

November 17, 2022

Applicant(s): Andrew Bruce Saller and Charles Patrick Rolling
Baltimore Sports Bar, LLC T/a The Penthouse Club
615 Fallsway 21202

Class: "BD7" Beer, Wine & Liquor License & Class "AE" Adult Entertainment License

Application to transfer ownership with continuation of live entertainment.

(a) **Applicant(s) Information:** (1) Andrew Bruce Saller was born in Fredericksburg, VA in July of 1984. He lives in Baltimore, MD; and (2) Charles Patrick Rolling was born in Oklahoma City, OK in June of 1959. She lives in Slidell, LA.

(b) **Ownership Breakdown:** (1) Andrew Bruce Saller (1%); and (2) Charles Patrick Rolling (1%); (3) John D. Kirkendoll (64%); (4) The Kirkendoll Family Trust No. 2 (24%); and (5) The Caroline Grace Kirkendoll Trust (10%).

(c) **Purchase Price of Business:** The purchase price of the business is \$6,500,000. Down payment of \$4,000,000 was paid. Remaining balance of \$2,500,000 to be financed.

(d) **Qualified Voters:** Malcolm Ruff, Ashley Deskin, and Jeffrey Stein are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise 2nd floor for tavern/lounge with retail sales and use upper floors for offices and storage for an existing adult entertainment business per BMZA 742-06.

(f) **Corporate Standing:** Baltimore Sports Bar, 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 2 licensed liquor establishment(s) in the 2x2 area: "B BWL-1; and "BD7 BWL-1.

(h) **Timeline:** Last Inspection by BLLC was performed 10/28/2022. 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/AMENDMENT(S) APPLICATION FEE - \$600.00

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

EXPLANATION OF REQUEST: Transfer of Liquor License and Adult Entertainment License CLASS TYPE: BD7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: _____

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: _____

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 615 Fallsway, Baltimore, MD 21202
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Baltimore Sports Bar, LLC TRADE NAME: The Penthouse Club

BUSINESS PHONE NUMBER: (410) 528-1117 BUSINESS EMAIL ADDRESS: crolling@kirkmgmt.com & tspratt@kirkmgmt.com

ATTORNEY FOR THE APPLICANT: _____ ADDRESS: _____ PHONE: _____

Part of Premises Used (Note: Floors and Areas for Storage): Entertainment 1st & 2nd Floors, Storage & Office 3rd Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 405

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

1. Applicant A

Andrew Bruce Saller _____
 (Full name) (Telephone no.) E-mail (Required)

2309 Pennyroyal Terr _____
 Baltimore MD 21209 7 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

07/1984 _____
 Male Fredericksburg, VA
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

2. Applicant B

Charles Patrick Rolling _____
 (Full name) (Telephone no.) E-mail (Required)

1572 Regatta Cove _____
 Slidell LA 70458 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

06/1959 _____
 Male Oklahoma City, OK
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

3. Applicant C

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

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

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

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

RECEIVED: B.L.L.C.
 AUG 8 2022 AM 10:04

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

Name	Address	Phone	Email
Brian Fisher	1211 S. Eakon Street, Unit 7005, Baltimore, MD 21224	[REDACTED]	[REDACTED]

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

- 1) NAME: Andrew B. Saller ADDRESS: 2309 Pennyroyal Ter., Baltimore, MD 21209 TITLE: Member %OF STOCK HELD: 1 Class B 5%
- 2) NAME: Charles P. Rolling ADDRESS: 1572 Regatta Cove, Slidell, LA 70458 TITLE: Member %OF STOCK HELD: 1 Class B 5%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

[Signature]
Signature of Applicant A

I hereby certify that on the 26th day of July, 2022, before me, the subscriber, a notary public of the State of Maryland in and for _____, personally appeared Andrew Saller the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 12/15/22

Printed Name: Jennifer Borkowicz

Jennifer Borkowicz
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES 12/15/22

[Signature]
Signature of Applicant B

I hereby certify that on the 26th day of July, 2022, before me, the subscriber, a notary public of the State of Maryland in and for _____, personally appeared Charles Rolling the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 12/15/22

Printed Name: Jennifer Borkowicz

Jennifer Borkowicz
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES 12/15/22

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Membership Interests of Baltimore Sports Bar, LLC

John D. Kirkendoll	650	Class A Shares
The Kirkendoll Family Trust No. 2	250	Class A Shares
The Caroline Grace Kirkendoll Trust	100	Class A Shares
Andrew B. Saller	1	Class B Share
Charles Rolling	1	Class B Share

Name and Address of the owners of the premise/landlord: SCMD Holdings, LLC, 615 Fallsway, Baltimore, MD 21202 Phone Number: [REDACTED]

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

(I, WE) Andrew Alley - Member HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 615 Fallsway, Baltimore, City with a Zip Code of 21202, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 26th day of July, 2022 before me, the subscriber, a notary public of the State of Mary, in and for _____, personally appeared Andrew Alley the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]
Notary Printed Name: Jennifer Borkowicz

[Notary Seal] My Commission expires

12/15/22 **Jennifer Borkowicz**
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES 12/15/22

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.

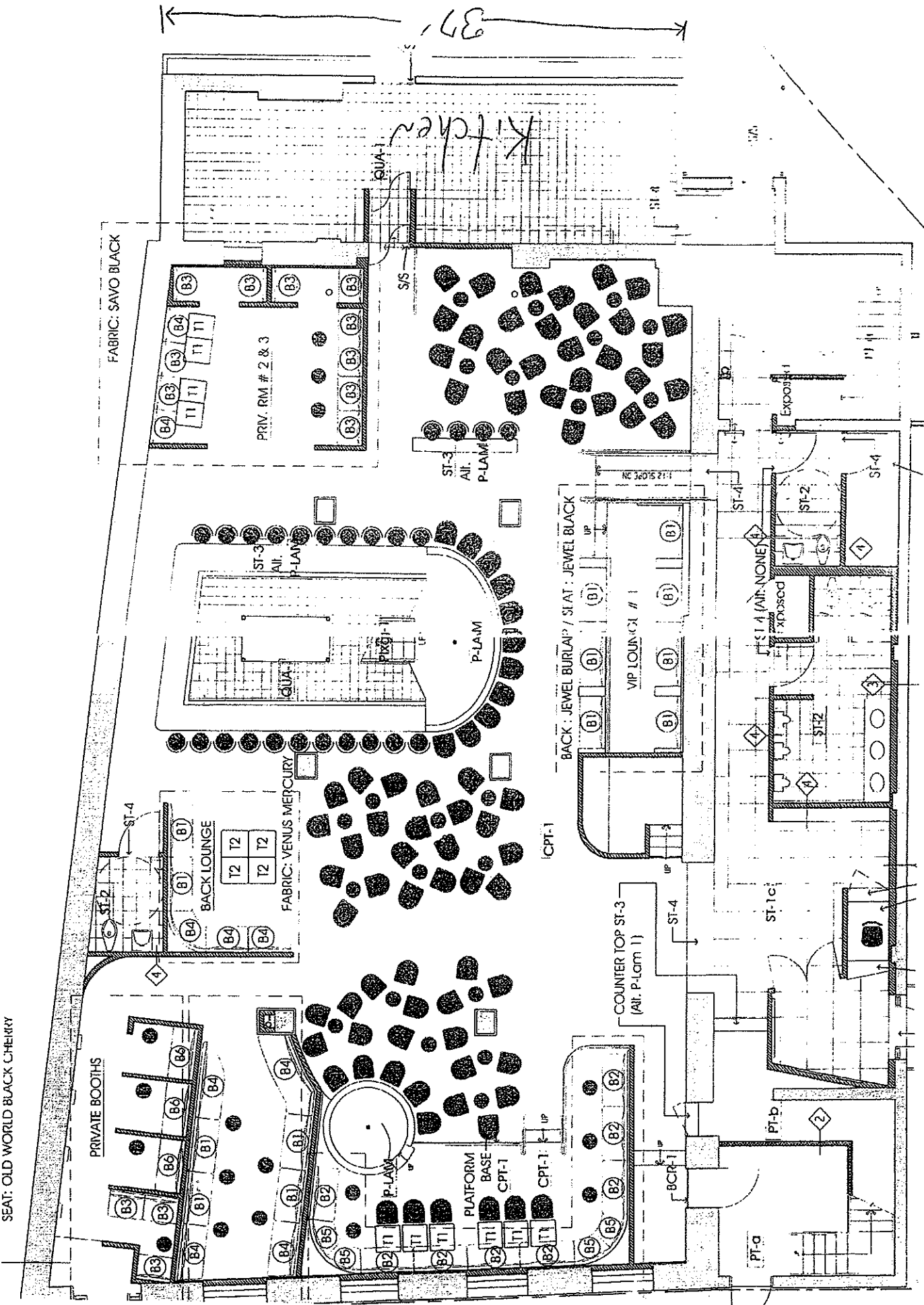
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
ASHLEY DESKIN	3437 ORLANDO AVE PARKVILLE, MD 21234	<u>[Signature]</u>	09/88	1.5 years
Malcolm Ruff	4009 Penhorst Ave Baltimore 21215	<u>[Signature]</u>	04/84	14 years
Sara El-Shall	1705 S. Charles St. Baltimore, MD 21230	<u>[Signature]</u>	12/86	8 years
Jeffrey Stein	1220 BANK ST. Unit 301 Baltimore, MD 21202	<u>[Signature]</u>	11/57	10 years

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

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

1st Floor

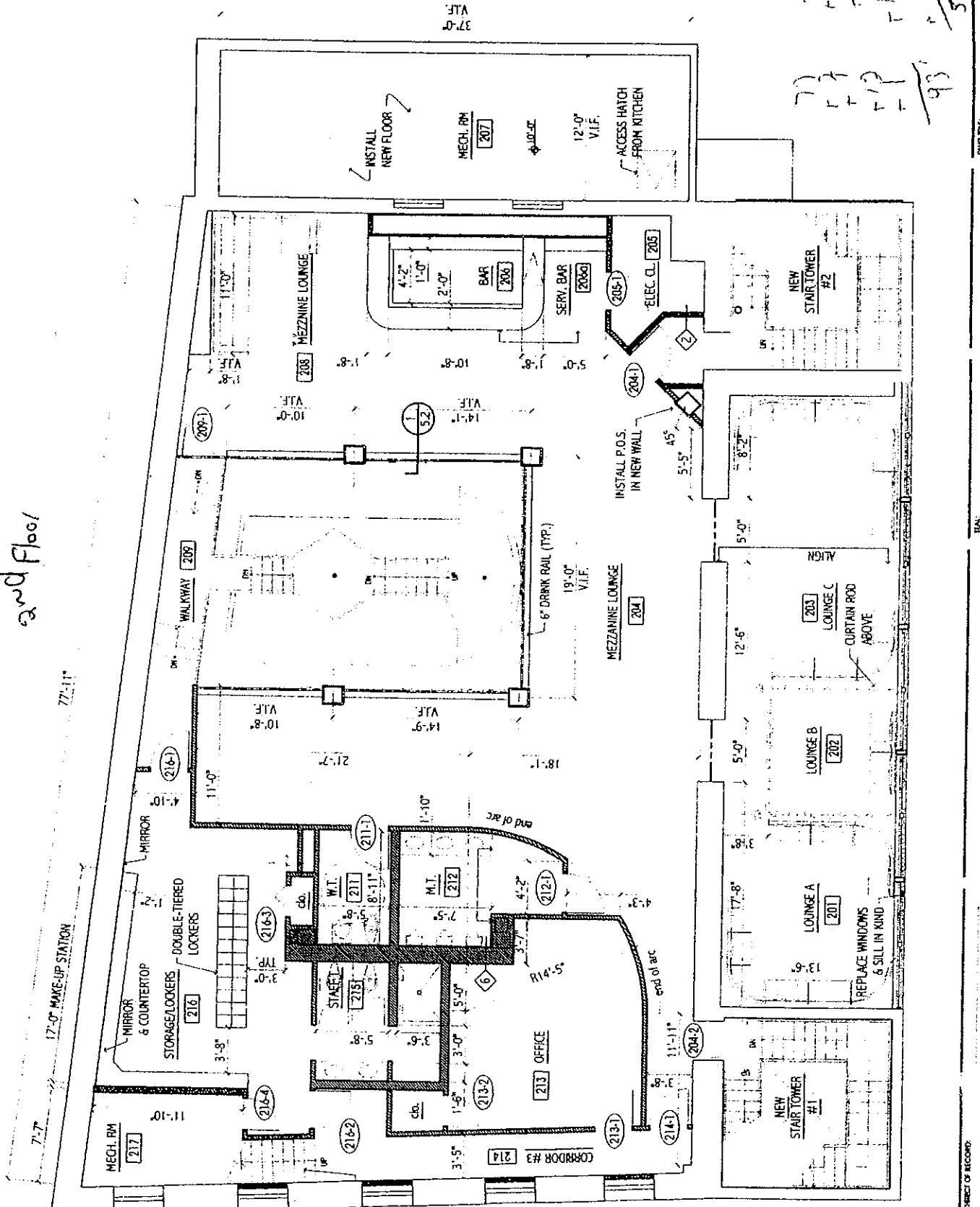
SEAT: OLD WORLD BLACK CHERRY



77-11

2nd Floor

37-0 VLF
33
22
11
93
58



17'-0" MAKE-UP STATION

7'-7"

10'-6" VLF
7'-10" VLF

RELOCATE PORTION OF EX STAIRS AS INDICATED; RETAIN 2-HR FIRE SEPARATION BETWEEN 2nd & 3rd FLOORS

ARCHITECT OF RECORD:

John D. Elder, PE
5335 King Arthur Circle
Baltimore, Maryland 21237
Phone / Fax (410) 746-0383

ARCHITECTS
505 6th Ave. Suite 901, NY, NY 10016
Tel: (212) 525-1985 Fax: (212) 525-2784
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SCORES BALTIMORE
605 FALLSWAY
BALTIMORE, MARYLAND 21202

DATE:

SCALE:

DATE:



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 006** Cert Num: **0006** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2022 License Year: 2022
 CR Number: 17371106
 Payment Date: 04-12-22

2021 - 2022 TPP Paid
 2022 Trader's License

[Click to Start License Renewal](#)

Adult Entertainment License

License Info

License Num: **AE 003** Cert Num: **1050** Fee: **\$1,000.00** Status: **Renewed**
 License Date: 7/1/2022 License Year: 2022
 CR Number: 17371106
 Payment Date: 06-03-22

[Click to Start Adult Entertainment License Renewal](#)

Adult Entertainment License Owners

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
ANDREW	ALLEY	143 ARCHIMEDES COURT	PIKESVILLE	MD	21208	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
BRIAN	SHULMAN	837 HOLLINS STREET APT 1D	BALTIMORE	MD	21201	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Add New Adult Entertainment License Owner

First Name: Last Name:
 Street:
 City:
 State: Zip:

Location

Corp Name: **TC ENTERTAINMENT LLC**

Trade Name: **PENTHOUSE BALTIMORE**

Zone Code: 25

Phone: 410-528-1117

Block Num: 615
City: BALTIMOREStreet: FALLSWAY
State: MD

Zip: 21202

CR Number: 17371106

Portion of Business Used:

CHANGE OF OPERATOR, USE SECOND FLOOR FOR TAVERN/LOUNGE WITH RETAIL SALES
AND USE UPPER FLOORS FOR OFFICES AND STORAGE FOR AN EXISTING ADULT
ENTERTAINMENT BUSINESS PER BMZA 742-06

Restriction:

Edit the License Location Info	Alternate Mailing Address
--------------------------------	---------------------------

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
ANDREW J.	ALLEY	143 ARCHIMEDES COURT	PIKESVILLE	MD	21208	Edit	Remove Owner
BRIAN	SHULMAN	837 HOLLINS STREET APT 1D	BALTIMORE	MD	21201	Edit	Remove Owner

Comments

Date	Comment	Action
10/07/2022	Application for transfer of ownership of a Class "BD7" BWL license and "AE" Adult Entertainment license with continuation of live entertainment filed on behalf of Baltimore Sports Bar, LLC T/a The Penthouse Club, Andrew Bruce Saller and Charles Patrick Rolling on 8/8/2022 /kk	Delete
06/22/2021	Submitted 2021 Traders License with Renewal Application.../sb	Delete
06/22/2021	Alcohol Awareness expires on 04/27/2022 Andrew Alley (certified by TIPS).../sb	Delete
06/22/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter AE licensee issuance information until today's date. /kk	Delete
06/22/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of the renewal application until 6/22/2019. The renewal application was submitted to the BLLC on 6/4/2019...../jr	Delete
04/22/2019	Submitted 2019 Trader's License.... /sb	Delete
12/13/2018	Transfer was completed on 12/13/18 and Adult Entertainment transferred also; Invoice #113883.... /sb	Delete
12/07/2018	12/5/2018 90 Day pending transfer letters were sent. Please check folder for more details....k/r	Delete
09/28/2018	9/27/2018 - Public Hearing RE: Application to transfer ownership of a Class "BD7" Beer, Wine & Liquor License and Class "AE" Adult Entertainment License with continuation of live entertainment - APPROVED (3-0 vote)...../jr	Delete
08/15/2018	Application for transfer of ownership (of BD7 & AE licenses) with continuation of live entertainment filed on behalf of TC Entertainment, Inc. T/a Penthouse Baltimore, Brian Shulman and Andrew Alley on 8/7/18 /kk	Delete
08/07/2018	Spoke with Elaine about who owns the LLC and needs the breakdown of Shareholder prior to June 01,2018.... /sb	Delete
06/05/2017	Submitted 2017 Trader's License.... /sb	Delete
12/28/2016	07-06-16 - Submitted Health Dept. License & Fire Permit... /sb	Delete
07/17/2015	Alcohol Awareness expires 07/13/19 (Sean Lewis and Andrew Alley)	Delete

02/09/2015	12/9/2014 Alcohol Awareness Course John S Murray expires 12/9/2018	Delete
02/16/2010	01/28/10 (HEARING CONF)LICENSEE FAILED TO APPEAR.OUTDOOR TABLE SERVICE VOIDED.LICENSEES HAVE 10 DAYS TO APPEAL DECISION.	Delete
03/10/2008	03/06/08 Hearing Conf.re: Request to add outdoor table service.DECISION: APPROVED.MUST PAY CONF.FEE \$100.	Delete

Print History (Print Card)

License num: LBD7 006 Address: 615 FALLSWAY
 Trade Name: PENTHOUSE BALTIMORE

Comment:

Add Comment

Hold Info



BALTIMORE SPORTS BAR, LLC: Z22884522

Department ID Number:

Z22884522

Business Name:

BALTIMORE SPORTS BAR, LLC

Principal Office: 

850 NEW BURTON ROAD

SUITE 201

DOVER DE 19904

Resident Agent: 

COGENCY GLOBAL INC.

