAN

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

Project Name:

Role:

Applicant:

Project Note:

511 S CAROLINE STREET 2.0

Agent

FOGLEMAN, STEPHAN

Owner First Name:

Company Name:

Owner Last Name Or

511 CAROLINE STREET LLC

Phone:

Address1:

Address2: City:

State:

Zip:

November 17, 2022

Applicant(s): Chenire D. Haerrrell-Carter and Carly G. Eutsler

2600 Insulator Drive Licensee, LLC T/a Nick's Fish House

2600 Insulator Drive 21230

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership and location of a Class "BD7" BWL license presently located at 101 W. Cromwell Street to 2600 Insulator Drive requesting live entertainment, outdoor table service, and off-premises catering.

- (a) **Applicant(s) Information:** (1) Chenire D. Haerrrell-Carter was born in Baltimore in March of 1974. She lives in Baltimore, MD; and (2) Carly G. Eutsler was born in Baltimore, MD in March of 1979. She lives in Baltimore, MD.
- (b) Ownership Breakdown: (1) Chenire D. Haerrrell-Carter (0%); and (2) Carly G. Eutsler (0%).
- (c) Purchase Price of Business: N/A (returning to proposed premise pursuant to contract agreement).
- (d) Qualified Voters: Robert Bell, Adam Genn, and Alexander Snider are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the premise as a restaurant/tavern with accessory outdoor table service and live entertainment, in conjunction with existing marina, adding off premise catering.
- (f) Corporate Standing: 2600 Insulator Drive Licensee, LLC is a MD LLC and as of 11/1/2022 is active and in good standing.
- (g) **Posting Report**: The location was posted on 8/18/2022, and checked on 8/27/2022. This meets the 10-day rule. There are 2 licensed liquor establishment(s) in the 2x2 area: "BD7 BWL-2 and DP-1.
- (h) Timeline (101 W. Cromwell Street): On or after 3/12/2020 applicant(s) Class "BD7" BWL license ceased active alcoholic beverage operations. Due to the COVID-19 State of Emergency, the Governor issued an Executive Order that tolled all days counting against licensees from March 12, 2020 through June 30, 2021. On 12/28/2021, staff received a timely hardship request letter from applicant(s), which the Board granted on 1/27/2021. On 6/27/2022, staff received an application to transfer ownership and location of this Class "BD7" BWL license. 361 legal days passed between the date of closure and the date the transfer application was received. Per Gen. Prov. Art. §1–302(b), when the "last day of a period of time computed" falls on "a Sunday or legal holiday. The period runs until the next day that is not a Saturday, Sunday, legal holiday, or day on which the office is not open the entire day during ordinary business hours." As the application was filed on the first day after the Sunday (June 26, 2022) the 360-day period otherwise would have expired, this application was received timely per the requirements of Alc. Bev. Art. §12–2202, as modified by Gen. Prov. Art. §1–302(b). License is valid.
- (i) **Letters of Support/Opposition**: At this time the Board has one letter of opposition from South Baltimore Neighborhood Association.

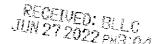
In considering this request, under the provisions of Alcohol Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license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

Board's Decision:

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

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

INDICATE TYPE OF LICENSE APPLICA	ATION: TRANS	FER 🖸 N	ew 🗀 expansi	ON OF PREMISES 🗆	AMENDMENT(S) \square
EXPLANATION OF REQUEST: Transfer of c	wnership and	location			CLASS TYPE: BD7
	Please select one	option and fil	out the requested i	information	
A) NEW LICENSE REQUEST: ADDRESS OF PR	OPOSED LOCATION:				
B) TRANSFER OF OWNERSHIP ONLY: ADDRE	ESS OF CURRENT LIC	ENSE:			
C) TRANSFER OF OWNERSHIP AND LOCATI	on : Current Addri	ESS OF LICENS	SEO LOCATION: 101	W. Cromwell Street,	Baltimore, MD 21
TRANSFER OF OWNERSHIP AND LOCATION AMENOMENT OR EXPANSION REQUEST:	IN : ADDRESS OF PRI	OPOSED RELO	CATION: 2600 In:	sulator Drive, Baltin	nore, MD 21230
CORPORATE/LLC/LLP/PARTNERSHIP NAME: 2	2600 Insulator (Orive Licer	nsee, LLC TRADI	NAME: Nick's Fish H	ouse
BUSINESS PHONE NUMBER: 410-347-312	223KIZUB <u>Es</u>	EMAIL ADDRE	22: N/A		
ATTORNEY FOR THE APPLICANT: Caroline L	. Hecker, Esq. A	OORESS: 25 8			
t of Premises Used (Note: Floors and Areas for Stor	age): First and sec	ond floors	Outdoor Table Service I	Provided? (Z) Yes 🖸 No Deliv	rery of alcohol? 🗆 Yes i
: Entertainment provided? 🗵 Yes 🗆 No. What Ki	nd (<i>Ex. D.L. Band, Etc.</i>)?	DJ, band	S	_ Off Premise Cetering of f	ood and Alcohol? (2) Yes
ing Receipt or Current Certificate of Occupancy	Permit attached to Ap	oplication? 🛭	Yes 🗆 No Estimated	Seating Capacity: 385	
Please note that as per Alc. Bev. Art. 8 (2-140)					licant has obtained app
	or vertication from	the Beltimori	e Municipal Zoning Ap	paels (BMZA)	
l. Applicant A Chenire D. Harrell-Carter					
Fullname) 2456 Terra Firma Road		phoneno.) re MD	21225	E-mail 30+ years	(Required)
Residence) Street	City	State	Zip Code	(period of residency	· ·
03/1974		emale		Baltimore, I	ИD
Month/Year of Birth) Zheck: 🔼 Yes 🗀 No Are you currently a re		ex: Male or Fei Baltimore?	паів)	(Place of Birth)	
	•				
Z. Applicant B Carly G. Eutsler	į				
Fullname) 8 Upman Court		phoneno.) • MD	21228	E-mail N/A	(Required)
Residence) Street	City	State	Zip Code	(period of residency	in Baltimore City)
03/1979	F	emale		Baltimore, N	/ID
Month/Year of Birth) heck: 🔲 Yes 🗹 No Are you currently a re	•	ex: Male or Fer	nale)	(Place of Birth)	
3. Applicant C	and the second	Jintarka 61			
Г и н пате)	(Tela	phone no.)		E-mail	(Required)
(Residence) Street	City	State	Zip Code	(period of residency	in Baltimore City)
(Month/Year of Birth) Chack:	•	x: Male or Fer	nale)	(Place of Birth)	



1. Has the applican Applicant A	t(s) been ad B □	ljudged guilty of a∃ C □	felony in the State	e of Maryland or a	iny other? 🗆	Yes 🖸 No - If	yes, indicate	applicant and explai
• • •		judged guilty of viol ves, mark applicant C 🗆		_	-		for gambling	in any State, inclui
		(s) has ever been a he United States (F C 🗆						any ather State wit
		ad a license for the ates that the applic C 🗆		_		yland? 🗌 Yes	☑ No If yes	mark applicant an
5. Has the applican Applicant A □	t(s) ever ha B□	ad a liquor license s C 🗆	suspended or rev	voked? 🗀 Yes 🛭) No If yes, ma	ırk applicant a	nd explain.	
		a financial interest and issued? □ Ye C □	•	_				_
Aphicon v 🗀								
		children of any of th sdiction in the State C 🗆						
8. Are you financial Applicant A 🔲	lly intereste B □	d in any other alco C □	holic beverages	license applied, g	ranted or issi	ıed? □ Yes 🖸) No If yes, p	lease explain.
	\$100 KING 18 (19 KING 18	ently open and ope	and a section of a section of	ran kaladara kejara arangganga kabup		flast day of o	eration of t	e establishment.
The premises is	s currently	open and opera	ating under a C	Class B license				
brewer, distiller, or	· wholesaler	personally or thro r at the time of mal rsonally or through	king this applicati	ion? 🗆 Yes 🗵 N	lo If yes, pleas	e explain. If ye	s, please pro	vide information a:
or wholesaler: Applicant A 🗆	B 🗀	C 🗆						

·	lame		Address	stablishment to be lic	Phone		Email	
20011 C		olor			r nong	v	Lindi	
Jany G	. Euts	SICI 2600	Insulator Drive, Baltim	nore, MD 21230				
ist all authorized po o lease attach a li a	ersons.) <i>Pleas</i> a et of the name	e note that all k s and address :	Consocs NUST have	e Financial interest.	In the license applied fo	r as per No. Hev.	Liability Company/Partnerships Art. § 4-109 (e)(II). If necessary, exporation and the articles of	
NAME: Chen	ire D. Ha	rrell-Carte	er_ADDRESS:2456	Terra Firma Road,	Baltimore, MD	Authorize	q 🗫 XOE SLOCK HEFO: 0%	
NAME: Car	rly G.	Eutsle	ADDRESS: 8 Up	oman Court, Cat	onsville, MD	Authorize	d A%OF STOCK HELD: 0%	
NAME:			ADORESS:		TITLE:	<u> </u>	%OF STOCK HELD:	
NAME:			ADDRESS:		TITLE:		%OF STOCK HELD:	
Extract from Las	w: If any afficia	vit or oeth requ	uired under the provis	sions of this Act shall co	ontein any faise stateme Nties provided by Lew (nts, the offender s		
rants permission athorized agents remises and any anains a residen	n to the State s and employes and all parts at of Beltimore	Comptroller, hi is, end any pea thereof ugon a	is duly authorized de: ce officer of Reltimo	puties, inspectors and o re City or the State of i ness is to be conducted	derks, The Board of Lice Maryland to jospect and	e City on Expires on Expires 6.2023 6.2023 6.2023 6.2023 6.2023	is on Saltimore City, and hereby ors for Baltimore City, its duly of the licentest of the l	
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Address of the owners of the premise/landlord:	2600 Insulator Drive, LLC. 101 W. Dickman Street #200. Baltimore, MD 21230	Phone Number:)

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC REVERAGES LAW. OF MARYLAND

CONTRACTOR OF A STANDARD SEASONED AS DOSINED IN STANDARD DESCRIPTION OF STANDARD SEASONED AS A STANDARD SEASONED A	STATE OF PRACTICALS
(I, WE) 2600 Insulator Drive, LLC	HEREBY CERTIFY,
That (I am, we are) the owner(s) of the property located at2600 Insulator Drive	, Baltimore, City with a Zip
Code of 21230 , which is named in the present application made to the Board of Liquor Lic	ense Commissioners of Baltimore City
under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and	I hereby authorize the State Comptroller, his
duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimor	e 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.	ducted, at any and all hours.
	•
By: MUUU	
Signature of Owner of the Property	
, ,	1
I hereby certify that on the 27 day of June 2027 before me, the subscriber, a notary public for By Hinsel by personally appeared marc veller	c of the State of May and in and
for Baltimore City personally appeared Marc Weller	the
landlord/property owner named in this application made oath in due form of law that the matter and facts conta	inedin said application are the may offer
	Baltimore City
As witness, my hand and notarial seal.	My Commission Expires
	October 16, 2023
Notary Signature: (Notary Seal) My Commission expi	res October 16,2023
Notary Printed Name: Laurie Davidon	
notary france name: VIVIII DAMINO VI	

