

**November 18, 2021**

**Applicant(s):** Thibault Manekin  
29th Street Licensee, LLC, T/a Spareparts  
2600 N. Howard Street, Suite 1000 21218

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

Application to transfer location of a Class "A" BWL license presently located at 220 W. 27th Street to 2600 N. Howard Street, Suite 1000.

(a) **Applicant(s) Information:** (1) Thibault Manekin was born in Baltimore, MD in January of 1978. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Thibault Manekin (100%).

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

(d) **Qualified Voters:** Michael Burke, David Goldman, and Peter Diprinzfo are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premises to sell packaged goods. Baltimore City Ordinance 21-050 was enacted and took effect on 10/16/2021, which authorizes such a USE.

(f) **Corporate Standing:** 29th Street Licensee, LLC is a MD LLC and as of 11/4/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 10/25/2021, and checked on 11/3/2021. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "B" BWL-1; and "BD7" BWL-2.

(h) **Timeline:** Last Inspection by BLLC was performed 7/20/2021. 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:**

# 2020 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 Class A Liquor License 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: \_\_\_\_\_

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 220 W. 27th Street, Baltimore, MD 21211  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 2600 N. Howard Street, Suite #1000, Baltimore, MD 21218

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

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CORPORATE/LLC/LLP/PARTNERSHIP NAME: 29th Street Licensee, LLC TRADE NAME: Spareparts

BUSINESS PHONE NUMBER: \_\_\_\_\_ BUSINESS EMAIL ADDRESS: tmanekin@seawalldevelopment.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles Street, 21st Floor PHONE: 410-727-6600

Part of Premises Used (Note: Floors and Areas for Storage): Suite #1000 Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex DJ Band, Etc.)? N/A Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 0

*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

Thibault Manekin  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
1500 Union Avenue, Apt. 115 Baltimore MD 21211 7 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
01/1978 Male Baltimore  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

### 2. Applicant B

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

### 3. Applicant C

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

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

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

Applicant A is the current licensee on the subject license, which is the Class A BWL liquor license currently in use at 220 W. 27th Street, Baltimore, MD 21211, 1/a B. Willow. In addition, Applicant A previously held a Baltimore City Class A BWL liquor license as contract purchaser only for the premises at 329 W. 29th Street, which has since been transferred.

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

## Blendy, Nicholas (LLB)

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**From:** Caroline Hecker  
**Sent:** Monday, August 30, 2021 8:56 AM  
**To:** Blendy, Nicholas (LLB)  
**Subject:** RE: B. Willow

CAUTION: This email originated from outside of Baltimore City IT Network Systems.

Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to [Phishing@baltimorecity.gov](mailto:Phishing@baltimorecity.gov)

Hi Nick,

My apologies for the delay in responding to this – I was away and it just fell through the cracks. The current location of the license at B. Willow has been open the entire time. They didn't close during the pandemic.

Please let me know if you need anything else.

### Caroline L. Hecker

Caroline L. Hecker  
1200 North Howard Street, Suite 200  
Baltimore, Maryland 21201  
410.396.1200  
[checker@rosenbergmartin.com](mailto:checker@rosenbergmartin.com)



Rosenberg  
Martin  
Greenberg LLP



**From:** Blendy, Nicholas (LLB)  
**Sent:** Sunday, August 15, 2021 2:50 PM  
**To:** Caroline Hecker  
**Subject:** B. Willow

Caroline,

Good afternoon. I'm currently working on the secondary review for the transfer application and I just need to know when during the COVID-19 pandemic the current premises closed for the docket timeline.

Thanks,  
Nick

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


| Name | Address | Phone | Email |
|------|---------|-------|-------|
| TBD  | TBD     | TBD   | TBD   |

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.*

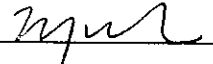
- 1) NAME: Thibault Manekin ADDRESS: 1500 Union Avenue, Apt. 115 TITLE: Member %OF STOCK HELD: 100%
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ 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 of Applicant A

I hereby certify that on the 23 day of June, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Thibault Manekin 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 06/2021  
 Printed Name: Morgan Wenzel

\_\_\_\_\_  
 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: 2800 N Howard Street LLC, 2600 N. Howard Street, Baltimore, MD 21218 Phone Number: \_\_\_\_\_

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

(I, WE) 2600 N. Howard Street, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2600 N. Howard Street, Baltimore, City with a Zip Code of 21218, 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 23 day of June, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared TRUDY WENZEL MORGAN 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.


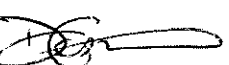

As witness, my hand and notarial seal.

Notary Signature: MW [Notary Seal] My Commission expires 06/2021

Notary Printed Name: MORGAN WENZEL

**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.

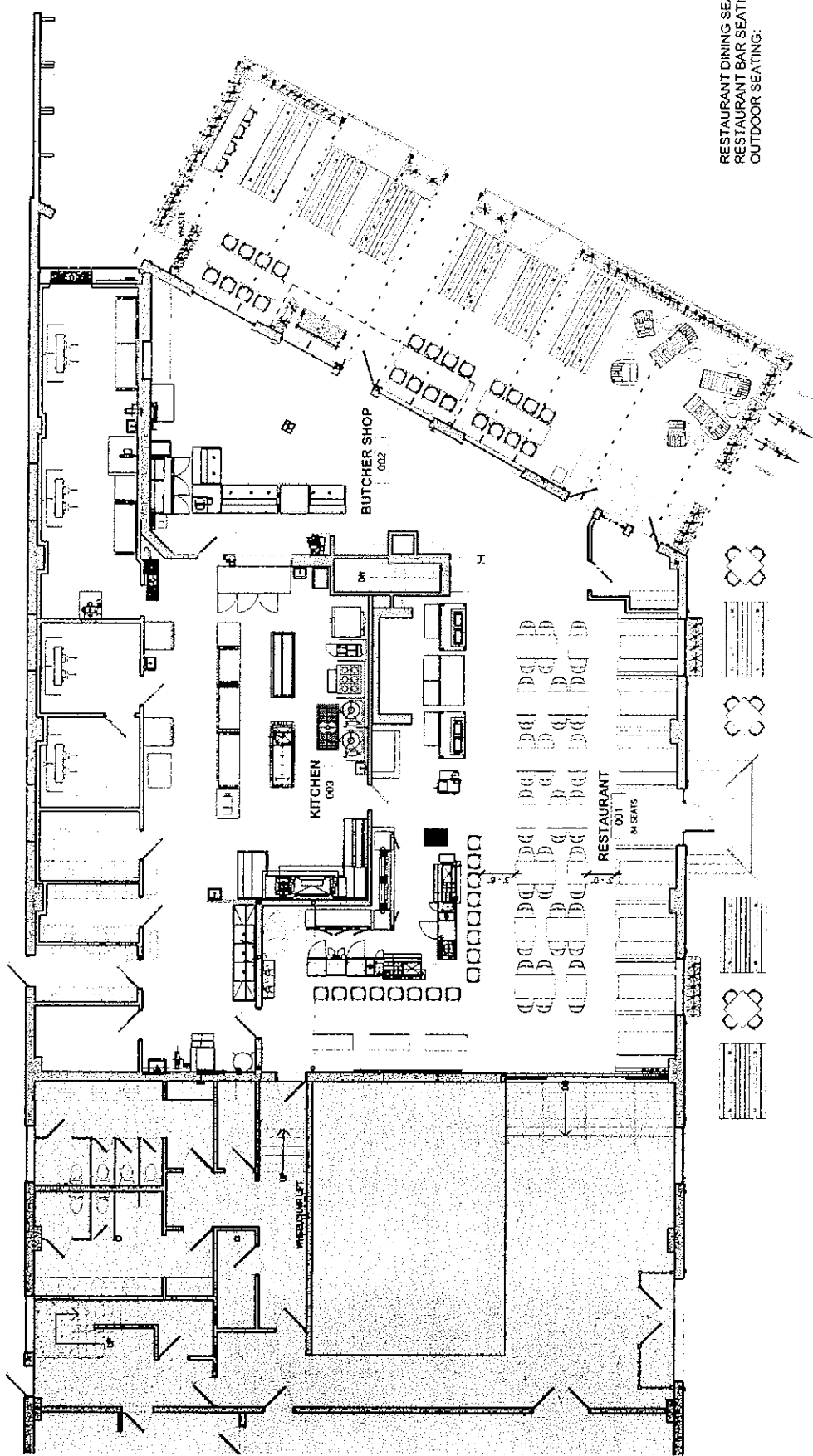
| Names           | Address                 | Signature  | DOB (Month/Year)   | Length of time Acquainted with the Applicant(s) |
|-----------------|-------------------------|--|--------------------|---|
| MICHAEL BURKE   | 2821 REMINGTON AVE      |  | 4/59<br>12+ years  | 12+ years                                       |
| DAVID GOLDMAN   | 3688 ASA. ST, 21211     |  | 2/92               | 6 years   |
| PETER DIPRIVAZO | 332P Gilman Terr, 21211 |  | 05/91              | 6 years   |
| <b>RECEIVED</b> |                         |  | <b>JUN 10 2021</b> |   |

JUN 10 2021

Baltimore City  
Liquor Board

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.



RESTAURANT DINING SEATING: 84  
 RESTAURANT BAR SEATING: 16  
 OUTDOOR SEATING: 104

1 FLOOR PLAN - PROPOSED  
 3/31/21 - 1/4/21

SK-1  
 SEATING LAYOUT



S E E N I T P L A N S



## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LA 109**                      Cert Num: **0538**                      Fee: **\$858.00**                      Status: **Renewed**  
 License Date: 5/1/2021                      License Year: 2021  
 CR Number: 15420521  
 Payment Date: 05-22-21

2020 - 2021 TPP Paid

2021 Trader's License

[Click to Start License Renewal](#)

### Add Adult Entertainment License

#### Location

Corp Name: **29TH STREET LICENSEE, LLC**  
 Trade Name: **B.WILLOW**  
 Zone Code: 38  
 Phone: 410-245-6925

Block Num: 220                      Street: 27TH STREET WEST  
 City: BALTIMORE                      State: MD                      Zip: 21211

CR Number: 15420521

#### Portion of Business Used:

USE PORTION OF PREMISES 1ST FLOOR AS A RETAIL FLORIST, GIFT SHOP AND PRE PACKAGE GOODS

#### Restriction:

MANGEMENT AGREEMENT DATED AUGUST 2,2016 BETWEEN THIBAUT MANEKIN (THE INDIVIDUAL LICENSEE),29TH STREET LICENSEE, LLC A MARYLAND LIMITED LIABILITY COMPANY (COMPANY COLLECTIVELY WITH INDIVIDUAL LICENSEE ) B.WILLOW,LLC A MARYLAND LIMITED LIABILITY COMPANY (LICENSEE) AND 220 W. 27H STREET LLC

### License Owners

| First Name | Last Name | Street                    | City      | State | Zip   | Action                              | Change Owner                                |
|------------|-----------|---------------------------|-----------|-------|-------|-------------------------------------|---|
| THIBAUT    | MANEKIN   | 1500 UNION AVENUE APT 115 | BALTIMORE | MD    | 21211 | <input type="button" value="Edit"/> | <input type="button" value="Remove Owner"/> |

#### Sunday License

License Num:                      Cert Num:                      Fee:



License  
Dates:

**Comments**

| Date       | Comment  | Action |
|------------|--|--------|
| 07/12/2021 | Application for transfer of location of a Class "A" BWL license presently located at 220 W. 27th Street to 2600 N. Howard Street, Suite 1000 filed on behalf of 29th Street Licensee, LLC T/a Spareparts, Thibault Manekin on 7/6/2021 /kk                       | Delete |
| 12/11/2020 | Provided 2020 Traders License .../sb   | Delete |
| 10/24/2019 | Sent letter to licensee(s) regarding closed inspections and to follow up with inspector on 10/24/19 /kk  | Delete |
| 06/26/2019 | Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter licensee issuance information until today's date. The license was initially issued on 5/23/2019...../jr  | Delete |
| 07/06/2017 | 6/29/17- Public Hearing- request to reduce size of the licensed premise- APPROVED (2-0 vote)   | Delete |
| 02/14/2017 | 90 day warning transfer pending letter was sent to all applicants please check folder for more details.....k/r   | Delete |
| 10/07/2016 | 9/29/16-Public Hearing re: Application to transfer ownership and location of a Class "A" BWL license presently located at 401 W 29th Street to 220 W. 27th Street  | Delete |
| 09/30/2016 | MARYLAND TAX HOLD FOR TRANSFER OF LOCATION ON 09/30/2016 ....K/R   | Delete |
| 07/18/2016 | 7/13/2016- Application submitted on 7/1/2016 to tranfer ownership & location to 2601 N Howard St. After review by Mr. Akras this application has been rejected. Alc. Bev. Act 12-602(B) does not allow for the license to be moved to the proposed location. s/r | Delete |
| 02/12/2016 | According to Inspectors Clark & Ray went to establishment on 02/11/16 to learn they went out of business.... /sb   | Delete |
| 02/09/2016 | 1/28/16 Public Hearing re: Hardship Extension - (3-0 vote) APPROVED  | Delete |
| 01/28/2016 | Hearing Date: January 28, 2016; PAID \$100 fee; Invoice #100261.... /sb  | Delete |
| 01/10/2005 | 01/06/05 Public hearing re: Application to transfer of ownership and to add second floor for storage DECISION: APPROVED  | Delete |
| 12/22/2004 | 12/7/04 Application filed to transfer ownership to Steven Goff & Dorothy Magee-Goff, Sterling Crab & Oyster House, Inc. t/a Sterling Seafood & adding second floor for storage only  | Delete |

Print History (Print Card)

License num: LA 109                      Address: 220 27TH STREET WEST  
Trade Name: B.WILLOW

Comment:

Add Comment

**Hold Info**



## 29TH STREET LICENSEE, LLC: W16704611

**Department ID Number:**

W16704611

**Business Name:**

29TH STREET LICENSEE, LLC

**Principal Office:** ⓘ

2601 NORTH HOWARD STREET  
SUITE 100  
BALTIMORE MD 21218

**Resident Agent:** ⓘ

THIBAUT MANEKIN  
2601 NORTH HOWARD STREET  
SUITE 100  
BALTIMORE MD 21218

**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:**

08/14/2015

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 2600 N. Howard St.