1519 YORK ROAD

LUTHERVILLE MD 21093

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

FOREIGN LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

04/22/2022

State of Formation:

DE

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 615 Fallsway

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

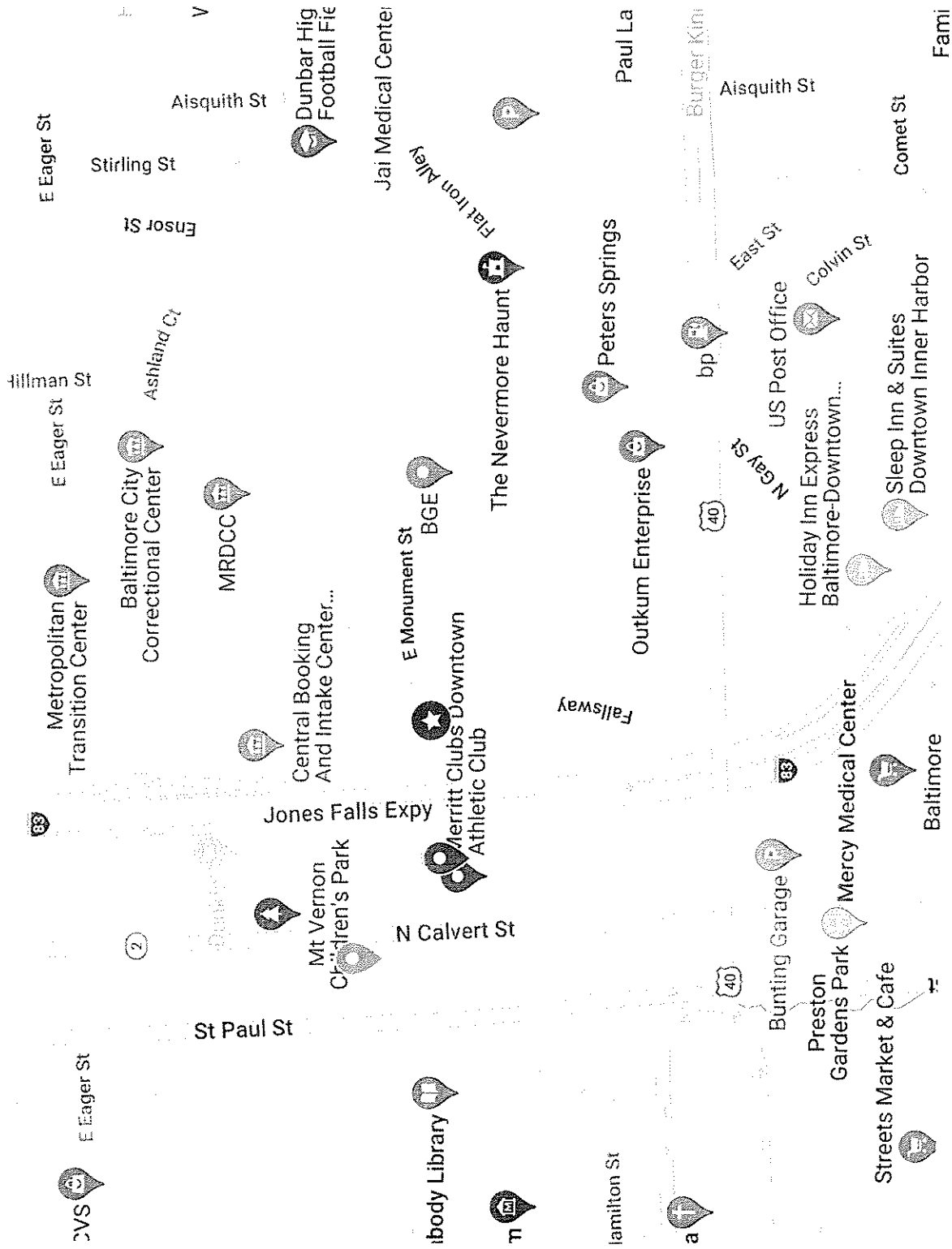
RACING _____

PREPARED BY: Chase DATE: 10/31/22

615 Fallsway

Licensed establishments

- Penthouse Baltimore LBD7
- Merritt Clubs Downtown Athletic Club LB
- Center Stage LBD7



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	<input type="text" value="The Penthouse Club"/>
Corporation Name:	<input type="text" value="Baltimore Sports Bar, LLC"/>
Location Address:	<input type="text" value="615 Fallsway"/>
License Type:	Class "BD7" Beer, Wine and Liquor <input type="button" value="v"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes <input type="button" value="v"/>
Is the location within 300 feet of Church and/or School?	No <input type="button" value="v"/>
Date Posted?	<input type="text" value="10/27/2022"/> <input type="button" value="v"/>
Estimated Date of Removal?	<input type="text" value="11/5/2022"/> <input type="button" value="v"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="button" value="v"/>

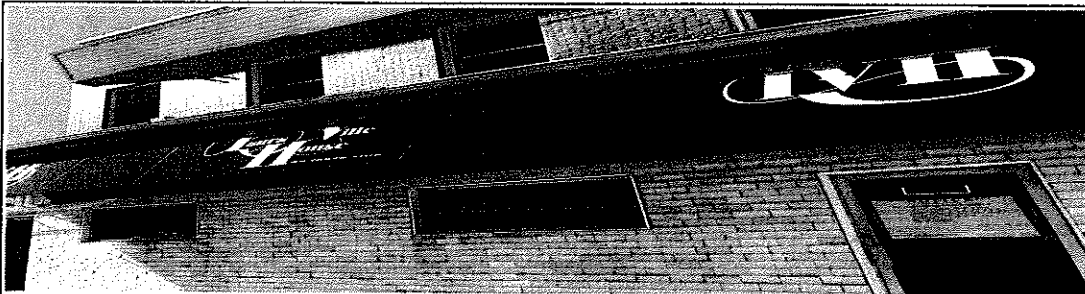
Other licensed locations - Describe/Note:

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 ownership for license and adult entertainment with live entertainment which includes Adult entertainment

Insert Photo of Sign and location:



 Attach Additional Photos

Inspector Name

Date and Time

i:\0#.w\baltimore\terri.chase

10/30/2022

12:54:09 AM

Name of Licensee (if present)

Approve

Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Andrew Bruce Saller; Charles Patrick Rolling

Address of Premises: 615 Fallsway

Inspector: i:0#w|baltimore\terri.chase

Date Posted: 10/27/2022

Time Posted: 10:00 AM

Date Rechecked: 11/5/2022

Time Rechecked: 1:30 PM

Manager or Owner when sign posted: Andrew Alley

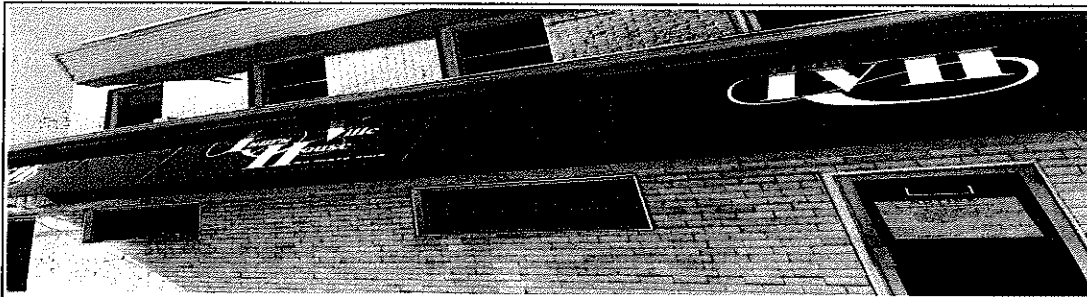
Summary on location of sign posted:

The sign is posted on the back door.

Summary on location of sign rechecked:

The sign is still posted on the back door.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 615 Fallsway 21202
Type of License: BDF-Beer, Wine & Liqueur and AE-Adult Entertainment
Type of Application: Transfer of ownership of a Class "C" BDF & BDL license an
AE-Adult Entertainment license with continuation of live entertain
ment
Application filed by: Baltimore Sports Bar, LLC T/A The Penthouse Club
Andrew Bruce Saller and Charles Patrick Rolling
Present Licensee(s): TC Entertainment, LLC T/A The Penthouse Club
Andrew J. Alley and Brian Shulman

A hearing concerning this application will be held on or after November 10, 2012
Persons who oppose this application should send their written protest to the office of the Board
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

Back

BLLC Routine Inspection

General Information

Address: 615 FALLSWAY 21202

Trade Name: PENTHOUSE BALTIMORE

Corporation Name: TC ENTERTAINMENT LLC

Type of License: Adult Entertainment

Date/Time of Inspection: 10/28/2022 7:53:33 PM

Manager/Licensee: Andrew Alley

Open/Closed Status

Open/Closed: Open

Closed Date:

Clean and Free of Debris

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: Center

Shape of Bar: U

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating:

Yes

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 4/26/2022

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Notes

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: Yes

Dancers Present 18 and older: Yes

Cleanliness of Dressing Room: Satisfactory

Facility Services

Live Entertainment (Describe): Yes

Outdoor Table Service No

Violations

Violation Issued: No

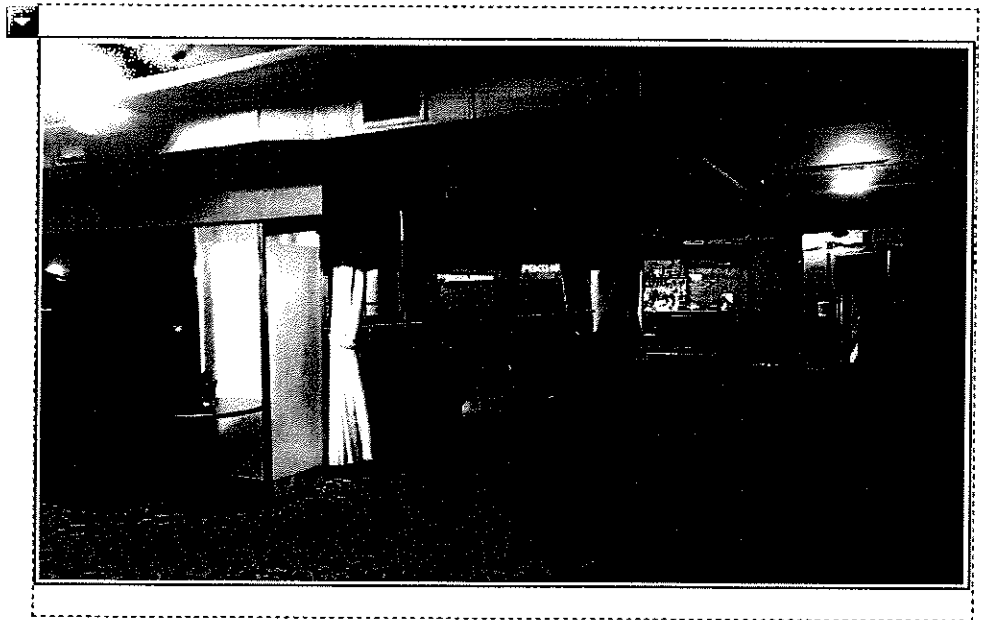
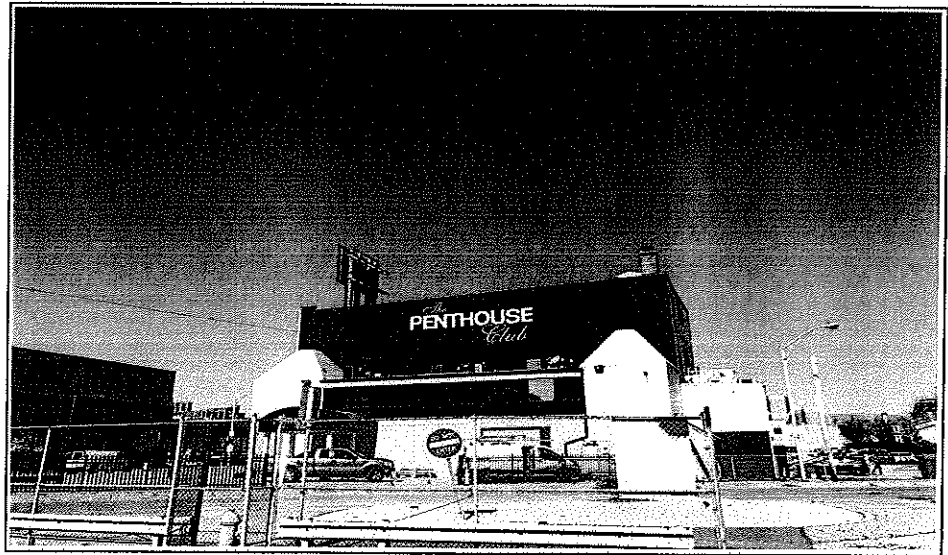
Violations Noted:

Write-Up

Instructions Given to Licensee:

Inspector's Comments: Posted Transfer of ownership Sign. 10/27/22

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
05	04	1250	002	9/28/22	300

PROPERTY ADDRESS: 605-615 FALLSWAY

OWNER: SCMD HOLDINGS, LLC ADDR: 615 FALLSWAY BALTIMORE MD 21

LESSEE: CHARLES ROLLING ADDR: 615 FALLSWAY BALTIMORE MD 2120

LAND USE CODES 3-50

CONTINUE TO USE SECOND FLOOR FOR TAVERN/LOUNGE WITH RETAIL SALES AND USE UPPER FLOORS FOR OFFICES AND STORAGE FOR AN EXISTING ADULT ENTERTAINMENT BUSINESS PER BMZA 742-06(CHANGE OF OPERATOR,)

1001-000000-2600-159600-400560 ER. INSP.	1001-000000-2600-158009-400480 MISC.	1001-000000-2600-158009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158102-400490 ADDITIONS
001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT
001-000000-2600-158902-400510 DISTRIB/EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DISP. TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-5700-508801-40181 TAX	1001-000000-1300-102800-400230 TAX
001-000000-2600-158306-400490 AZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES
	0.00			3.00
	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.



DEPARTMENT OF
HOUSING & COMMUNITY
DEVELOPMENT

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): Matthew J. Stewart
Slidewash, Inc., T/a Sliders
504-06 Washington Boulevard 21230

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership

(a) **Applicant(s) Information:** (1) Matthew J. Stewart was born in Baltimore, MD in April of 1989. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Matthew J. Stewart (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$200,000. Down payment of \$50,000 was made. Remaining balance of \$150,000 to be paid over 5-years via personal savings and family.

(d) **Qualified Voters:** Matthew Lansinski, Daniel Buedel, and John Leonard, III are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a tavern/restaurant without live entertainment.

(f) **Corporate Standing:** Slidewash, Inc., is a MD Corporation 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 9 licensed liquor establishments in the 4x4 area: "A" BWL-1; "B" BWL-2; "BD7" BWL-2; Arena -1; and Hotel/Motel -3.

(h) **Timeline:** Last Inspection by BLLC was performed 5/10/2022. 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/AMENDMENT(S) APPLICATION FEE - \$600.00

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

EXPLANATION OF REQUEST: TRANSFER OF OWNERSHIP CLASS TYPE: BD-7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: _____

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 504 WASHINGTON BLVD, BALTIMORE, MD 21230

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: _____
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: SLIDEWASH, INC. TRADE NAME: SLIDERS

BUSINESS PHONE NUMBER: _____ BUSINESS EMAIL ADDRESS: mattstewart429@gmail.com

ATTORNEY FOR THE APPLICANT: FRANK SHAULIS ADDRESS: 2660 WYFIELD RD, WEST FRIENDSHIP, MD 21774 PHONE: 443 414-2902

Part of Premises Used (Note: Floors and Areas for Storage): 1ST & 2ND BUSINESS - BASEMENT & 3RD FL. STORAGE Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 135

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

1. Applicant A

MATTHEW J. STEWART _____

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

42 E Ques St _____ baltimore md 21230 _____ 7, YEARS

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

4/1989 _____ MALE _____ BALTIMORE, MD

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

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

RECEIVED: BILC
OCT 4 2022 AM 9:07

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Name	Address	Phone	Email

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

- 1) NAME: MATTHEW J. STEWART ADDRESS: 42 E. CROSS ST., BALTO., MD 21230 TITLE: PRESIDENT %OF STOCK HELD: 100%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

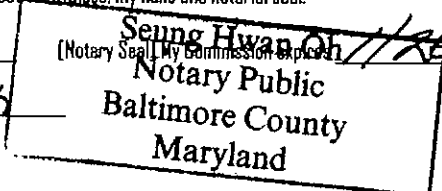
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]
Signature of Applicant A

I hereby certify that on the 12th day of AUG, 2023, before me, the subscriber, a notary public of the State of MARYLAND in and for BALTO CITY, personally appeared MATTHEW STEWART the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: _____
Printed Name: SEUNG HWAN OH



Signature of Applicant B

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

Signature: _____ (Notary Seal) My Commission expires _____
Printed Name: _____

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____
Printed Name: _____

Name and Address of the owners of the premise/landlord: MARK SLEUDROOKS Phone Number: [REDACTED]

MEMBER 771 LLC
2779 CAROLAN RD BALTIMORE MD 21221

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

(I, WE) MARK SLEUDROOKS & 771 LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 509 WASHINGTON BLVD, 21201, Baltimore, City with a Zip Code of 21201, 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.

Mark Sleudrooks
 Signature of Owner of the Property

I hereby certify that on the 12th day of AUG, 2022, before me, the subscriber, a notary public of the State of MD, in and for BALTO CITY, personally appeared MARK S. SLEUDROOKS the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.
[Signature]
 Notary Signature:

Notary Public
 Baltimore County
 Maryland
 Seung Hwan Oh
 My Commission Expires 1/26/2023

Notary Printed Name: SEUNG HWAN OH

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

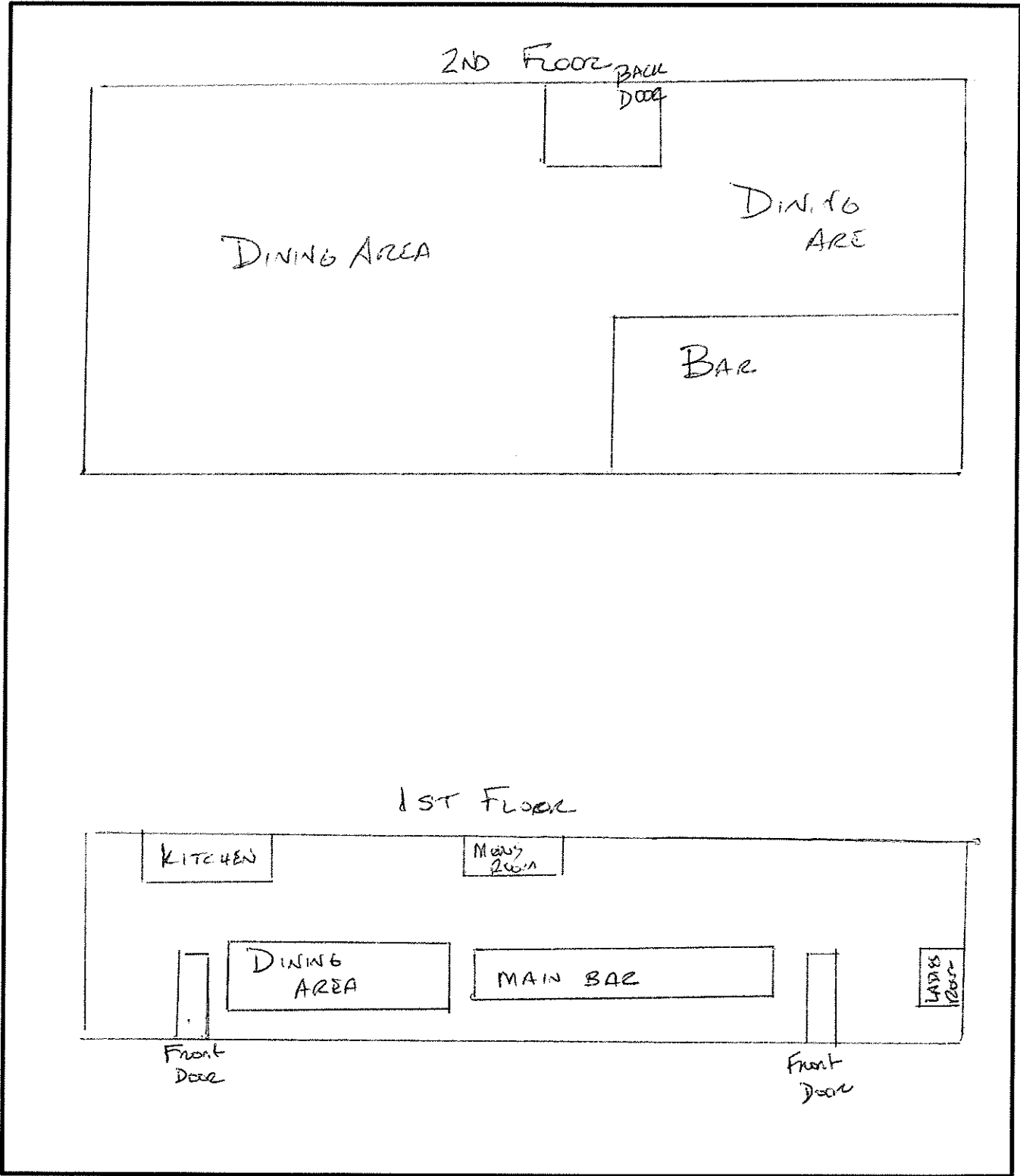
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Matt Gansley	404 E. Fort Ave Baltimore MD, 21204	<u>[Signature]</u>	9/83	7
Chris Frize	1315 Light St. Baltimore MD 21204	<u>[Signature]</u>	9/1979	10
Daniel Buedel	106 Harborview Dr. unit 1313 Baltimore, MD 21230	<u>[Signature]</u>	3/1992	7
John Leonard	1211 Light St. Apt T5 Baltimore MD 21230	<u>[Signature]</u>	3/1985	6

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

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

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





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 044** Cert Num: **0044** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2022 License Year: 2022
 CR Number: 14004889
 Payment Date: 04-22-22

2021 - 2022 TPP Paid
 2022 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **SLIDERS BAR AND GRILL, LLC**
 Trade Name: **SLIDERS BAR AND GRILL**
 Zone Code: 27
 Phone: 410-547-8891

Block Num: 504-06 Street: WASHINGTON BOULEVARD
 City: BALTIMORE State: MD Zip: 21230

CR Number: 14004889

Portion of Business Used:
 FIRST AND SECOND FLOORS FOR BUSINESS; BASEMENT FOR STORAGE