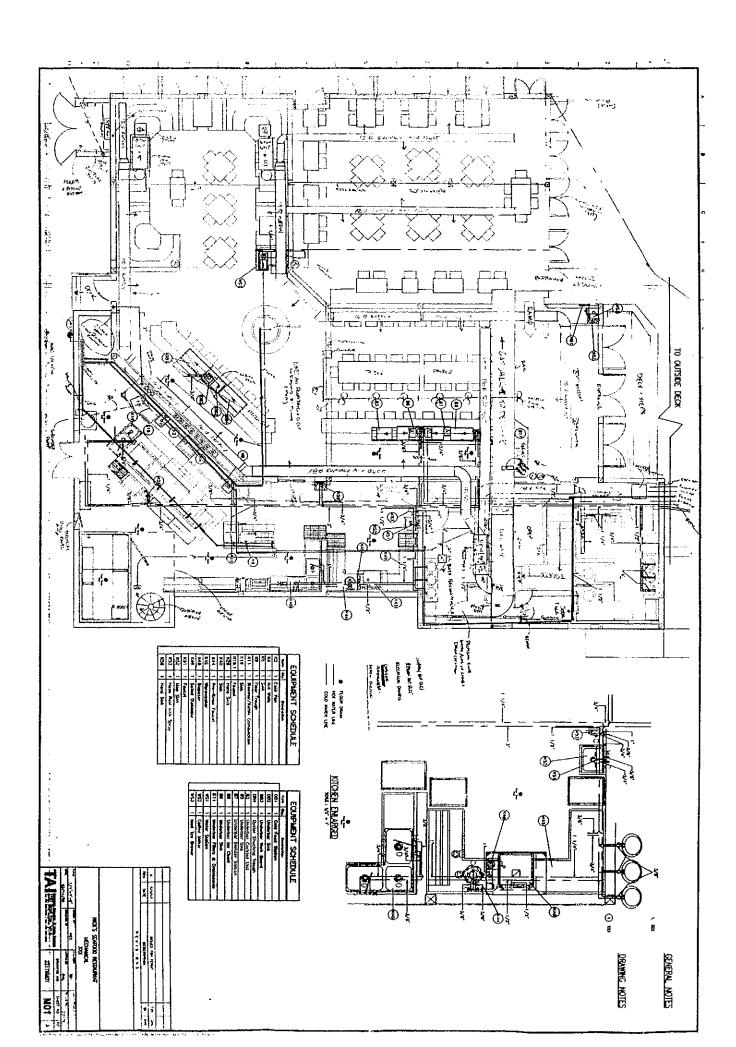
The following certificates must be signed by at least 3 persons.

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)
Robert P Bell	501 E Broney, Bultimon MO 21230	RBV	4/1992	2 Years
Marc S. Broady	6611 Marietta Ave	Mankey	6/1980	49eers
Adam Genn	115 W. Barra St.	A	7/1987	4 years
Alex Snider	2155 Castle St.	MiSt	9/41	Yyears
				•

Board of Liquor License Commissioners for the City of Baltimore I 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.





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 282

Cerl Num: 0669

Fee: \$1,320.00

Status: Renewed

License Date:5/1/2022

License Year: 2022

CR Number: 17516534

Payment Date: 07-15-22

2021 - 2022 TPP Paid 🗆

2022 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: SOUTH POINT OF PORT CONVINGTON,LLC

Trade Name: SOUTH POINT

Zone Code: 23

Phone: 713-567-9914

Block Num: 101

Street: CROMWELL STREET WEST

City: BALTIMORE

State: MD Zip: 21231

CR Number: 17516534

Portion of Business Used:

USE AS OPEN AIR EVENT SPACE WITH LIVE ENTERTAINMENT, INCLUDING EXISTING TENT. SHADE STRUCTURES, OUTDOOR SEATING AREAS, VOLLEYBALL COURT AND ATHLETIC

FIELDS

Restriction:

Edit the License Location Info	Alternate Mailing Address

License Owners

LICCIISC OWINGIS								
	First Name	Last Name	Street	City	State	Zip	Action	Change Owner
	VICENTE C.	MARTINEZ	3902 FAIT AVENUE	Baltimore	MD	21224	Edit	Remove Owner
	SHELLIS	WATKINS	213 WEST HILLS STREET	Baltimore	MD	21230	Edit	Remove Owner

Comments

Comme	nis	
Date	Comment	Action
10/13/2022	10/6/2022 - Public Hearing Re: Application to transfer ownership and location of a Class "BD7" BWL license presently located at 101 W. Cromwell Street to 2600 Insulator Drive requesting live entertainment, outdoor table service, and off-premises catering - POSTPONED/jr	Delete
08/05/2022	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 101 W. Cromwell Street to 2600 Insulator Drive requesting live entertainment, outdoor table service, and off-premises catering filed on behalf of 2600 Insulator Drive Licensee, LLC T/a Nick's Fish House, Chenire D. Haerrrell-Carter and Carly G. Eutsler on 6/27/2022 /kk	Delete
01/27/2022	1/07/2000 Vist of Dublic Hoosing Burney Inc.	Delete
12/29/2021	Letter dated December 28, 2021 from Attorney Justin Williams Requesting for Hardship Extension; Invoice #123671/sb	Delete
	After a review of the South Point account, a clerical error was discovered, and has been corrected (invoice #122184) Please note there will be a discrepancy the check number (Check# 100199)K/r	Delete
04/22/2021	RECEIVED AND PROCESSED \$50 CHECK WITH 2020 RENEWAL APPLICATION; Invoice #121388/jr	Delete
04/09/2021	****Processed 2021-2022 Renewal Application; Invoice # 121027/sb***	Delete
06/30/2020	Temporary Outdoor Table Service letter was returned/sb	Delete
02/24/2020	02/24/20-Resended 2020-2021 Renewal Applications to home addresses (2)/sb	Delete
	02/20//20 - Return To Sender; Attempted; Not Known; Unable To Forward/sb	Delete
10/09/2019	lssued Outdoor License Extension for October 26 and October 27, 2019; Invoice #118088 & #118089/jr	Delete
07/10/2019	6/19/2019 90 day transfer pending letters were sentk/r	Delete
03/25/2019	3/21/2019 - Public Hearing Re: Application to transfer ownership and location of a Class "BD7" Beer, Wine & Liquor License presently located at 2201 Gough Street to 101 W. Cromwell Street requesting live entertainment, outdoor table service, and off-premise catering - APPROVED (3-0 vote)/jr	Delete
	Re: 2/28/2019 Public hearing - Request for Hardship - Granted (3-0 vote) /kk	Delete
	STATE OF MD TAX HOLD, letter sent to Licensee on January 25, 2019./sb	Delete
12/18/2018	Rec'd Letter for hardship extension though mail from attorney Shawn R. Harby along with check for \$100 hearing fee; Invoice #113897/jr	Delete
00,00,2010	Received phone call from the licensee that the establishment has been closed on 8/1/2018. Licensee was made aware of the 180 day hardship process.	Delete
01/25/2018	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee on January 23, 2018.*** /mb	Delete
	STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018./mb	Delete
0/02/2017	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, letter sent to Licensee on October 2, 2017.*** /mb	Delete
5/19/2017	1/19/17- Violation of Rule 4.01 (a) - Guilty- \$250 fine + \$125 admin fee- 30 days to pay	Delete
	Alcohol Awareness expires 04/22/21 (Kathleen Lovejoy) /sb	Delete
72/17/2017	PAID for Violation Hearing dated January 19, 2017 in the amount of \$375.00, Invoice #104820 /sb	Delete
2,00,2017	Gave invoice to Chief Inspector, M. Fosler, to take to establishment that Violation Hearing Fine dated on January 19, 2017 is due on February 21, 2017, in the amount of \$375.00 /sb	Delete
7170072017	On 07/27/2016 Donald Summerhill sumbitted a request to change his trade name to Brewster's Tavernk/r	Delete
	On 07/27/2016 Donald Summerhill changed his trader name to Brewster's Tavernk/r	Delete
7/07/2016	******RELEASED STATE TAX HOLD******/sb	Delete
6/03/2016	LETTER OF GOOD STANDING RECEIVED	Delete
1/19/2016	State of MD Tax Hold, letter sent /sb	Delete
5	8/2/2012 Public Hearing re: VIOLATION of Rule 4.18 Charter of corporation not in good standing. VIOLATION of Article 2Bsection10-301(j)(1) Licensees have not submitted proof of	

08/06/2012 payment of personal property taxes for 2011-2012 by June 30th as required. PAID FINE IN LIEU OF HEARING TOTAL FINE \$125	Delete
01/19/2010 1/12/10 \$125 PAID IN LIEU OF 1/14/10 HEARING #70642	Delete
03/03/2005 02/28/05 ADM.FEE PAID IN FULL #51287	Delete
03/03/2005 03/03/05 Public Hearing re: Violation of rule 4.18 DECISION: ALL DOCUMENTS CLEARED.MUST PAY \$125 ADM. FEE	Delete

Print History (Print Card)

License num: LBD7 282

Address: 101 CROMWELL STREET WEST

Trade Name: SOUTH POINT

Comment:				
	· · · · · · · · · · · · · · · · · · ·		 	
		Add Comment		

Hold Info



2600 INSULATOR DRIVE LICENSEE, LLC: W16106395

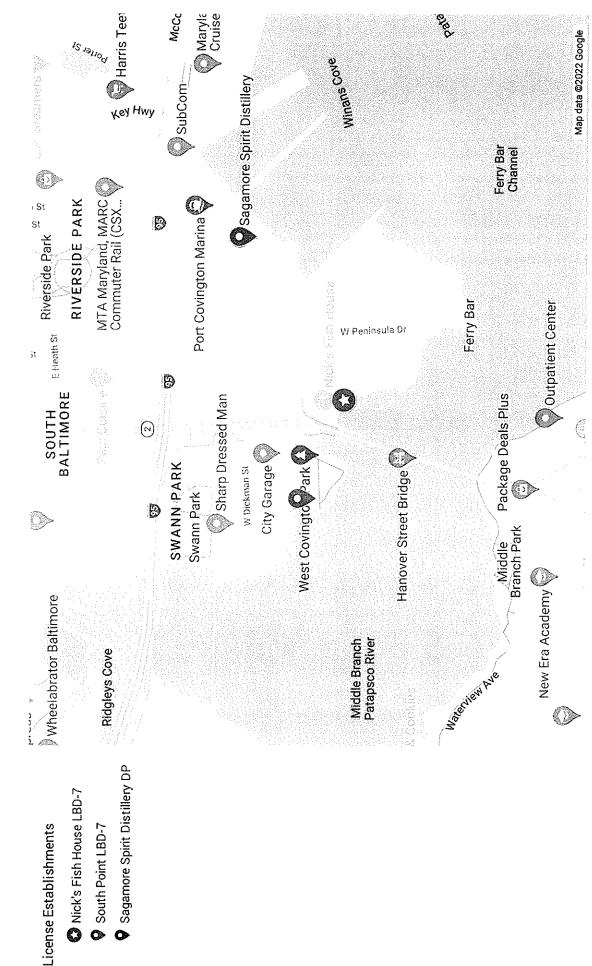
W16106395
Business Name: 2600 INSULATOR DRIVE LICENSEE, LLC
Principal Office: 841 EAST FORT AVE., #247 BALTIMORE MD 21230
Resident Agent: THE CORPORATION TRUST, INCORPORATED 2405 YORK ROAD SUITE 201 LUTHERVILLE TIMONIUM MD 21093-2264
Status: ACTIVE
Good Standing: THIS BUSINESS IS IN GOOD STANDING
Business Type: DOMESTIC LLC
Business Code: 20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration: 09/30/2014
State of Formation: MD
Stock Status: N/A
Close Status: N/A