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 1

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

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

"BD7" BEER, WINE & LIQUOR 2

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Clark DATE: 10/28/21

# 2600 N Howard Street

## Licensed Establishments

★ 2600 N Howard St

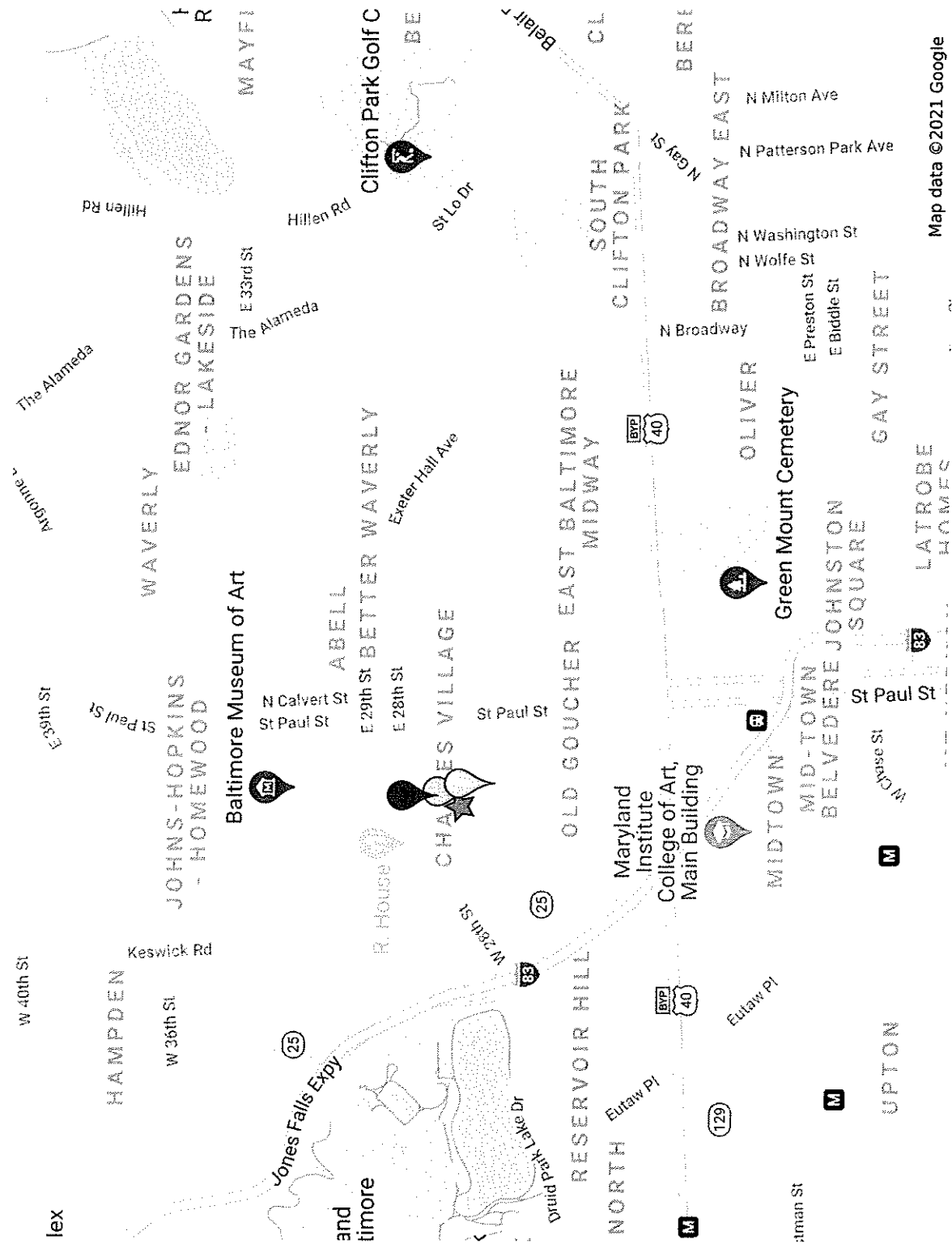
📍 Ottobar BD7

📍 Sweet 27 LB

📍 St Mary's Restaurant & Bar

BD7

## Transfer of Class A Liquor License



## 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):   | Spareparts   |
| Corporation Name:  | 29th Street Licensee, LLC  |
| Location Address:  | 2600 N Howard Street Suit #1000                                      |
| License Type:  | Class "A" Beer, Wine and Liquor <span style="float: right;">▼</span> |
| Is the establishment open and operating in a safe and sanitary manner?<br>(If not open, not in comments - CLOSED or NOT OPERATING) | Yes <span style="float: right;">▼</span>                             |
| Is the location within 300 feet of Church and/or School?   | No <span style="float: right;">▼</span>                              |
| Date Posted?   | 10/25/2021 <input type="text"/>                                      |
| Estimated Date of Removal?   | 11/3/2021 <input type="text"/>                                       |
| Are there any other licensed establishments within a two block radius?   | Yes <span style="float: right;">▼</span>                             |

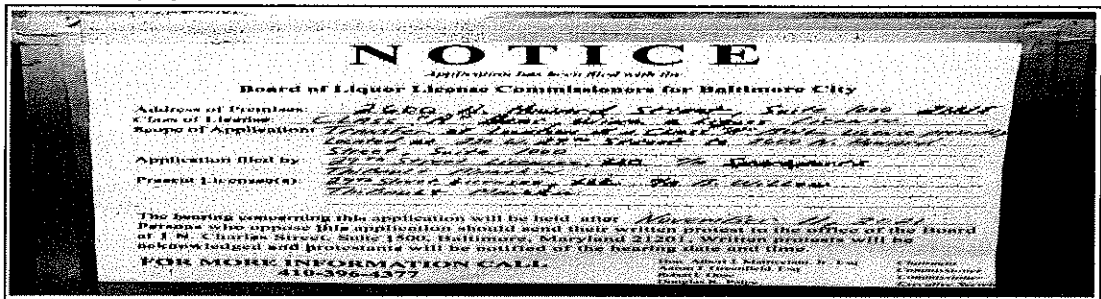
Other licensed locations - Describe/Note:

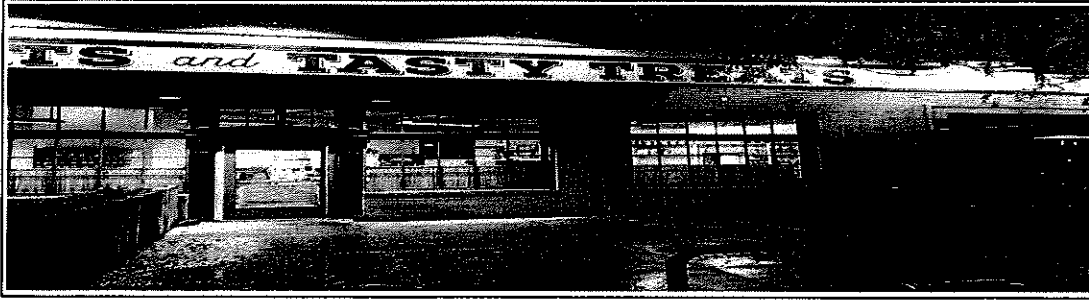
Please see map for additional locations


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

Transfer of Class A Liquor License

Insert Photo of Sign and location:





 Click here to insert a picture

Attach Additional Photos

|   |   |   |
|---|---|---|
| Inspector Name  | Date and Time                           |   |
| <input type="text" value="i:0#w\baltimore\darryl.clark"/> | <input type="text" value="10/28/2021"/> | <input type="text" value="11:44:05 AM"/>  |
| Name of Licensee (if present)                             |   |   |
| <input type="text"/>                                      |   |   |
| <input type="button" value="Approve"/>                    |   | <input type="button" value="Disapprove"/> |

# Board of Liquor License Commissioners

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

## POSTING SIGNS REPORT

Applicant(s) Name: Thibault Manekin

Address of Premises: 2600 N Howard Street Suite #1000

Inspector: i:0#w|baltimore\darryl.clark

Date Posted: 10/25/2021

Time Posted: 5:00 PM

Date Rechecked: 11/3/2021

Time Rechecked: 6:00 PM

Manager or Owner when sign posted:

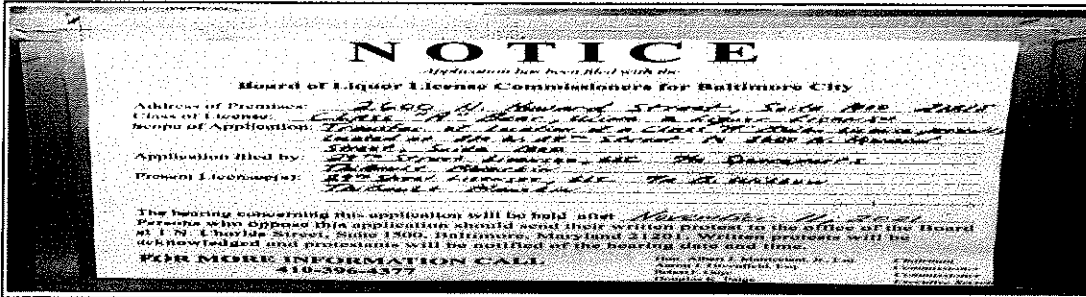
### Summary on location of sign posted:

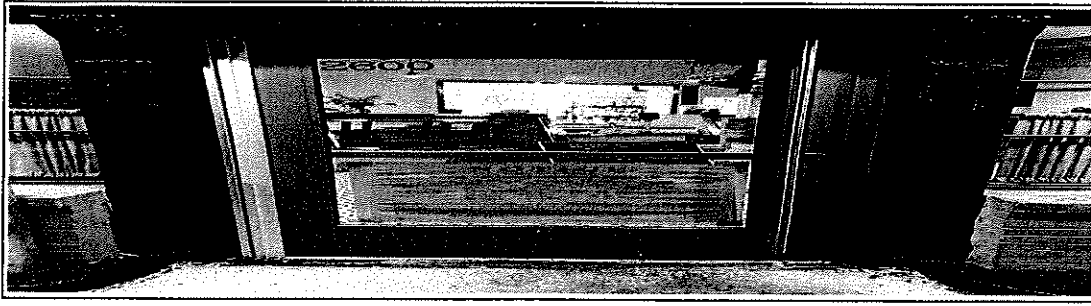
Sign posted on front door

### Summary on location of sign rechecked:

Sign is still posted on front 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: 2600 N. Howard Street, Suite 1000 21218  
Class of License: CLASS "A" Beer, Wine & Liquor License  
Scope of Application: Transfer of Location of a Class "A" Bulk License presently located at 220 W. 27<sup>th</sup> Street to 2600 N. Howard Street, Suite 1000  
Application filed by: 29<sup>th</sup> Street Licenses, LLC TA Spareparts Thibault Manekin  
Present Licensee(s): 29<sup>th</sup> Street Licenses, LLC TA B. Willow Thibault Manekin

The hearing concerning this application will be held after November 11, 2021  
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**

Hon. Albert J. Maticciani, Jr., Esq. *Chairman*  
Aaron J. Greenfield, Esq. *Commissioner*  
Robert E. Guye *Commissioner*  
Douglas K. Paige *Executive Secretary*

[Back](#)

# BLLC Compliance Inspection

Address: 220 27TH STREET WEST 21211

Trade Name: B.WILLOW

Corporation Name: 29TH STREET LICENSEE, LLC

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

Date/Time of Inspection: 7/20/2021 9:36:13 PM

Manager/Licensee: Liz Vayda

Open/Closed: Open

Closed Date:

Clean and Free of Debris: Satisfactory

Traders License: No

Alcohol Awareness Certification Date Issued:

Exits Marked, Unobstructed: Yes

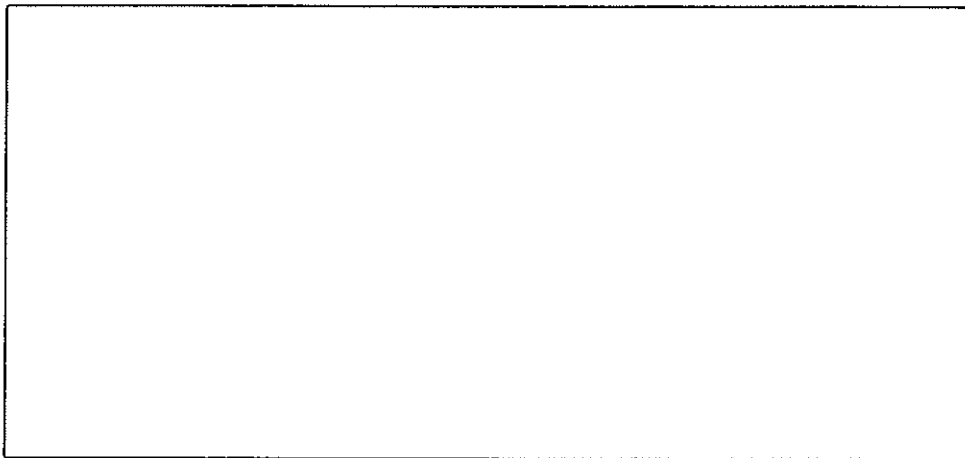
Fire Capacity:

Outdoor Seating Capacity:

License is Valid: N/A

Violation Issued: No

Violations Noted:



Instructions Given to Licensee: Expired Traders, Alcohol Awareness, please update.

Empty rectangular box for additional instructions or notes.

Inspector's Comments: License Delivery 6/7/21 Bennett/ Clark

Empty rectangular box for additional inspector comments.

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Account: mgiordano@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

[Add Application](#)   [License Management](#)   [Inspection Scheduler](#)

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Show 10 entries

Search:

|  |  |  |  | ID App | Permit Number | Project Name | Create Submit Accept | Status | Fee Due |
|--|--|--|--|--------|---------------|--------------|----------------------|--------|---------|
|--|--|--|--|--------|---------------|--------------|----------------------|--------|---------|

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|        |               |                             |           |           |
|--------|---------------|-----------------------------|-----------|-----------|
| 258147 | USE2021-52862 | 2600 N. HOWARD BUTCHER SHOP | 6/14/2021 | Submitted |
|--------|---------------|-----------------------------|-----------|-----------|

Account: mgiordano@rosenbergmartin.com

[Back](#)   [Logout](#)

**Project Name:2600 N. HOWARD BUTCHER SHOP**

Guest Access

TO USE A PORTION OF THE PREMISES KNOWN AS SUITE 1000 AS A RETAIL GOODS ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES.

**November 18, 2021**

**Applicant(s):** Dipa Paudel and Beatrice Gattis  
DRSK, LLC, T/a Charles Village Discount Liquors  
2426-28 St. Paul Street 21218

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Dipa Paudel was born Nepal in May of 1980. She lives in Towson, MD; and (2) Beatrice Gattis was born in South Carolina in August of 1948. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Dipa Paudel (99%); and (2) Beatrice Gattis (1%).

(c) **Purchase Price of Business:** The purchase price of the business is \$579,000 to be paid at settlement via savings and a bank loan.

(d) **Qualified Voters:** Brian Knight, Ann McRae, and Raven Patterson are qualified Baltimore City voters.

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

(f) **Corporate Standing:** DRSK, LLC is a MD LLC and as of 11/4/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 10/25/2021, and checked on 11/3/2021. This meets the 10-day rule. There are 4 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-2; and "BD7" BWL-1.