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
RACHELE A.	SHEUBROOKS	3700 TOONE STREET #2322	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
MARK S.	SHEUBROOKS	2229 CORSICA ROAD	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
10/07/2022	Application for transfer of ownership filed on behalf of Slidewash, Inc. T/a Sliders, Matthew J. Stewart on 10/4/2022 /kk	Delete
04/08/2022	REQUESTED OF OUTDOOR EXTENSION ON MONDAY, APRIL 11, 2022 (ORIOLES OPENING DAY), PERMIT #ROW 2022-SE1027309; Invoice #125001..../sb	Delete
09/13/2019	Requested Outdoor Extensions on Thursday, September 12, Sunday, September 15, Tuesday, September 17, Wednesday, September 18, Thursday, September, 19 and Sunday, September 22, 2019. Permit #ROW2019-SE1023494 and #ROW2019-SE1023593; Invoice #117911..../sb	Delete
09/06/2019	Request for outdoor extension for Friday, September 6, Saturday, September 7, Sunday, September 8, Monday, September 9, Tuesday, September 10 and Wednesday, September 11, 2019. Please adhere to permit #ROW2019 – SE1023493....Please check invoice #117874...k/r	Delete
08/21/2019	Requested for Outdoor Extension on Saturday, August 24, Sunday, August 25, 2019 Permit ROW2019 – SE1023737 .Please check invoice # 117788....k/r	Delete
08/21/2019	Requested for Outdoor Extension on Wednesday, August 21, Thursday, August 22, Friday, August 23, 2019 Permit ROW2019 – SE1023737 .Please check invoice # 117789....k/r	Delete
08/08/2019	Requested for Outdoor Extension on Friday, August 9, Saturday, August 10, Sunday, August 11, Monday, August 19 and Tuesday, August 20, 2019 Permit ROW2019 – SE1023737 .Please check invoice # 117721....k/r	Delete
07/17/2019	Requested for Outdoor Extension on Saturday, July 20, Sunday July 21, Friday, July 26, Thursday, August 1, and Friday, August 2, 2019 Permit ROW2019 – SE1023101 .Please check invoice # 117564... /k.r	Delete
07/10/2019	Requested for Outdoor Extension on Sunday, July 13, Saturday, July 14, Tuesday, July 16, Wednesday July 17 and Friday 19, 2019. Permit #ROW2019-SE1023101.Please check invoice # 117529... /k.r	Delete
07/03/2019	05/08/19 - Requested for Outdoor Extension on Friday, May 10, Saturday, May, 11, and Sunday, May 12, 2019. Permit #ROW2019-SE1021992.... /sb	Delete
07/01/2019	Requested for Outdoor Extension on Wednesday, May 22, and Thursday, May 23, 2019. Permit #ROW2019-SE1022452; Invoice #117170.... Also for Monday, May 27, and Tuesday, May 28, 2019. Permit #ROW2019-SE1022445; Invoice #117170..../sb	Delete
07/01/2019	Requested for Outdoor Extension on Wednesday, May 22, and Thursday, May 23, 2019. Permit #ROW2019-SE1022452; Invoice #117170.... /sb	Delete
06/28/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when the requested extension was received and granted for this establishment. The request for an extension for this establishment was received and processed by the BLLC on 06/12/19.....Requested for Thursday, June 13 & Friday, June 14, 2019. Permit #ROW2019-SE1022446; also for Saturday, June 15, Sunday, June 16, and for Tuesday, June 25; Permit #ROW2019-SE1022661; Invoice #117322.... /sb	Delete
06/27/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when the requested extension was received and granted for this establishment. The request for an extension for this establishment was received and processed by the BLLC on 05/30/19..... Requested for Friday, May 31, Saturday, June 01, Sunday, June 02, Tuesday, June 11 & Wednesday, June 12, 2019; Permit #ROW2019-SE1022445 and #ROW2019-SE1022446; Invoice #117283.... /sb	Delete
06/26/2019	- Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when the requested extension was received and granted for this establishment. The request for an extension for this establishment was received and processed by the BLLC on 05/22/19.	Delete
06/26/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when the requested extension was received and granted for this establishment. The request for an extension for this establishment was received and processed by the BLLC on 05/06/19.	Delete
06/25/2019	Requested for Outdoor Extension on Wednesday, June 26, Friday, June 28, Saturday, June 29 and July 12, 2019. Permit #ROW2019-SE1023101.... /kr	Delete
05/02/2019	Requested for Outdoor Extension on Saturday, May 04, and Sunday, May 05, 2019. Permit #ROW2019-SE1022450.... /sb	Delete
04/18/2019	4/18/2018 Requested License Extension for April9-1, 19 and 20, 2019; Invoice #115530.... /kr	Delete
09/14/2018	Requested License Extension for Saturday, September 15, Sunday, September 16, Monday, September 17, Tuesday, September 18 and Wednesday, September 19, PERMIT #ROW2018-SE1018318; Invoice #113338.... /sb	Delete
08/21/2018	PAID IN FULL \$425.00 for Violation Hearing dated July 26, 2018: Invoice #113201... /sb	Delete

08/15/2018	Given an Invoice to Inspector John Howard for Violation Hearing fee dated on July 26, 2018; Fine Fee to be paid \$425.00.... /mb	Delete
08/01/2018	Requested License Extension for Sunday, August 12, Tuesday, August 14, Wednesday, August 15, Friday, August 24, and Saturday, August 25, 2018. PERMIT #ROW2018-SE10183125; Invoice #113112..... /sb	Delete
07/30/2018	7/26/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$300; \$300 + \$125 admin fee = \$425 total fine, 30 days to pay (3-0 vote)...../r	Delete
06/04/2018	Rachele Sheubrooks canceled her outside extension for dates 5/31/2018 and 6/3/2018 due to the inclement weather and was credited \$600.00 (Invoice#112669 and 112617) toward her next outdoor extensionk/r	Delete
04/06/2018	Rachele Sheubrooks canceled her outside extension for dates 4/9-11/18 due to the inclement weather and was credited \$600.00 (Invoice#110734) toward her next outdoor extensionk/r	Delete
02/16/2012	2/12 Transfer of ownership, BD7-BWL, Rachele Sheubrooks, Mark Sheubrooks, Sliders Bar and Grill, LLC	Delete

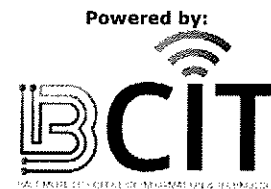
[Print History \(Print Card\)](#)

License num: LBD7 044 Address: 504-06 WASHINGTON BOULEVARD
 Trade Name: SLIDERS BAR AND GRILL

Comment:

[Add Comment](#)

Hold Info



SLIDEWASH INC.: D23198401

Department ID Number:

D23198401

Business Name:

SLIDEWASH INC.

Principal Office: ⓘ

504 WASHINGTON BOULEVARD

BALTIMORE MD 21230

Resident Agent: ⓘ

MATTHEW JOSEPH STEWART

42 EAST CROSS STREET

BALTIMORE MD 21230

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

08/09/2022

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 504 Washington BLVD.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 9

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA 1

HOTEL/MOTEL 3

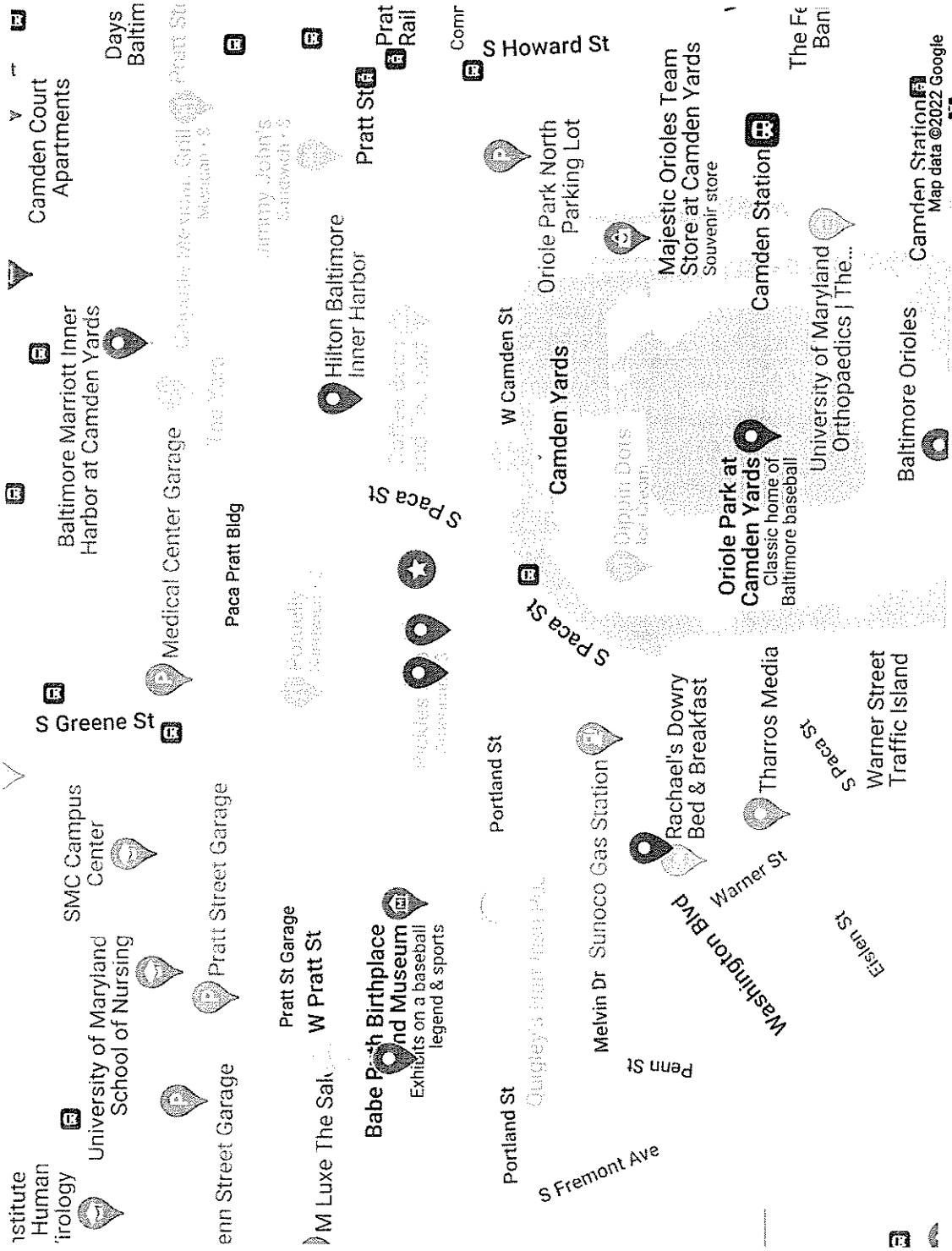
RACING _____

PREPARED BY: Steven Hen DATE: 10/28/22

504 Washington BLVD

License Establishments

- Sliders LBD-7
- Pickles Pub LBD-7
- Hampton Inn Baltimore-Downtown-Convention Center LBHM
- Hilton Baltimore Inner Harbor LBHM
- Baltimore Marriott Inner Harbor at Camden Yards LBHM
- Quigley's Half-Irish Pub LBD-7
- Ridgely's Market LA
- Camden Yards LBAL
- The Corner Bistro & Wine Bar LB
- Penn and Pratt Restaurant and Carry out LB



Back

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):	Sliders
Corporation Name:	Slidewash. INC
Location Address:	504 Washington BLVD
License Type:	Class "BD7" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	10/27/2022 <input type="checkbox"/>
Estimated Date of Removal?	11/5/2022 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

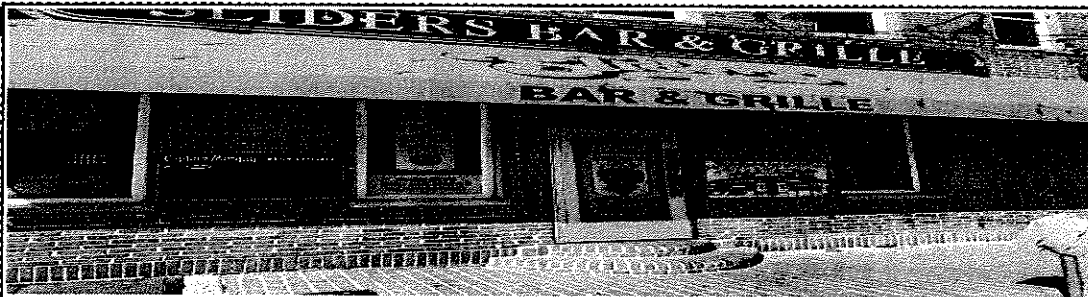
Other licensed locations - Describe/Note:

see map

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

Transfer of ownership

Insert Photo of Sign and location:



Address of Premises: **504 - 06 Washington Blvd. 21230**
 Licensee: **BOB BOKER, WINE & LIQUOR**
 Licensee of Application: **LEONARD C.P. OLMSTEAD**
 Attention: **Mr. Tim Slides**
 Licensee's Name: **Slides Bar and Grill**
 Licensee's Address: **31426 Shoreline and 17022 Shoreline**
 A hearing concerning this application will be held on or after **November 10, 2022**
 persons who oppose this application should send their written protest to the office of the Board
 at 150 East Maryland Street, Baltimore, Maryland 21201. Written protests will be
 acknowledged and protests will be mailed by the hearing date and time.
FOR MORE INFORMATION CALL 410-396-4177

Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="i:\0#w\baltimore\steven.han"/>	<input type="text" value="10/28/2022"/>	<input type="text" value="5:20:52 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="button" value="Submit"/>		

Back

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Matthew Stewart

Address of Premises: 504 Washington BLVD

Inspector: j:0#w/baltimore\steven.han

Date Posted: 10/27/2022

Time Posted:

Date Rechecked: 11/5/2022

Time Rechecked:

Manager or Owner when sign posted:

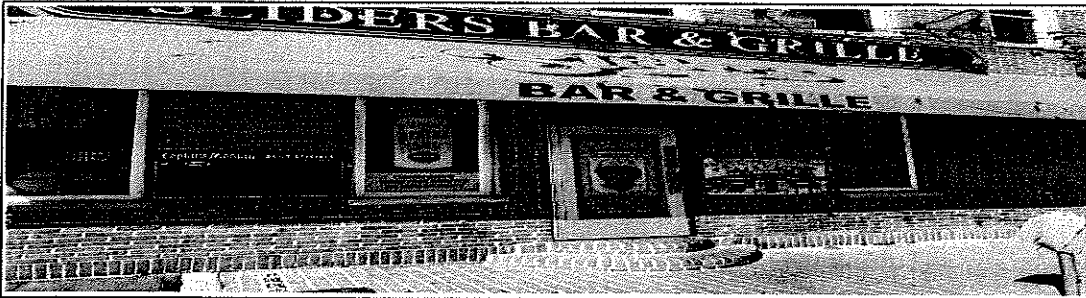
Summary on location of sign posted:

FRONT WALL

Summary on location of sign rechecked:

Was up for ten days

Insert Photo of Sign and location:



Attach Additional Photos

Address of Premises: 504-06 WASHINGTON Blvd. 21230

Type of License: B-D Beer, Wine & Liqueur

Subject of Application: Transfer of Ownership

Application filed by: Slideaway, Inc. TIA Sliders

Matthew J. Stewart

Applicant Licensee(s): Sliders Bar and Grill, LLC - TIA Sliders Bar and Grill
Rachelle Sheenbrooks and Mark Sheenbrooks

A hearing concerning this application will be held on or after November 10, 2022. Persons who oppose this application should send their written protest to the office of the Board, 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. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*
Edward L. Reisinger *Commissioner*
Douglas K. Paige *Executive Secretary*

BLLC Routine Inspection

Use and of matter

Address: 504-06 WASHINGTON BOULEVARD 21230

Trade Name: SLIDERS BAR AND GRILL

Corporation Name: SLIDERS BAR AND GRILL, LLC

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

Date/Time of Inspection: 5/10/2022 2:22:40 PM

Manager/Licensee: David Roberts

Open/Closed Status

Open/Closed: Open

Closed Date:

Clean and Free of Debris

Clean and Free of Debris: Satisfactory

Location of Bar

Location of Bar: Front

Shape of Bar: L

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A ▼

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

Business Records

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued:

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date:

Front

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid:

N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

Hourly Services

Live Entertainment (Describe):

Outdoor Table Service N/A ▼

Violations

Violation Issued: No ▼

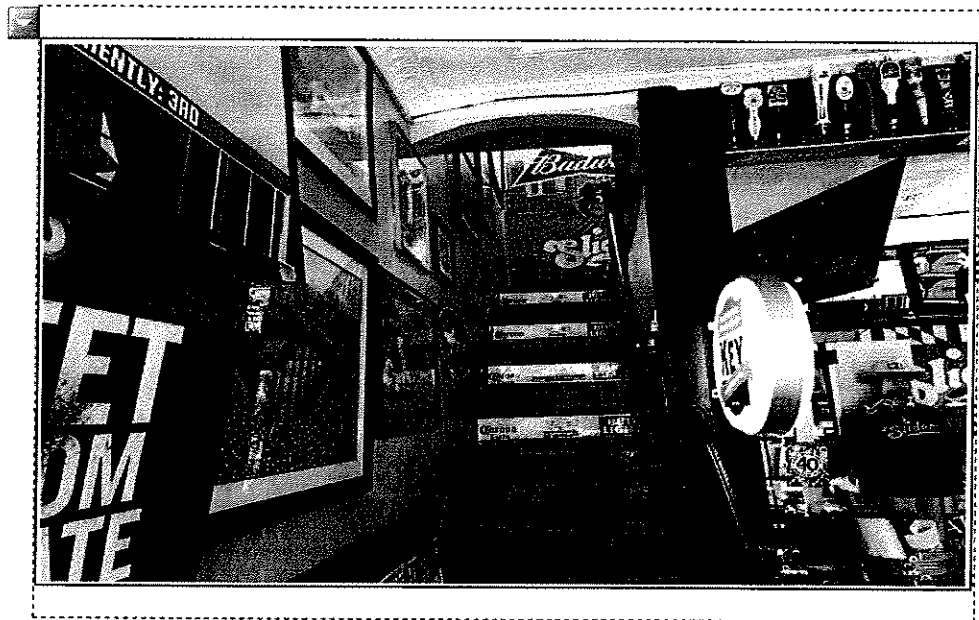
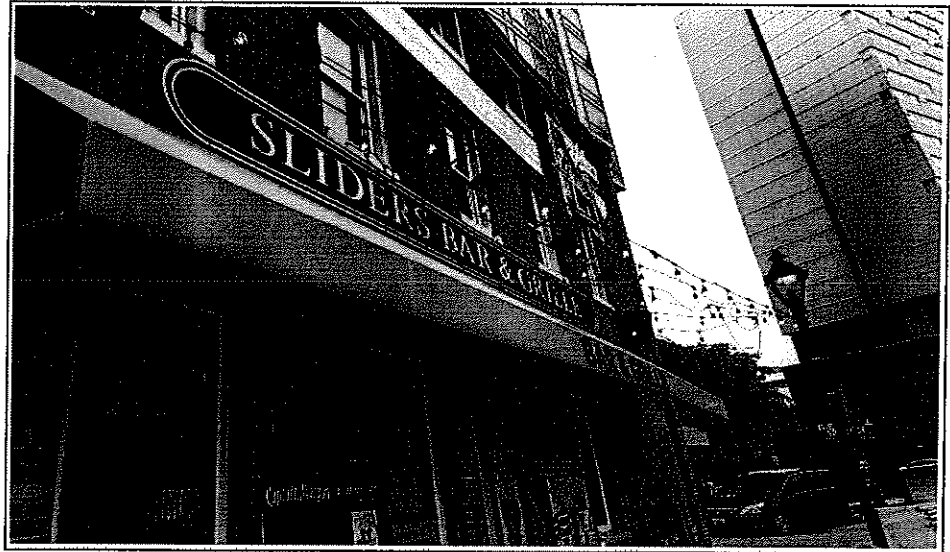
Violations Noted:

Wrap-Up

Instructions Given to Licensee:

Inspector's Comments: Delivered new license
5/8/22

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector i:0#.w|baltimore\walter.farley-robins

[Update/Resubmit](#)

[Print View](#)

Slider

To: You



2 attach

Down

Re

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

No: USE2012-01641

Certificate of Occupancy

THIS CERTIFICATE IS VALID FOR THE PERIOD OF 365 DAYS FROM THE DATE OF ISSUANCE. THE CITY OF BALTIMORE RESERVES THE RIGHT TO REVOKE THIS CERTIFICATE AT ANY TIME IF THE PROPER PARTY DOES NOT COMPLY WITH THE CITY OF BALTIMORE CODES AND REGULATIONS. THIS CERTIFICATE IS NOT VALID UNLESS IT IS COMPLETED AND APPROVED BY THIS DEPARTMENT.

WARD	REC.	BLOCK	LOT	ISSUE DATE	DISTRICT
27	63	9477	025	4/23/12	102

PROPERTY ADDRESS: **504-506 WASHINGTON BLVD**

OWNER: 771 LLC **ADDR:** 1246 WILLIAM ST 21230-0080


LESSEE: **ADDR:**

LAND USE CODES 5823 8119 0000 0006

CONTINUE TO USE AS A TAVERN / RESTAURANT W/O LIVE ENTERTAINMENT

DESCRIPTION OF WORK	PERMIT FEE	CONTRIBUTION FEE	INSURANCE FEE	TOTAL FEE
NEW CONSTRUCTION	45.00			45.00
RECONSTRUCTION				
ALTERATIONS				
REPAIRS				
DEMOLITION				
LAND USE CHANGE	6.00			6.00
PLANNING FEE	50.00			50.00
				91.00

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



Michael Braverman
MICHAEL BRAVERMAN
BUILDING OFFICIAL

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

THE AUTHORITY CONTAINED HEREIN DOES NOT AUTHORIZE THE PERFORMER TO MAKE COPIES OF THIS UNDER OR OVER ANY OTHER COPIES. NO REPRODUCTION OR ANY OTHER WORK MAY BE MADE WITHOUT PERMISSION TO DO SO HAS BEEN GRANTED BY THE PROPER AUTHORITY.