PROPOSED LOCATION: 2600 Insulator De.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA
"A" BEER & WINE
"B" BEER & WINE
"C" BEER & WINE
"D" BEER & WINE
"A" BEER, WINE & LIQUOR
"A-2" BEER, WINE & LIQUOR
"B" BEER, WINE & LIQUOR
"C" BEER, WINE & LIQUOR
"D" BEER, WINE & LIQUOR
"BD7" BEER, WINE & LIQUOR/
ARENA
HOTEL/MOTEL
RACING
DP
PREPARED BY: Steven Han DATE: 8/20/22

2600 Insulator Dr.



Board of Liquor License Commissioners

For Baltimore City

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

INSPECTORS REPORT - TRANS	FERS/NEW APPLICATIONS
Licensee Information (Trade Name,	Nick's Fish House
Corporation Name	2600 Insulator Drive Licensee. LLC
Location Address	2600 INSULATOR DRIVE
License Type.	Class *BD7* Beer, Wine and Uquor
Is the establishment open and operating in a safe and sanitary manner. (If not open, not in comments - CLOSED or NOT OPERATING	1 .00
is the location within 300 feet of Church and/or School.	No V
Date Pasted	8/18/2022
Estimated Date of Removal:	8/27/2022
Are there any other licensed establishments within a two block radius?	Yes
see map	
Insert Photo of Sign and location:	
The property of the second sec	
☑ Attach Additional Photos Inspector Name	Date and Time
i:O#.w/baltimore\steven.han	8/20/2022 17 8:31:52 PM

Board of Liquor License Commissioners
For Baltimore City
1 North Charles Street, 15th Floor

	Bałtimore, Maryla	nd, 21201
	POSTING SIGN	IS REPORT
	Applicant(s) Name:	Chenire Harrell-Carter
	Address of Premises:	2600 Insulator Drive
	Inspector:	i:0#.w baltimore\steven.han
	Date Posted:	8/18/2022
	Time Posted:	
	Date Rechecked:	8/27/2022
100,000	Time Rechecked:	
Man	ager or Owner when sign posted:	
Summary on location of sign posted:		
front entrance side wall		
Work Children Side Wall		
Summary on location of sign rechecked:		
up for ten days		
Insert Photo of Sign and location:		
		G TO THE STATE OF
CONTRACTOR OF THE PROPERTY OF		
The Control of the Co	<u>Control de la control de la c</u>	
	STICE	P. T. B. I
Total		are la
Communication Accesses		
(2) Altarh Additional Dhotos		
Attach Additional Photos	Approve	Disapprove
	** * * * * * * * * * * * * * * * * * * *	* • • • • • • • • • • • • • • • • • • •

BOLLON

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Unive requesting Live extertainment, outdoor table service, And Offpremise cataring License presently located at 101 W. Cromwell street to 2600 Insulator Scope of Application: Isansfer of Awwership and Location Of a Class "BDI" BWL Application filed by: 2600 Tusuttor Prive License, LLC TA Mick's Fish House South Paint OF Lant Convingston, LLC The South Point Chewire D. Haerrell-Carter And Garly G. Eutsler Class of License: CLASS "F3D7" Beer, Wine a Liguer License 2600 Insulptor Drive 2/230 Address of Premises: Present Licensee(s):

Persons who oppose this application should send their written protest to the office of the Board The hearing concerning this application will be held on or after SeptemBer / 2022 at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

Vicente C. Martinez and Shellis WARins

FOR MORE INFORMATION CALL 410-396-4377

1210-22-4

Hon. Albert J. Matricciani, Jr., Esq. Aaron J. Greenfield, Esq. Edward L. Resinger Douelsa K. Pnice

Chairman Commissioner Commissioner Executive Secretary

Certificate of Occupancy

No: USE2019-50841

THIS WRITTEN INSTRUMENT WHEN PROPERLY VALIDATED CONSTITUTES AUTHORITY FOR DOING OF RECEIVING THE THRUS INDICATED BY THE FLEX OR CHARGES SHOWN IN THE APPROPRIATE SEAVES BLIDW. ANY AND ALL HEMOS TO BE DOING OF REFERED IN THE ADDRESS WHITE THE APPROPRIATE WHITE THE APPROPRIATE SEAVES BEFORE FREED IN THIS GENERALISM OF THE AUTHORITY OF BATHMORP AND ALL ADARS, ORDINANCES RULES AND REGULATION IN FREED AND ALL LAWS, ORDINANCES RULES AND REGULATIONS IN EFFECT IN THE CITY OF BATHMORP AND THE STATE OF MARKEAND WARRING HIS PLANTAGE OF WARRING AND THE STATE OF MARKEAND WARRING HIS PLANTAGE OF WARRING AND THE STATE OF MARKEAND WARRING HIS PLANTAGE OF WARRING WHITE DO AND AND ALL LAWS. ORDINANCES RULES AND REGULATIONS IN EFFECT IN

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
23	10	1078	002	4/3/19	901

PROPERTY ADDRESS:

2600 INSULATOR DR

OWNER:

2600 INSULATOR DRIVE LLC

ADDR:

841 E FORT AVE #247 BALTIMORE, ?

LESSEE:

BALTIMORE BEACH FISH LLC DBA NICKSUFF

2600 INSULATOR DR BALTIMORE MD

LAND USE CODES 3-50 5-05 3-22 3-43

TO CONTINUE TO USE AS A RESTAURANT /TAVERN WITH ACCESSORY OUTDOOR TABLE SERVICE AND LIVE ENTERTAINMENT, IN CONJUNCTION WITH EXISTING MARINA. ADDING OFF PREMISE CATERING

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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.



BOARD OF LIQUOR LICENSE COMMISSIONERS FOR BALTIMORE CITY City Hall, Room 215 100 N. Holliday Street Baltimore, MD 21202

Re: Opposition to Application to Transfer Liquor License

Thursday, October 6, 2022 - 10:30 a.m.

Agenda Item #3:

Chenire D. Haerrrell-Carter and Carly G. Eutsler, 2600 Insulator Drive Licensee, LLC, T/a Nick's Fish House, 2600 Insulator Drive Hearing

The South Baltimore Neighborhood Association ("SBNA") opposes the application to transfer ownership and location of a Class "BD7" BWL license presently located at 101 W. Cromwell Street to 2600 Insulator Drive requesting live entertainment, outdoor table service, and off-premises catering. SBNA also requests that the Baltimore City Board of Liquor License Commissioners ("the Board") postpone the hearing scheduled for October 6, 2022 at 10:00 a.m. to provide the Applicant an opportunity to meet with SBNA to address our concerns listed below.

Item five of the application for the transfer indicates that the Board is to consider the impact of the license transfer on the community. Although 2600 Insulator Drive is just outside of the bounds of the SBNA footprint, SBNA is the neighboring community to this location. Additionally, at present, the area does not have a neighborhood association. Many of the City resources – including public safety, Department of Transportation ("DOT") and Department of Public Works ("DPW") – are shared by SBNA and 2600 Insulator Drive.

To understand why SBNA is concerned about the transfer of a liquor license just outside of the neighborhood, it is necessary to discuss the crime and disorder that is currently occurring less than a mile north of 2600 Insulator Drive in the area surrounding the Cross Street Market, which is located in the boundaries of Federal Hill Mainstreet and SBNA's footprint. The Federal Hill Mainstreet area is designated as a "Special Benefits District" as defined in Section 11, Article 14 of the Baltimore City Code. The high-density of liquor license establishments contributes to the vibrant nightlife that attracts hundreds—sometimes thousands—of patrons into the area. Currently, the public and private services that are required to manage these crowds and mitigate their negative impact to the area and residents are not adequate:

Police Post 942 in the Southern District contains the Federal Hill Mainstreet area.
 As of April 2022, Police Post 942 had the fourth highest violent crime rate of the
 32 distinct neighborhoods in the Southern Police District. Most crimes occurred
 Thursday through Sunday night as crowds increase at the bars.

- Crowds have increased to pre-pandemic levels; however, the area is underserved
 by city services, including effective law enforcement. There is not an effective
 police deployment or strategy to prevent the significant crime, or parking and traffic
 violations that are occurring in the area as crowds grow.
- The Southern Police District, which is responsible for criminal patrol services, reports that they do not have adequate staffing levels to police the Southern District's residential areas and to effectively police the hundreds of visitors, many of whom are consuming alcohol, in the Federal Hill Mainstreet area. Police 911 calls to the Federal Hill Mainstreet area is creating a serious equity issue for the entire Southern District, as under-resourced residential neighborhoods with high crime rates have their already sparce police resources pulled to respond to the commercial bars located in Federal Hill.
- There also appears to be no DWI enforcement occurring outside of the Transportation Authority Police, which occurs almost exclusively on nearby I-95.
 There are no discernable efforts to reduce or address reckless or intoxicated driving near the Federal Hill Mainstreet area.
- Due to inadequate DPW trash removal and reduced recycling services, the South Baltimore Gateway Partnership funds additional trash removal services, and a cleaning contract is administered by the Federal Hill Main Street. Even when augmenting DPW trash removal, the Federal Hill Mainstreet's sidewalks and gutters are not reasonably free of trash and debris.
- Outdoor dining areas, authorized by DOT, obstruct street sweeping and impede cleanup efforts. Additionally, DOT is not in compliance with their own street cut and patching regulations, resulting in significant potholes and degraded street appearance.

SBNA is concerned that the already stressed and inadequate resources in the Southern District – particularly in the Federal Hill Mainstreet area as described above – will be further taxed by this transfer and expansion.

Furthermore, as the closet residential neighbors to 2600 Insulator Drive, the residents of South Baltimore, who are represented by SBNA, are significantly impacted by the activities occurring in Port Covington.

The license in question for this transfer is currently located at 101 West Cromwell Street. This is an open park space on the Middle Branch River known as South Point, also known as West Covington Park. Historically, events held at 101 West Cromwell Street were done in conjunction with a City Events Permit. The permit process mitigated the impact of the event on the surrounding community by requiring the license holder to pay for additional city resources to manage the event. To date, SBNA has heard nothing from the applicant on how the proposed new location will manage events or if additional public or private resources will be utilized.

SBNA has an interest to the usage of the property at 101 West Cromwell Street, which is directly adjacent to Swann Park, as Swann Park was incorporated in SBNA's boundaries in 2021. SBNA residents frequently utilize both Swann Park and the adjacent 101 West Cromwell Street property for recreational purposes. SBNA is concerned about changes in the usage of this area including what this transfer means for the 101 West Cromwell Street location. We have not heard from the applicant addressing this important issue.

In addition to the many concerns listed above, the residents of SBNA and the association's Cleaning and Greening Committee, which is very active in the community, have significant concerns over the impact this transfer will have on the health of the Chesapeake Bay and its tributaries. The area concerning this transfer is in a Critical Management Area of the Chesapeake Bay and SBNA has had no communication from the license holder or applicant about the environmental impact of this transfer.

In light of the above concerns, we are requesting that the Board postpone its October 6, 2022 hearing and allow the applicant to engage the community and explain how they will address the above concerns. Until such time we are opposed to this transfer.

Sincerely, Sam Cogen President, South Baltimore Neighborhood Association sam@samcogen.com

November 17, 2022

Applicant(s): Ruben Romero

Rubens, LLC T/a Mr. Tepaches 1900 Aliceanna Street 21231

Class: "D" Beer Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information**: (1) Ruben Romero was born in Puebla, Mexico in September of 1975. He lives in Baltimore, MD.

(b) Ownership Breakdown: (1) Ruben Romero (100%).

(c) Purchase Price of Business: Purchase price is \$11,000 to be paid via 5-year loan.