(h) **Timeline:** Last Inspection by BLLC was performed 10/25/2021. 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:**

# 2020 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: A1BWL

*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: 2426 St. Paul Street

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: DRSK, LLC TRADE NAME: Charles Village Discount Liquors

BUSINESS PHONE NUMBER: 410-235-5885 BUSINESS EMAIL ADDRESS: dipasimon2005@gmail.com

ATTORNEY FOR THE APPLICANT: Frank V. Boozer, Jr. ADDRESS: 614 Bosley Ave., Towson, MD 21204 PHONE: 410-828-9441

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

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

510 Goucher Blvd \_\_\_\_\_  
 Towson MD 21286 10 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

5/1980 \_\_\_\_\_  
 F Nepal  
 (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

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

4200 Ivanoe Road \_\_\_\_\_  
 Baltimore MD 21212 60 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

8/48 \_\_\_\_\_  
 F South Carolina  
 (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**

OCT 05 2021

Baltimore City  
Liquor Board

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 |
|------|---------|-------|-------|
|      |         |       |       |

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.

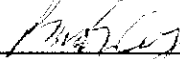
- 1) NAME: DISA PAUL ADDRESS: 4516 CORNER TITLE: MEMBER %OF STOCK HELD: 99
- 2) NAME: BEATRICE GATTIS ADDRESS: 4234 VANDER RD TITLE: MEMBER %OF STOCK HELD: (
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %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 04 day of May, 2021, before me, the subscriber, a notary public of the State of MARYLAND in and for MARYLAND personally appeared DISA PAUL 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 4/25/22

Printed Name: Brade Conway

Beatrice Gattis  
 \_\_\_\_\_  
 Signature of Applicant B

I hereby certify that on the 27 day of April, 2021, before me, the subscriber, a notary public of the State of MARYLAND in and for state personally appeared BEATRICE GATTIS 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 8-15-2021

Printed Name: RAVEN L. PATTERSON

\_\_\_\_\_  
 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: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

(I, WE) DIA PAUL HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2426 St Pauls, Baltimore, City with a Zip Code of 21218, 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

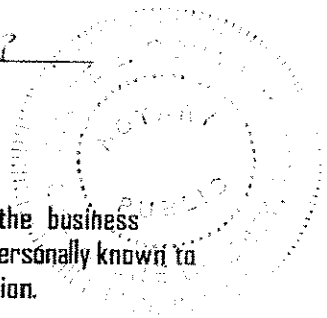
I hereby certify that on the 6th day of May, 2021, before me, the subscriber, a notary public of the State of Maryland and for Washington County, personally appeared \_\_\_\_\_ the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]

[Notary Seal] My Commission expires 1/14/22

Notary Printed Name: Gregory E. Carver



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

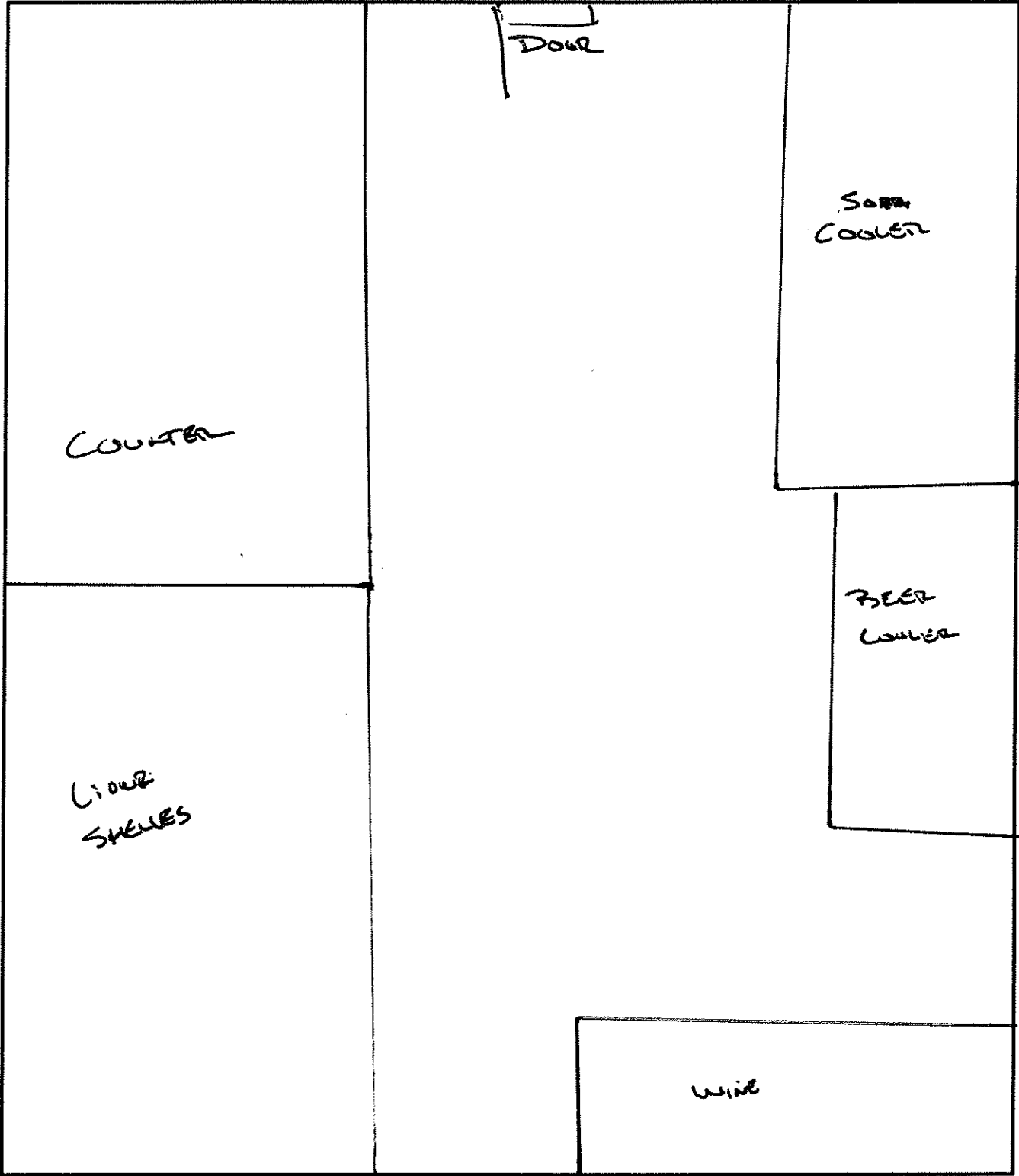
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

| Names             | Address                                      | Signature   | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|-------------------|--|-------------|------------------|---|
| BRIAN KNIGHT      | 2023 W Washington St. 3416 RD 21217          | [Signature] | 12/58            | 10 yrs  |
| JAN MCRACK        | 5618 Funder Ave Baltimore, MD 3835 Kenner RD | [Signature] | 3-44             | 10 yrs  |
| RAVEN L PATTERSON | Baltimore, MD. 21218                         | [Signature] | 9-26             | 50 years  |
|                   |  |             |                  |   |
|                   |  |             |                  |   |

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

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

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





## Liquor Board System

Version 1.0

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

### License Detail





#### License Info

License Num: LA 067

Cert Num: 0199

Fee: \$858.00

Status: Renewed

License Date: 5/1/2021

License Year: 2021

CR Number: 05551916

Payment Date: 04-27-21

2020 - 2021 TPP Paid 2021 Trader's License 

[Click to Start License Renewal!](#)

### Add Adult Entertainment License

#### Location

Corp Name: ST. PAUL CROWN SUPERMARKET, INC.

Trade Name: CHARLES VILLAGE DISCOUNT LIQUORS

Zone Code: 21

Phone: 410-235-5885

Block Num: 2426-28

City: BALTIMORE

Street: ST. PAUL STREET

State: MD

Zip: 21218

CR Number: 05551916

Portion of Business Used:

FIRST FLOOR FOR BUSINESS &amp; BASEMENT FOR STORAGE

Restriction:



#### License Owners

| First Name | Last Name | Street             | City         | State | Zip   | Action                              | Change Owner                                |
|------------|-----------|--------------------|--------------|-------|-------|-------------------------------------|---|
| EUN HEE    | KANG      | 4 BROOK FARM COURT | COCKEYSVILLE | MD    | 21030 | <input type="button" value="Edit"/> | <input type="button" value="Remove Owner"/> |

#### Sunday License

License Num:

Cert Num:

Fee:

License  
Dates:

### Comments

| Date       | Comment   | Action |
|------------|---|--------|
| 10/08/2021 | Application for transfer of ownership filed on behalf of DRSK, LLC T/a Charles Village Discount Liquors, Dipa Paudel and Beatrice Gattis on 10/5/2021 /kk | Delete |
| 03/01/2018 | Mailed letter of recognition for underage drinking compliance check on 2/8/2018 /kk   | Delete |
| 12/07/2017 | Holiday Special Sundays: 12/24/17 & 12/31/17; Invoice # 109163..... /sb   | Delete |
| 10/02/2017 | ***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, letter sent to Licensee on October 2, 2017.*** /mb  | Delete |
| 04/04/2017 | 03/29/17 - Application was postmarked before deadline date.... /sb  | Delete |
| 03/25/2008 | 03/25/08 \$100 CONF.FEE PAID IN FULL #62254   | Delete |
| 03/24/2008 | 03/20/08 Public Hearing re:Violation of rule 4.01(a). DECISION: GUILTY\$500 SUSPENDED \$400. WAIVED ADM.HEARING FEE,FINE \$100.                           | Delete |

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

License num: LA 067

Address: 2426-28 ST. PAUL STREET

Trade Name: CHARLES VILLAGE DISCOUNT LIQUORS

Comment:

[Add Comment](#)

Hold Info



## DRSK LLC: W20151239

**Department ID Number:**

W20151239

**Business Name:**

DRSK LLC

**Principal Office:** ⓘ

2426 SAINT PAUL STREET  
BALTIMORE MD 21215

**Resident Agent:** ⓘ

DIPA PAUDEL  
510 GOUCHER BLVD  
TOWSON MD 21286

**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:**

12/16/2019

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 2426 St. Paul St.

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

"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 \_\_\_\_\_

"ED" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

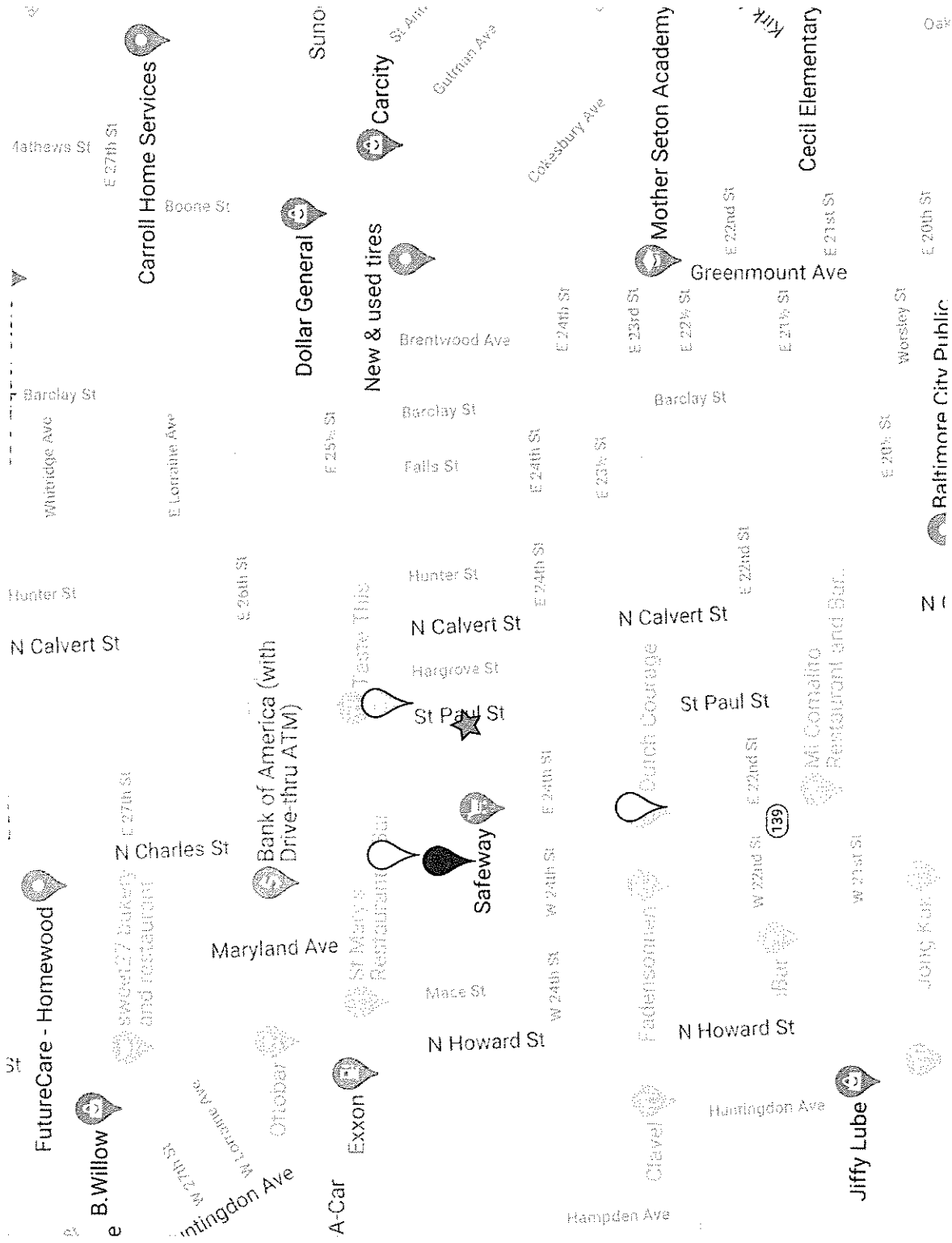
PREPARED BY: Clark DATE: 10/28/21

# 2426 St Paul Street

## Licensed Establishments

- ★ Charles Village Discount LA
- 📍 Terra Cafe -LB
- 📍 Seena Wine & Liquor -LA
- 📍 Paul Chen Hong Kong LB
- 📍 Dutch Courage BD7

## Transfer of Ownership



### 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):   | Charles Village Discount Liquors                         |
| Corporation Name:  | DRSK, LLC  |
| Location Address:  | 2426 St Paul Street                                      |
| License Type:  | Class "A" Beer, Wine and Liquor <input type="checkbox"/> |
| Is the establishment open and operating in a safe and sanitary manner?<br>(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?   | 10/25/2021 <input type="checkbox"/>                      |
| Estimated Date of Removal?   | 11/3/2021 <input type="checkbox"/>                       |
| Are there any other licensed establishments within a two block radius?   | Yes <input type="checkbox"/>                             |