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > My Permit Application List
Account: frankshaulis@hotmail.com

My Permit Application List [Logout](#)

New! On-Line Inspection Scheduler: Now, you may schedule inspections on-line; use the Inspection Scheduler feature below

And Application: [License Management](#) [Inspection Scheduler](#)

Most Current (Past 3 months) All Active Archived Deleted

Show 10 entries

Search:

Permit ID	Address	Application Type	Submitted Date	Status	Fee	Actions
212981	25 E CROSS	USE2020-54172	9/17/2020 9/17/2020 9/17/2020	Submitted	\$98.00	Contact us Status
343128	SLIDEWASH	USE2022-55948	10/4/2022 10/4/2022	Submitted		Manage Contact us Archive
304704	GARGOLAS	USE2022-52273	3/14/2022 3/14/2022 3/17/2022	Submitted	\$98.00	Manage Contact us Status Archive
302675	LIVEPALM	USE2022-52103	3/3/2022 3/3/2022	Submitted		Manage Contact us Archive
228121	LIGHT RANDALL	USE2020-55717	12/15/2020 12/15/2020 1/14/2021	Issued 4/19/2021	\$98.00	Manage Contact us Status Archive

Showing 1 to 5 of 5 entries

Previous 1 Next



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

November 17, 2022

Applicant(s): Ravinder Singh and Joy Jones
S R 2021 Corporation T/a Soda Pop Shop
4420 Pennington Avenue 21226

Class: "A" Beer, Wine & Liquor License

Application to transfer ownership

(a) **Applicant(s) Information:** (1) Ravinder Singh was born in India in December of 1970. He lives in Linthicum, MD; and (2) Joy Jones was born in Baltimore, MD in November of 1991. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Ravinder Singh (100%); and (2) Joy Jones (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$175,000 to be paid at closing.

(d) **Qualified Voters:** Theresa Burgess, Chirag Patel, and Ki Jeong Lee are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the 1st floor of premise as a grocery, carryout, and liquor store.

(f) **Corporate Standing:** S R 2021 Corporation is a MD Corporation 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 9 licensed liquor establishment(s) in the 2x2 area: "A" BWL-2; "B" BWL-1; "C" BWL-1; and "BD7" BWL-5.

(h) **Timeline:** Last Inspection by BLLC was performed 10/28/2022. 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/AMENDMENT(S) APPLICATION FEE - \$600.00

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

EXPLANATION OF REQUEST: Change of Ownership CLASS TYPE: A

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: _____

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 4420 Pennington Ave., Balto., MD 21226

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: _____

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: S R 2021 Corporation TRADE NAME: Soda Pop Shop

BUSINESS PHONE NUMBER: 410-355-0863 BUSINESS EMAIL ADDRESS: _____

ATTORNEY FOR THE APPLICANT: Jay S. yoo ADDRESS: 3440 Elicott Ctr. Dr. # 202 Elicott City, MD 21043 PHONE: 410-465-3606

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

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

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

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

1. Applicant A

Bavinder Singh (Full name) _____ (Telephone no.) _____ E-mail (Required) _____

402 Hillview Drive Apt. 104, Linthicum, MD 21090 (Residence) Street City State Zip Code (period of residency in Baltimore City) N/A

12/1990 (Month/Year of Birth) Male (Sex: Male or Female) India (Place of Birth)

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

2. Applicant B

Joy Jones (Full name) _____ (Telephone no.) _____ E-mail (Required) _____

903 Druid Park Lake Drive, Balto., MD 21217 (Residence) Street City State Zip Code (period of residency in Baltimore City) 30 yrs.

11/1991 (Month/Year of Birth) Female (Sex: Male or Female) Baltimore (Place of Birth)

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

3. Applicant C

(Full name) _____ (Telephone no.) _____ E-mail (Required) _____

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

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

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

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

NO NO

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

NO NO

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

NO NO

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

NO NO

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

N/A N/A

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

NO NO

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

NO NO

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

NO NO

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

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

NO NO

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


Name	Address	Phone	Email

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

- 1) NAME: Ravinder Singh ADDRESS: 402 Hillview Drive Apt 104 Linthicum, MD 21090 TITLE: President %OF STOCK HELD: 100%
- 2) NAME: Jay Jones ADDRESS: 903 Druid Park Drive Balto., MD 21217 TITLE: Assistant Secretary %OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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



 Signature of Applicant A

I hereby certify that on the 22nd day of Sept., 2022 before me, the subscriber, a notary public of the State of Maryland in and for Ho. Co., personally appeared Ravinder Singh the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Jay S. Yoo
 Printed Name: Jay S. Yoo

(Notary Seal) My Commission expires _____
 Jay S. Yoo
 NOTARY PUBLIC
 Howard County, Maryland
 My Commission Expires 04/30/2025



 Signature of Applicant B

I hereby certify that on the 22nd day of Sept., 2022 before me, the subscriber, a notary public of the State of Maryland in and for Ho. Co., personally appeared Jay Jones the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Jay S. Yoo
 Printed Name: Jay S. Yoo

(Notary Seal) My Commission expires _____
 Jay S. Yoo
 NOTARY PUBLIC
 Howard County, Maryland
 My Commission Expires 04/30/2025

 Signature of Applicant C

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

Signature: _____
 Printed Name: _____

(Notary Seal) My Commission expires _____

Name and Address of the owners of the premise/landlord: Rasik Patel Phone Number: [REDACTED]

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

(I, WE) Rasik Patel HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 4420 Pennington Ave, Baltimore, City with a Zip Code of 21226, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

x [Signature]
Signature of Owner of the Property

I hereby certify that on the 22nd day of SEPT., 2022 before me, the subscriber, a notary public of the State of Maryland in and for HO. CO., personally appeared Rasik Patel the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]
Notary Printed Name: Jay S. Yoo

(Notary Seal) My Commission expires Jay S. Yoo
NOTARY PUBLIC
Howard County, Maryland
My Commission Expires 04/30/2025

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Heresa Burgess	1603 Hazel st	[Signature]	6/66	5 yrs.
Robert D. Ammer	1529 Lillibry	[Signature]	12/47	7 yrs.
Chirag Patel	3215 Glendale Ave 21231	[Signature]	12/85	4 yrs.

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

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

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

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

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

Signature of Owner of the Property

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

As witness, my hand and notarial seal.

Notary Signature: _____ (Notary Seal) My Commission expires _____

Notary Printed Name: _____

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

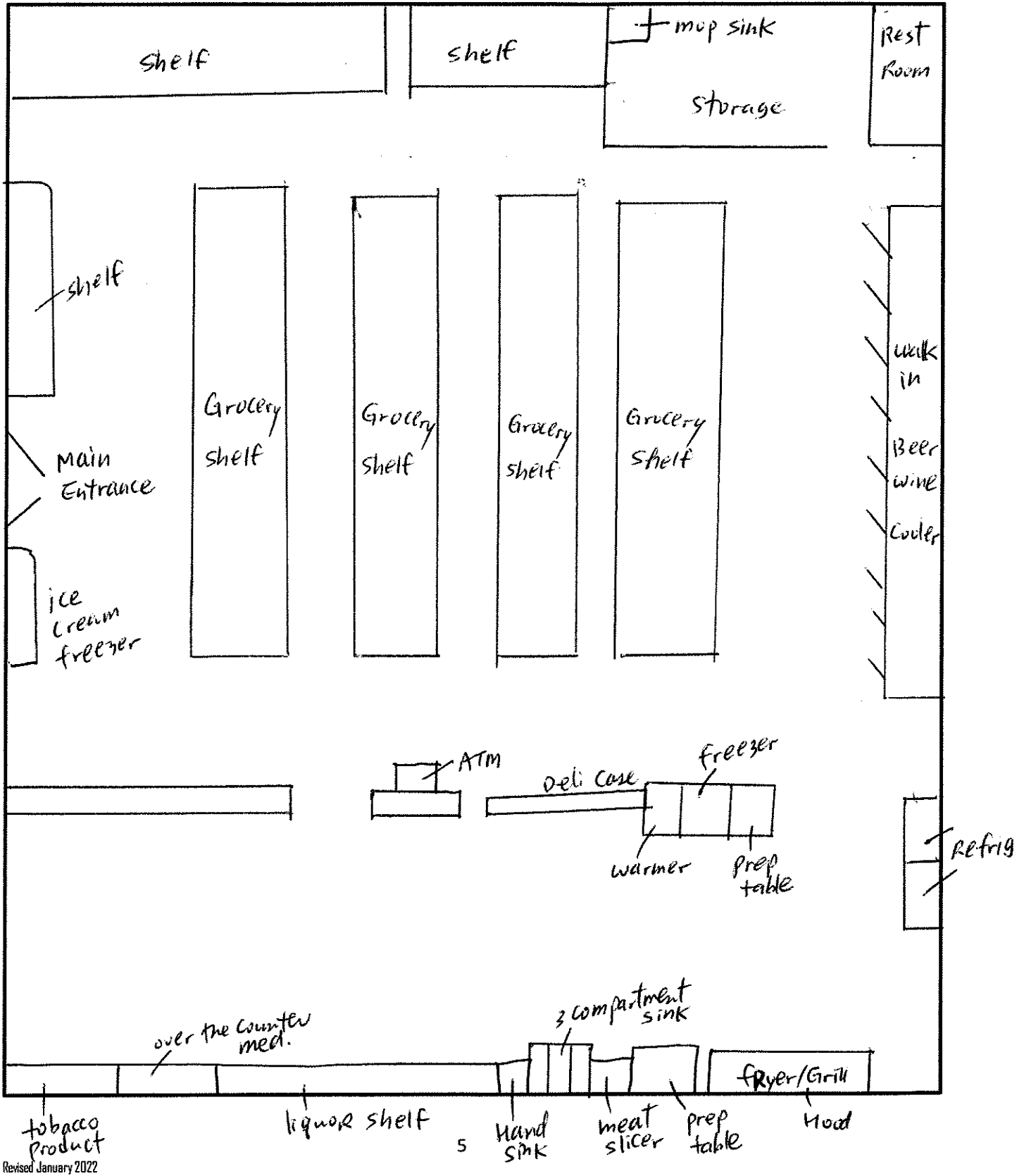
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Ki Jeong Lee	1813 Pennsylvania Ave Baltimore, MD 21217	<i>Ki Jeong Lee</i>	6/1958	2 yrs.

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

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

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





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LA 172** Cert Num: **1044** Fee: **\$858.00** Status: **Renewed**
 License Date: 5/1/2022 License Year: 2022
 CR Number: 09215977
 Payment Date: 05-31-22

2021 - 2022 TPP Paid
 2022 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **SHANTI CORP.**
 Trade Name: **SODA POP SHOP**
 Zone Code: 2
 Phone: 410-355-0863

Block Num: 4420 Street: PENNINGTON AVENUE
 City: BALTIMORE State: MD Zip: 21226

CR Number: 09215977

Portion of Business Used:
 USE ENTIRE PREMISES AS A CONVENIENCE STORE WITH PACKAGE LIQUOR SALES

Restriction:
 NO SALE OF SINGLE BOTTLES OF BEER AND NO SALE OF MINIATURES OR FORTIFIED WINES

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
RASIK	PATEL	4428 PENNINGTON AVENUE	BALTIMORE	MD	21226	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Sunday License

License Num: Cert Num: Fee:

License
Dates:

Comments

Date	Comment	Action
10/07/2022	Application for transfer of ownership filed on behalf of S R 2021 Corporation T/a Soda Pop Shop, Ravinder Singh and Joy Jones on 10/5/2022 /kk	Delete
06/02/2022	**** Renewal Application late fee was paid in full on 5/31/2022 under the wrong location check invoice# 126365...k/r****	Delete
09/27/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 27, 2019.*** /mb	Delete
06/22/2019	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
01/25/2019	****STATE OF MD TAX HOLD, letter sent to the Business address on January 25, 2019.****/mb	Delete
12/26/2018	Personal Property Tax Owed to City of Balfimore was cleared on December 26, 2018..../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
12/28/2016	6/30/16-Public Hearing re: Application to transfer ownership- APPROVED (3-0 vote)	Delete
07/01/2016	PAID \$100.00 on Hearing date: June 30, 2016; Invoice # 103763.... /sb	Delete
05/10/2016	Licensee called says he received a call from Inspector J.Martin about 2016-2017 was not paid. Licensee coming in to pay.... /sb	Delete
03/20/2006	03/16/06 FINE \$425 PAID IN FULL #55106	Delete
03/17/2006	03/16/06 Public hearing re: Violation of rule 4.01 (a) DECISION: GUILTY \$500/ SUSPENDED \$200. FINE \$300 OR 3 DAYS + \$125 ADN.FEE = \$425	Delete
06/27/2005	06/23/05 Public Hearing re: Violation of rule 4.15 DECISION: CASE DISMISSED	Delete
01/10/2005	01/06/05 Public Hearing re: Violation of rule 4.15 DECISION: GUILTY \$100 OR 1 DAY + \$125 ADM.FEE = \$225. FINE PAID IN FULL \$225 (# 51070	Delete
03/01/2004	1/3/2002 Public hearing re: application to transfer ownership ì and location of Class "D" BWL license presently in the name of ì Monica Markarovich, Contract Purschaser at 5301 Pennington ì Avenue, to the applicant at the new location 4420 Pennington ì Avenue - APPROVED - Applicant agreed to restriction concerning ì sale of single bottles, miniatures and fortified wines	Delete

Print History (Print Card)

License num: LA 172 Address: 4420 PENNINGTON AVENUE
Trade Name: SODA POP SHOP

Comment:

Add Comment

Hold Info



S R 2021 CORPORATION: D22201586

Department ID Number:

D22201586

Business Name:

S R 2021 CORPORATION

Principal Office: ⓘ

4420 PENNINGTON AVENUE

BALTIMORE MD 21226

Resident Agent: ⓘ

RAVINDER SINGH

4420 PENNINGTON AVENUE

BALTIMORE MD 21226

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

09/19/2021

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 4420 Pennington Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 9

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 2

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 5

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Steven Han DATE: 10/28/22

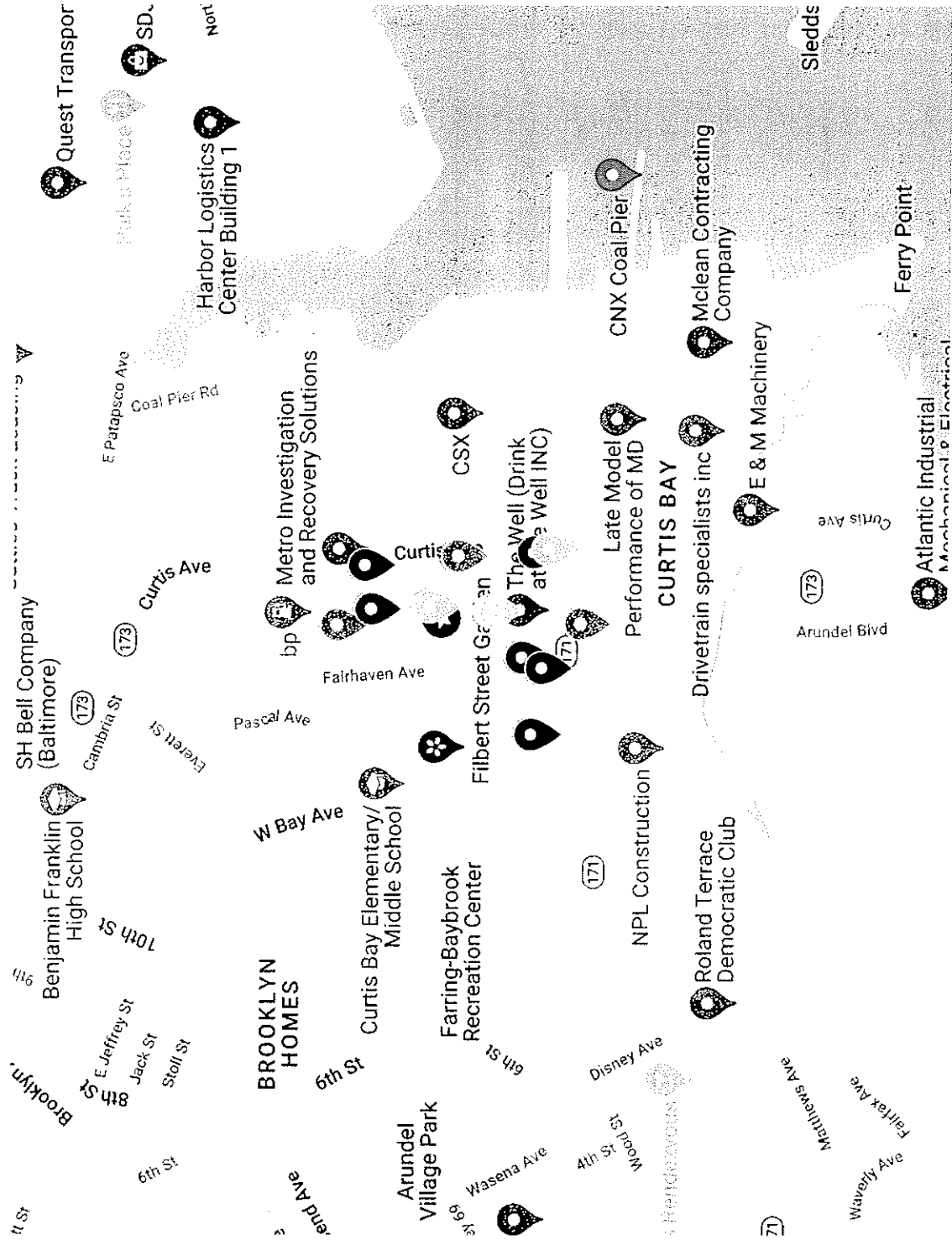
4420 Pennington Ave

License Establishments

- 📍 4810 Curtis Ave LBD-7
- 📍 The Bay Bar LBD-7
- 📍 Thumpers LBD-7
- 📍 Frank's Bay Tavern LBD-7
- 📍 American Legion LC
- 📍 Soda Pop Shop LA
- 📍 One Stop Liquors LA
- 📍 Sooners Tavern LBD-7
- 📍 The ONE Sports Bar & Lounge LB
- 📍 7 Star Food Market LA

Church and Schools

- 📍 Curtis Bay United Methodist Church
- 📍 St Peter & Paul's Ukranian Church
- 📍 ST. ATHANASIUS Church
- 📍 Curtis Bay Elementary/Middle School



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):	Soda Pop Shop
Corporation Name:	S R 2021 Corporation
Location Address:	4420 Pennington Ave
License Type:	Class "A" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	YES <input type="checkbox"/>
Date Posted?	10/27/2022 <input type="checkbox"/>
Estimated Date of Removal?	11/5/2022 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

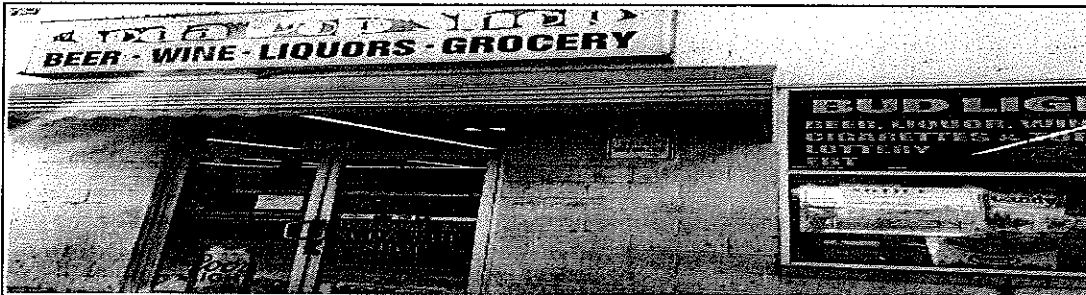
Other licensed locations - Describe/Note:

see map

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

change of ownership

Insert Photo of Sign and location:



NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: *4400 Pennsylvania Avenue, Suite 1100*
Class of License: *Class C Liquor License*
Type of Application: *Transfer of License*
Application filed by: *S. J. Smith, Consultant to State Police*
Present Licensee(s): *State Police, Suite 1100*

The hearing concerning this application will be held on or after *November 10, 2022*.
Persons who oppose this hearing of the Board should send their written protest to the office of
the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit
http://baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date,
time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL

Tommy J. McKeown, II, Esq. *Chairman*
Alicia E. Greenfield, Esq. *Secretary*

Attach Additional Photos

Inspector Name

Date and Time

i:0#w|baltimore\steven.han

10/28/2022

4:57:38 PM

Name of Licensee (if present)

Approve

Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Ravinder Singh

Address of Premises: 4420 Pennington Ave

Inspector: j:0#.w|baltimore\steven.han

Date Posted: 10/27/2022

Time Posted:

Date Rechecked: 11/5/2022

Time Rechecked:

Manager or Owner when sign posted:

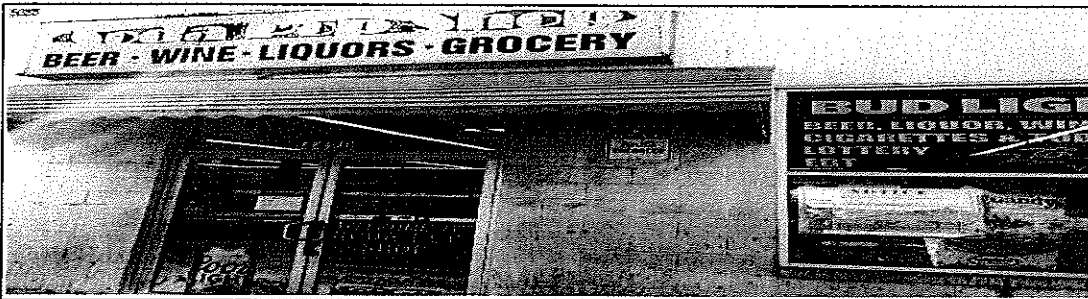
Summary on location of sign posted:

FRONT WINDOW

Summary on location of sign rechecked:

Was up for ten days

Insert Photo of Sign and location:



NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 4422 Riverside Drive
Class of License: Class A - Full Bar License
Type of Application: Transfer of License
Application filed by: Samuel Joseph De Soto, Jr.
Present License(s): None

The hearing concerning this application will be held on or after November 10, 2022.
Persons who oppose this issuance of the license should send their written protest to the office of
the Board at 1 N. Charles Street, Suite 1200, Baltimore, Maryland 21201. Please visit
hb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date,
time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL

1000 Street & Abasco Avenue, Baltimore, MD 21201
Phone: 410-366-4377

Attach Additional Photos

Approve

Disapprove

Back

BLLC Routine Inspection

General Information

Address: 4420 PENNINGTON AVENUE 21226

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

Open/Closed Status

Open/Closed: Open

Closed Date:

General Appearance

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: N/A

Shape of Bar:

Condition of Bar Area/Floors: N/A

Hot Water: N/A

Disinfectant Solution: N/A

Three Compartment/Washer: N/A

Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating:

N/A ▼

Selling Household/Grocery: N/A ▼

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A ▼

Sanitation: N/A ▼

Menu: N/A ▼

Business Records

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 5/10/2022

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date: Breakthru 346269013 10/27/2022

10/27

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

Amplify Services

Live Entertainment (Describe):

Outdoor Table Service N/A ▼

Violations

Violation Issued: No ▼

Violations Noted:

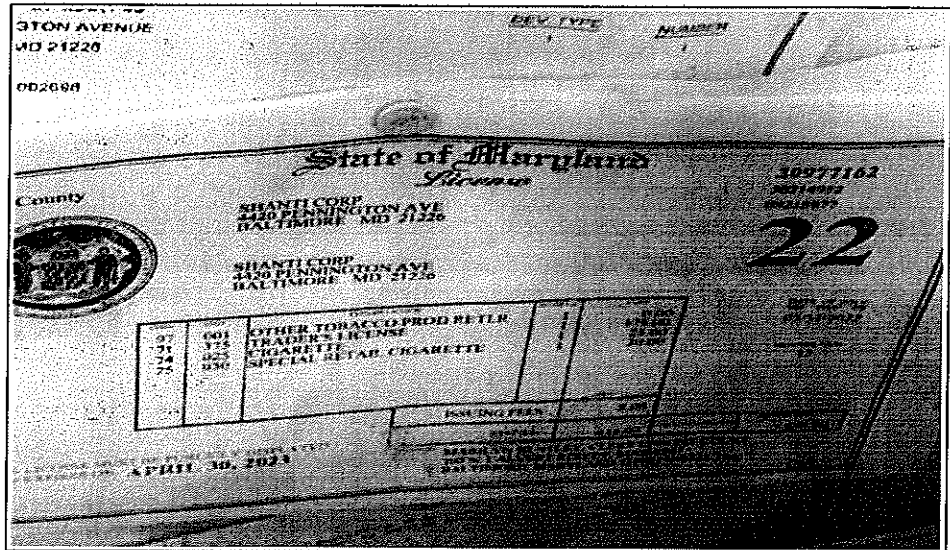
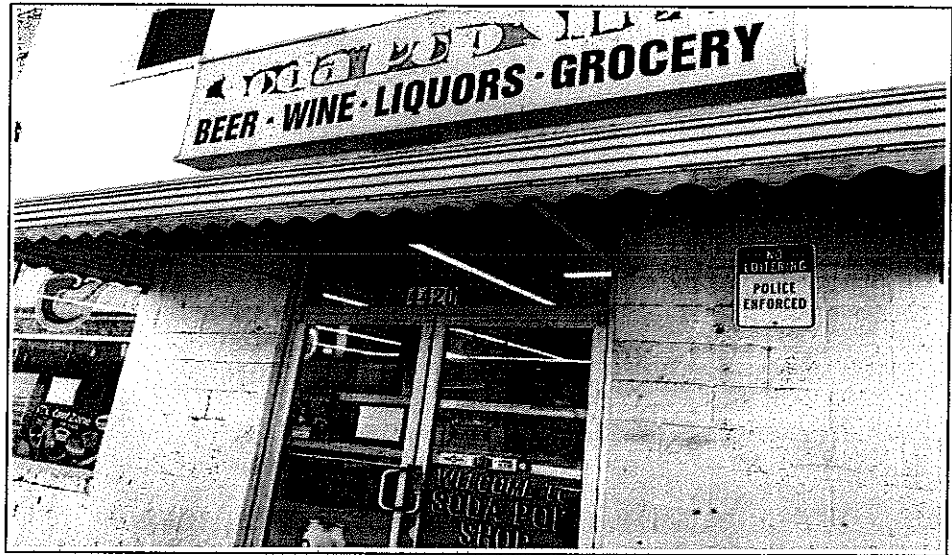
Wrap-Up

Instructions Given to Licensee:

Inspector's Comments:

health permit 9/30/2023
inspection on 10/27/2022

Photo Taken:





Attach Additional Photos

Owner Email:

Submitted by Inspector

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

**Online Use & Occupancy Permit
Application**

Property Address: Block/Lot: 7223/001

Permit No: **USE2022-54771**

4420 PENNINGTON AVE

Applicant:
JAY YOO

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

Owner/Lessee:
Owner RASIK PATEL

Total : 98.00

Lessee S R 2021 CORPORATION

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Retail Goods Establishment (With Alco

Description Created Completed Assigned To

FIRE DEPARTMENT 07/26/2022 LDZI

REFERRAL

Proposed Use : (Commercial) Retail Goods Establishment (With Alco

HEALTH DEPARTMENT 07/26/2022 JWEL

INSPECTION

Dwelling: Roomming: Efficiency:

Application Received 07/25/2022

Existing Count: 0 0 0

Zoning Sign-off 07/25/2022 07/25/2022

Proposed Count: 0 0 0

One Stop Permit Office Review LONGK

R80 - BROOKLYN BUSINESS AREA JKIM

REMINDER 07/25/2022 07/26/2022

District:902

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 OF THE PREMISES AS GROCERY, CARRYOUT, AND LIQUOR STORE.

AFFIDAVIT BY: JAY YOO

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: SODA POP SHOP

Owner First Name: RASIK

Role: Agent

Owner Last Name Or PATEL

Applicant: YOO,JAY

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

November 17, 2022

Applicant(s): Benjamin P. Sudano, Jr
Sudano Family, LLCT/a Trade Name Pending
306 S. High Street 21202

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership requesting off-premises catering and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Benjamin P. Sudano, Jr. was born in Baltimore, MD in October of 1970. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Benjamin P. Sudano, Jr (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$100,000. Down payment of \$20,000 was made. Remaining balance to be paid at closing.

(d) **Qualified Voters:** Maryann Campanella, Patricia Rattini, and Anna Brotto are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Sudano Family, 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 22 licensed liquor establishments in the 4x4 area: "B" BWL-14; "C" BWL-1; "D" BWL-4; "BD7" BWL-2; and Hotel/Motel -1.

(h) **Timeline:** Establishment closed on or about 5/25/2022. The 180 days runs until 11/21/2022. On 9/30/2022 applicant(s) filed an application to transfer ownership, meaning the license was legally closed for 128 days, which is less than the legally allowable 180 days of 12-2202 (on or before November 21, 2022). License is valid.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of Ownership CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: N/A

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 306 S. High Street 21202

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Sudano Family, LLC TRADE NAME: TBD

BUSINESS PHONE NUMBER: 443-865-8784 BUSINESS EMAIL ADDRESS: ben@sudanosproduce.com

ATTORNEY FOR THE APPLICANT: Stephan W Fogleman Esq ADDRESS: 1720 Thames St #300 21231 PHONE: 410-258-8500

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 160

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

1. Applicant A

Benjamin P. Sudano, Jr. _____
 (Full name) (Telephone no.) E-mail (Required)

302 S. High Street Baltimore MD 21202 51 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

10/70 M Baltimore City, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

RECEIVED: BLLC
 SEP 30 2022 PM 1:43

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

Name	Address	Phone	Email
Benjamin Sudano, Jr.	302 S. High Street 21201		

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

- 1) NAME: Benjamin Sudano Jr. ADDRESS: 302 S. High Street 21202 TITLE: Owner %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

Benjamin Sudano Jr.
Signature of Applicant A

I hereby certify that on the 27 day of SEPT, 2022, before me, the subscriber, a notary public of the State of MARYLAND in and for _____, personally appeared BENJAMIN SUDANO the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Carroll Lane (Notary Seal) My Commission expires 11/19/2022

Printed Name: CARROLL LANE



Signature of Applicant B

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____


Name and Address of the owners of the premise/landlord: 306-308 S. High St Phone Number: [REDACTED]
BALTIMORE, MD 21202
RAMVP-MD-REALTY, LLC 1713 N. MAIN RD, VINELAND MD

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

(I, WE) MICHAEL V PENZA MEMBER / RAMVP-MD-REALTY LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 306-308 S. High St, Baltimore, City with a Zip Code of 21202, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

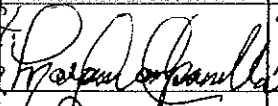
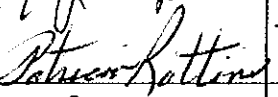
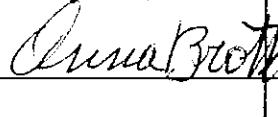

 Signature of Owner of the Property

I hereby certify that on the 30 day of September, 2022 before me, the subscriber, a notary public of the State of New Jersey in and for Cumberland Co personally appeared Michael V. Penza the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.
 Notary Signature:  (Notary Seal) My Commission expires 04/07/2025
 Notary Printed Name: SHERRI CRAMER-WARDEN

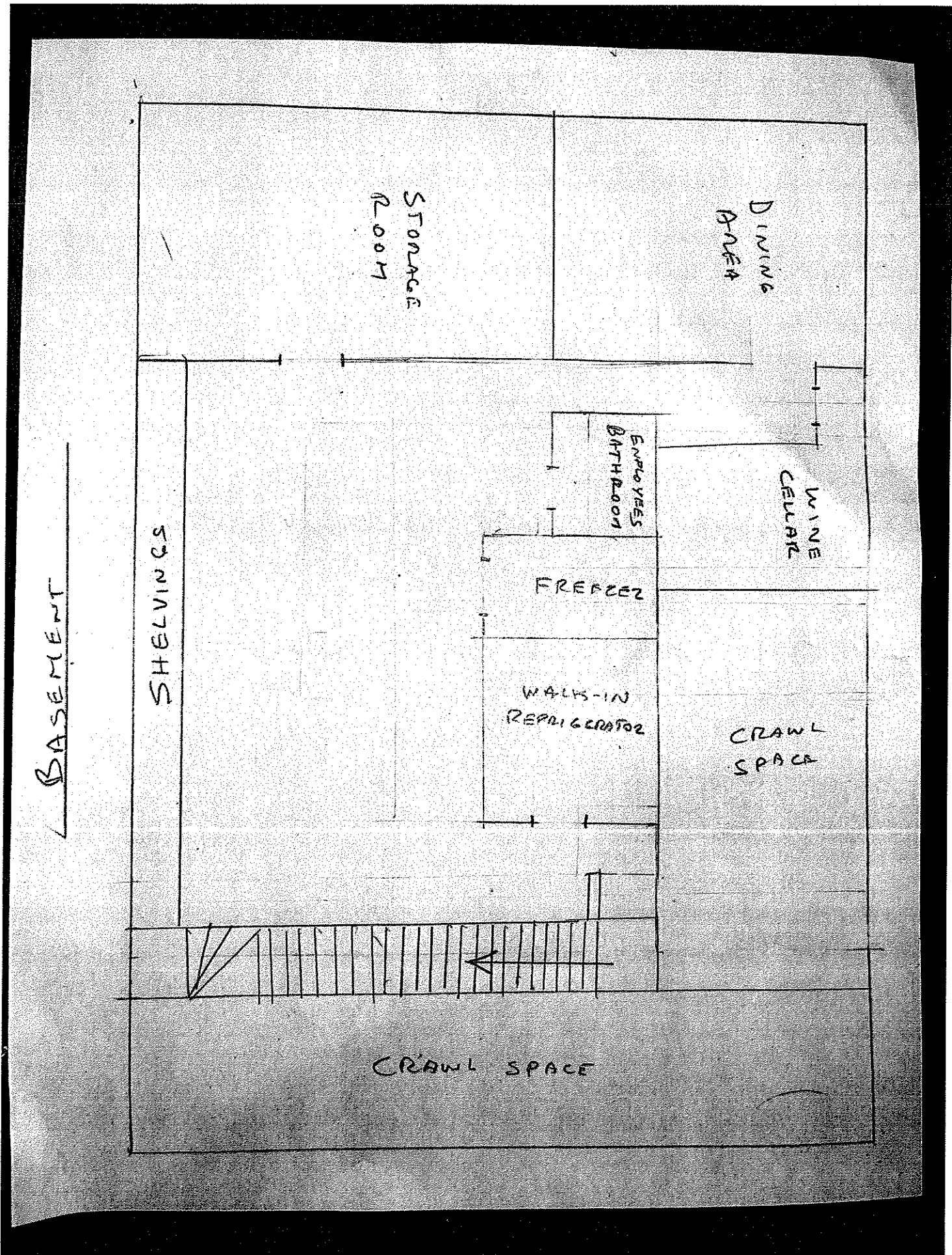
The following certificates must be signed by at least 3 persons.

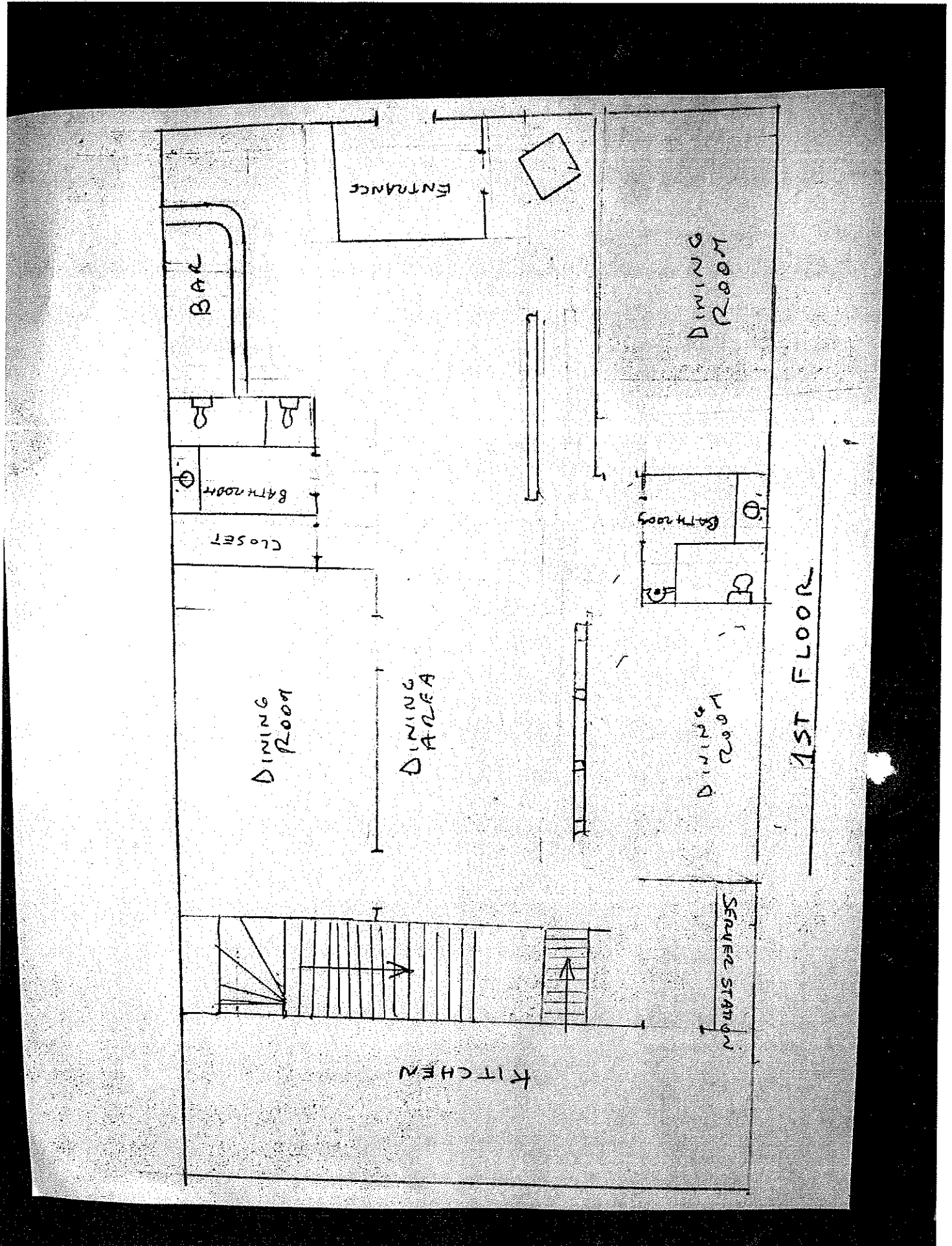
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

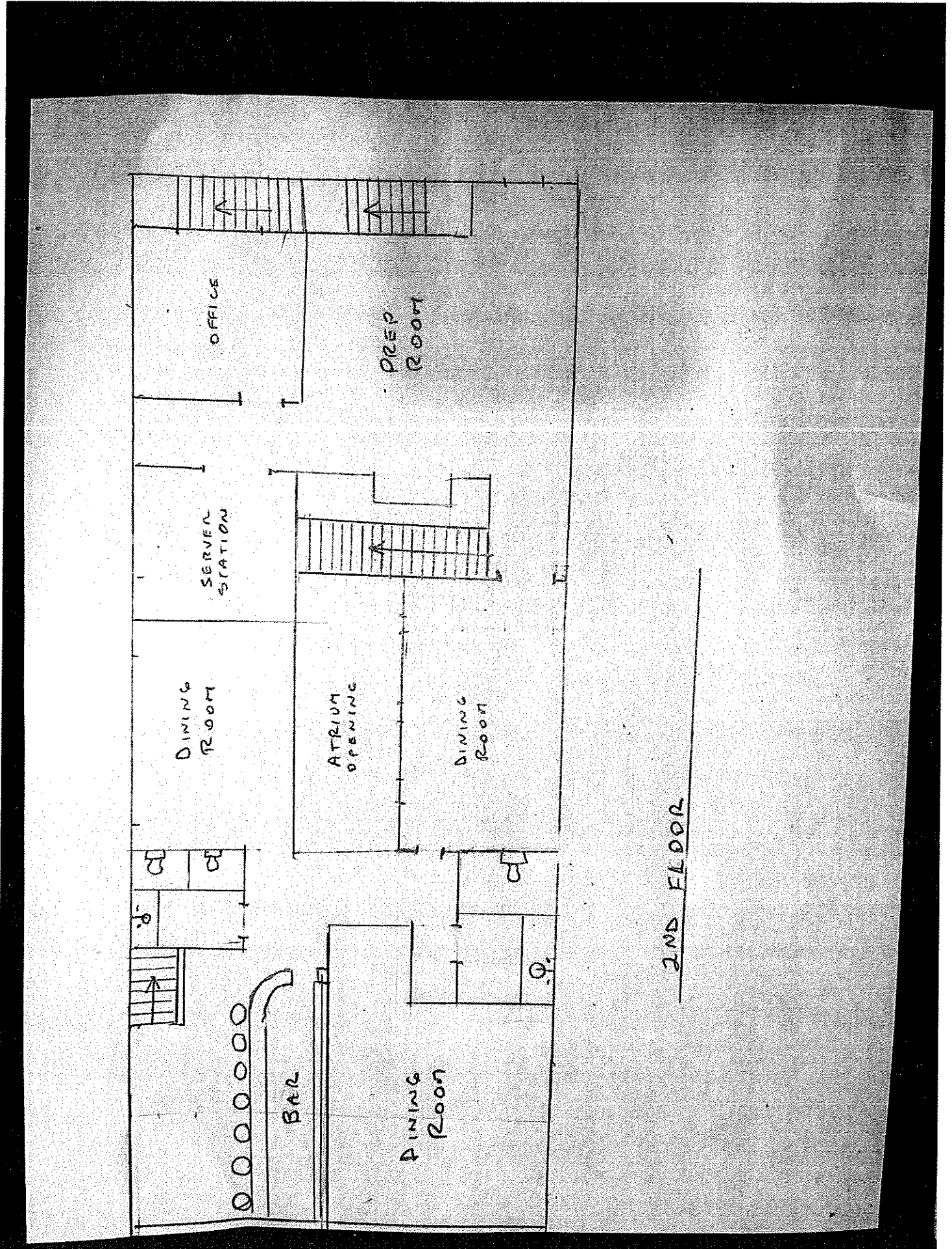
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>MARY ANN GAGLIARDI</u>	<u>400 S. High St</u>		<u>9/1/41</u>	<u>51 yr</u>
<u>PATRICIA RATTINI</u>	<u>304 S. HIGH ST</u>		<u>5/1/46</u>	<u>50 yr.</u>
<u>Anna Brotto</u>	<u>318 S. High St.</u>		<u>9/1/35</u>	<u>51 yr.</u>

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

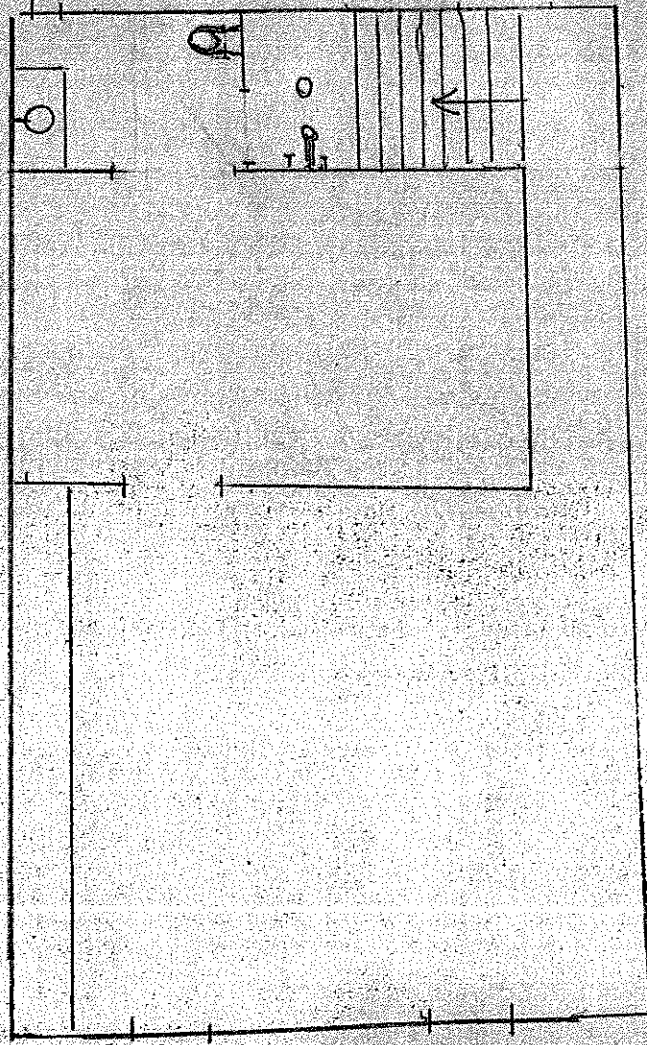
Please note that this is a public document and upon request will be provided to the general members of the public.