- (d) Qualified Voters: Mary Sapounakis, Johanna Steberg, and Larry Lair are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the premise 1st floor as a tavern/restaurant and second floor as two dwelling unit.
- (f) Corporate Standing: Rubens, LLC is a MD LLC and as of 11/1/2022 is active and in good standing.
- (g) **Posting Report**: The location was posted on 7/21/2022 and will be checked on 7/30/2022. This meets the 10-day rule. There are 51 licensed liquor establishments in the 4x4 area: "A" BWL-1; "B" BWL-24; "C" BWL-2; "D" BWL-4; and "BD7" BWL-20.
- (h) **Timeline**: Last Inspection by BLLC was performed 6/26/2022. 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/AMENOMENT(S) APPLICATION FEE - \$600.00

INDICATE TYPE OF LICENSE APPLI	CATION: TRANSI	ER 🗹 NE	W 🗆 EXPANSI	ON OF PREMISES 🗆 AMENDMENT(S) 🗀
EXPLANATION OF REQUEST: Transfer of over	vnership only			CLASS TYPE: D
	Please select one	option and fill	out the requested i	information
A) NEW LICENSE REQUEST: ADDRESS OF	PROPOSED LOCATION: J	N/A		
B) TRANSFER OF OWNERSHIP ONLY: ADD	RESS OF CURRENT LIC	ENSE: 1900 A	iceanna Street 2	1231
C) TRANSFER OF OWNERSHIP AND LOCA	. Tion : Current adore	SS OF LICENS	ED LOCATION: N/A	
TRANSFER OF DWNERSHIP AND LOCA	TION: ADORESS DE PRI	IPOSED RELOC	ATION: N/A	
D) AMENDMENT OR EXPANSION REQUES				
CORPORATE/LLC/LLP/PARTNERSHIP NAME	Rubens LLC		TRADI	NAME: Mr Tepaches
BUSINESS PHONE NUMBER: 410-528-3499	BUSINESS	EMAIL ADDRES	S: rubenkepacha	na@gmail.com
ATTORNEY FOR THE APPLICANT: Stephan	W Fogleman Esq	DDRESS: 1720	Thames Street #	7300 21231 PHONE: 410-258-8500
art of Premises Used (<i>Note: Floors and Areas for S</i>	tarage): 1st floor/bsml	storage [utdoor Table Service l	Provided? □Yes ☑ No Delivery of alcohol? □ Yes ☑ N
ve Entertainment provided? □Yes ☑ No Wha	Kind (<i>Ex. OJ. Band Etc.</i>)?			Off Premise Catering of Food and Alcohol? 🗆 Yes 🗹 N
oning Receipt or Current Certificate of Occupan	cy Permit attached to Ap	plication? 🗹 🕻	′es 🗆 No Estimated	Seating Capacity: 85
•				not complete unless the epplicant has obtained approve
	nd/or verification from	the Baltimore	Municipal Zoning Ap	peals (BMZA)
I. Applicant A Ruben Romero	4			
(Full name)		phonens.)		E-mail (Required)
3003 Stranden Road (Residence)Street	Baltimore City	MD State	21230 Zip Gode	20 years (period of residency in Baltimore City)
9/75	M.,		E:p 5684	Puebla, Mexico
(Month/Year of Birth)		ex: Male or Fer	nale)	(Place of Birth)
Check: Yes 🗆 No Are you currently a	resident of the City of	Baltimore?		
2. Applicant B				
(Full name)	(Tele	phone no.)		E-mail (Required)
(Residence)Street	City	State	Zip Gode	(period of residency in Baltimore City)
(Month/Year of Birth)	(5)	ex: Male or Fer	nale)	(Place of Birth)
Check: 🗆 Yes 🗆 No Are you currently t	· ·			
3. Applicant C				
(Full name)	Jet)	ephane no.)		E-mail (Required)
(Residence)Street	City	State	Zip Gode	(period of residency in Baltimore City)
(Month/Year of Birth) Check: 17 Yes 17 No. Are you currently		ex: Male or Fer	nale)	(Place of Birth)

2. Has the applicant(s) been adjudged gulfty of violating the laws governing the sale of any alcahalic beverage or for gambling in any State. ### Arrand? Yas No - If yes, mark applicant and provide explanation in adjacent space provided. ### Applicant A B C	Applicant A 🗆	В□	djudged guilty of a felony in the State of Maryland or any other? □ Yes ☑ No - If yes, indicate applicant and explain. C □
Laryland' Yes No - F yes, mark applicant and provide explanation in adjacent space provided.			
State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State of Initiad States, or against the United States (Federal Crime)? Yes No - If yes, mark applicant end explain. B			
e United States, or against the United States (Federal Crime)? Yes No - if yes, mark applicant and explain. Possible Possib	oplicant A 🗆	B□	
e United States, or against the United States (Federal Crime)? Yes No - if yes, mark applicant and explain. Possible Possib			
Has the applicant(s) ever had a license for the sale of alcoholic beverages in the State of Maryland? Yes No If yes, mark applic plain (address of location, dates that the applicant was a licensee, and the trade name). An off yes, mark applicant(s) ever had a liquor license suspended or revoked? Yes No If yes, mark applicant and explain. An off yes, mark applicant(s) ever had a liquor license suspended or revoked? Yes No If yes, mark applicant and explain. Does the applicant(s) have a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage lias been applied for, granted, and issued? Yes No If yes, mark applicant and explain (address of location and trade name). Do the spouses or dependent children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business altimore. City or any other jurisdiction in the State of Maryland? Yes No If yes, mark applicant and explain (address of location and trade poplicant A B C	ne United States	, or against	the United States (Federal Crime)? □ Yes ☑ No - If yes, mark applicant and explain.
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II. Please list th	e following Information	for the Manager of the establ	lishment to be license			
	Name	Address		Phone	Em:	ail .
Ruben	Romero	3003 Strandu	rhool			
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CERTIFICATE Dividing of this regulations religional spermises and a remains a resingulation of April 1980 that the matter of Signature: Printed Name.	APPLICANTS: At least of application. Each of said ating to the State Comptrists and employees, and any and all parts thereof dant of Beltimore City the personally applicant A contained in seid and rects and r	t end conviction thereof, shell is the applicant whose signature applicants hareby cartifies fortholic beverages, as well as to the coller, his duly authorized deputies my peace officer of Boltimore Citypon and in which said business roughout the duration of this lice of the collection are true and correct.	opeans below certifies to ther that if the license a a rules and regulations a es, inspectors and clerk lity or the State of Mary is is to be conducted. If li ense. The Mero [Notary Seal] My Co	hat he/she is a current ripplied for is granted, he/sof the Board of License Cos, The Board of License Coffend to inspect end seem cense is issued, the applicatory public of the State of the applicatory public of the State of the applicatory public and the applicatory publicatory publicator	esident of Baltimore City, Meshe will conform to all State emmissioners for Baltimore emmissioners for Baltimore that at each sure that at least smust ensure that ensure that at least smust ensure that ensur	a and County laws end e City, and hereby re City, its duly hout warrent, the east one licensee in and for eth in due form of law
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JAMES HUBBARD 1900 ALICEAWNA ST BALTIMORE, NO 21751 Phone Number:

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

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(1, WE) TAUTS HUBBARD	HEREBY CERTIFY,
That (I am, we are) the owner(s) of the property located at	, Baltimore, City with a Zip
Code of 21231 which is named in the present application made to the Board of Liquor Licens	e Commissioners of Baltimore City
under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and he	reby authorize the State Comptroller, his
duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore Ci	ty, its duly authorized agents and
employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, with	rout 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 conduct	ed, at any and all hours.
Signature of Uwner/of the Property	·
I hereby certify that on the 31 day of May . 2022 before me, the subscriber, a notary public of for polyteria. Ay . personally appeared	the State of Maylaw, in and the I in said application are true and correct.
2 And Public S	FUGLEMAN, JR. TATE OF MATERIANCE
Notary Signature: [Notary Seal] My Commission expires	nime in landa (1)
Notery Printed Name: Skephon W Fog language	

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.

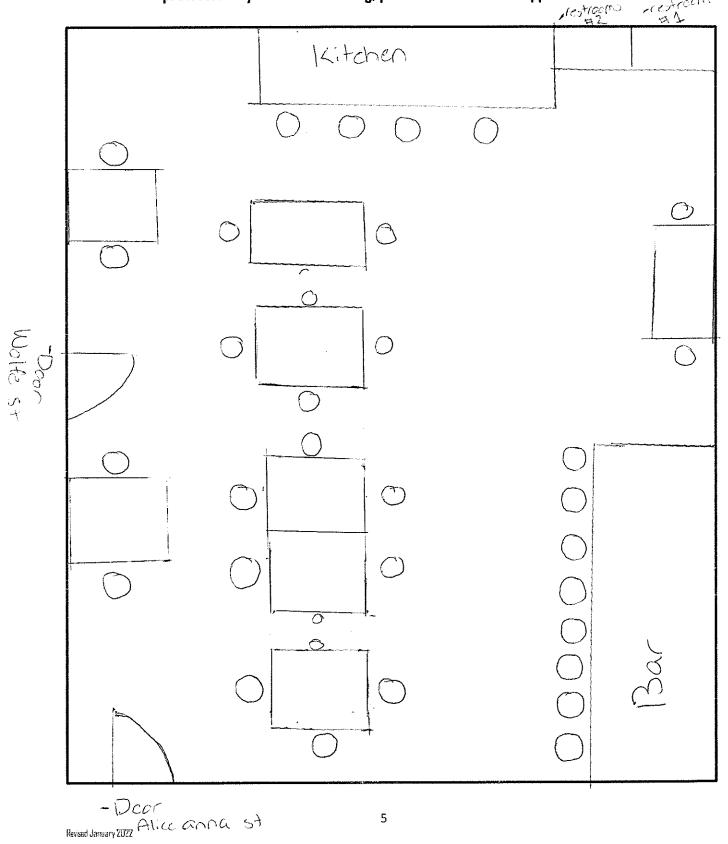
Netwee	Address	Signature	DOB (Month/Year)	Langth of time Acqueinted with the Applicant(s)
			,	

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

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

Name and Address of the owners of th	e premise/lendlord:		_ Phone Number:_	
a mrs.	DF PREMISES REQUIRED IN CONNECTION			HEREOV RECHEV
That (I am, we are) the owner(s) of the Code of, which is	f Maryland and assent to the granting and clerks, the Board of Liquor Licens the City of Baltimore and State of Mai	of the license applied for, and hi se Commissioners of Baltimore (ryland, to inspect and search, wit	ereby authorize th City, its duly author thout warrant, the	nore, City with a Zip s of Baltimore City e State Comptroller, his rized agents and premises upon which
Signature of Uwner of the Proper	ty			
I hereby certify that on the da for, personal landlord/property owner named in this	y of, 20, before m ly appeared application made oath in due form of law	e, the subscriber, a notary public or that the matter and facts contains	f the State of ed in said application	in and the n are true and correct.
As witness, my hand and notarial seal.				
Notery Signature:		otary Seal] My Commission expire:	S	
Notary Printed Name:				
We, the undersigned citizens, recovered by the present applications and is a resident of Baltimore	ion is to be conducted. We certi	d voters in the City of Balti by that the qualifying applic	more in which t ent(s) is/ere pe	rsonally known to
Names .	Address	Shartner	DOB (Month/Year)	Length of time Acquainted with the
Alba DetaCruz	5009 E. Prestons Baltimore, MOZ	A Mon J.	3 0 191	8 YCGYS
MARY SAPOUNAKIS	1933 LLicenza St	Maylagant	1/12/43	4415
Johanna Stenbery	728 S. Chutch S	I bon St	2/79	2413
Lamy Lair	32/8 Fait Au	USmy Sm?	4/56	145
•				
			,	
Board of Liquor License Commiss 1 North Charles Street, Suite 1500 Phone: 410-396-4377 Fax: 410-31	l, Baltimore, Maryland 21201	Please note that this is will be provided to th	a public decument a ne general members	
Revised January 2020				

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: LD 005

Cert Num: 0097 License Year: 2022 Fee: \$825.00

Status: Renewed

License Date:5/1/2022 CR Number: 15589659

Payment Date: 05-11-22

2021 - 2022 TPP Paid 🔲

2022 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: LOBO, LLC Trade Name: LOBO Zone Code: 13

Phone: 443-695-3675

Block Num: 1900

Street: ALICEANNA STREET

City: BALTIMORE

State: MD Zip: 21231

CR Number: 15589659

Portion of Business Used:

CONTINUE TO USE 1ST FLOOR AS A TAVERN-2ND FLOOR AS (2) TWO DWELLING UNITS-

CHANGE OF OPERATOR.