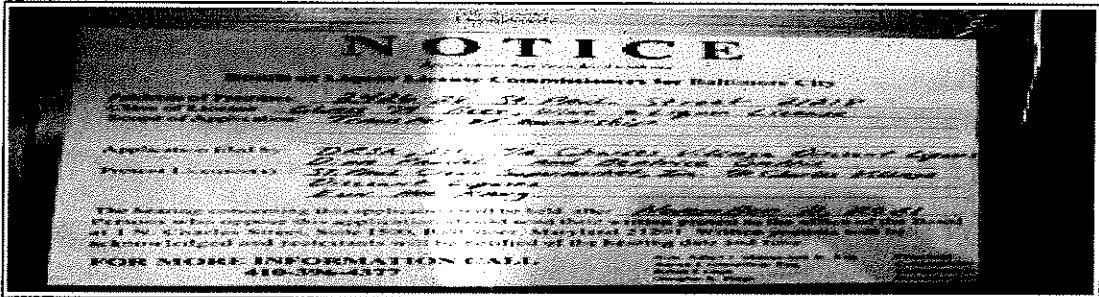
Other licensed locations - Describe/Note:

Please 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:







 Attach Additional Photos

|   |  |   |   |
|---|--|---|---|
| Inspector Name  |  | Date and Time                             |   |
| <input type="text" value="i:0#w baltimore\darryl.clark"/> |  | <input type="text" value="10/28/2021"/>   | <input type="text" value="3:31:26 PM"/> |
| Name of Licensee (if present)                             |  |   |   |
| <input type="text"/>                                      |  |   |   |
| <input type="button" value="Approve"/>                    |  | <input type="button" value="Disapprove"/> |   |

## Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

|   |  |
|---|--|
| <i>Applicant(s) Name:</i>                 | <input type="text" value="Dipa Paudel; Beatrice Gattis"/>  |
| <i>Address of Premises:</i>               | <input type="text" value="2426 St Paul Street"/>           |
| <i>Inspector:</i>                         | <input type="text" value="i:0#.w baltimore\darryl.clark"/> |
| <i>Date Posted:</i>                       | <input type="text" value="10/25/2021"/>                    |
| <i>Time Posted:</i>                       | <input type="text" value="4:40 PM"/>                       |
| <i>Date Rechecked:</i>                    | <input type="text" value="11/3/2021"/>                     |
| <i>Time Rechecked:</i>                    | <input type="text" value="5:00 PM"/>                       |
| <i>Manager or Owner when sign posted:</i> | <input type="text"/>                                       |

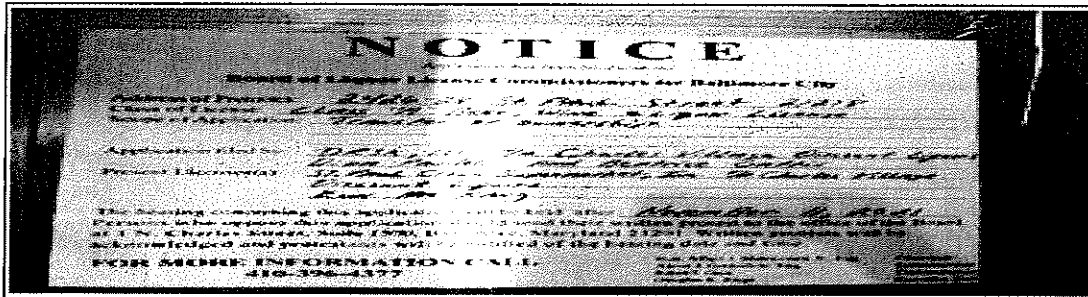
*Summary on location of sign posted:*

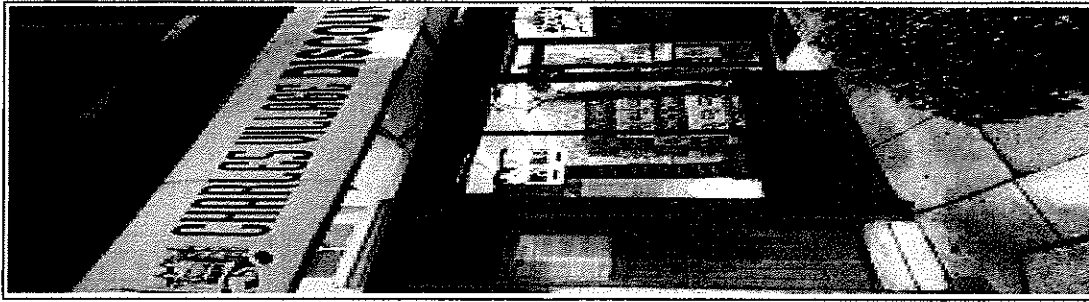
Sign posted on front door

*Summary on location of sign rechecked:*

Sign is still posted on front door.

*Insert Photo of Sign and location:*





Attach Additional Photos

Approve

Disapprove

# NOTICE

Application Form No. 100-100-100-100

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: *2426-28 St. Paul Street 21218*  
Class of License: *Class "A" Beer, Wine & Liquor License*  
Scope of Application: *Transfer of ownership*

Application filed by: *D.R. & C. The Charles Village District License*  
*D. & P. Pacht and Partners, Inc.*  
Present License(s): *St. Paul Crown Supermarket, Inc. The Charles Village*  
*District License*  
*E. & A. King*

The hearing concerning this application will be held after *November 11, 2021*  
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**

How Many Applications to Be Filed  
Board Case  
Page

*W. F. C. M.*

Back

# BLLC Routine Inspection

## Address

Address: 2426-28 ST. PAUL STREET 21218

Trade Name: CHARLES VILLAGE DISCOUNT LIQUORS

Corporation Name: ST. PAUL CROWN SUPERMARKET, INC.

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

Date/Time of Inspection: 4/29/2021 3:24:34 PM

Manager/Licensee: Francis Kang

## Open/Closed

Open/Closed: Open

Closed Date:

## Cleanliness

Clean and Free of Debris: Satisfactory

## Bar

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

## Storage Goods/Prod. Products

Bulletproof Partitioning: No

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: Yes

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A ▼

Selling Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A ▼

Sanitation: N/A ▼

Menu: N/A ▼

Traders License

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 4/19/2019

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date: Breakthru #339263031 \$1827,... 4/27/2021

Inspector Comments:

Inspector

Inspector Comments:

Exits

Exits Marked, Unobstructed: Yes ▼

Fire Capacity:

Outdoor Seating Capacity:

Aut. Entertainment (if Applicable)

License is Valid:

N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

2. Live Entertainment

Live Entertainment (Describe):

Outdoor Table Service N/A

3. Violations

Violation Issued: No

Violations Noted:

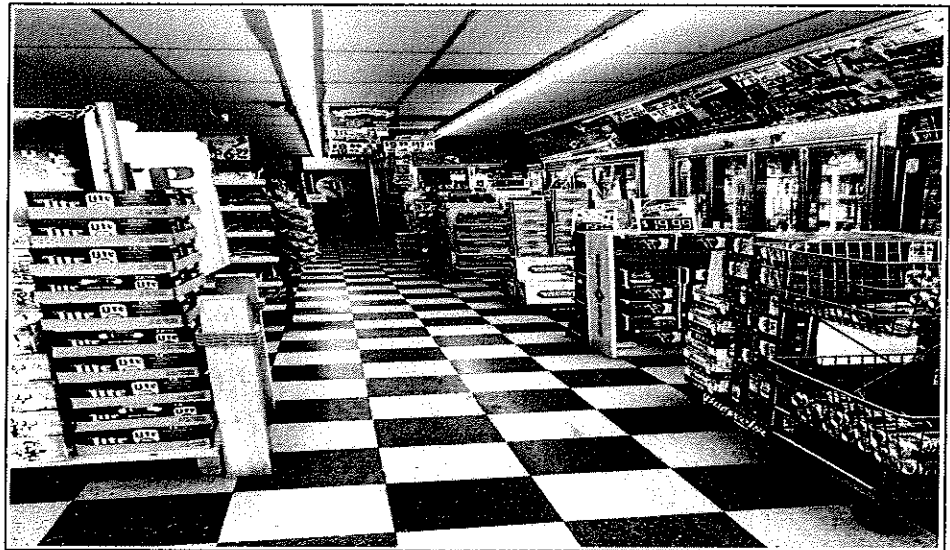
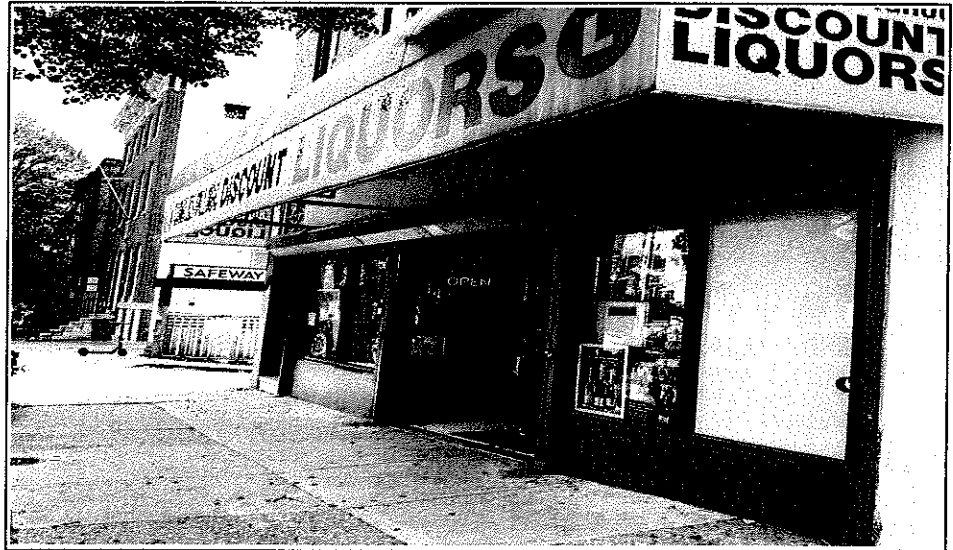
4. Notes

Instructions Given to Licensee:

Inspector's Comments:

Delivered New Liquor license on 4/28/21

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

|         |            |
|---------|------------|
| Approve | Disapprove |
|---------|------------|



# 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 HEREOF, 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 |
|------|------|-------|-----|------------|----------|
| 12   | 06   | 3830  | 013 | 9/27/21    | 503      |

PROPERTY ADDRESS: 2426-2428 SAINT PAUL ST

OWNER: JIN WOOK KANG ADDR: 2426 ST. PAUL STREET BALTIMORE  
 LESSEE: CHARLES VILLAGE DISCOUNT LIQUOR\$DDR: 2426 ST. PAUL STREET BALTIMORE M

LAND USE CODES 3-53

CONTINUE TO USE GROUND FLOOR AS A LIQUOR STORE.

|   |   |  |   |   |
|---|---|--|---|---|
| 1001-000000-2600-15800-400400<br>PER. INSP    | 1001-000000-2600-15800-400400<br>MISC         | 1001-000000-2600-15800-400400<br>CH. USE                         | 1001-000000-2600-15800-400400<br>NEW BLDG | 1001-000000-2600-15800-400400<br>ADDITIONS              |
|   |   | 45.00  |   |   |
| 1001-000000-2600-15800-400400<br>ALTERATIONS  | 1001-000000-2600-15800-400400<br>REPAIRS      | 1001-000000-2600-15800-400400<br>MISC. CONST.                    | 1001-000000-2600-15800-400500<br>ELECT.   | 1001-000000-2600-15800-400510<br>HYDRO/INSTR/HEAT/HEAT  |
| 1001-000000-2600-15800-400510<br>DISTRIBUTION | 1001-000000-2600-15800-400510<br>AIR COND.    | 1001-000000-2600-15800-400510<br>HWP TASKS                       | 1001-000000-2600-15800-400510<br>HRE      | 1001-000000-2600-15800-400510<br>FUEL-BURNING EQUIPMENT |
| 1001-000000-2600-15800-400510<br>ELEVATOR     | 1001-000000-2600-15800-400520<br>PLUMBING     | 1001-000000-2600-15800-400520<br>S & E CONTROL                   | 1001-000000-5700-80800-401400<br>1        | 1001-000000-1500-102000-402300<br>TAX                   |
|   | 0.00  |  |   | 3.00  |
| 1001-000000-2600-15800-400540<br>RAVING       | 1001-000000-2600-159400-400540<br>BILLING FEE | 1001-000000-2600-159400-400540<br>LOW VOLTAGE TELECOMMUNICATIONS | 1001-000000-2600-15800-400400<br>PENALTY  | TOTAL FEES  |
|   | 50.00   |  |   | 98.00   |

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



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

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

**November 18, 2021**

**Applicant(s):** Donald Bryan Mitchell and Christa Jacklyn Mitchell  
Pariah Brewing Company, LLC, T/a Pariah Brewing Company  
1700 Union Avenue, Suite D 21211

**Class:** "D" Beer License

Application for a new Class "D" Beer brewery license, requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Donald Bryan Mitchell was born in Washington, DC in March of 1987. He lives in Baltimore, MD; and (2) Christa Jacklyn Mitchell was born in San Diego, CA in December of 1989. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Donald Bryan Mitchell (40.5%); (2) Christa Jacklyn Mitchell (40.5%); and (3) Hopscotch Adventures, LLC (19%).

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

(d) **Qualified Voters:** Jonathan Bevers, Justin Shunkwiler, and Matthew Berman are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premises as a brewery and tasting room

(f) **Corporate Standing:** Pariah Brewing Company, LLC is a MD LLC and as of 11/4/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 10/25/2021, and checked on 11/3/2021. This meets the 10-day rule. There are 5 licensed liquor establishment(s) in the 2x2 area: "B" BWL-3; "BD7" BWL-1; and Brewery -1.

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

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

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

**Board's Decision:**

# 2020 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: BREWERY AND TASTING ROOM CLASS TYPE: D

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

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 1700 UNION AVE STE D BALTIMORE MD 21211

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

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: PARIAH BREWING COMPANY LLC TRADE NAME: PARIAH BREWING COMPANY

BUSINESS PHONE NUMBER: 619-889-3393 BUSINESS EMAIL ADDRESS: CHRISTA@PARIAHBREWINGCO.COM

ATTORNEY FOR THE APPLICANT: TBD ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

Part of Premises Used (Note: Floors and Areas for Storage): ALL- see floor plan 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: Pending with BDC Permit, Zoning Att

→ outdoor TBD but will be implemented

*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

DONALD BRYAN MITCHELL \_\_\_\_\_

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

613 W 33RD STREET BALTIMORE MD 21211 3 MONTHS

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

03/1987 MALE WASHINGTON DC

(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

CHRISTA JACKLYN MITCHELL \_\_\_\_\_

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

613 W 33RD STREET BALTIMORE MD 21211 3 MONTHS

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

12/1989 FEMALE SAN DIEGO, CA

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

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

### 3. Applicant C

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

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

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

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

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

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

UNION BREWING ~ 2020. WE HAVE NOT YET OPENED BUT WILL OPEN OCT 2021.