2ND FLOOR



3RD FLOOR



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LB 209**Cert Num: **0826**Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2022

License Year: 2022

CR Number: 08803579

Payment Date: 04-27-22

2021 - 2022 TPP Paid 2022 Trader's License

Add Adult Entertainment License

Location

Corp Name: **VITA, INC.**Trade Name: **ALDO'S RISTORANTE ITALIANO**

Zone Code: 24

Phone: 410-727-0700

Block Num: 306

City: BALTIMORE

Street: HIGH STREET SOUTH

State: MD

Zip: 21202

CR Number: 08803579

Portion of Business Used:

ENTIRE BUILDING

Restriction:

LICENSEE MAY PROVIDE WINE CORKAGE.

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MARIA C.	LIJOI	3510 WHITE AVENUE	BALTIMORE	MD	21214	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
RINALDO	VITALE	11515 LONG GREEN PIKE	GLEN ARM	MD	21057	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
RINALDO	VITALE (PR)	11515 LONG GREEN PIKE	GLEN ARM	MD	21057	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
10/07/2022	Application for transfer of ownership requesting off-premises catering and delivery of alcoholic beverages filed on behalf of Sudano Family, LLC T/a Trade Name Pending, Benjamin P. Sudano, Jr. on 9/30/2022 /kk	Delete
04/07/2022	FOOD FORM WAS SUBMITTED WITH 2022-2023 RENEWAL APPLICATION..... /sb	Delete
03/29/2021	FOOD FORM WAS SUBMITTED WITH 2021-2022 RENEWAL APPLICATION..... /sb	Delete
01/12/2021	****RELEASED STATE OF MD TAX HOLD.... ****/mb	Delete
12/14/2020	* Licensee(s) changed during 2020 renewal period - Rinaldo Vitale became the Per. Rep. for Regina P. Vitale (death) * /kk	Delete
02/27/2020	2020-2021 FOOD FORM was submitted with Renewal Application..../sb	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/mb	Delete
03/26/2019	2019 FOOD FORM received after renewal application.... /jr	Delete
03/26/2019	Alcohol Awareness expires 03/20/23 certified by John Murray (Sergio Vitale, Margaret Miller, Joseph Silva and Morris Ozmar)..... /sb	Delete
03/14/2019	2019 Renewal Application was mailed but the Food Form attached was not Notarized. I called Rinaldo and Regina Vitale and left voicemail messages stating that I will be sending the Renewal Application through mail.... /sb	Delete
03/12/2018	FOOD FORM IS ATTACHED WITH 2018-2019 RENEWAL APPLICATION..... /sb	Delete
04/03/2017	2017 FOOD FORM IS ATTACHED WITH RENEWAL APPLICATION.... /sb	Delete
10/28/2016	FOOD FORM WAS ATTACHED TO 2016 RENEWAL APPLICATION...K/R	Delete
09/13/2016	Letter sent on 9/2/2016 in reference to 2016 food form submission. Establishment had 10 days from that date of letter to submit the form. At this time there has been no response.....k.r	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
05/06/2015	Alcohol Awareness expies 3/30/2019 (Sergio Vitale, Victor Flores, Sergio Romano and Margeret Occhiogrosso)	Delete
04/15/2015	Released State of MD Tax Hold on 04/09/15..... /sb	Delete
02/02/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
01/19/2010	12/22/09 \$125 PAID IN LIEU OF 1/14/10 HEARING #70571	Delete
03/01/2004	1/22/98 Public hearing re: Application for a new Class "B" BWL i Restaurant license under the provisions of Rule 2.08 re: i \$200,000 capital investment and minimum seating capacity for 75 i persons APPROVED	Delete

Print History (Print Card)

License num: LB 209

Address: 306 HIGH STREET SOUTH

Trade Name: ALDO'S RISTORANTE ITALIANO

Comment:

Add Comment

Hold Info

Powered by:



SUDANO FAMILY LLC: W23228646

Department ID Number:

W23228646

Business Name:

SUDANO FAMILY LLC

Principal Office: ⓘ

302 S. HIGH ST.

BALTIMORE MD 21202

Resident Agent: ⓘ

YOSSELIN SUDANO

302 S. HIGH ST.

BALTIMORE MD 21202

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:

08/22/2022

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 306 S. High St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 22

"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 14

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR 4

"BD7" BEER, WINE & LIQUOR 2

ARENA _____

HOTEL/MOTEL 1

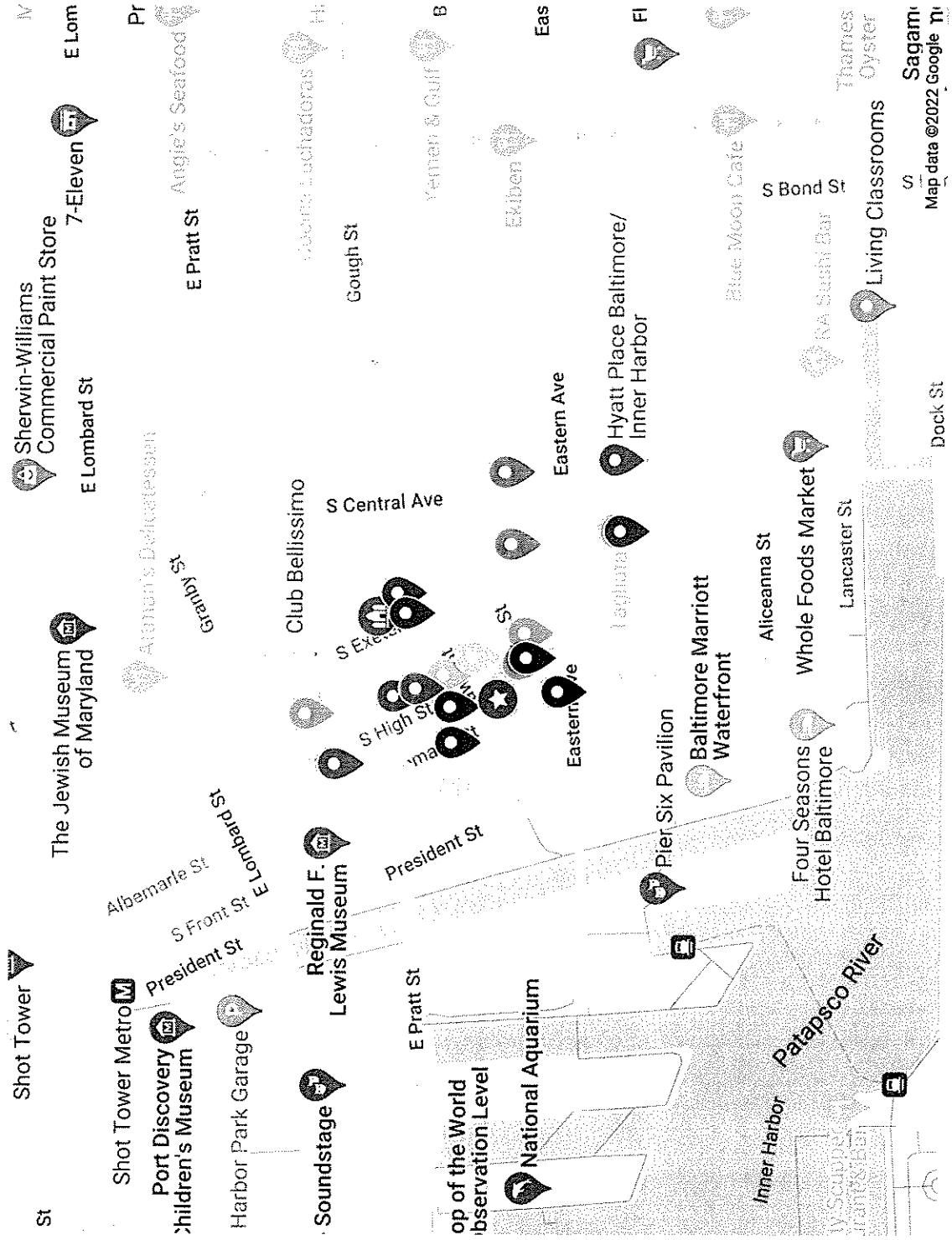
RACING _____

PREPARED BY: Chase DATE: 10/31/22

306 S. High St.

Licensed Establishments

- TBD LB
- Little Italy Lodge 2286 LC
- Joe Benny's LD
- Cafe Gia LB
- Angel's Pizzeria LB
- Chiapparelli's Restaurant LB
- Amicci's of Little Italy LB
- Germano's LB
- Anche' LBD7
- Sabatino's Italian Restaurant LB
- Ovenbird Bakery LD
- Osteria Da Amedeo LD
- Vaccaro's Italian Pastry Shop, Little Italy LB
- La Tavola LB
- Mo's Seafood LB
- RYMKS Bar & Grille LB
- Club Bellissimo LBD7
- La Scala Ristorante Italiano LB
- Dalesio's of little Italy LB
- Tagliata LB





Hyatt Place Baltimore/Inner Harbor LBHM



Five Iron Golf LB



Clark Burger LD

Churches



St. Leo Roman Catholic 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):

TBD

Corporation Name:

Sudano Family, LLC

Location Address:

306 S. High 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?

Yes



Date Posted?

10/27/2022



Estimated Date of Removal?

11/5/2022



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

Yes



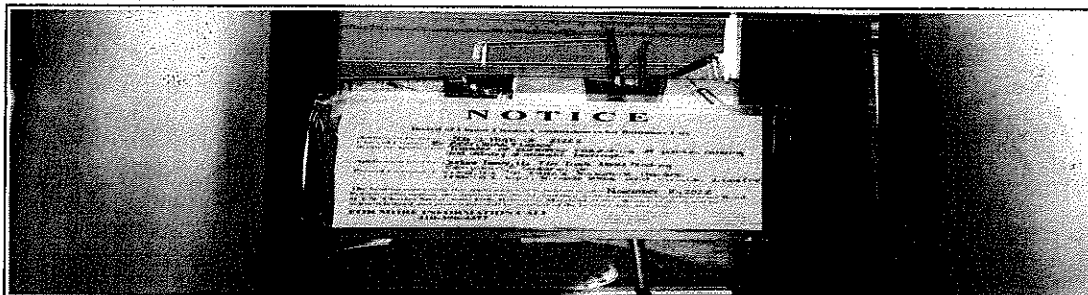
Other licensed locations - Describe/Note:

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 ownership with off premise catering. The establishment is closed.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

i:0#w/baltimore\terri.chase

10/30/2022

12:38:12 AM

Name of Licensee (if present)

Approve

Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Benjamin P. Sudano, Jr.

Address of Premises: 306 S. High St.

Inspector: j:\0#w\baltimore\terri.chase

Date Posted: 10/27/2022

Time Posted: 1:00 PM

Date Rechecked: 11/5/2022

Time Rechecked: 2:00 PM

Manager or Owner when sign posted: N/A

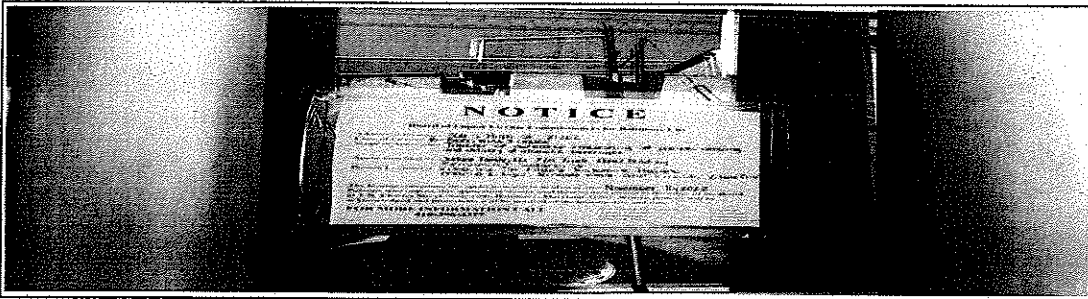
Summary on location of sign posted:

The sign is posted on the front window.

Summary on location of sign rechecked:

The sign is still posted on the front window.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 300 S. High St. 21202

Class of License: B-BEER, WINE & LIQUOR

Scope of Application: Transfer of ownership requesting off-premises catering and delivery of alcoholic beverages

Application filed by: Sudano Family, LLC T/A Trade Name Pending

Benjamin P. Sudano, JR.

Present Licensee(s): Vita, Inc. T/A Aldo's Ristorante Italiano

Maria C. Lijoi, Rinaldo Vitale and Rinaldo Vitale (P)

The hearing concerning this application will be held on or after November 10, 2022. Persons who oppose this application should send their written protest to the office of the Board 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

410 206 4377

Hon. Albert J. Matricciani, Jr., Esq.

Aaron J. Greenfield, Esq.

Edward L. Reichner

Chairman

Commissioner

Commissioner

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

**Online Use & Occupancy Permit
Application**

Property Address: 306 S HIGH ST
Block/Lot: 1422/004

Permit No: **USE2022-55816**

Applicant:
STEPHAN FOGLEMAN

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

Owner/Lessee:
Owner RAMVP MD REALTY LLC

Total : **98.00**

Lessee SUDANO FAMILY LLC

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

Property Use & Occupancy Information:

Description	Created	Completed	Assigned To
Existing Use : (Commercial) Restaurant			
CHESAPEAKE CRITICAL AREA	09/28/2022		PLAN
Proposed Use : (Commercial) Restaurant			
FIRE DEPARTMENT REFERRAL	09/28/2022		LDZI
Dwelling: Roomming: Efficiency:			
Application Received		09/27/2022	
Existing Count: 000 000 000	Zoning Sign-off	09/27/2022	
Proposed Count: 0 0 0	One Stop Permit Office Review	09/28/2022	BRYDIEA
	HEALTH DEPARTMENT INSPECTION	09/28/2022	JWEL

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 ENTIRE BUILDING AS RESTAURANT (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: 306 S HIGH ST

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: RAMVP MD REALTY LLC

Applicant: FOGLEMAN,STEPHAN

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

November 17, 2022

Applicant(s): Brent Sale
Prima Dopo Baltimore, LLC, T/a Prima Dopo
1724 Thames Street 21231

Class: "BD7" Beer, Wine & Liquor License

Amended application to transfer ownership and location of a Class "BD7" BWL license from a secured creditor presently located at 807 S. Broadway to 1724 Thames Street requesting live entertainment, outdoor table service, and delivery of alcoholic beverages, and to include a portion of 808 S. Ann Street.

(a) **Applicant(s) Information:** (1) Brent Sale was born in Columbia, MD in October of 1976. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Brent Sale (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$55,000 to be paid at settlement via business funds.

(d) **Qualified Voters:** Randy Coffren, Jontell Hinton, and Elizabeth Sale are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a restaurant with outdoor table service and live entertainment.

(f) **Corporate Standing:** Prima Dopo 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 9/21/2022, and checked on 9/30/2022. This meets the 10-day rule. There are 45 licensed liquor establishment(s) in the 2x2 area: D" BW-2; "B" BWL-21; "D" BWL-1; "BD7"-20; and Hotel/Motel -1.

(h) **Timeline:** Establishment closed on 9/17/2017. On 3/15/2018 Board approved Hardship Extension. Transfer Application was filed on 8/29/2018 within 360 days. Amended transfer application was filed on 1/6/2022. 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:

2020 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$800.00

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

EXPLANATION OF REQUEST: Amendment of pending transfer application CLASS TYPE: BD-7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: _____

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: _____

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 807 S. Broadway, Baltimore, MD 21231
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 1724 Thames Street & 808 S. Ann Street, Baltimore, MD 21231

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Prima Dopo Baltimore LLC TRADE NAME: Prima Dopo

BUSINESS PHONE NUMBER: 410-499-6377 BUSINESS EMAIL ADDRESS: dominiclascola@aol.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles St., 21st Fl., Balto., MD 21201 PHONE: 410-727-6600

Part of Premises Used (Note: Floors and Areas for Storage): 1st & 2nd Floors Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? DJ/Bands Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 125

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

1. Applicant A
Brent Sale

(Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 1212 South East Avenue, Apt. 111 Baltimore MD 21224 5+ years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 10/1976 Male Columbia, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

3. Applicant C

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

RECEIVED: BLLC
JUL 1 2022 4:45

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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


Name	Address	Phone	Email
Brent Sale	1724 Thames Street, Baltimore, MD		

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

- 1) NAME: Brent Sale ADDRESS: 1212 South East Avenue, Apt. 111 TITLE: Authorized Member %OF STOCK HELD: 0%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

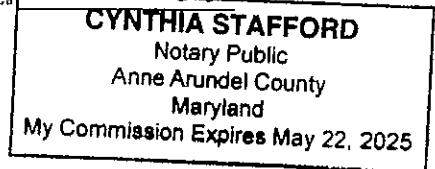
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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



 Signature of Applicant A

I hereby certify that on the 30 day of JUNE, 2022, before me, the subscriber, a notary public of the State of MARYLAND in and for ANNE ARUNDEL, personally appeared BRENT SALE the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Cynthia Stafford (Notary Seal) My Commission expires 05-22-2025
 Printed Name: CYNTHIA STAFFORD



 Signature of Applicant B

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

Signature: _____ (Notary Seal) My Commission expires _____
 Printed Name: _____

 Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____
 Printed Name: _____

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

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

(I, WE) Thames Street Holdings LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1724 Thames Street & 808 S. Ann Street, Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Dominic Jacob
Signature of Owner of the Property

I hereby certify that on the 30 day of JUNE, 2025, before me, the subscriber, a notary public of the State of MARYLAND, in and for ANNE ARUNDEL, personally appeared DOMINIC LASCOLA the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: *Cynthia*
Notary Printed Name: CYNTHIA STAFFORD

[Notary Seal] My Commission expires 05/10/2025
CYNTHIA STAFFORD
Notary Public
Anne Arundel County
Maryland
My Commission Expires May 22, 2025

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Randy Coffin</u>	<u>405 S. Clinton St. Baltimore, MD</u>	<u>[Signature]</u>	<u>10-08-83</u>	<u>7 years</u>
<u>Jontell Hinton</u>	<u>217 S Bouldin St Baltimore, MD</u>	<u>[Signature]</u>	<u>10-08-88</u>	<u>12 years</u>
<u>Elizabeth Sale</u>	<u>2701 Foster Ave Baltimore, MD</u>	<u>[Signature]</u>	<u>10-04-88</u>	<u>45 yrs.</u>