Restriction:

License Owners

First Name		Street	Cîty	State	Zip	Action	Change Owner	٦
JAMES E.	HUBBARD, III	1900 ALICEANNA STREET	BALTIMORE	MD	21231	Edit	Remove Owner	٦

Comments

Date	Comment	Action
08/15/2022	8/11/2022 - Public Hearing Re: Application to transfer ownership - Request to postpone case on record was - GRANTED - for a future hearing date; tentatively set for September 8, 2022/jr	Delete
06/10/2022	Application for transfer of ownership filed on behalf of Rubens, LLC T/a Mr Tepaches, Ruben Romero on 6/6/2022 /kk	Delete
06/10/2022	Application for transfer of ownership filed on behalf of Rubens, LLC T/a Mr Tepaches, Ruben Romero on 6/6/2022 /kk	Delete
03/10/2022	03/09/2022 - Management Agreement was received and placed in parent file/sb	Delete
02/22/2022	02/04/2022 - Received monies for duplicate of 2021 Liquor License; Invoice #123780/sb	Delete
06/22/2021	Received & Processed 2020-2021 Renewal Application; Invoice #122388/sb	Delete
05/11/2021	Processed 2021 renewal application; Invoice#121786.2020 renewal was not submittedk/r	Delete
08/04/2020	PAID IN FULL for Violation Hearing dated July 09, 2020; Invoice #119904/sb	Delete
07 [23] 2020	Given an Invoice to Chief Inspector John for Violation Hearing fee dated on July 9, 2020 Fine Fee to be paid \$375.00 /mb.	Delete
07/14/2020	7/9/2020 - Virtual Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - GUILTY - Rule 4.01 (a)-fined \$250; \$250 + \$125 admin fee; \$375 total fine, 30 days to pay (3-0 vote)/jr	Delete
07/09/2020	Violation hearing dated 7/9/2020 Penalty Assessment Notice mailed to Licensee's home address/jr	Delete
07/24/2017	Alcohol Awareness expires 05/18/20 (James E. Hubbard III) /sb	Delete
06/28/2017	Requested Extension for Sunday, July 16, 2017 /sb	Delete
05/20/2016	Fells Point Alcohol Awareness Training (James E. Hubbard) expires 5/18/2020	Delete
J4/ ZZ/ ZU 14	03/13/2014 Public Hearing re: Application to transfer ownership Applicant signed M.O.U and acknowledged voluntary restrictions to be placed on license Board APPROVEd the transfer	Delete
10/02/2012	9/26/2012 Public Hearing re: VIOLATION of Rule 4.18 Charter not in good standing. Submitted required documentation. Paid \$125 fine in lieu of hearing.	Delete
10/13/2006	10/13/06 CONF.FEE \$100 PAID IN FULL #57864	Delete
10/13/2006	10/13/06 Transfer Conf.re> Application to transfer ownership,presently in the name of Pearlradeke,secured creditor for Michael Filipak & John M. Hart,Flip's of Fells Point,to the applicants at the same location.must pay conf.fee \$100.	Delete

Print History (Print Card)

License num: LD 005	Address: 1900 ALICEANNA STREET

Trade Name: LOBO

Comment:			
		 	······
	Add Comment		

Hold Info



RUBEN'S LLC: W22570493

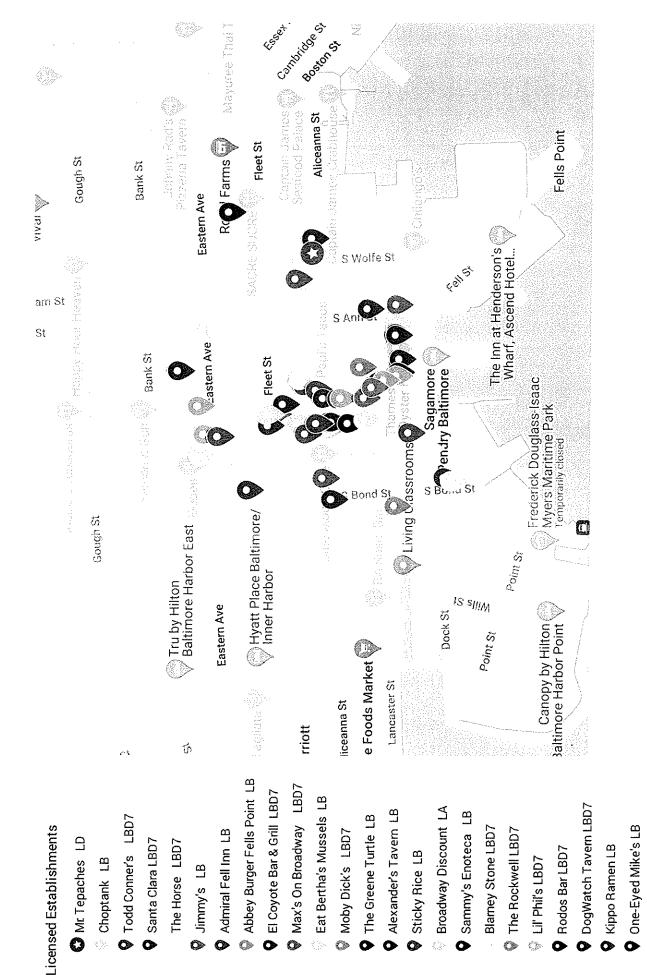
Department ID Number:
W22570493
Business Name:
RUBEN'S LLC
Principal Office:
1900 ALICEANNA STREET
BALITMORE MD 21231
Resident Agent: 0
RUBEN ROMERO
3003 STRANDEN ROAD
BALITMORE MD 21230
Status:
ACTIVE
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
Business Type: DOMESTIC LLC
DOMESTIC LLC
DOMESTIC LLC Business Code:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 01/22/2022
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 01/22/2022 State of Formation: MD
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 01/22/2022 State of Formation: MD Stock Status:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 01/22/2022 State of Formation: MD
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 01/22/2022 State of Formation: MD Stock Status:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 01/22/2022 State of Formation: MD Stock Status: N/A
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 01/22/2022 State of Formation: MD Stock Status: N/A Close Status:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 01/22/2022 State of Formation: MD Stock Status: N/A Close Status:

PROPOSED LOCATION:	1900	Aliceanna	74.
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MAP SUMMARY (RECAPITULATION)

				The state of the s
	"A" BEER & WINE		-	
	"B" BEER & WINE		-	
	"C" BEER & WINE		-	
	"D" BEER & WINE			
	"A" BEER, WINE & LIQUOR	Ì	-	
	"A-2" BEER, WINE & LIQUOR		_	
	"B" BEER, WINE & LIQUOR	24		
	"C" BEER, WINE & LIQUOR	2-	_	
	"D" BEER, WINE & LIQUOR	4	·········	
	"BD7" BEER, WINE & LIQUOR	20	_	
	ARENA	<u>-</u>		
	HOTEL/MOTEL	of the first description of the second of th		
	RACING			
PREPARED BY:	Chase DA	TE: 7	126/22	

1900 Aliceanna St



0

Black Olive LB

- ै Dudas Tavem LD
- Fells Point Tavern LBD7
 - Sir Duke LBD7
- Pristol Wine & Spirit LBD7
- Polish Home Club LC
- © Polish National Alliance LC
 - 🕏 Ritz LBD7/AE
- Papi's Tacos LB

Birds of A Feather LD

- **Q** Louisiana Restaurant LB
 - Full Moon Saloon LBD7
 - Yardam LBD7
- 🌍 Slainte LB
- ♥ Kooper's Tavern LB
- Waterfront Hotel LB
- Thames St Oyster House LB
 - 🕏 Cat's Eye Pub-LBD7
- The Point In Fells LB
 - Penny Black LB
- The Wharf Rat LBD7
- े Peter's Inn LD
- Sunlight Lounge- LD Riptide By The Bay LB
- Darbar Indian Restaurant LB
 - Pierpoint Restaurant LB
 - ♥ Stuggy's LB
- © Greyhound Tavern ⊾BOT

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Mr Tepaches
- Topusies
Rubens LLC
1900 Aliceanna St.
Class "D" Beer, Wine and Liquor
Yes 🗸
No 🗸
7/21/2022
8/1/2022
Yes 🗸
THE PARTY OF THE P
ut the location) :

Insert Photo of Sign and location:



spector Name	Date and Time
0#.w baltimore\terri.chase	7/25/2022 3:00:48 PM
ame of Licensee (if present)	

HOHEON

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1900 Alice Myna St. 21231 Scope of Application: Transfer OP ounces hip Class of License: D- Beer, Wine & Liquor

Application filed by: Kyberns LL TIA MPE TEDOC hes Present Licensee(s): 「いしっ」 しょう Same E. Hubbard II

Persons who oppose this application should send their written protest to the office of the Board The hearing concerning this application will be held on or after 什しのいse 4, 2022 at I N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL 410-396-4377

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

Chairman Commissioner Commissioner Executive Secreta

BLLC Routine Inspection

in the second of the second of

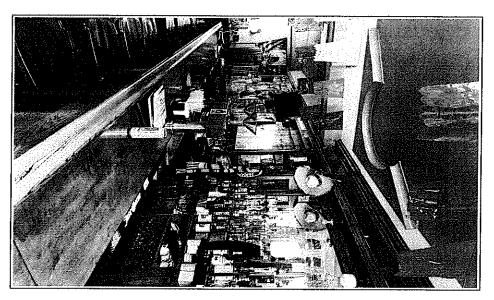
Address:	1900 ALICEANNA STREET 2	1231	•
Trade Name:	LOBO		
Corporation Name	LOBO, LLC		
Type of License:	Class "B" Beer, Wine and Li	quor	•
Date/Time of Inspection:	6/26/2022	2:05:04 AM	
Manager/Licensee	James Hubard		
	0 _{5.99} ,80	rasedi Studius	
Open/Closed:	Open 🗸		
Closed Date:	5068	924 	
Clean and Free of Debris:	Satisfactory	Astronomic	
	e 1. 2	Caudistasia	
Location of Bar:	Front 🗸		
Shape of Bar:	Rectangle		
Condition of Bar Area/Floors:	Satisfactory 💙		
Hot Water:	No 🗸		
Disinfectant Solution:	Yes 🗸		
Three Compartment/Washer:	Yes 🗸		
	Puckage God	ods/BD7 Cnecklist	
Bulletproof Partitioning:	N/A 🗸		
Separate Pkg. Goods Dept.:	N/A 🗸		
Separate Pkg. Goods Store:	N/A 🗸		
Bar/Tavern Open and Operating:	Yes 🗸		