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      |
|------------------|-----------------------------------|------------|------------|
| Christa Mitchell | 813 W 33rd St Baltimore, MD 21211 | [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. 8-4-103 (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.*

LLC Articles attached →

1) NAME: Donald Mitchell ADDRESS: 613 W 33rd St Baltimore, MD 21211 TITLE: CEO %OF STOCK HELD: 40.5

2) NAME: Christa Mitchell ADDRESS: 613 W 33rd St Baltimore, MD 21211 TITLE: COO %OF STOCK HELD: 40.5

3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

4 NAME: Hepscoten adventures LLC ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: 19%

*\*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 7 day of Sept, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Anne Arundel, personally appeared Donald Mitchell 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 05/19/2025

Printed Name: Olga Michelle Barton

Olga M Barton  
NOTARY PUBLIC  
ANNE ARUNDEL COUNTY  
MARYLAND  
MY COMMISSION EXPIRES May 19, 2025

OLGA M BARTON  
NOTARY PUBLIC  
ANNE ARUNDEL COUNTY, MD

Signature of Applicant B: [Signature]

I hereby certify that on the 7 day of Sept, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Anne Arundel, personally appeared Christa Mitchell 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 05/19/2025

Printed Name: Olga Michelle Barton

Olga M Barton  
NOTARY PUBLIC  
ANNE ARUNDEL COUNTY  
MARYLAND  
MY COMMISSION EXPIRES May 19, 2025

OLGA M BARTON  
NOTARY PUBLIC  
ANNE ARUNDEL COUNTY, MD

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: \_\_\_\_\_

Pariah Brewing Company, LLC

Ownership Breakdown

| <b>Owner</b>              | <b>Percentage Stock Held</b> |
|---------------------------|------------------------------|
| Donald Mitchell           | 40.5%                        |
| Christa Mitchell          | 40.5%                        |
| Hopscotch Adventures, LLC | 19%                          |

Name and Address of the owners of the premise/landlord: 1700 Union Avenue, LLC, 307 South Eaton Street, Baltimore, MD 21224 Phone Number: [REDACTED]

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

(I, WE) 1700 Union Avenue, LLC by Selvin Passen, member HEREBY CERTIFY, That (I, we) are the owner(s) of the property located at 1700 Union Avenue, Baltimore, City with a Zip Code of 21211, 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.

Selvin Passen, M.D.  
Signature of Owner of the Property

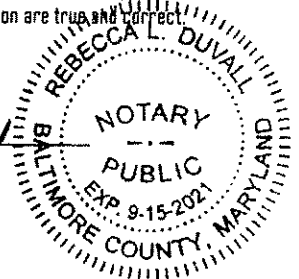
I hereby certify that on the 1st day of September, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County personally appeared SELVIN PASSEN, M.D. the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Rebecca L. Duvall

(Notary Seal) My Commission expires 9-15-21

Notary Printed Name: Rebecca L. Duvall



**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) |
|-----------------|-----------------------------------|--------------------|------------------|---|
| BROOK H. LUNOE  | 706 E. 31 <sup>st</sup> St. 21218 | <i>[Signature]</i> | 2/1/1959         | 41 YEARS  |
| JONATHAN BEVERS | 414 E 31 <sup>st</sup> St 21218   | <i>[Signature]</i> | 10/1/1980        | 23 YEARS  |
|                 |                                   |                    |                  |   |
|                 |                                   |                    |                  |   |
|                 |                                   |                    |                  |   |

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

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

Name and Address of the owners of the premise/landlord: 1700 Union Avenue, LLC, 307 South Enoch Street, Baltimore, MD 21224 Phone Number: [REDACTED]

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(I, WE) 1700 Union Avenue, LLC by Selvin Passen, member HEREBY CERTIFY That (I am, we are) the owner(s) of the property located at 1700 Union Avenue, Baltimore, City with a Zip Code of 21211, 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.

Selvin Passen, M.D.  
Signature of Owner of the Property

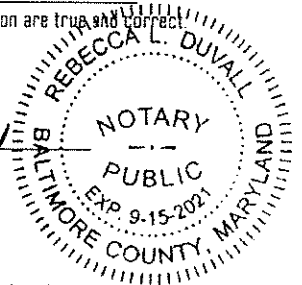
I hereby certify that on the 15<sup>th</sup> day of September, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County personally appeared SELVIN PASSEN, M.D., the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal

Notary Signature: Rebecca L. Duvall

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| Names             | Address                      | Signature                | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|-------------------|------------------------------|--------------------------|------------------|---|
| Justin Shuckwiler | 4428 Springwood ave<br>21206 | <u>Justin Shuckwiler</u> | 06/82            | 18 yrs  |
|                   |                              |                          |                  |   |
|                   |                              |                          |                  |   |
|                   |                              |                          |                  |   |
|                   |                              |                          |                  |   |

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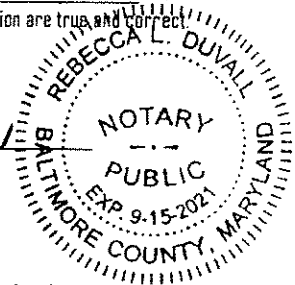
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| Names          | Address                            | Signature          | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|----------------|------------------------------------|--------------------|------------------|---|
| Matthew Berman | 615 W 33rd St, Baltimore, MD 21211 | <u>[Signature]</u> | 11/1986          | 6 months  |
|                |                                    |                    |                  |   |
|                |                                    |                    |                  |   |
|                |                                    |                    |                  |   |
|                |                                    |                    |                  |   |

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Selvin Passer, M.D.  
Signature of Owner of the Property

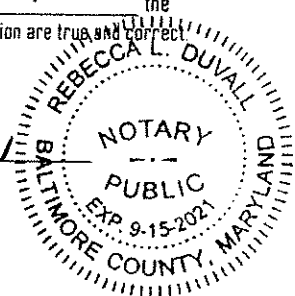
I hereby certify that on the 1st day of September, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County personally appeared SELVIN PASSER, M.D. the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Rebecca L. Duval

(Notary Seal) My Commission expires 9-15-21

Notary Printed Name: Rebecca L Duval



**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) |
|------------------------|---|---------------------|-------------------|---|
| Paul Wissman           | 611 W 39th St.<br>Baltimore, MD 2124                  | <u>Paul Wissman</u> | <u>11/5/1980</u>  | <u>6 months</u>                                 |
| <u>Valerie Seifert</u> | <u>2530 Hickory Ave</u><br><u>Baltimore, MD 21211</u> | <u>[Signature]</u>  | <u>[REDACTED]</u> | <u>2 months</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.

Name and Address of the owners of the premise/landlord: 1700 Union Avenue LLC, 307 South Eator Street Baltimore MD 21224 Phone Number: [REDACTED]

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

(I, WE) 1700 Union Avenue, LLC by Selvin Passen, member HEREBY CERTIFY, That (I, we) are the owner(s) of the property located at 1700 Union Avenue, Baltimore, City with a Zip Code of 31211, 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.

Selvin Passen, M.D.  
Signature of Owner of the Property

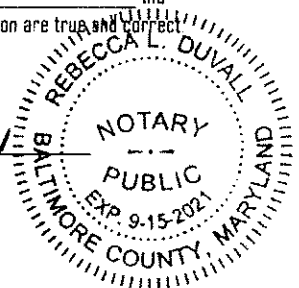
I hereby certify that on the 1st day of September 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County personally appeared SELVIN PASSEN, M.D. the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Rebecca L. Duvall

(Notary Seal) My Commission expires 9/15-21

Notary Printed Name: Rebecca L Duvall



**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) |
|-----------------|-----------------------------------|--------------------|------------------|---|
| Enna Pagliaroli | 1224 St Paul Street Apt 3E        | <u>[Signature]</u> | 10/98            | 6 months  |
| Jon Carroll     | 2018 David Park Dr. Balt MD 21211 | <u>[Signature]</u> | 8/79             | 10 yrs  |
|                 |                                   |                    |                  |   |
|                 |                                   |                    |                  |   |
|                 |                                   |                    |                  |   |

Baltimore City Liquor Board  
SEP 27 2021

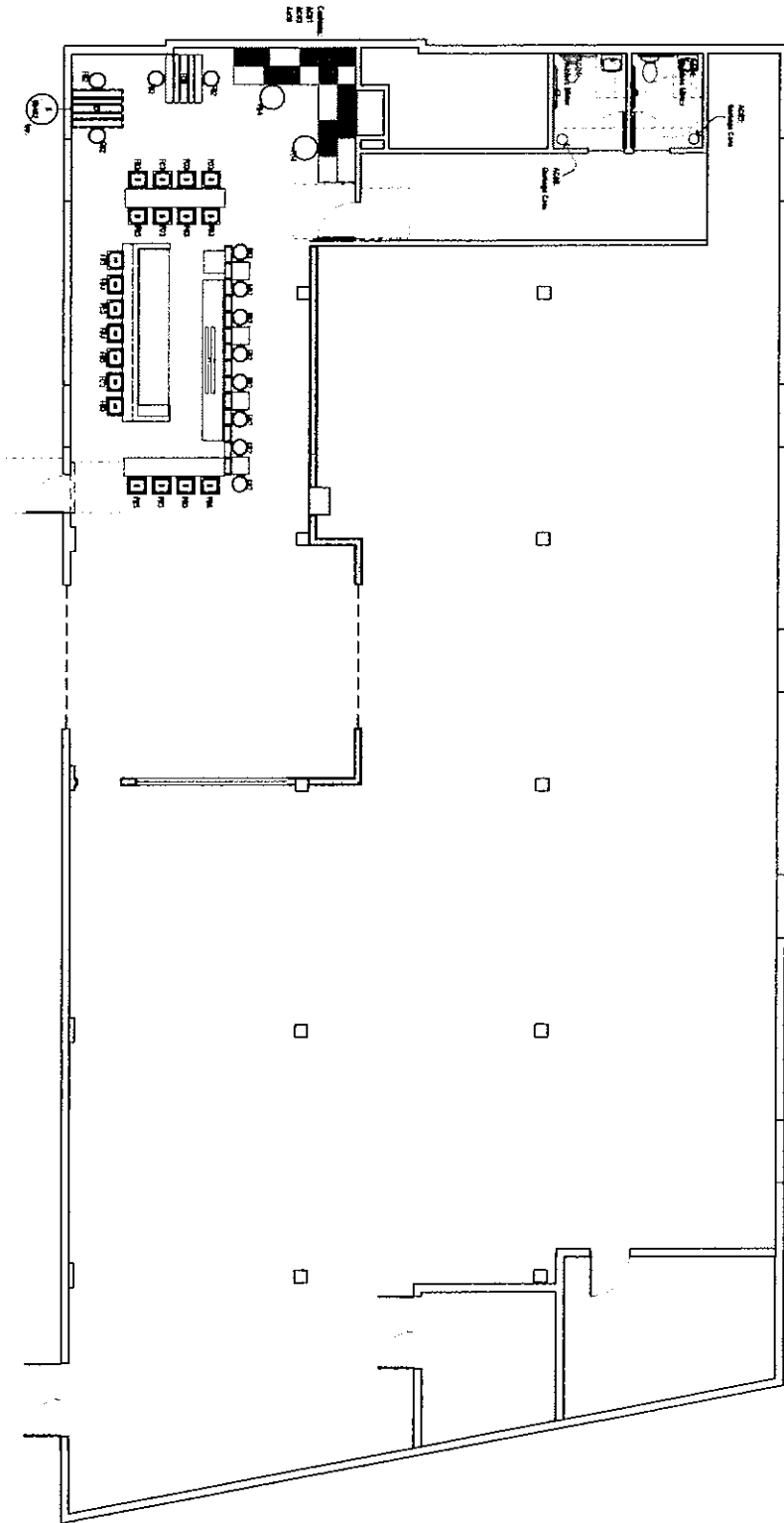
**RECEIVED**

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.



| LEGEND   |                            |
|----------|----------------------------|
| [Symbol] | Existing Conditions        |
| [Symbol] | New U.S. Federal Mail Room |
| [Symbol] | New Mail Room              |
| [Symbol] | See Schedule               |



1 Fixture Plan

Fixture Plan Sheet Notes

1. All dimensions shown are in feet and inches (F'-I").
2. Note a double line for 2" thick walls, structural members, and windows, etc.
3. All dimensions are shown to the centerline.
4. All dimensions are shown to the centerline.

Fixture Plan Keynotes:

1. Structural
2. Mechanical
3. Electrical
4. Other

**Blendy, Nicholas (LLB)**

---

**From:** Berman, Louis <LBERMAN@mdatc.gov>  
**Sent:** Thursday, October 28, 2021 3:01 PM  
**To:** Blendy, Nicholas (LLB)  
**Subject:** Pariah Brewing Company

**CAUTION:** This email originated from outside of Baltimore City IT Network Systems.  
**Reminder:** DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

Nicholas,

I have given provisional approval for the Pariah Brewing Company for their Class 5 Brewing license. It is now in the issuing loop. Please accept this to allow them to be put on your licensing schedule.