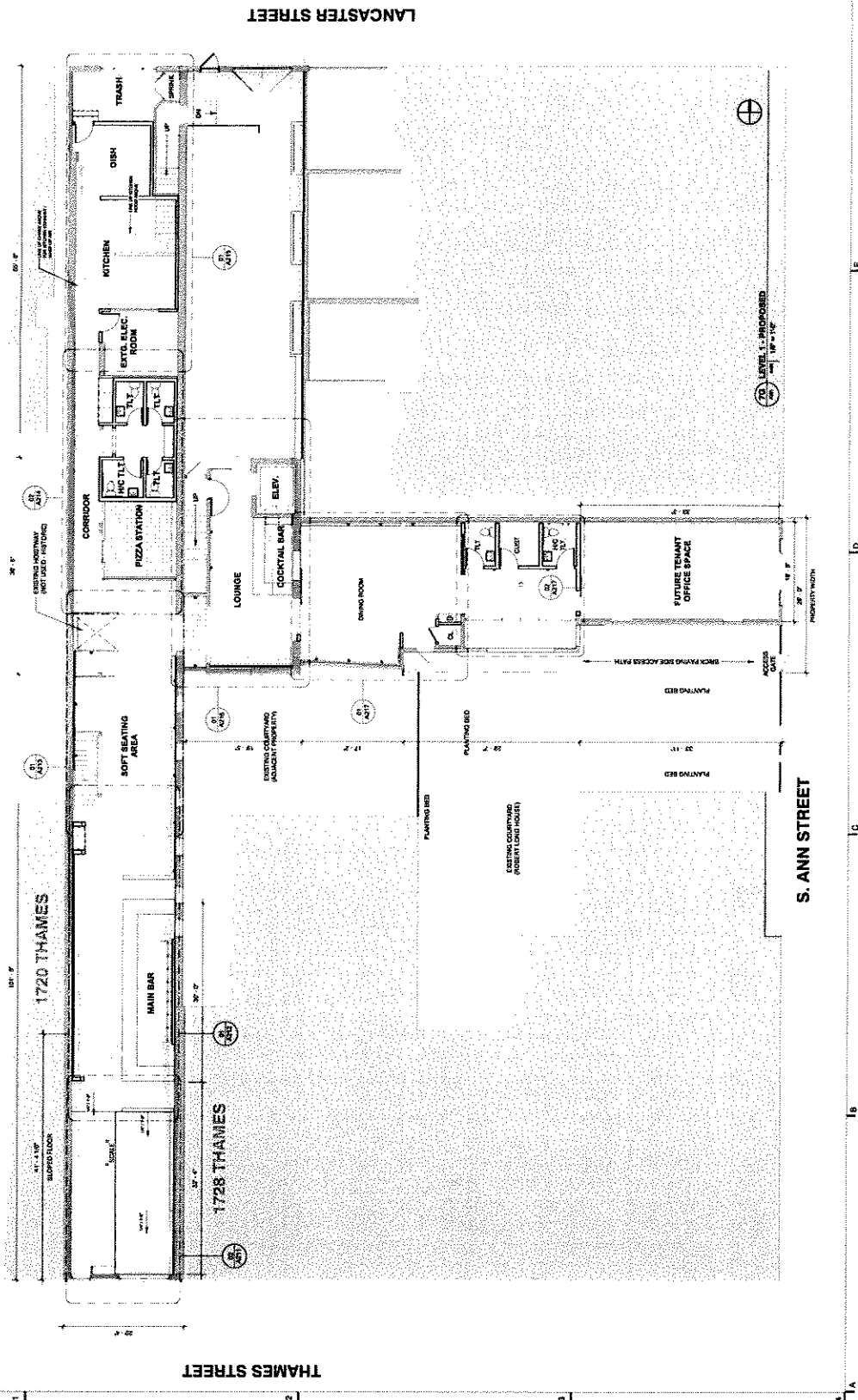
Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-396-4377 Fax: 410-396-4382

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

GENERAL JOINT PROVISION NOTES

1. THESE NOTES SHALL BE CONSIDERED AS SUPPLEMENTARY TO THE PERMITS AND REGULATIONS AND SHALL NOT BE LIMITED TO FLOOR FINISHES, WALLS, CEILING LIGHTING, AND MECHANICAL REQUIREMENTS INCLUDING SUPPORT SYSTEMS FOR BAR.
2. THIS BAR IS UNDER ASSESSMENT BY THE MARYLAND HISTORIC TRUST. ALL DEMOLITION AND CONSTRUCTION ACTIVITIES IN THESE AREAS SHALL BE COORDINATED WITH THE HISTORIC TRUST. CONTRACT THE CUSTOMER, COMMITTEE ADMINISTRATION, LOCAL HISTORIC COMMISSION, AND HISTORIC TRUST FOR ANY AND ALL CONSTRUCTION ACTIVITIES TO PREVENT WORK TO CONSTRUCTION.
3. ALL HISTORIC ELEMENTS ARE TO BE KEPT INTACT AND PROTECTED DURING CONSTRUCTION. THIS INCLUDES: FRONT ENTRY AND PORCH; INTERIOR STAIRS; INTERIOR WALLS; INTERIOR CEILING AND FLOORING; INTERIOR LIGHTING; INTERIOR STAIRS; INTERIOR AND EXTERIOR STRUCTURE; INTERIOR AND EXTERIOR STRUCTURE; INTERIOR AND EXTERIOR STRUCTURE. FOR ANY QUESTIONS RELATED TO THIS IS CLASSIFIED AS HISTORIC.
4. CONTRACTOR TO COORDINATE DELIVERIES FOR MATERIALS FROM THAMES STREET ENTRANCE ONLY. ALL CONSTRUCTION MATERIALS TO BE DELIVERED TO THE PROPERTY FROM LANCASTER STREET. THESE ARE RESERVING STREETS.

1724 Thames St.
808 S. Ann St.



1724-26 THAMES STREET - TENANT IMPROVEMENT
1724-26 THAMES STREET / 808 S. ANN STREET
BALTIMORE, MD. 21231

twopoint

PROJECT: TWOPPOINT RESTAURANT, LLC
1724-26 THAMES STREET
BALTIMORE, MD 21231
TEL: 410.528.2400

ARCHITECT: TWOPPOINT RESTAURANT, LLC
1724-26 THAMES STREET
BALTIMORE, MD 21231
TEL: 410.528.2400

OWNER: TWOPPOINT RESTAURANT, LLC
1724-26 THAMES STREET
BALTIMORE, MD 21231
TEL: 410.528.2400

DATE: 08/20/2021

PROJECT: TWOPPOINT RESTAURANT, LLC
1724-26 THAMES STREET
BALTIMORE, MD 21231
TEL: 410.528.2400

OWNER: TWOPPOINT RESTAURANT, LLC
1724-26 THAMES STREET
BALTIMORE, MD 21231
TEL: 410.528.2400

DATE: 08/20/2021

DATE: 08/20/2021
SCALE: 1/8" = 1'-0"

PROPOSED FLOOR PLANS

A201

PERMIT SUBMISSION
© TWOPPOINT RESTAURANT, LLC



Rosenberg
Martin
Greenberg LLP

Maggie Giordano, Paralegal
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201-3305
T: 410.649.4987 | F: 410.727-1115
mgiordano@rosenbergmartin.com

June 30, 2022

VIA COURIER

Board of Liquor License Commissioners
for Baltimore City
c/o Nicholas T.R. Blendy, Esquire
Deputy Executive Secretary
1 N. Charles Street, 15th Floor
Baltimore, Maryland 21201

RECEIVED: BLLC
JUL 1 2022 PM8:33

**Re: Prima Dopo Baltimore, LLC
1724 Thames Street & 808 S. Ann Street, Baltimore, MD**

Dear Mr. Blendy:

This firm represents Prima Dopo Baltimore, LLC, which obtained the Board's approval for the transfer of the ownership and location of a Class BD-7 Liquor License for use at 1724 Thames Street, Baltimore, MD in a hearing held on February 24, 2022.

Enclosed please find an original amended transfer application form which proposes to amend the licensed premises to include a portion of 808 S. Ann Street (which is currently pending consolidation with 1724 Thames Street), along with the following supporting documents: (1) Floor Plan (2) Use and Occupancy Permit application receipt for 808 S. Ann Street, (3) a copy of the Zoning Board's Resolution approving the use of 808 S. Ann Street for the restaurant dining room, and (4) a check for \$600.00 payable to "Director of Finance" for the filing fee. To be clear, the portion of the proposed licensed premises located at 808 S. Ann Street will be operated in accordance with the conditions imposed by the Zoning Board, including the following:

1. No retail sales of alcoholic beverages may take place on the Property known as 808 S. Ann Street.
2. No live entertainment or dancing may take place on the Property known as 808 S. Ann Street

Kindly date stamp the enclosed copy of this letter and return as evidence of receipt via email to mgiordano@rosenbergmartin.com. Thank you for your cooperation in this matter, and please let us know if you require any additional information.

Sincerely,

Maggie Giordano

/mag
Enclosures

cc: Prima Dopo Baltimore, LLC (via electronic mail)



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 236** Cert Num: **0606** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2022 License Year: 2022
 CR Number: 16662687
 Payment Date: 04-29-22

2021 - 2022 TPP Paid
 2022 Trader's License

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **SECURED CREDITOR**
 Trade Name: **EL COYOTE BAR & GRILL**
 Zone Code: 23
 Phone: 410-276-2790

Block Num: 807 Street: BROADWAY SOUTH
 City: BALTIMORE State: MD Zip: 21231

CR Number: 16662687

Portion of Business Used:
 USE AS A RESTURANT /TAVERN

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

License Owners

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

Comments

Date	Comment	Action
07/08/2022	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 807 S. Broadway to 1724 Thames Street, requesting live entertainment, outdoor table service, and delivery of alcoholic beverages, and to include a portion of 808 S. Ann Street filed on behalf of Prima Dopo Baltimore, LLC T/a Prima Dopo, Brent Sale on 7/1/2022 /kk (Amended)	Delete
06/21/2022	6/15/2022 Warning pending transfer letter was sent to all applicant(s) and attorney... k/r	Delete
02/28/2022	2/24/2022 - Virtual Public Hearing Re: Amended application to transfer ownership and location of a Class "BD7" BWL license presently located at 807 S. Broadway to 1724 Thames Street requesting live entertainment, outdoor table service, and delivery of alcoholic beverages - ** Attorney has withdrawn the outdoor table service and confirmed live entertainment is on first floor ONLY** - APPROVED (3-0 vote).../jr	Delete
02/22/2022	Mail Returned: 2022 Renewal Application..../sb	Delete
01/07/2022	Amended application for transfer of ownership and location of a Class "BD7" BWL license presently located at 807 S. Broadway to 1724 Thames Street requesting live entertainment, outdoor table service, and delivery of alcoholic beverages filed on behalf of Prima Dopo Baltimore, LLC T/a Prima Dopo, Brent Sale on 1/6/2022 /kk	Delete
02/25/2020	02/25/20-Resended 2020-2021 Renewal Applications to home address (11)..../sb	Delete
02/25/2020	02/25/20 - Return To Sender; Vacant; Unable To Forward.../sb	Delete
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
03/07/2019	03/07/19-Resend 2019-2020 Renewal Application to home address (1).... /sb	Delete
03/07/2019	03/07/19 Returned To Sender; Insufficient Address; Unable To Forward.... /sb	Delete
12/05/2018	12/05/18 - Return To Sender-Not Deliverable As Addressed-Unable To Forward; Sales of Dangerous Knives and certain Packaging Products..... /sb	Delete
10/29/2018	10/25/2018 - Public Hearing RE: Application to transfer ownership - POSTPONED...../jr	Delete
09/13/2018	Application for transfer of ownership filed on behalf of Westland Investment Group, LLC T/a Trade Name Pending, Lien Hoang and Elizabeth Koontz on 8/29/18 /kk	Delete
03/29/2018	SUBMITTED 2018-2019 RENEWAL APPLICATION.... /sb	Delete
03/17/2018	3/15/2018 - Public Hearing RE: Request for a hardship extension - GRANTED (3-0 Vote)...../jr	Delete
03/12/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
02/28/2018	****STATE OF MD TAX HOLD, letter sent to Licensee Min Hoang, 6204 Franconia Forest Ln, Alexandria, VA 22310 Home Address on February 28, 2018.****/mb	Delete
02/28/2018	MD State Tax Hold letter returned To Sender on 02/26/18; Unable to Forward/ Not Known... /mb	Delete
02/14/2018	02/14/18-Resend 2018-2019 Renewal Application to home address.... /sb	Delete
02/14/2018	02/13/18 - Returned To Sender; Not Deliverable As Addressed; Unable To Forward... /sb	Delete
01/30/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.****/mb	Delete
06/16/2017	Alcohol Awareness expires 10/06/18 (Magdalena Herrera).... /sb	Delete
05/01/2017	*****RELEASED MD STATE TAX HOLD..... /mb	Delete
04/14/2017	MARYLAND SALES TAX HOLD WAS RELEASE ON 03/20/2017 (CR#15722173-TRANSFER)	Delete
04/03/2017	3/30/2017- transfer of ownership- APPROVED 3-0 vote	Delete
02/09/2017	02/08/17: 2017-2018 ANNUAL LICENSE FEE WAS PAID IN THE AMOUNT \$1,320.00 processed by K.Robinson.... /sb	Delete
01/18/2017	****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.**** /sb	Delete
10/28/2016	10/27/2016- Public hearing re: request for hardship extension- APPROVED	Delete
10/28/2016	PAID \$100.00 for Hardship Extension Hearing on 10/27/16; Invoice #104334... /sb	Delete
10/18/2016	10/13/16 Request for hardship extension- POSTPONED	Delete
03/10/2016	Article published in Citypaper, on March 4 2016 stating that RYE bar officially closes March 7, 2016 and will be moving to a new location. Copy of article placed in file. TRA	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
06/10/2015	2015 Trader's License dated 6/4/15 submitted and in file	

		Delete
05/18/2015	RELEASED STATE OF MD TAX HOLD.... /sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
11/05/2013	10/17/2013 Public Hearing re: Application to transfer ownership. MOU signed and voluntary restriction were agreed upon by applicant. Board APPROVED the transfer	Delete
10/16/2013	10/10/13 Public Hearing re: Application to transfer ownership. Board GRANTED postponement	Delete
10/14/2010	10/12/10 \$125 ADM.FEE PAID IN LIEU OF 11/18/10 HEARING #75084	Delete
08/06/2009	5/14/09 \$100 RETURN CHECK FEE PAID(FOR CONF-2/20/09) AT L/B #69143	Delete

Print History (Print Card)

License num: LBD7 236 Address: 807 BROADWAY SOUTH
 Trade Name: EL COYOTE BAR & GRILL

Comment:

Add Comment

Hold Info



PRIMA DOPO BALTIMORE, LLC: W22464606

Department ID Number:

W22464606

Business Name:

PRIMA DOPO BALTIMORE, LLC

Principal Office: ⓘ

1724 THAMES STREET

BALTIMORE MD 21231

Resident Agent: ⓘ

DOUGLAS S. WALKER

100 N. WEST STREET

EASTON MD 21601

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

01/04/2022

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1724 Thames St & 800 S. Ann St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 45

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 21

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 20

ARENA _____

HOTEL/MOTEL 1

RACING _____

PREPARED BY: Perez DATE: 9/22/22

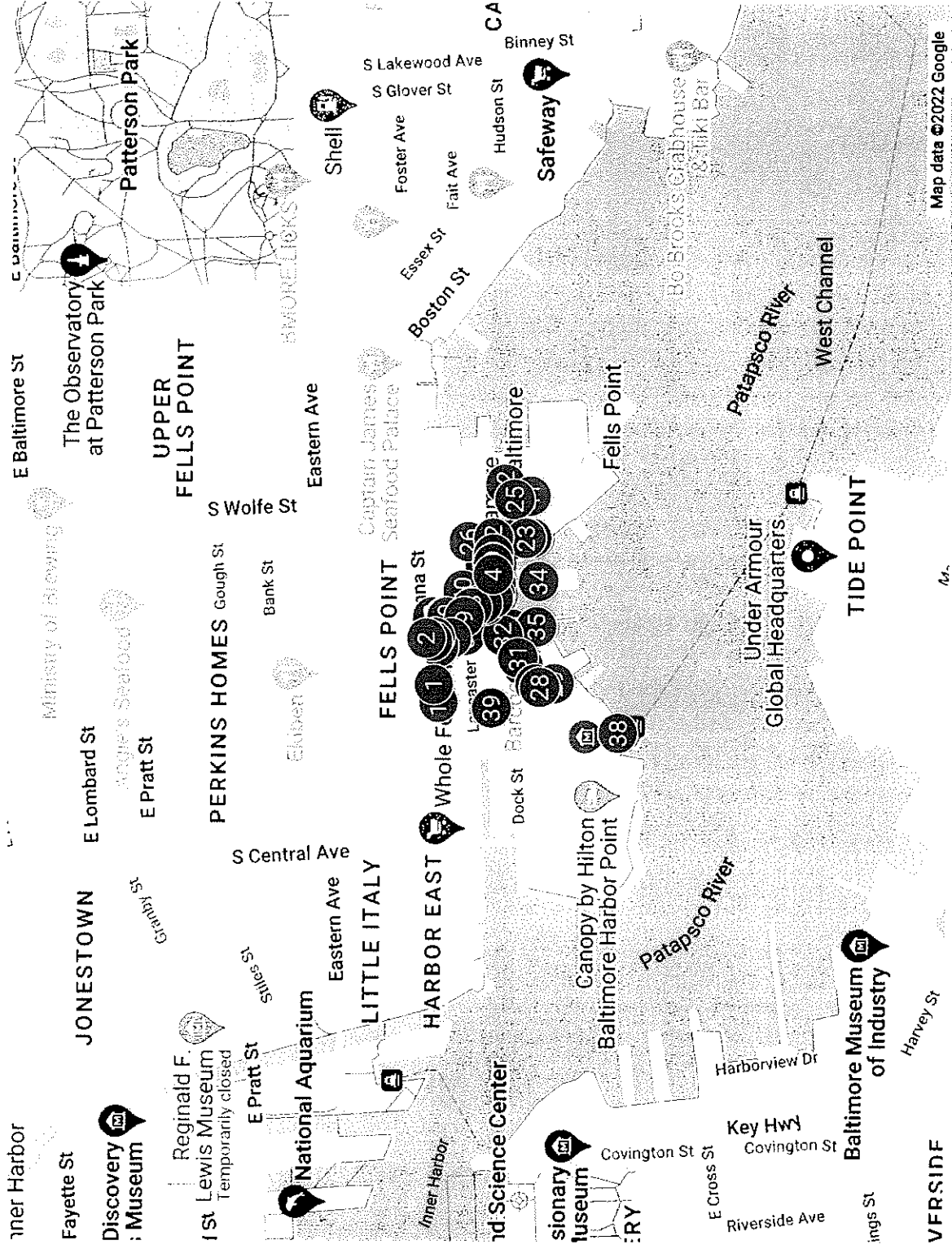
1724 Thames St

Proposed Location

- ★ Proposed Location

Licensed Establishments

- 1 Bondhouse -LBD7
- 2 Todd Conner's-LBD7
- 3 Blamey Stone Pub-LBD7
- 4 Riptide LB
- 5 The Rockwell-LBD7
- 6 Alexander's Tavem-LB
- 7 Barley's Backyard-LB
- 8 Lil Phil Tavem-LBD7
- 9 Max's Taphouse-LBD7
- 10 Moby Dick's-LBD7
- 11 Rodos Bar-LBD7
- 12 DogWatch Tavem-LBD7
- 13 Denzel's LB
- 14 El Coyote -LBD7
- 15 One-Eyed Mike's LB
- 16 Slainte Irish Pub LB
- 17 Kooper's Tavem LB
- 18 Waterfront Hotel LBD7
- 19 Thames St Oyster House LB
- 20 The Point In Fells LB
- 21 Cat's Eye Pub LBD7
- 22 Penny Black LB



- 24 Nanami Cafe WD
- 25 Red Star LBD7
- 26 The Wharf Rat LBD7
- 27 Abbey Burger Bistiro LB
- 28 Dudas Tavem LD
- 29 Bond Street Social LB
- 30 Kall's Court LBD7
- 31 The Horse LBD7
- 32 Admiral Fell Inn LB
- 33 Bertha's LB
- 34 Sagamore Pendly LBHM
- 35 Barcocina LB
- 36 The Admiral's Cup LBD7
- 37 Rye LBD7
- 38 Ampersea LB
- 39 Black Olive LB
- 40 Yardam LBD7
- 41 Lucky Buns LB
- 42 Chiliango's LB
- 43 Red Star LB
- 44 Luna Garden WD
- 45 Pitango LB

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):

Prima Dopo

Corporation Name:

Prima Dopo Baltimore LLC

Location Address:

1724 Thames St

License Type:

Class "BD7" Beer, Wine and Liquor

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

No

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

No

Date Posted?

9/21/2022

Estimated Date of Removal?

9/30/2022

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

Yes

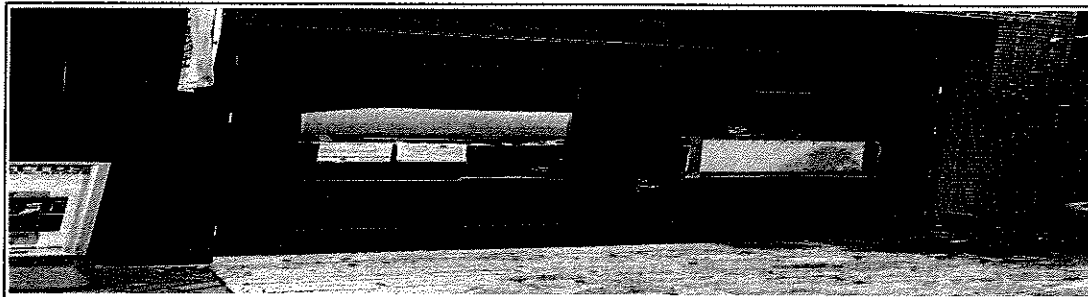
Other licensed locations - Describe/Note:

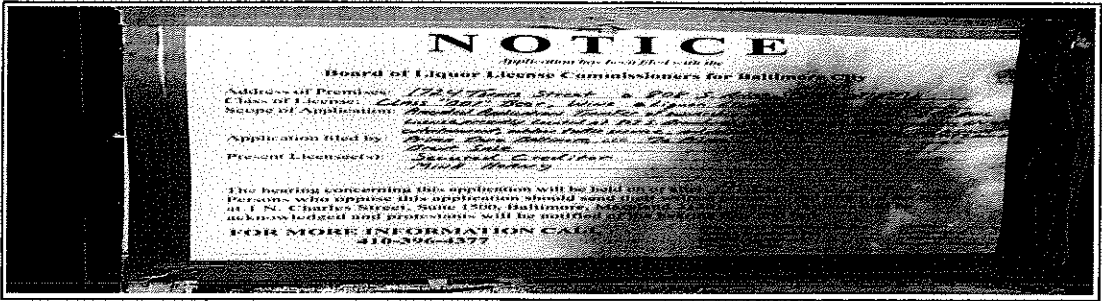
See Attached map

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

Amended application transfer of ownership and location of a class BD-7 BWL license presently located at 807 S. Broadway to 1724 Thames St, requesting live entertainment, outdoor table service and delivery of alcoholic beverages and to include a portion of 808 S. Ann St.