Selling Household/Grocery:	N/A	~		
		ij	lobig Arza	
Capacity:	77			
Location of Dining Area:	Throughout			
Condition of Dining Area/Floors:	Satisfactory	~		
Sanitation:	Satisfactory	~		
Menu:	Yes	•		
		\$ 9 77	data de ende	
Traders License:	Yes	~		
Alcohol Awareness Certification Date Issued:	6/7/2022	1000		
Employee Records:	N/A	~		
Alcohol Beverage Information Invoice Numbers and Date:	RNDC INV# 461	3418 ACCT #	52 5/3/2022	
Inspector Comments:	SATISFACTORY			
		,793	eyare de	
Inspector Comments:	SATISFACTORY			
	L	***************************************	The second secon	
		<i>241</i> 8	sile Sofety	
Exits Marked, Unobstructed:	Yes	•	•	
Fire Capacity:	77			
Outdoor Seating Capacity:				

Adult Entertainment - If Applicable

	N/A 💙
Dancers Present 18 and older:	N/A 🗸
Cleanliness of Dressing Room:	N/A 🗸
	Andilan Sarvises
Live Entertainment (Describe):	
Outdoor Table Service	N/A ~
	des textes a
Violation Issued:	No 🗸
Violations Noted:	
	les les
Instructions Given to Licensee:	FORWARD UPATED ALOCHOL AWARENESS CERT. FORWARD MD-22 TRADERS BY 6/24/22
	On MAY 24 1, 2022, a routine inspection was conducted for LOBO resulting from 2022 RENEWAL LICENSE DELIVERY.
	The establishment Produced all requested documents except those noted above
	no violations observed or noted at time of the above inspection with nothing further to report. NOTE: MD-22 TRADERS AND CURRENT ALOCOHOL AWARENESS RECEIVED 6/22/22





Attach Additional Pho	tos
-----------------------	-----

Owner Email:

Submitted by Inspector i:O#.w|baltimore\april.bennett-burman

Update/Resubmit **Print View**

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

Block/Lot:

Property Address:

1830/046

1900 ALICEANNA ST

Applicant: STEPHAN FOGLEMAN

Owner/Lessee:

Owner

1900 ALICEANNA LLC

Lessee

RUBEN'S LLC

Online Use & Occupancy Permit **Application**

Permit No: USE2022-51323

1001-000000-2600-159400-400540 Filing Fee 1001-000000-1500-102800-400230 Tax

1001-000000-2600-158009-400480 Use&Occupancy

Total:

45.00 98.00

50.00

3.00

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

Property Use & Occupancy Information:

Existing Use: (Commercial) Restaurant

Proposed Use: (Commercial) Restaurant

	Dwelling:	Roomming:	Efficiency:
Existing Count:	002	0	0
Proposed Count:	002	0	0

Description	Created	Completed	Assigned To	
CHESAPEAKE CRITICAL	02/09/2022		PLAN	
AREA				
FO2 - REGULATED	02/09/2022		PLAN	
FLOODPLAIN BFE				
One Stop Permit Office	01/26/2022		JONATHAN.C	
Review				
FIRE DEPARTMENT	02/09/2022		LDZI	
REFERRAL				
HEALTH DEPARTMENT	02/09/2022)WEL	
INSPECTION				
R41- FELLS POINT	02/09/2022		PLAN	
WATERFRONT				

District:201

MINOR PRIVILEGE:

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

CONTINUE TO USE FIRST FLOOR AS TAVERN/RESATAURANT AND SECOND FLOOR AS TWO DWELLING UNITS (NEW OPERATOR)

AFFIDAVIT BY: STEPHAN FOGLEMAN

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

Project Name:

1900 ALICEANNA

Role: Appicant: Agent

FOGLEMAN, STEPHAN

Project Note:

Owner First Name:

Owner Last Name Or Company Name:

1900 ALICEANNA LLC

Phone:

Address1: Address2:

City: State: Zip:

November 17, 2022

Applicant(s): Raissa Nynkeu Batchankwe

Anonymous Ventures, LLC T/a The Anonymous

1225 Cathedral Street 21201

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership with continuation of live entertainment and outdoor table service, requesting offpremises catering and delivery of alcoholic beverages.

- (a) **Applicant(s) Information**: (1) Raissa Nynkeu Batchankwe was born in Cameroon, Yaounde in May of 1990. She lives in Baltimore, MD.
- (b) Ownership Breakdown: (1) Raissa Nynkeu Batchankwe (100%).
- (c) Purchase Price of Business: The purchase price of the business is via a lease contract at \$3,000 a month.
- (d) **Qualified Voters**: Charles Uttenreither, Jr., Mary Uttenreither, and Satina Pearce are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the premise as a restaurant and Bookstore with outdoor patio seating, live entertainment, and catering onsite as well as off-premise delivery.
- (f) Corporate Standing: Anonymous Ventures, LLC is a MD LLC and as of 11/1/2022 is active and in good standing.
- (g) **Posting Report**: The location was posted on 10/27/2022 and will be checked on 11/5/2022. This meets the 10-day rule. There are 8 licensed liquor establishments in the 4x4 area: "B" BWL-6; and "BD7" BWL-2.
- (h) **Timeline**: Establishment closed on 1/31/2022. The 180 days runs until 7/30/2022. Staff received Hardship Extension request on 5/3/2022. Hardship extension granted by Board on 5/19/2022. The 360 days runs until 1/26/2023. On 9/16/2022 applicant(s) filed an application to transfer ownership, meaning the license was legally closed for 229 days, which is less than the legally allowable 360 days (on or before January 26, 2023) due to hardship extension. 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 THE DE CIPENZE APPLICATION	UN: TKANSFER (Ľ NEW ∐ EXPAN	SION OF PREMISES \square AMENDMENT(S) \square	
EXPLANATION OF REQUEST: In location transfer to r	new operator/entity/lice	nsee	CLASS TYPE: B	<u></u>
		n and fill out the requested		
A) NEW LICENSE REQUEST: ADDRESS OF PROPO	ISED LOCATION:		•	
B) TRANSFER OF OWNERSHIP ONLY: ADDRESS				
C) TRANSFER OF OWNERSHIP AND LOCATION:	- CURRENT ADDRESS OF	LICENSED LOCATION:	•	······································
			•	
CORPORATE/LLC/LLP/PARTNERSHIP NAME: Anon	ymous Ventures, LLC	TRAI]E NAME: The Anonymous	
BUSINESS PHONE NUMBER: 2404089599	BUSINESS EMAIL	ADDRESS: anonymoust67	0@gmail.com	_
ATTORNEY FOR THE APPLICANT: A L Hurdle	ADDRES	S: 614 Bosley Ave, Towson	n, Md PHONE: 4106855100	in the second se
			Provided? ☑Yes □ No Delivery of alcohol? ☑ Yes	□ No
Entertainment provided? 🛛 Yes 🗖 No What Kind (A				
ing Receipt or Current Certificate of Occupancy Pern				<u>.</u>
Please note that as per Alc. Bev. Art. \$ 12-1407(A)((2), an application for t	the issuance or transfer, is	not complete unless the applicant has obtained app	oroval
and/or v	verification from the Bi	altimore Municipal Zoning A	Appeals (BMZA)	
. Applicant A				
Raissa Nynkeu Batchankwe	(Telephone	ng \	E-mail (Required)	L
116 N University Pkwy	Baltimore M		្រោយ (សម្បូប រា មួយ) 5	
·	•	ate Zip Code	(period of residency in Baltimore City)	10-10
05/1990		•	(period of residency in Baltimore City) COM RECORD YAD UNA	le-la
Residence)Street 05/1990 Month/Year of Birth) Check:	F (Sex: Mala	e or Female)	(period of residency in Baltimore City) Com SCOON, YHO WAA (Place of Birth)	le-PA
05/1990 Month/Year of Birth) Check: ☑ Yes □ No Are you currently a reside	F (Sex: Mala	e or Female)	······································	le-PA
05/1990 Month/Year of Birth) Check: ☑ Yes □ No Are you currently a reside	F (Sex: Mala	e or Female)	······································	le-la
05/1990	F (Sex: Mala	e or Female) pre?	······································	- le-14
05/1990 Month∕Year of Birth) Check: ☑ Yes □ No Are you currently a reside 2. Applicant B	F (Sex: Male nt of the City of Baltimo	e or Female) ore? no.)	(Place of Birth)	- le-la -
05/1990 Month/Year of Birth) Check: ☑ Yes □ No Are you currently a residen Z. Applicant B Full name) Residence)Street	F (Sex: Malant of the City of Baltimo (Telephone) City Sta	e or Female) ore? no.) ate Zip Code	(Place of Birth) • E-mail (Required)	- le-la - -
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05/1990 Month/Year of Birth) Check:	F (Sex: Male nt of the City of Baltimo (Telephone of City Sta	e or Female) ore? no.) ete Zip Code e or Female) ore?	(Place of Birth) E-mail (Required) (period of residency in Baltimore City) (Place of Birth)	/e-14
05/1990 Month/Year of Birth) Check: ☑ Yes □ No Are you currently a resident Z. Applicant B Full name) Residence) Street Month/Year of Birth) Check: □ Yes □ No Are you currently a resident	F (Sex: Malant of the City of Baltimo (Telephone of City Sta	e or Female) ore? no.) ete Zip Code e or Female) ore?	(Place of Birth) E-mail (Required) (period of residency in Baltimore City) (Place of Birth) E-mail (Required)	
05/1990 Month/Year of Birth) Check: ☑ Yes □ No Are you currently a resident C. Applicant B Full name) Residence)Street Month/Year of Birth) Check: □ Yes □ No Are you currently a resident C. Applicant C Full name)	F (Sex: Male nt of the City of Baltimo (Telephone of City Sta	e or Female) no.) ete Zip Code e or Female) ire?	(Place of Birth) E-mail (Required) (period of residency in Baltimore City) (Place of Birth) E-mail (Required)	
05/1990 Month/Year of Birth) Check:	F (Sex: Malant of the City of Baltimo (Telephone of City Stands of the City of Baltimo (Telephone of City of Baltimo	e or Female) no.) ete Zip Code e or Female) ire?	(Place of Birth) E-mail (Required) (period of residency in Baltimore City) (Place of Birth) E-mail (Required)	AW.com

1. Has the applica Applicant A 🗆	ant(s) been : B 🗀	adjudged guilty of a felony in the State of Meryland or any other? 🗆 Yes 🗵 No - If yes, indicate applicant and explain C 🗀
. Hes the endice	nt(s) been e	adjudged guilty of violating the laws-governing the sale of any elcoholic-beverage or for gambling in any State, includi
laryland? 🗀 Ye	ıs 🕖 No - H	yes, mark applicant and provide explanation in adjacent space provided.
Applicant A 🗆	B □	
he United States	, or against	nt(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State withi the United States (Federal Crime)? 🖂 Yes 🕢 No - If yes, mark applicant and explain.
pplicent A 🗆	B □	C 🗆 .
. Has the applica	ant(s) ever	had a license for the sale of alcoholic beverages in the State of Maryland? 🔲 Yes 🗹 No If yes, mark applicant and
		dates that the applicant was a licensee, and the trade name). C
. Has the applica	ent(s) ever l	had a liquor license suspended or revoked? 🗆 Yes 🖸 No If yes, mark applicant and explain. C 🗆
ppiicant A 🗆	<u> в</u> ш	
		e a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license I, and issued? 🔲 Yes 🗹 No If yes, mark applicant and explain (address of location and trade name).
pplicant A 🗆	B□	
t governos e-mil Augustas Sus		
		it children of any of the applicant(s) have a financial interest in any other akcoholic beverages licansa or business in risdiction in the State of Meryland? □ Yes ☑ No If yes, merk applicant and explain (eddress of location and trade name).
pplicant A 🖂	B 🗆	вывышения от на отого от матурания. — так се ми и ука, прих врупции выи ехрани (виштера и висотия выи отвив притер. С —
. Are vou financi	ally interest	ted in any other elcoholic beverages license applied, granted or issued? ☐ Yes ☑ No If yes, please explain.
pplicant A 🗆	B 🗆	C 🗆
Is the licensed p Location ceased		rrently open and operating? 🗆 Yes 🗹 No. If no., then provide date of last day of operation of the establishment. arly 2022.
. Do any of the a	pplicant(s)	- personally or through an entity - have any indebtedness or other financial obligations to any manufacturer,
rewer, distiller, d e epplicant(s) in	r wholesale	er at the time of making this application? 🔲 Yes 🗹 No If yes, please explain. If yes, please provide information as t prepally or through an entity – the amount of the indebtedness, and the name of the manufacturer, brewer, distilled
·wholeseler? oplicant A 🗆	B 🗆	C 🗆
rikara e.e.		