Lou Berman  
Regulatory and Research Section  
Trade Practice Unit  
Field Enforcement  
MDATC  
443 336-4601

\*\*\*\*\* Confidentiality Notice \*\*\*\*\* This email and any file transmitted with it may be confidential and are intended solely for the use of the individual or entity to whom they are addressed. If you received this email in error, please notify the Comptroller's System Manager by forwarding this message to postmaster@marylandtaxes.gov \*\*\*\*\*

## PARIAH BREWING COMPANY LLC: W21636246

**Department ID Number:**

W21636246

**Business Name:**

PARIAH BREWING COMPANY LLC

**Principal Office:** ⓘ

1700 UNION AVENUE  
BALTIMORE MD 21211

**Resident Agent:** ⓘ

CSC-LAWYERS INCORPORATING SERVICE COMPAN  
7 ST. PAUL STREET  
SUITE 820  
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:**

04/06/2021

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 1700 Union Ave

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 5

"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 3

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

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

"BD7" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

Brewery 1

PREPARED BY: Clark DATE: 10/28/21

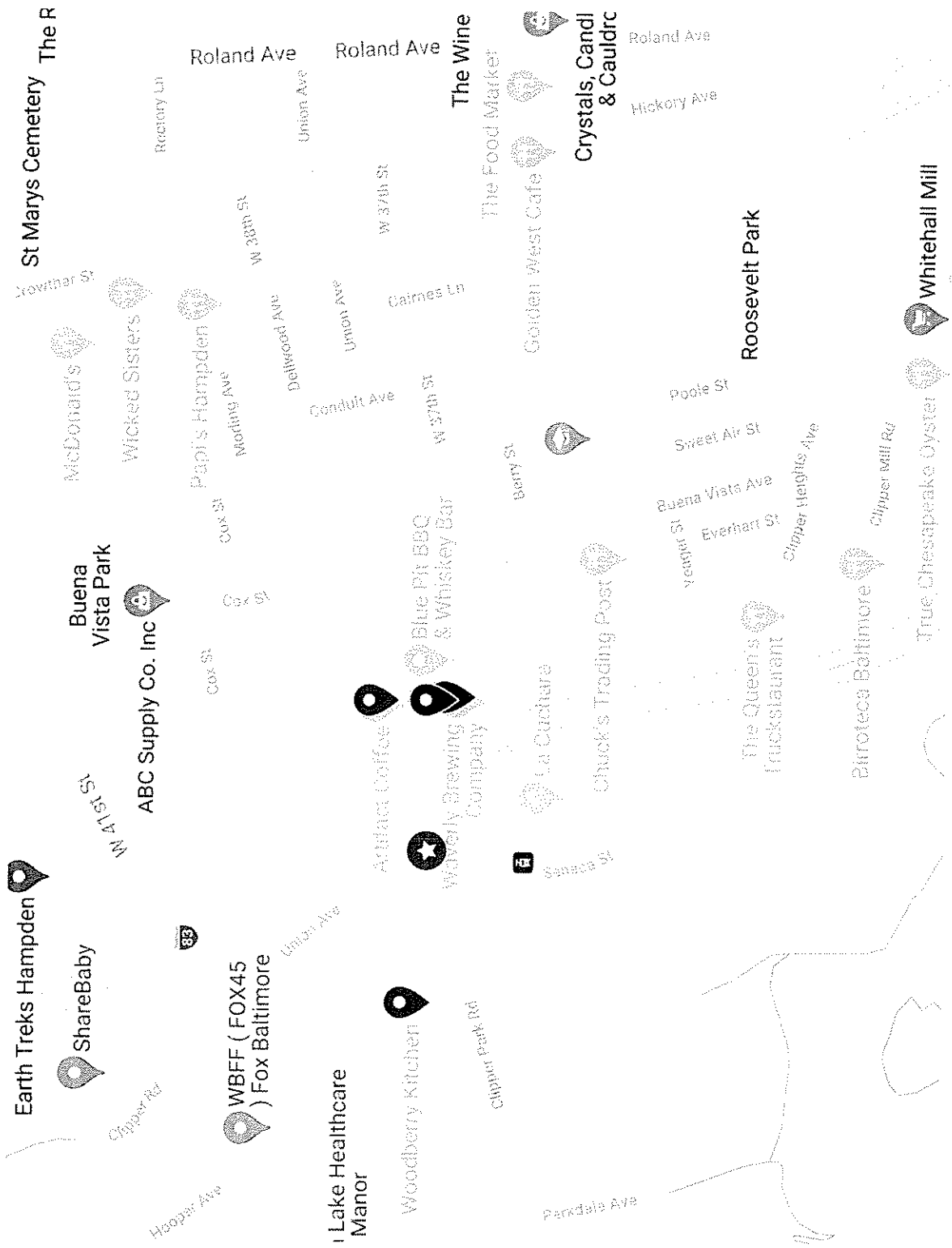


# 1700 Union Ave

## Liquor Licensed Establishments

- ★ 1700 Union Ave
- 📍 Woodberry Kitchen -LB
- 📍 Waverly Brewing Company -D
- 📍 Blue Pit BBQ BD7
- 📍 Artifact Coffee - LB
- 📍 Clipper Mill Inn -LB

## Brewery and tasting room Class D



## Board of Liquor License Commissioners

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

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

|  |   |
|--|---|
| <i>Licensee Information (Trade Name):</i>  | <input type="text" value="Pariah Brewing Company"/>                   |
| <i>Corporation Name:</i>   | <input type="text" value="Pariah Brewing Company LLC"/>               |
| <i>Location Address:</i>   | <input type="text" value="1700 Union Ave Suite D"/>                   |
| <i>License Type:</i>   | Brewery <span style="float: right;">▼</span>                          |
| <i>Is the establishment open and operating in a safe and sanitary manner?<br/>(If not open, not in comments - CLOSED or NOT OPERATING)</i> | No <span style="float: right;">▼</span>                               |
| <i>Is the location within 300 feet of Church and/or School?</i>  | No <span style="float: right;">▼</span>                               |
| <i>Date Posted?</i>  | <input type="text" value="10/25/2021"/> <input type="text" value=""/> |
| <i>Estimated Date of Removal?</i>  | <input type="text" value="11/3/2021"/> <input type="text" value=""/>  |
| <i>Are there any other licensed establishments within a two block radius?</i>  | Yes <span style="float: right;">▼</span>                              |

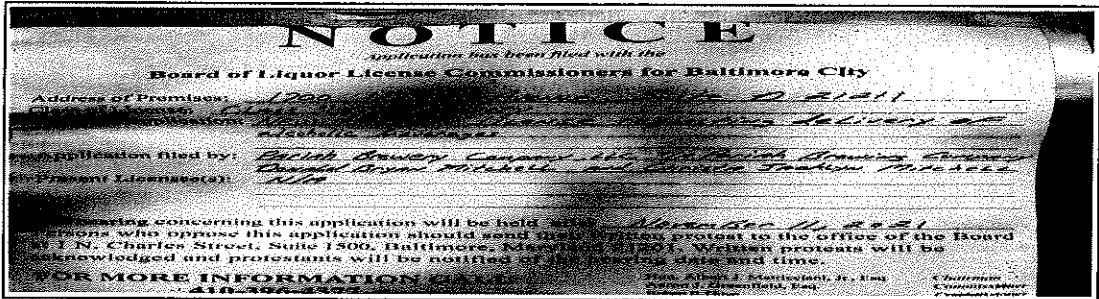
*Other licensed locations - Describe/Note:*

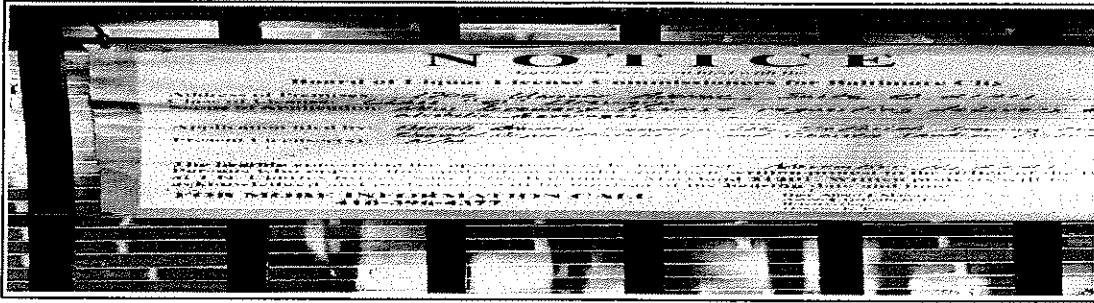
Please see map.

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

New Brewery and tasting room.

*Insert Photo of Sign and location:*





 Attach Additional Photos

|   |               |            |
|---|---------------|------------|
| Inspector Name  | Date and Time |            |
| i:\0#w\baltimore\darryl.clark   | 10/28/2021    | 1:38:38 PM |
| Name of Licensee (if present)   |               |            |
| <input data-bbox="110 737 797 779" type="text"/>  |               |            |
| <div style="display: flex; justify-content: space-around;"> <span data-bbox="597 827 683 852">Approve</span> <span data-bbox="862 827 976 852">Disapprove</span> </div> |               |            |

### Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

*Applicant(s) Name:* Donald Bryan Mitchell; Christa Jacklyn Mitchell

*Address of Premises:* 1700 Union Ave Suite D

*Inspector:* i:0#.w|baltimore\darryl.clark

*Date Posted:* 10/25/2021

*Time Posted:* 4:30 PM

*Date Rechecked:* 11/3/2021

*Time Rechecked:* 5:00 PM

*Manager or Owner when sign posted:*

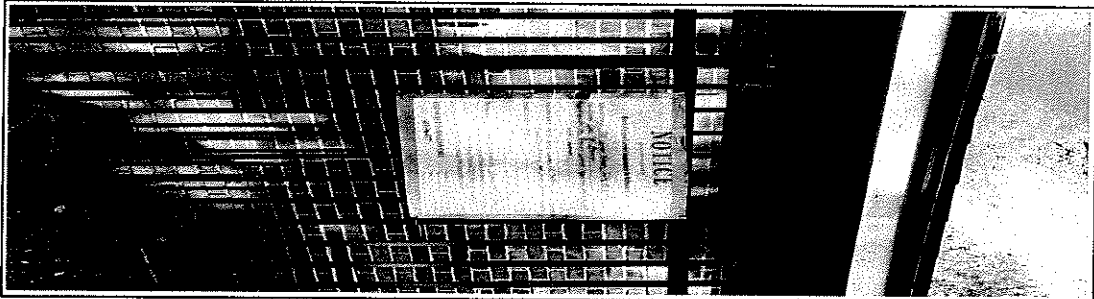
*Summary on location of sign posted:*

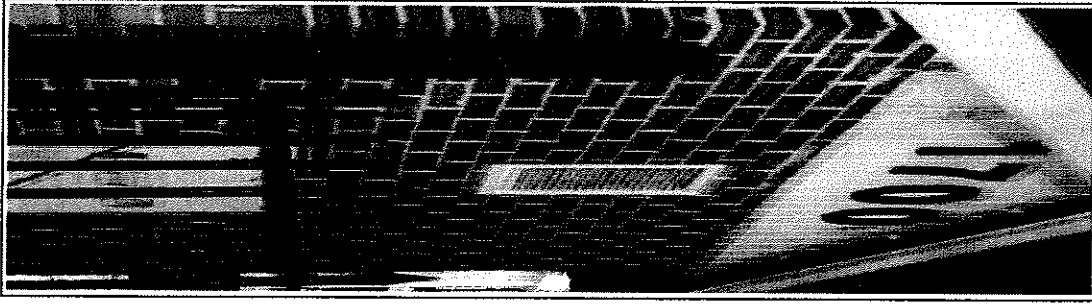
Sign posted on front fence

*Summary on location of sign rechecked:*

Sign was still posted on front fence

*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: 1700 Avenue, Suite D 21211  
Class of License: Class "A" Brewery  
Description: New Brewery License requesting delivery of alcoholic beverages

Application filed by: Pariah Brewery Company, LLC, The Pariah Brewing Company  
Donald Bryan Mitchell and Christa Jackson Mitchell

Present Licensee(s): N/A

Hearing concerning this application will be held after November 11, 2021  
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**

Hon. Albert J. Matricciani, Jr., Esq. *Chairman*  
Aaron J. Greenfield, Esq. *Commissioner*  
Robert F. Givner *Commissioner*

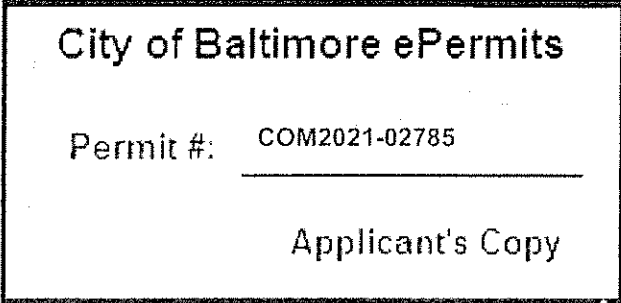
Department Of Housing And Community Development  
Division Of Construction And Building Inspection

**Online Permit Application**

Property Address: Block/Lot: 3572/028

Permit No: **COM2021-02785**  
Plan No: **2021-1963**

170C  
Applic  
DAV  
161E  
Owne  
Owne  
30:



1001-000000-2600-159400-400540 Filing Fee

150.00

Total : 150.00

Construction Cost : 50000.00

New/Addition Measure(SF) : 6980

Building Volume

Structural Alternation: N

Underpinning: N

Interior Demo: Y

Interior Demo Category: 1

Building Fully Sprinklered: Y

Existing Use: Tavern

Proposed Use: Tavern

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.

---

|             |                        |               |                  |
|-------------|------------------------|---------------|------------------|
| Expiration: | WORK COST: \$50,000.00 | District: 502 | MINOR PRIVILEGE: |
|-------------|------------------------|---------------|------------------|

---

THE PROPOSED TENANT IMPROVEMENT INCLUDES NON-STRUCTURAL INTERIOR RENOVATIONS OF AN EXISTING BREWERY AND TASTING ROOM TO BE RESTORED WITH THE SAME PROPOSED USE (BREWERY + TASTING ROOM). THERE ARE NO EXTERIOR BUILDING IMPROVEMENTS PROPOSED AS PART OF THIS PERMIT. MECHANICAL AND PLUMBING SYSTEMS ARE TO REMAIN 'AS-IS' WITH MINOR IMPROVEMENTS AS REQUIRED TO BE COVERED BY TRADE PERMITS. ELECTRICAL MODIFICATIONS ARE LIMITED TO LIGHT FIXTURE REPLACEMENTS AS INDICATED ON DRAWINGS, WHICH SHALL BE COVERED BY TRADE PERMITS.

**AFFIDAVIT BY: DAVID LOPEZ**

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: PARIAH BREWING CO

Owner First Name:

Role: Architect

Owner Last Name Or 1700 UNION AVENUE, LLC

Applicant: LOPEZ, DAVID

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

**November 18, 2021**

**Applicant(s):** Justin Roger Maret  
Pub Classics, LLC, T/a Port McHenry's Tavern  
6500 Riverview Avenue 21222

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

Application to transfer ownership with continuation of outdoor table service.

(a) **Applicant(s) Information:** (1) Justin Roger Maret was born in Bremerton, WA in September of 1973. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Justin Roger Maret (25%). (see attached for additional members)

(c) **Purchase Price of Business:** The purchase price of the business is \$75,000 to be paid for 3 years via balloon Bank loan.

(d) **Qualified Voters:** Joseph Mark Wisniewski, Susan Coronel, and Joseph King 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.