Insert Photo of Sign and location:





Inspector Name	Date and Time	
i:\0#w\baltimore\andy.perez	9/22/2022	9:23:23 PM
Name of Licensee (if present)		
<input data-bbox="110 722 799 762" type="text"/>		
<input data-bbox="110 787 799 827" type="text"/>		

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Brent Sale

Address of Premises: 1724 Thames St. & 808 S. Ann St

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

Date Posted: 9/21/2022

Time Posted:

Date Rechecked: 9/30/2022

Time Rechecked:

Manager or Owner when sign posted:

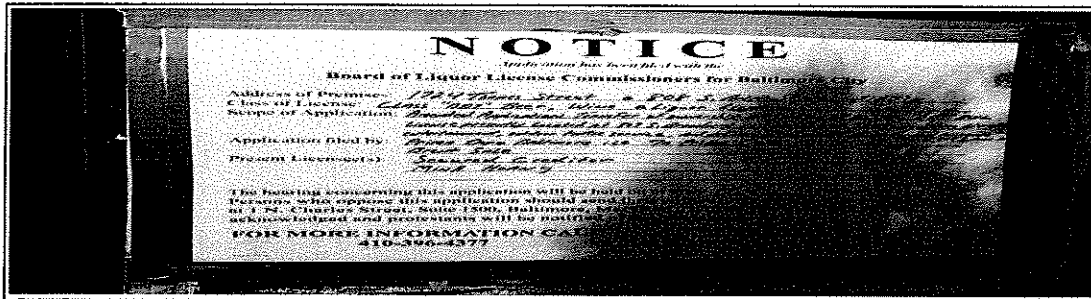
Summary on location of sign posted:

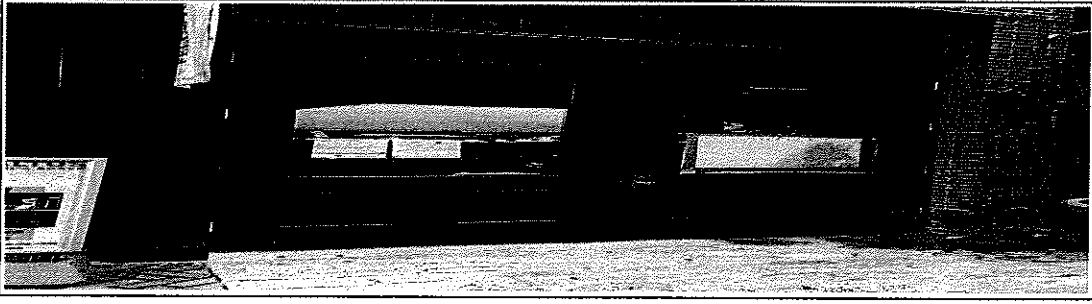
Sign posted on front door

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:





NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1724 Thames Street & 808 S. ANN STREET 21231
Class of License: CLASS "B07" BEER, WINE & LIQUOR LICENSE
Scope of Application: Amended Application: Transfer of Ownership Application to include B07 BUL
License presently located at 807 S. Broadway to 7th Street and 10th Street
entertainment, outdoor table service, and delivery of wine, beer, and spirits
Application filed by: Prima Dopa Baltimore, LLC 7th Prima Dopa
Brent Salk
Present License(s): Secured Creditor
MINH HOANG

The hearing concerning this application will be held on or after October 6, 2022.
Persons who oppose this application should send their written protest to the office of the Board
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

John Albert...
Anthony...
Dorothy...



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > My Permit Application List
Account: mgjordano@rosenbergmartin.com

My Permit Application List [Logout](#)

New! On-Line Inspection Scheduler: Now, you may schedule inspections on-line; use the Inspection Scheduler feature below

[Home](#) [My Applications](#) [License Management](#) [Inspection Scheduler](#)

Most Current (Past 3 months) All Active Archived Deleted

Show 10 entries

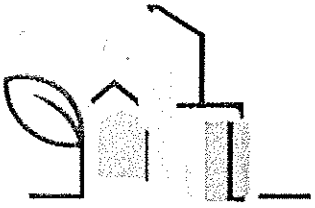
Search:

Permit No.	Project Description	Address	Start Date	End Date	Status	Actions
291392	USE2021-56198	BMZA 808 S. ANN STREET	12/30/2021	12/30/2021	Submitted	Manage Contact us Archive D
291267	USE2021-56190	1724 THAMES STREET	12/29/2021	12/29/2021	Submitted	Manage Contact us Archive D
287636	USE2021-55809	BMZA 4900 BOSTON STREET	12/6/2021	12/6/2021	Submitted	Manage Contact us Archive D
283024	USE2021-55323	BMZA PARK WEST (V2)	11/8/2021	11/8/2021	Submitted	Manage Contact us Archive D
281483	USE2021-55166	BMZA 6500-6694 PIONEER DR.	10/29/2021	10/29/2021	Submitted	Manage Contact us Archive D
278234	USE2021-54842	BMZA 101 N. PATTERSON PARK	10/12/2021	10/12/2021	Submitted	Manage Contact us Archive D
276746	USE2021-54717	BMZA 3900-3902 BOSTON ST	10/4/2021	10/4/2021	Submitted	Manage Contact us Archive D
275979	USE2021-54661	BMZA 4002 EDGEWOOD ROAD	9/29/2021	9/29/2021	Submitted	Manage Contact us Archive D
273051	USE2021-54359	1201 S. HAVEN STREET	9/13/2021	9/13/2021	Submitted	Manage Contact us Archive D
270754	USE2021-54098	BMZA 20-22 E. FAYETTE STREET	8/27/2021	8/27/2021	Submitted	Manage Contact us Archive D

Showing 1 to 10 of 92 entries

Previous 1 2 3 4 5 10 Next





BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



[Home](#) > [Permits](#) > Update Permit Information

Account: mgjordano@rosenbergmartin.com

[Back](#) [Logout](#)

Project Name:1724 THAMES STREET

[Guest Access](#)

TO USE THE PREMISES AS A RESTAURANT WITH OUTDOOR TABLE SERVICE AND LIVE ENTERTAINMENT.



Mayor Brandon M. Scott & Alice Kennedy, Acting Commissioner

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

**Online Use & Occupancy Permit
Application**

Property Address: Block/Lot: 1861/032

Permit No: **USE2022-54367**

Applicant:
MARGARET GIORDANO

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

Owner/Lessee:
Owner THAMES STREET HOLDINGS LLC

Total : **98.00**

Lessee PRIMA DOPO BALTIMORE, LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Office

Description	Created	Completed	Assigned To
CHESAPEAKE CRITICAL AREA	07/01/2022		PLAN
F02 - REGULATED FLOODPLAIN BFE Application Received	07/01/2022	07/01/2022	PLAN
One Stop Permit Office Review	07/01/2022		ELLYSHA.NE
FIRE DEPARTMENT REFERRAL	07/01/2022		LDZI
HEALTH DEPARTMENT INSPECTION	07/01/2022		JWEL
Zoning Sign-off	07/01/2022	07/01/2022	

Proposed Use : (Commercial) Restaurant

Dwelling: Rooming: Efficiency:

Existing Count: 000 000 000

Proposed Count: 0 0 0

District:201

MINOR PRIVILEGE:

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

TO USE THE REAR PORTION OF THE PREMISES AS A DINING ROOM FOR THE RESTAURANT LOCATED AT 1724 THAMES STREET UNDER THE NEIGHBORHOOD COMMERCIAL ESTABLISHMENT SECTION OF THE ZONING CODE PER BMZA 2021-343.

AFFIDAVIT BY: MARGARET GIORDANO

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

Project Name: 808 S. ANN STREET

Owner First Name:

Role: Agent

Owner Last Name Or THAMES STREET HOLDINGS LLC

Applicant: GIORDANO,MARGARET

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

IN THE MATTER OF THE
PETITION OF: CAROLINE
HECKER

Baltimore City Board of Municipal
& Zoning Appeals

808 S. Ann St
(BLOCK 1861, LOT 32)



Kathleen Byrne
Acting Executive Director
417 E. Fayette Street, Room 922
Baltimore, MD 21202
Phone: 410-396-4301

Appeal No. 2021-343
Hearing Date: April 5, 2022

RESOLUTION

Background

This matter comes before the Baltimore City Board of Municipal & Zoning Appeals (“Board”) on appeal from the Zoning Administrator for Baltimore City denying the application of Caroline Hecker (“Appellant”) to use a portion of the rear of the premises as a dining room for the restaurant at 1724 Thames St, and to use a portion of the front of the premises as an office, both under the neighborhood commercial establishment section of the Code.

Appellant filed this appeal to the Board on January 12, 2022 and appeared for a public hearing on April 5, 2022. Board staff prepared a memorandum evaluating the appeal. Following deliberations and for the reasons set forth below, the Board voted to approve Appellant’s request to use a portion of the rear of the premises as a dining room for the restaurant at 1724 Thames St, and to use a portion of the front of the premises as an office, both under the neighborhood commercial establishment section of the Code, by a vote of 4-0, with one (1) abstention vote.

Facts

The Property is located in an R-8 Zoning District and is an irregular interior lot comprising 2,111 square feet of land are, improved with improved with a 1920 two-story attached brick building containing 1,690 square feet of floor area. The last authorized use of the premises is as an office.

The Department of Planning, in its memorandum dated March 14, 2022, recommended approval subject to the conditions that (1) the lot known as 808 S. Ann Street be consolidated with the lot known as 1724 Thames Street and that (2) all exterior modifications be subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP).

Several community members appeared in support of the appeal, with eight (8) letters submitted in support before the hearing. The letters of support stated that the historic character of the neighborhood includes restaurants and taverns like the one proposed, that the applicant has attended many community meetings and adjusted his plans to address concerns, and that the proposed use would not have a negative impact on the neighborhood.

Appellant proffered much of the case on behalf of her client. She noted that this block of Ann Street already has other commercial uses and is on the border between the C-1 commercial zoning district along Thames Street’s bustling commercial corridor and the R-8 residential zoning district. Both sides agree that the Property has historically been used for non-residential uses in the past. The current plan for 808 S. Ann is to use the rear of the building as an accessory dining room for the restaurant located at 1724 Thames Street and for the front of the building to continue to be used as an office, both uses allowable under the neighborhood commercial establishment section of the Code. Fells Point Residents Association and the Waterfront Partnership support the project,

and the Canton Community Association submitted a letter of reference for the owner/operator of the proposed restaurant. Appellant's clients agree that they will consolidate the two parcels.

Several community members also appeared in opposition to the appeal, with 35 letters submitted in opposition before the hearing. Community opposition testimony argued that food service and liquor sales in a residential zoning are inappropriate, unwelcome and unnecessary and that the Property owner has a larger, destructive future vision for the office space.

Mr. Thomas Minton presented the opposition's case on behalf of his client, Mr. Cliff Ransom, a nearby neighbor on Ann Street. Mr. Minton argued that this block of S. Ann Street is a jewel in Fells Point, due to the presence of the Robert Long House, the oldest surviving urban residence in Baltimore; a 150-seat restaurant with a BD-7 liquor license is not compatible with this historic district, he argued, and Appellant cannot meet its burden of showing compliance with the requirements of the Code.

Appellant submitted one memorandum in support of her application, and the opposition submitted two memoranda in opposition; all documents, memoranda and other evidence submitted were reviewed by the Board.

Standard of Review

City Code Article 32, § 1-310 (j) defines neighborhood commercial establishment as a non-residential use that is within a residential or office-residential zoning district, but in a structure that: (1) is non-residential in its construction and original use; or (2) has received prior zoning approval for a non-residential use, as evidenced by permits, construction, or historical evidence of lawful non-residential use.

If a property qualifies for the neighborhood commercial establishment use, the appeal is then evaluated as a conditional use. Under the conditional use approval standards found in City Code Art. 32 § 5-406(a), the Board of Municipal and Zoning Appeals may [not] approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that: (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare; (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan; (3) the authorization would not be contrary to the public interest; and (4) the authorization would be in harmony with the purpose and intent of this Code.

In making its determination, under City Code Art. 32 § 5-406(b), the Board must consider the following factors, where appropriate: (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures; (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading; (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development; (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering; (5) accessibility of the premises for emergency vehicles; (6) accessibility of light and air to the premises and to the property in the vicinity; (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided; (8) the preservation of cultural and historic landmarks and structures; (9) the character of the neighborhood; (10) the provisions of the City's Comprehensive Master Plan; (11) the provisions of any applicable Urban Renewal Plan; (12) all applicable standards and requirements of this Code; (13) the intent and purpose of this Code; and (14) any other matters considered to be in the interest of the general welfare.

Conditional uses are "presumed valid uses" of land but this presumption may be rebutted by credible evidence indicating that "the proposed use has adverse effects above and beyond those

inherently associated with such a [conditional use] irrespective of its location within the zone.” *Schultz v. Pritts*, 291 Md. 1, 22-23 (1981). See also *Attar v. DMS Tollgate, LLC*, 451 Md. 272, 286-287 (2017).

Discussion

After a thorough review of the file, evidence and testimony submitted in support of this application, the Board evaluated this application under the neighborhood commercial establishment and conditional use standards found in City Code Article 32 and Maryland law.

Neighborhood Commercial Establishment

Nonresidential structure in construction or use: The Board first evaluated this application under the provisions of City Code Article 32, § 1-310 (j), which states that a property is eligible to be considered as a neighborhood commercial establishment if the structure is nonresidential in its construction and original use or if it has received prior zoning approval for a nonresidential use. It is undisputed by the parties that this Property satisfies the neighborhood commercial establishment definition. Records from the State Department of Assessments and Taxation indicate that the Property was originally built for use as a “manual arts building,” and city land use cards state that the Property received zoning approval to be used as a visitor’s center and museum in 1998. The Property is therefore eligible to be considered for use as a neighborhood commercial establishment.

Pedestrian orientation: The Board also evaluated the application under the requirement in City Code Article 32, § 14-328 (c) that a neighborhood commercial use be oriented to pedestrians and not to the automobile. Appellant proffered that the proposed tenant in the office space will be Waterfront Partnership; the office use is not likely to draw visitors in cars, and their employees patrol on foot. Appellant also proffered that the dining room will be part of the Thames Street restaurant and will not draw a significant amount of automobile traffic. The Board found that this information was sufficient to satisfy the pedestrian orientation requirement.

Principal entrance: The Board next evaluated the application under the requirement in Article 32, § 14-328 (d), which requires that the principal entrance of the Property be a direct entry from the primary adjoining street. For the office use, all parties agree that the principal entrance will be from Ann Street, the primary adjoining street. Appellant argued that this factor was satisfied for the restaurant use as well, because the accessory restaurant dining room will be part of the restaurant and accessible from the main entrance of the restaurant, whose principal entrance is from its primary adjoining street, Thames Street. The Planning Department’s memorandum agrees with this view. While Appellant could provide an entrance to the restaurant from Ann Street, Appellant has chosen not to do so at the request of neighbors who did not want restaurant patrons to enter and exit through the quieter, residential Ann Street side of the building. Opponents argue that this section of the Code prohibits the “annexation of an R-8 property by a larger, commercial property in a C-1 zone” and that therefore the Code requires a principal entrance on Ann Street. The Board held that Appellant’s plans satisfy the principal entrance requirement.

No live entertainment or dancing: Opponents of the application pointed out that, under the neighborhood commercial section of the Code, a restaurant may not have live entertainment or dancing. The restaurant in this matter does plan to host live entertainment and dancing, but Appellant has stated that there will not be live entertainment or dancing in the dining room located in the portion of the building located on the Property. The Board held that the application could proceed under this stipulation agreed to by Appellant, which is a condition of the Board’s approval.

No retail alcohol sales: Similarly, opponents of the application raised the issue that, under the neighborhood commercial section of the Code, the business at the Property may not engage in

retail alcohol sales. Appellant stated that the business has no plans to sell retail alcoholic beverages in any portion of the building, on the Property or on the Thames Street side and agreed that this could be a condition of the Board's approval. The Board held that the application could proceed under this condition as well.

Conditional Use Factors

The Board then turned to analyzing the facts and arguments presented under the conditional use approval standards set out in Article 32, as interpreted by the Court of Appeals in *Schultz v. Pritts*, 291 Md. 1 (1979). The *Schultz* standard holds that the Board must decide "whether there are facts and circumstances that show that the particular use proposed at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use, irrespective of its location within the zone." *Schultz* at 22.

Opponents argued that these conditional uses, office and restaurant, would have a greater impact on this block than they would in other locations in the R-8 residential zoning district, because of the historical significance of this block. The Robert Long House and Colonial Gardens directly abut the Property, have been carefully restored and maintained, and there is no other site like this in the R-8 zoning district. This block, according to opponents, is "unique in its history, location, and architectural importance and integrity." Under the following conditional use approval standards, opponents argued that the application should fail: the nature of the surrounding area and the extent to which the proposed use might impair its present and future development, the proximity of dwellings, ... public structures, ... and other places of public gathering, the preservation of cultural and historic landmarks and structures, and the character of the neighborhood.

Appellant argued that the nature of the surrounding area is entirely compatible with the proposed uses. Appellant stated that the Property is in a transitional area between the busy Thames Street and the "somewhat quieter" adjacent residential areas. Appellant stated that the establishment of an office use on Ann Street will not have any detrimental impact on nearby residences, and the dining room will be "virtually invisible" to neighbors on Ann Street.

Office: The Board considered all of the conditional use approval standards laid out in Article 32 § 5-406; the Board concluded, based on the evidence in the record presented, that the establishment, location, construction, maintenance, and operation of the office conditional use would not be detrimental to or endanger the public health, safety, or welfare. The Board held that there would be little negative impact to the neighbors on the block from an office use in the front of the Property. The proposed office tenant already maintains an office nearby with no demonstrable negative community impact, and there has been a non-residential art gallery use at this Property for many years, seemingly without a negative impact. The Board also found that the use would not be precluded by other law, would not be contrary to the public interest, and would be in harmony with the purpose and intent of the Code. Applying the *Schultz* standard, the Board found that the office use at this location would not have adverse effects above and beyond those inherently associated with an office use in an R-8 zoning district generally.

Restaurant: The Board considered the same conditional use approval standards from City Code Article 32 § 5-406 applied to the accessory restaurant use. Under the evidence presented, the Board found that establishment, location, construction, maintenance, and operation of the restaurant conditional use would also not be detrimental to or endanger the public health, safety, or welfare. The evidence presented showed that the dining room for the Thames Street restaurant would not have a public entrance, so patrons would not be able to enter or exit from Ann Street, lessening the burden on the Ann Street neighbors. The Board took special note of the historic

Robert Long House located next to the Property, but the Board held that this interior-only restaurant dining room use would not have any demonstrable negative effect on the special historic character of the house or the 800 block of S. Ann Street in general, which already hosts other dining and drinking establishments. The Board also found that the use would not be precluded by other law, would not be contrary to the public interest, and would be in harmony with the purpose and intent of the Code. Applying the *Schultz* standard, the Board found that the restaurant use at this location would not have adverse effects above and beyond those inherently associated with a restaurant use in an R-8 zoning district generally. In fact, the adverse effects under the plans presented by Appellant would likely be less than the effect a hypothetical restaurant with an entrance and exit directly on Ann Street would have.

Conclusion


For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data submitted, and by authority of City Code Article 32, it is this 21st day of June, 2022, by the Baltimore City Board of Municipal and Zoning Appeals, hereby:

RESOLVED, that the Board finds sufficient evidence in the record to support the application of the Appellant to use a portion of the rear of the premises as a dining room for the restaurant at 1724 Thames St, and to use a portion of the front of the premises as an office, both under the neighborhood commercial establishment section of the Code; and it is further,

RESOLVED, that Appeal No. 2021-343 is **GRANTED**, under the following **CONDITIONS**:

1. No retail sales of alcoholic beverages may take place on the Property k/a 808 S. Ann Street.
2. No live entertainment or dancing may take place on the Property k/a 808 S. Ann Street.
3. The Property must be consolidated with 1724 Thames Street before a use permit for 808 S. Ann Street can be issued.
4. All exterior changes, including additions, demolitions, alterations and signage must be completed or installed in accordance with an Authorization To Proceed issued by the Commission for Historical and Architectural Preservation (CHAP).

DO NOT START WORK OR USE THE PROPERTY UNTIL YOU OBTAIN A BUILDING OR A USE & OCCUPANCY PERMIT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. YOU HAVE ONE YEAR FROM THE DATE OF THIS RESOLUTION TO OBTAIN A BUILDING PERMIT OR A USE & OCCUPANCY PERMIT.


Kathleen Byrne
Acting Executive Director