Applicants Applying as Business list all authorized persons.) Plea please attach a list of the nem incorporation, partnership ago	se note that all licansees MUST have as and address of all outstanding sti reement or articles of organization.	OC DOC 1 - in Corporation list of offic a FANACIAL INTEREST in the each holders who at the time	he license applied for as per Ald	Email Limited Liability Company/Partnerships c. Bov. Art. 8 4-108 (a)(11). If necessary, I the corporation and the articles of
Applicants Applying as Business list all authorized persons.) Plea please attach a list of the nem incorporation, partoership ago	NH COSS vg-ton Entities - (Give name(s) and eddresses as nots that all licensees MUST have as and address of all outstanding sta reement or articles of organization.	OC DOC 1 - in Corporation list of Offic a FANNCIAL INTEREST in the each holders who at the time	he license applied for as per Ald	t. Bev. Art. 8 4-109 (a)(II). If necessary,
Applicants Applying as Business list all authorized persons.) Plea please attach a list of the nem incorporation, partoership ago	NH COSS vg-ton Entities - (Give name(s) and eddresses as nots that all licensees MUST have as and address of all outstanding sta reement or articles of organization.	OC 9000 1 - in Corporation list of offic a FINANCIAL INTEREST in to each holders who at the time	he license applied for as per Ald	t. Bev. Art. 8 4-109 (a)(II). If necessary,
	BATHANKUSE			$\psi \in$
2) NAME:			TTTLE:	%OF STOCK HELD: 100 870
	ADDRESS:			%OF STOCK HELD:
3) NAME:	ADDRESS:	· · · · · · · · · · · · · · · · · · ·	TITLE:	%OF STOCK HELD:
4 NAME:	ADORESS:		TITLE:	%OF STOCK HELD:
	levit or aeth required under the provi dictment and conviction thereof, s	isions of this Act shall conta	ain any falsa stataments, the offs	onder shell be deeme d
Signature of Applicant A I hereby certify that on the person that the matter and facts contain	day of Access 202. I anally appeared Ricessian Access and correct	before me, the subscriber, a Santanak Freet As witness, my hand a	ORE CITY Outside the State of	in and for this appropriation fields oath in due form of law
Signature:	day of, 20, b mally appeared ed in said application are true and cor	(Notary Seal) My C	notary public of the State of the applicant(s) named in to a notarial seal.	in and for his application made oath in due form of law
Signature of Applicant C I hereby certify that on the person that the matter and facts contain	day of, 20, b nally appeared ed in said application are true and corr	efore me, the subscriber, a	notary public of the State of the applicant(s) named in t	in and for his application made oath in due form of law

Name and Address of the owners of the premise/landlord: 1225 (all leave Phone Number: Phone Number:
410 Pine St, SE, 300, Vienra VA 24180
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND
(LWE) 127 Cold of all the last till
That (I am. we are) the owner(s) of the property located at
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 Uwner of the Property
I hereby certify that on the
As witness, my hand and noticial seal.
Notary Signature: [Notary Sea] My Coppylerion and restrict 2026
Motary Printed Name: VASCON CODD CODES WAS 218035
The following certificates must be signed by at legat a persons.
We, the undersigned citizens, real estate owners and registered veter bijn the City of Bakting of in which the business
covered by the present application is to be conducted. We certify the the the lighting applicant(a) is/are personally known to
us and is a resident of Baltimore City and a resident of the State of Marying at the time of this application.

Kames	Address	Signature	DOR (Month/Year)	Length of time Acquainted with the Applicant(s)

Board of Liquor License Commissioners for the City of Baltimore I 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.

	andord:	Phone Number:
STATEMENT OF OWNER OF PREMISE: (I, WE)	S REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES L	AW OF MARYLAND Hereby Certify,
That (I am, we are) the owner(s) of the property I	located at	, Baltimore, City with a Zip
Code of, which is named in t	the present application made to the Board of Liquor Licens	e Commissioners of Baltimore City
duly authorized deputies, inspectors and clerks, t employees, and any peace officer of the City of Ba	and assent to the granting of the license applied for, and he the Board of Liquor License Commissioners of Baltimore C altimore and State of Maryland, to inspect and search, with parts of the building in which said business is to be conduct	ity, its duly authorized agents and hout warrant, the premises upon which
I hereby certify that on theday offor	, 20, before me, the subscriber, a notary public of lade oath in due form of law that the matter and facts contained	the State of, in and the
landlord/property owner named in this application ma	SOC DOLL BLOOD IN THE OF IOW CHOIL THE HIGHER WING FOLIA COLLECTION CO.	I in said application are true and correct.
landlord/property owner named in this application managery. As witness, my hand and notarial seal.	iane natit ut and tot in at law that the matter and facts contained	d in said application are true and correct.

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	DOE (Month/Year)	Laugth of time Acquainted with the Applicant(s)
Charles Utterreither	626 S. Kenwood 4	Charles attenued	12(55	34ps
May Utterreither	626 S. Kenwood 21224	Mary lttenwith	LL 11/55	3 yrs
Josen Sols	2542 Foster Aug 21224	Mixu	07/82	Syers

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.

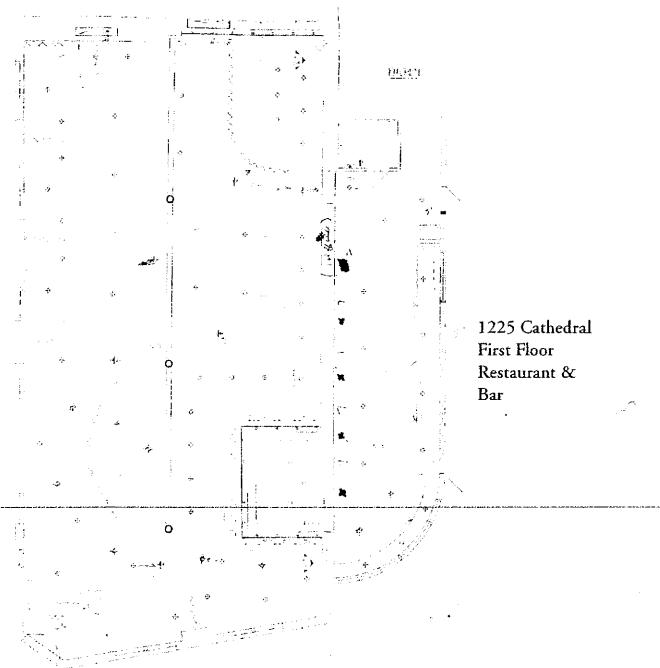
1225 Cathedral

Name and Address of the owners of ti		_ Phone Number: _		
(I, WE)	he property located at	e to the Board of Liquor Licen the license applied for, and h Commissioners of Baltimore l and, to inspect and search, wi	Balting. Baltings Bal	HEREBY CERTIFY, nore, City with a Zip s of Baltimore City e State Comptroller, his rized agents and premises upon which
Signature of Owner of the Proper	·ty			
	y of, 20, before me, t ly appeared application made oath in due form of law th	he subscriber, a notary public o	f the State of	in and the are true and correct.
As witness, my hand and notarial seal.				
Notary Signature:	(Nota	ary Seal) My Commission expire:	3	
Notary Printed Name:				
We, the undersigned citizens, re covered by the present applicati us and is a resident of Baltimore	The following certificates must be eal estate owners and registered v ion is to be conducted. We certify t e City and a resident of the State	voters in the City of Balti that the qualifying applica	more in which tl ant(s) is/are pe	rsonally known to
Names	Address	Signature	OOB (Manth/Year)	Length of time Acquainted with the Applicant(s)
SATIMA PEARCE	145/6/10 Pl BOSTIMAR MD	Did A	11/10/75	37/5

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.







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 241

Cert Num: 0955

Fee: \$3,000.00

Status: Renewed

License Date:5/1/2022

License Year: 2022

CR Number: 11783350

Payment Date: 06-09-22

2021 - 2022 TPP Paid

2022 Trader's License 🗌

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: RED EMMA'S COOPERATIVE

Trade Name: RED EMMA'S

Zone Code: 21

Phone: 443-801-8638

Block Num: 1225

Street: CATHEDRAL STREET

State: MD City: BALTIMORE

Zip: 21201

CR Number: 11783350

Portion of Business Used:

USE PREMISES AS A RESTAURANT AND BOOKSTORE WITH A CLASS B LIQUOR LICENSE, WITH OUTDOOR PATIO SEATING, LIVE ENTERTAINMENT, AND CATERING ONSITE, AS WELL AS OFF-PREMISES DELIVERY, OPERATED BY RED EMMA'S COOPERATIVE COPERATION.

Restriction:

THE MOU DATED SEPTEMBER 26,2018 BETWEEN MOUNT VERNON BELVEDERE ASSOCIATION AND THE LICENSEE IS INCORPORATED INTO THE LICENSE.

Edit the License Location Info	Alternate Mailing Address

License Owners

License Owners							
First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MARY F.	AL-KHATIB	1813 EUTAW PLACE	BALTIMORE	MD	21217	Edit	Remove Owner
ANDREW D.	scom	2445 N. CALVERT STREET, #3	BALTIMORE	MD	21218	Edit	Remove Owner

Comments

Date	Comment	Action
10/07/2022	Application for transfer of ownership with continuation of live entertainment and outdoor table service, requesting off-premises catering and delivery of alcoholic beveragesfiled on behalf of Anonymous Ventures, LLC T/a The Anonymous, Raissa Nyukeu Batchankwe on 9/16/2022 /kk	Delete
05/19/2022	5/19/2022 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)/jr	Delete
05/04/2022	5/3/2022 - Rec'd hardship extension request letter from Atty Abraham Hurdle; Invoice #125993/jr	Delete
05/03/2022	* Licensee(s) changed during 2022 renewal period - Inokentiy Aksentiev was removed as licensee * /kk	Delete
07/22/2021	* Licensee(s) changed during 2021 renewal period - Inokentiy Aksentiev replaced Kaitlin Froom * /kk	Delete
12/14/2020	 Licensee(s) changed during 2020 renewal period - Kaitlin Froom replaced Asia N. Beasley /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 licensee issuance information until 6/22/2019. The license was initially issued on 5/10/2019/jr	Delete
10/16/2018	10-15-18: Transfer of Ownership completed/sb	Delete
09/28/2018	9/27/2018 - Public Hearing RE: Application to transfer ownership with continuation of live entertainment and outdoor table service, requesting off-premise catering and delivery of alcoholic beverages - APPROVED (3-0 vote) *MOU to be made a part of the license/jr	Delete
08/15/2018	Application for transfer of ownership with continuation of live entertainment and outdoor table service, requesting off-premise catering and delivery of alcoholic beverages filed on behalf of Red Emma's Cooperative Corp. T/a Red Emma's, Asia Beasley, Andrew Scotti, and Mary Al-Khalib on 7/20/18 /kk	Delete
04/06/2018	4/5/2018 - Public Hearing RE: Request for a hardship extension - GRANTED (3-0 Vote)/jr	Delete
	Submitted a letter for an Hardship Extension /sb	Delete
02/20/2018	State Tax Hold Letter mailed to Licensee "Patrick Morrow" was returned to the sender on 02/20/18 "Not Delivered as Addressed"/mb	Delete
02/15/2018	02/15/18-Resend 2018-2019 Renewal Application to licensee(s)home addresses /sb	Delete
02/14/2018	02/14/18 - Return To Sender; Insufficient Address; Unable To Forward/sb	Delete
02/07/2018	****STATE OF MD TAX HOLD, letter re-send to Licensee (Eric Levitt and Patrick Morrow) Home Address on February 7, 2018.****/mb	Delete
	State Tax Hold Letter mail was returned to the sender on 02/01/18 "Not Delivered as Addressed"/mb	Delete
01/25/2018	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***** /sb	Delete
03/17/2010	Alcohol Awareness expires 04/29/20 (Ashley Shiflett, Joseph Cotton, Rachel Coffin & Randy Eudy)	Delete
	Invoice #102855; Amount \$2,500.00 License Fee was paid 04/29/16 was for 2016-2017 License Year /sb	Delete
11/25/2014	11/16/2014 ****CITY LAW DEPT HOLD*** Albalu III Ltd t/a Ryleighs Oyster need to file 2012 and 2014 tax return, obtain assesment and pay taxes.	Delete
08/12/2014	07/10/2014 Public Hearing re: Application to transfer ownership. Board approved transfer. Paid \$100 hearing fee	Delete
02/08/2011	11/4/10 Public hearing re: application to transfer ownership from secured creditor and to remove restriction on liv entertainment APPROVED	Delete
	10/10 Transfer of Ownership & request to remove restriction, B-BWL restaurant license, Jaime Luna, Paul L. Bartlett, Albalu III, Ltd	Delete
12/11/2006	11/3/05 Application for a new Class "B" BWL restaurant license under the provisions of Rule 2.08 requiring \$200,000 in capital investment in restaurant fixtures and facilities and seating capacity for 75 persons; application includes request for outdoor table service and live entertainment APPROVED	Delete
	Print History (Print Cord)	

Print History (Print Card)

License num: LB 241

Address: 1225 CATHEDRAL STREET

Trade Name: RED EMMA'S

ANONYMOUS VENTURES LLC: W22918684

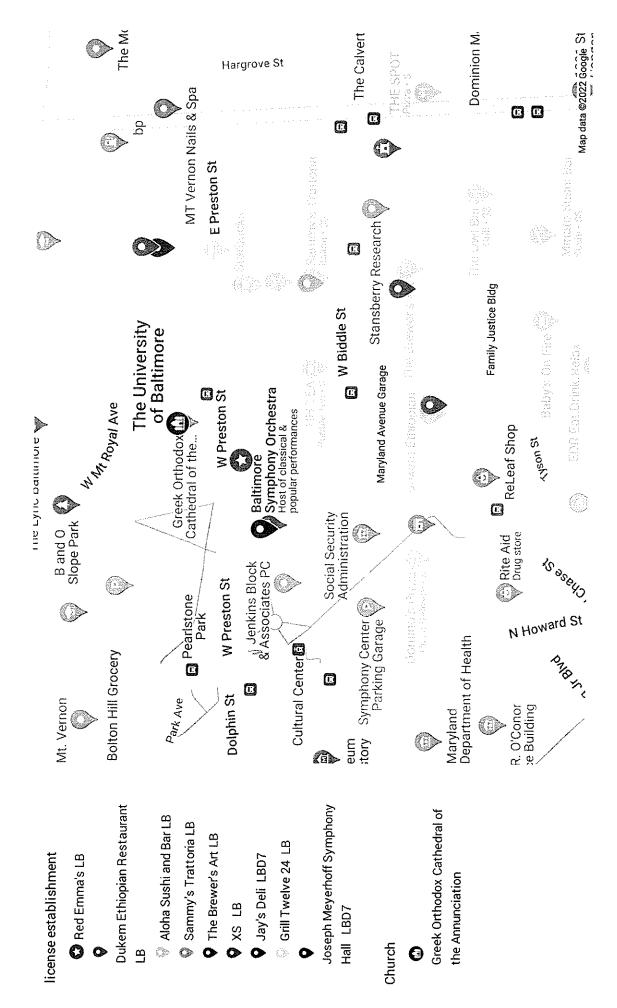
Department ID Number:

W22918684
Business Name:
ANONYMOUS VENTURES LLC
Principal Office:
1225 CATHEDRAL STREET
BALTIMORE MD 21201
Resident Agent:
BOBBY P BONGAM
8010 GREENBELT STATION PKWY
APT 325
GREENBELT MD 20770
Status:
ACTIVE
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
DOMESTIC LLC
DOMESTIC LLC
••
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration:
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DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 05/03/2022
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DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 05/03/2022 State of Formation: MD Stock Status: N/A
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DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 05/03/2022 State of Formation: MD Stock Status: N/A Close Status:

PROPOSED LOCATION:	1225	Cathedral	54.
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MAP	SUMMARY	(RECAPIT	ULATION)
TOTAL ESTABLISH	IMENTS IN MAP A	IREA	8
	"A" BEER & WINE		
	"B" BEER & WINE		4-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
	"C" BEER & WINE		
	"D" BEER & WINE		
	"A" BEER, WINE &	LIQUOR	
	"A-2" BEER, WINE	& LIQUOR	
	"B" BEER, WINE &	liquor	7
	"C" BEER, WINE &	LIQUOR	
	"D" BEER, WINE &		
	"BD7" BEER, WINE	& LIQUOR	<u></u>
	ARENA	**************************************	-
	HOTEL/MOT	EL	-
	RACING		-
PREPARED BY:	Chase	DATE:	10/31/22

1225 Cathedral Street



Board of Liquor License Commissioners

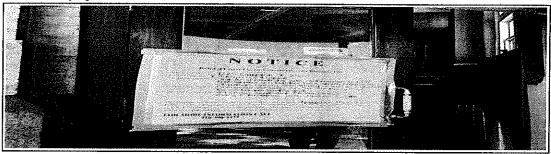
For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

Licensee Information (Trade Name	The Anonymous
Corporation Name	Anonymous Ventures, LLC
Location Address	1225 Cathedral St.
License Type	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner (If not open, not in comments - CLOSED or NOT OPERATING	1 140
Is the location within 300 feet of Church and/or School	? Yes 🕶
Date Posted	7 10/27/2022
Estimated Date of Removal	? 11/5/2022
Are there any other licensed establishments within a two block radius?	Yes 🗸
Other licensed locations - Describe/Note:	
Please see maps for additional locations	

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

Filed application for transfer of new operator/entity/licensee with outdoor table service, live entertainment which includes musical performance, ad off premise catering. The establishment is closed.

Insert Photo of Sign and location:



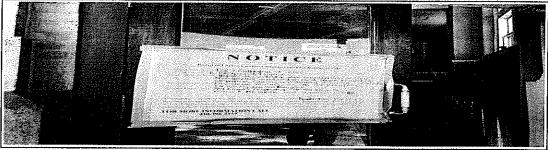
nspector Name	Date and Time		
:0#.w baltimore\terri.chase	10/30/2022	12:32:56 AM	
lame of Licensee (if present)			

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Raissa Nynkeu Batchankwe
Address of Premises:	
Inspector:	i:0#.w baltimore\terri.chase
Date Posted:	10/27/2022
Time Posted:	11:00 AM
Date Rechecked:	11/5/2022
Time Rechecked:	12:00 PM
Manager or Owner when sign posted:	N/A
Summary on location of sign posted:	
The sign is posted on the front dor.	
Summary on location of sign rechecked:	
The sign is still posted on the front door	
Insert Photo of Sign and location:	



Attach Additional Photos

Approve

Disapprove

E H O Z

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1225 Cathedral St. 21201

Class of License: B-Beer wonce + Liquok

Scope of Application: Transfer of ownership with continuation of live

Entertainment and Dutdoor table Service, requesting

Off-promises catering and delivery of alcoholic beverage

Application filed by: Anonymous Ventures, UC TIA The Anonymous Kaissa Nyukeu Barehankwe

Macy F. Al-Khatib and Madrew D. Scotti Ked Emma's Cooperative TIA Real Emma's Present Licensee(s):

Persons who oppose this application should send their written protest to the office of the Board Chairman The hearing concerning this application will be held on or after November 10, 2022 at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL 410-396-4377

Hon. Albert J. Matricciani, Jr., Esq. Aaron J. Greenfield. Esq. Edward L. Reisingst Douglas K. Paige

Commissioner
Commissioner
Executive Secretory

Certificate of Occupancy

No. 1 SE2018-53102

warning, it is unlawfile to conceal any work until inspected and approved by thus department.

WARD SEC. BLOCK 02 015

ISSUE DATE. 9/25/18

DISTRICT

PROPERTY ADDRESS:

1225 CATHEDRALST

OWNER:

1225 CATHEDRAL PARTNERS, LLC

ADDQ:

410 PINE STREET SUITE 300 VIENNA

LESSEE:

RED EMMA'S COOPERATIVE CORP INCADDR:

1225 CATHEDRAL ST BALTIMORE M

LAND USE CODES 3-50 0000 0000 0000

USE PREMISES AS RESTAURANT AND BOOKSTORE WITH A CLASS B LIQUOR LICENSE, WITH OUTDOOR PATIO SEATING, LIVE ENTERTAINMENT, AND CATERING ONSITE, AS WELL AS OFF-PREMISES DELIVERY, OPERATED BY RED EMMA'S COOPERATIVE CORPORATION.

ENVIRONMENTA	RISK HIGH	TYPE OF ACTIVITY/OWNERSHIP	GODE 2 9
D THE ANNOTATED COD D LOCAL LAWS, RULES /	RED EMMA'S CAT RED EMMA'S CAT RED EMMA'S 1225 CATHEDE Ballimore, MD 2 APPROPRIATE PROVIDE OF MARYLAND AND REGULATIONS.	COPERATIVE CORPORATION PALST 1201 SIDNS OF THE BIAL PINGRE CITY CODE OTHER APPLICABLE FEDERAL, STATE PALST PA	DRECTY HEALTH DEPARTM NAENTAL INSPECTION SERV BATTACL
SR25.90 ORARY EGGE (TY) CHARSITAL	TATTON FACILITY OF SQUE WASTE EXCLUSIVE WASTE EXCLUSIVE AND APPLICATION OF THE TAR APPLICATION OF THE TARK APPLICATION OF T	OSAGE ACE	BALLINE ENVIRON



PUST IN A CONSPICUION ACE
THIS LICENSE IS NON-TRANSFERRALE
IN IS ILLEGAL TO OPERATE UNDER THE LICENSE OF ANOTHER OWNER. ENEW LICENSE PRICE TO EXPIRATION TO AVOID LATE FEES AND OTHER PENALTIES USINERS RETURN THIS DOCUMENT TO BOHD, 1901 E. FAVETTE ST. BALTIMORE, MD 21202