(f) **Corporate Standing:** Pub Classics, LLC is a MD LLC and as of 11/4/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 10/25/2021, and checked on 11/3/2021. This meets the 10-day rule. There are 0 licensed liquor establishment(s) in the 2x2 area:

(h) **Timeline:** Last inspection by BLLC was performed 10/27/2021. 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:**



# 2020 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 existing license. CLASS TYPE: LBD7

*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: 6500 Riverview Avenue, Baltimore, MD 21222

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: Pub Classics, LLC TRADE NAME: Port McHenry's Tavern

BUSINESS PHONE NUMBER: 443-686-1188 BUSINESS EMAIL ADDRESS: jaredskarda@gmail.com

ATTORNEY FOR THE APPLICANT: Brett M. Dieck, Esq. ADDRESS: 522 Eastern Boulevard, Essex, MD 21221 PHONE: 443-325-7700

Part of Premises Used (Note: Floors and Areas for Storage): Entire premises. 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: 100

*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

|                                 |                       |   |
|---------------------------------|-----------------------|---|
| Justin                          | Roger                 | Maret                                   |
| (Full name)                     | (Telephone no.)       | E-mail (Required)                       |
| 6713 RAILWAY AVENUE Unit# APT B | Baltimore MD 21222    | Since May 2021.                         |
| (Residence) Street              | City State Zip Code   | (period of residency in Baltimore City) |
| 09/1973                         | Male                  | Bremerton, WA                           |
| (Month/Year of Birth)           | (Sex: Male or Female) | (Place of Birth)                        |

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

### 2. Applicant B

|                       |                       |   |
|-----------------------|-----------------------|---|
| (Full name)           | (Telephone no.)       | E-mail (Required)                       |
| (Residence) Street    | City State Zip Code   | (period of residency in Baltimore City) |
| (Month/Year of Birth) | (Sex: Male or Female) | (Place of Birth)                        |

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

### 3. Applicant C

|                       |                       |   |
|-----------------------|-----------------------|---|
| (Full name)           | (Telephone no.)       | E-mail (Required)                       |
| (Residence) Street    | City State Zip Code   | (period of residency in Baltimore City) |
| (Month/Year of Birth) | (Sex: Male or Female) | (Place of Birth)                        |

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

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

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

Applicant A  B  C

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

| Name            | Address  | Phone      | Email      |
|-----------------|--|------------|------------|
| Justin R. Maret | 6713 Rail Way, Ave. Unit# APT B, Baltimore, MD | [REDACTED] | [REDACTED] |

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-103 (a)(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: Justin R. Maret ADDRESS: 6713 Rail Way, Ave. Unit# APT B, Baltimore, MD TITLE: Member %OF STOCK HELD: 25
- 2) NAME: — ADDRESS: Attachment TITLE: — %OF STOCK HELD: —
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

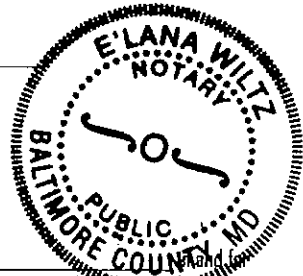
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

**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 16th day of August, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Justin Maret 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 3/5/2025  
Printed Name: Eilana Wiltz



\_\_\_\_\_  
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: \_\_\_\_\_

**From:** Brett Dieck  
**Sent:** Thursday, September 9, 2021 7:43 AM  
**To:** Robinson, Kirsten (LLB)  
**Subject:** Transfer of License - Justin Maret / Pub Classics, LLC

**CAUTION:** This email originated from outside of Baltimore City IT Network Systems.  
**Reminder:** DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to [Phishing@baltimorecity.gov](mailto:Phishing@baltimorecity.gov)

Dear Ms. Robinson:

Here is the ownership breakdown for Pub Classics, LLC:

25% - Justin Maret  
25% - Jared Skarda  
25% - Robert Bennett  
25% - The Dundalk Publik House Trust

I am working on the affidavit of compliance from Robert Reddinger.

Respectfully,

**Brett M. Dieck, Esq.**  
**The Law Office of Brett M. Dieck, LLC**  
**Baltimore West Office - 8 South Main Street, Mount Airy, MD 21771**  
**Baltimore East Office - 522 Eastern Boulevard, Essex, MD 21221**  
**443-325-7700 (phone)**  
**443-325-7707 (fax)**

#### **CONFIDENTIALITY NOTICE**

This message from The Law Office of Brett M. Dieck, LLC <<<http://www.diecklaw.com>>> contains information that may be privileged, confidential and protected from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please reply to the sender that you have received the message in error and delete the message, or notify us immediately at [443-325-7700](tel:443-325-7700). Thank you.

Name and Address of the owners of the premise/landlord: Anubis Holdings LLC, 522 Eastern Boulevard, Essex, MD 21221 Phone Number: [REDACTED]

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

(I, WE) Anubis Holdings LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 6500 Riverview Avenue, Baltimore, City with a Zip Code of 21222, 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.

*[Handwritten Signature]*

Signator of Owner of the Property  
Brett M. Dieck, Managing Member

I hereby certify that on the 14<sup>th</sup> day of July, 2021 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared Brett M. Dieck, Managing Member of Anubis Holdings LLC 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: *[Handwritten Signature]*

[Notary Seal] My Commission expires 3/5/2025

Notary Printed Name: E'lanea Wiltz



**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.

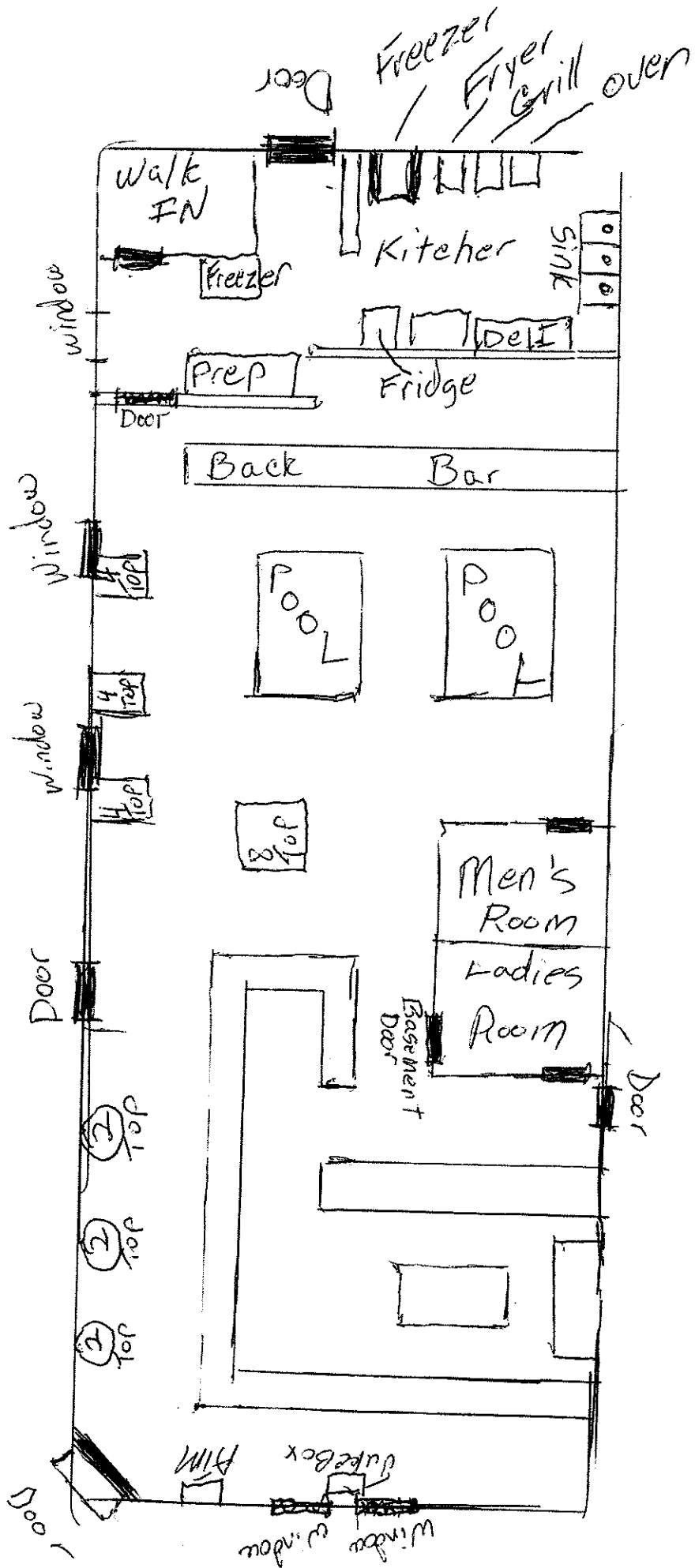
| Names              | Address                                    | Signature                      | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|--------------------|--|--------------------------------|------------------|---|
| Mark J. Wisniewski | 3579 Benzinger Road<br>Baltimore, MD 21229 | <i>[Handwritten Signature]</i> | 5/1/55           | 3 yr  |
| Susan Coronel      | 6713 Railway Avenue<br>Baltimore, MD 21222 | <i>[Handwritten Signature]</i> | 12/1/77          | 1 yr  |
| Joseph R. King     | 3567 Benzinger Road<br>Baltimore, MD 21229 | <i>[Handwritten Signature]</i> | 1/1/66           | 1 yr  |
|                    |  |                                |                  |   |
|                    |  |                                |                  |   |

**RECEIVED**

**RECEIVED**  
AUG 19 2021  
Baltimore City  
Liquor Board

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 a copy request will be provided to the general members of the public.





## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LBD7 227**      Cert Num: **0545**      Fee: **\$1,320.00**      Status: **Renewed**  
 License Date: 5/1/2021      License Year: 2021  
 CR Number: 17181310  
 Payment Date: 05-19-21

2020 - 2021 TPP Paid   
 2021 Trader's License

[Click to Start License Renewal](#)

### Add Adult Entertainment License

#### Location

Corp Name: **AT THE PORT, LLC**  
 Trade Name: **PICKLES AT THE PORT**  
 Zone Code: 10  
 Phone: 443-822-7360

Block Num: 6500      Street: RIVERVIEW AVENUE  
 City: BALTIMORE      State: MD      Zip: 21222

CR Number: 17181310

#### Portion of Business Used:

USE ENTIRE PREMISES FOR TAVERN/RESTAURANT AND ADD OUTDOOR TABLE SERVICE TO EXISTING RESTAURANT 20FT BY 30FT AREA ON RIVERVIEW AVE ON OUR PROPERTY

#### Restriction:

MOU DATED JUNE 14, 2018 BETWEEN ST. HELENA COMMUNITY ASSOCIATION AND THE LICENSEE IS INCORPORATED INTO THE LICENSE.

#### License Owners

| First Name      | Last Name | Street              | City      | State | Zip   | Action                              | Change Owner                                |
|-----------------|-----------|---------------------|-----------|-------|-------|-------------------------------------|---|
| ROBERT NICHOLAS | REDDINGER | 1317 COOKSIE STREET | BALTIMORE | MD    | 21230 | <input type="button" value="Edit"/> | <input type="button" value="Remove Owner"/> |

**Comments**

| Date       | Comment  | Action |
|------------|--|--------|
| 10/08/2021 | Application for transfer of ownership with continuation of outdoor table service filed on behalf of Pub Classics, LLC T/a Port McHenry's Tavern. Justin Roger Maret on 8/19/2021 /kk | Delete |
| 08/04/2020 | Temporary Outdoor Table Service letter was returned...../sb  | Delete |
| 03/12/2020 | Submitted 2019 Traders License with Renewal Application..../sb   | 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 |
| 12/06/2018 | 11/26/2018 Request for Pending transfer additional 90 day letter was submitted. Please check invoice#113793....k/r   | Delete |
| 12/06/2018 | Personal Property Tax Owed to City of Baltimore was cleared as per the received receipt and clearance letter dd December 6, 2018..../mb.   | Delete |
| 11/29/2018 | Personal Property tax letter not mailed to Licensee(s) because the transfer is pending.../mb   | Delete |
| 11/09/2018 | 11/8/2018 150 day transfer pending letters were sent....k/r  | Delete |
| 06/15/2018 | 6/14/2018 - Public Hearing RE: Application to transfer ownership requesting outdoor table service - APPROVED (3-0 Vote) *MOU to be made a part of the license...../jr                | Delete |
| 06/12/2018 | 6/7/2018 - Public Hearing RE: Application to transfer ownership requesting live entertainment - POSTPONED...../jr  | Delete |
| 05/04/2018 | Application for transfer of ownership filed on behalf of Pickles Ventures, Inc. T/a Pickles Ventures Inc., Robert Reddinger on 12/29/17 /kk  | Delete |
| 04/09/2018 | Tried calling Licensee by phone and number was disconnected.... /sb  | Delete |
| 07/26/2016 | 07/25/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb   | Delete |
| 05/03/2016 | I made called to M. Kodenski office and spoke with Dot. Gave her information for Licensee's to come and pick up license.... /sb  | Delete |
| 08/05/2010 | 08/03/10 \$100 CONF.FEE PAID IN FULL #74614  | Delete |
| 07/13/2010 | 7/10 Transfer of ownership, BD7-BWL, Regina M. Powers, Gail Scheuerman, Riverview Airport Bar & Grill, Inc.  | Delete |
| 03/01/2004 | 6/14/98 Intoxicated man reported that two patrons assaulted him ` CC 2F-10294  | Delete |

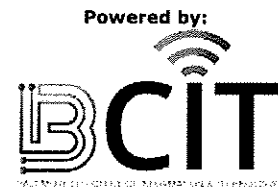
Print History (Print Card)

License num: LBD7 227                      Address: 6500 RIVERVIEW AVENUE  
 Trade Name: PICKLES AT THE PORT

Comment:

Add Comment

**Hold Info**





## PUB CLASSICS, LLC: W21831235

**Department ID Number:**

W21831235

**Business Name:**

PUB CLASSICS, LLC

**Principal Office:** ⓘ

6500 RIVERVIEW AVENUE  
BALTIMORE MD 21222

**Resident Agent:** ⓘ

BRETT M. DIECK  
8 SOUTH MAIN STREET  
MOUNT AIRY MD 21771

**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:**

05/26/2021

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 6500 Riverview Ave

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 0

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

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

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

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

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

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

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

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

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

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

ARENA \_\_\_\_\_

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

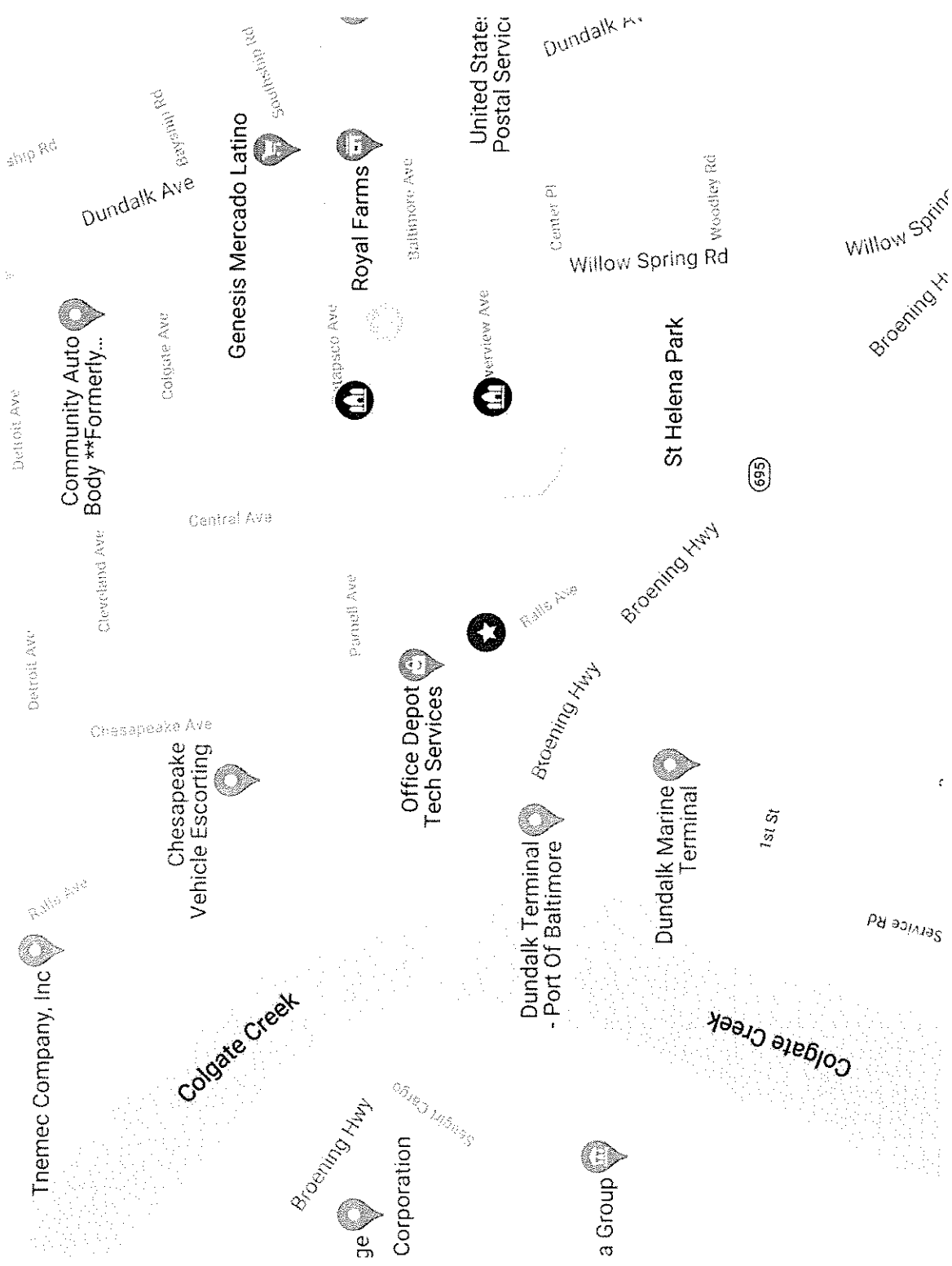
RACING \_\_\_\_\_

PREPARED BY: Perez DATE: 10/29/21

# 6500 Riverview Ave

Licensed Establishments

- ★ Pickles At the Port 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):   | Port McHenry Tavern               |
| Corporation Name:  | Pub Classics, LLC                 |
| Location Address:  | 6500 Riverview Ave                |
| License Type:  | Class "BD7" Beer, Wine and Liquor |
| Is the establishment open and operating in a safe and sanitary manner?<br>(If not open, not in comments - CLOSED or NOT OPERATING) | Yes                               |
| Is the location within 300 feet of Church and/or School?   | No                                |
| Date Posted?   | 10/25/2021                        |
| Estimated Date of Removal?   | 11/3/2021                         |
| Are there any other licensed establishments within a two block radius?   | Yes                               |

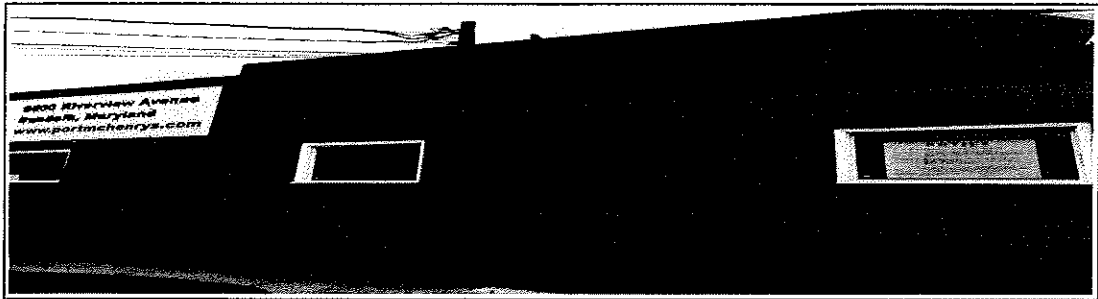
Other licensed locations - Describe/Note:

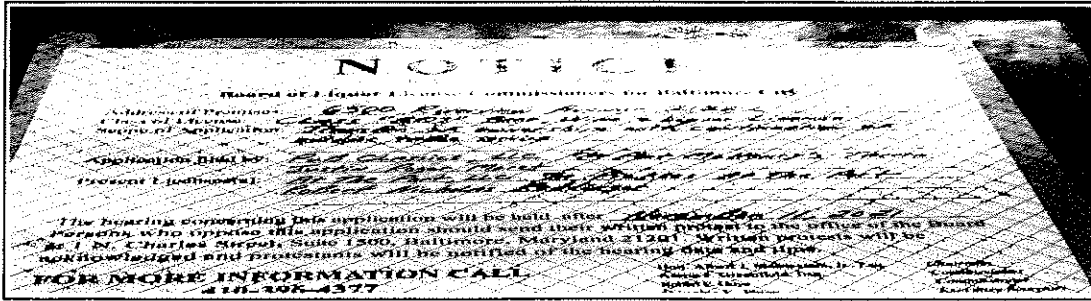
See attached map

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

application filed for transfer of ownership with continuation of outdoors table service

Insert Photo of Sign and location:





|  |               |            |
|--|---------------|------------|
| Inspector Name                                   | Date and Time |            |
| i:\0#w\baltimore\andy.perez                      | 10/29/2021    | 6:49:29 PM |
| Name of Licensee (if present)                    |               |            |
| <input data-bbox="110 709 799 747" type="text"/> |               |            |
| <input data-bbox="110 779 799 816" 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:* Justin Roger Maret

*Address of Premises:* 6500 Riverview Ave

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

*Date Posted:* 10/25/2021

*Time Posted:*

*Date Rechecked:* 11/3/2021

*Time Rechecked:*

*Manager or Owner when sign posted:*

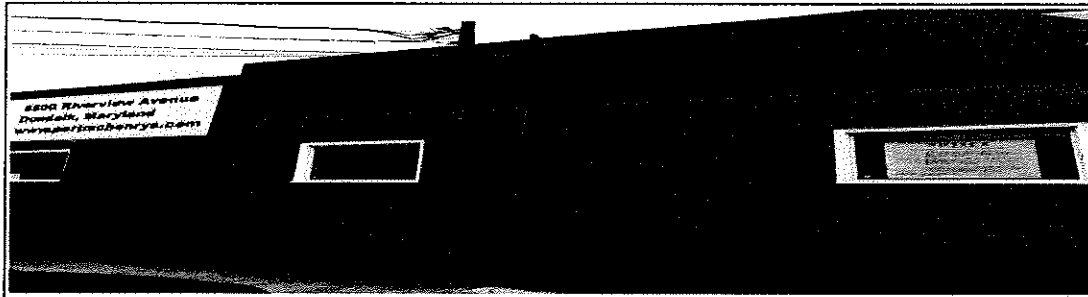
*Summary on location of sign posted:*

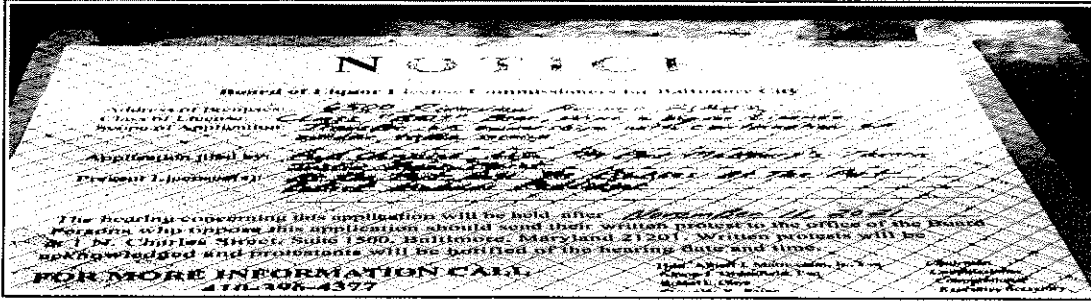
Sign posted on front window

*Summary on location of sign rechecked:*

Sign remained as posted for the required 10 days period.

*Insert Photo of Sign and location:*





# NOTICE

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 6500 Riverview Avenue 21222  
Class of License: CLASS "B07" Beer, Wine & Liquor License  
Scope of Application: Transfer of ownership with continuation of outdoor table service

Application filed by: PUB Classics, LLC 719 Port McHenry's Tavern  
Justin Roger Maret  
Present Licensee(s): At The Port, LLC 719 Pickles At The Port  
Robert Nicholas Redding

The hearing concerning this application will be held after November 11, 2021  
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**

Hon. Albert J. Maitreoir, Jr., Esq. *Chairman*  
Aaron J. Greenfield, Esq. *Commissioner*  
Robert E. Guye *Commissioner*  
*Executive Secretary*



# BLLC Routine Inspection

Address: 6500 RIVERVIEW AVENUE 21222

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

Open/Closed: Open

Closed Date:

Clean and Free of Debris: Satisfactory

Location of Bar: Front

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Bulletproof Partitioning: No

Separate Pkg. Goods Dept.: No

Separate Pkg. Goods Store: No

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: No

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Traders License: Yes

Alcohol Awareness Certification Date Issued: 5/18/2018

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Inspector Comments:

Inspector Comments:

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

License is Valid:

N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Live Entertainment (Describe):

no

Outdoor Table Service N/A

Violation Issued: No

Violations Noted:

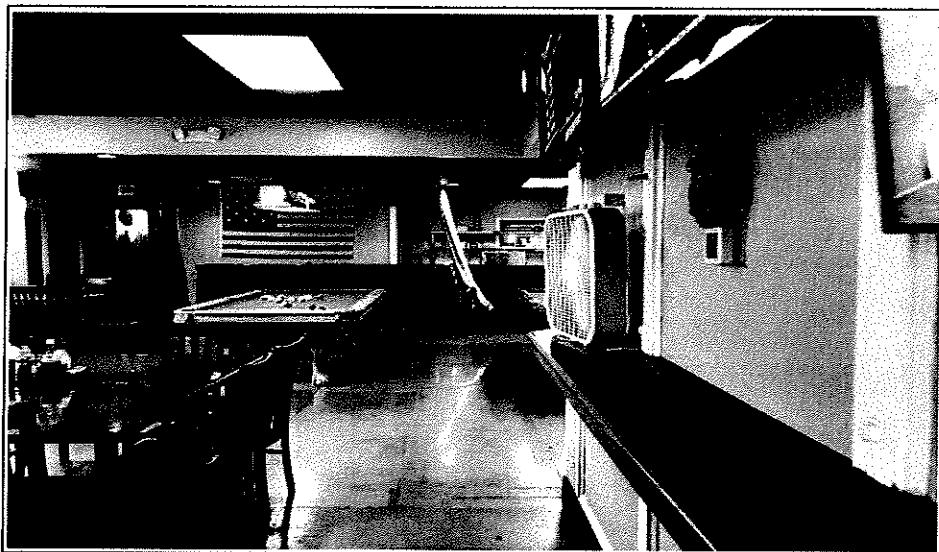
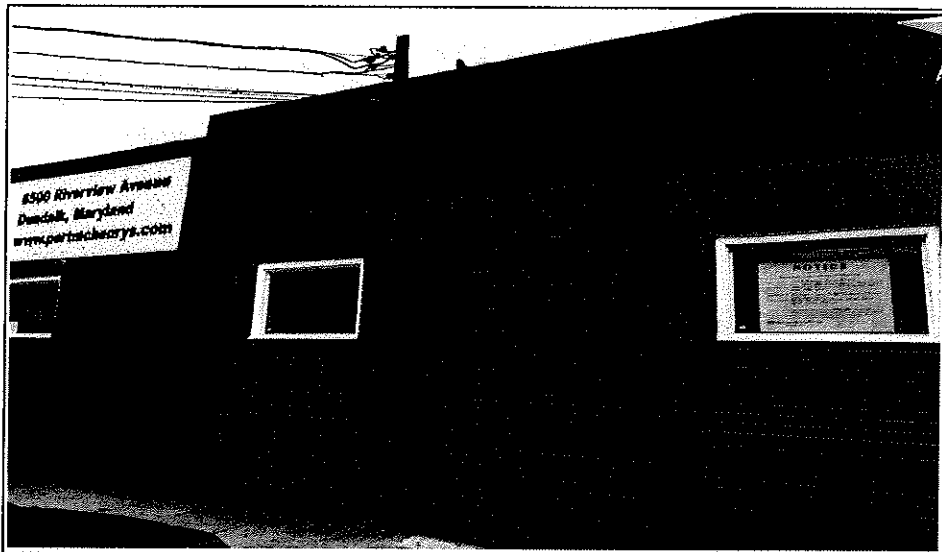
Instructions Given to Licensee:

Send traders license

Inspector's Comments:

posted tranfer of ownership sign  
inspected on 10/25/21

Photo Taken:



Owner Email:

Submitted by Inspector

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

**Online Use & Occupancy Permit  
Application**

Property Address: \_\_\_\_\_ Block/Lot: 6992/014

Permit No: **USE2018-52792**

6500 RIVERVIEW AVE

**Applicant:**  
ERIC COTTON

|  |       |
|--|-------|
| 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 BITMOREHON

Total : **98.00**

Lessee PICKLES AT THE PORT

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

---

**Property Use & Occupancy Information:**

**Existing Use :** (Commercial) Restaurant

**Proposed Use :** (Commercial) Outdoor Dining

|                        | Dwelling: | Roomming: | Efficiency: |
|------------------------|-----------|-----------|-------------|
| <b>Existing Count:</b> | 0         | 0         | 0           |
| <b>Proposed Count:</b> | 0         | 0         | 0           |

| Description                   | Created    | Completed  | Assigned To |
|-------------------------------|------------|------------|-------------|
| CHESAPEAKE CRITICAL AREA      | 05/24/2018 |            | ABUS        |
| FIRE DEPARTMENT REFERRAL      | 05/24/2018 |            | LDZI        |
| HEALTH DEPARTMENT INSPECTION  | 05/24/2018 |            | JWEL        |
| MINOR PRIVILEGE               | 05/24/2018 |            | MPRV        |
| One Stop Permit Office Review | 05/24/2018 |            | CHAM        |
| Application Received          |            | 05/24/2018 |             |
| Zoning Sign-off               | 05/24/2018 | 05/24/2018 |             |

District:203

**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.**

---

ADD OUTDOOR TABLE SERVICE TO EXISTING RESTAURANT  
20FT BY 30 FT AREA ON RIVERVIEW AVE ON OUR PROPERTY

**AFFIDAVIT BY: ERIC COTTON**

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: **PICKLES OUTDOOR SEATING**

Owner First Name:

Role: **Owner**

Owner Last Name Or **BITMOREHON**

Applicant: **COTTON,ERIC**

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

**November 18, 2021**

**Applicant(s):** Feng Lin and Li Chun (Sophie) Yeh  
New Chius Sushi, Inc., T/a New Chius Sushi  
608 S. Exeter Street 21202

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Feng Lin was born in China in June of 1966. She lives in Towson, MD; and (2) Li Chun (Sophie) Yeh was born in Taiwan in November of 1968. She lives in Baltimore, MD. Ms. Lin previously was a licensee in Baltimore County t/a Sushi Ya from 2013-2018.

(b) **Ownership Breakdown:** (1) Feng Lin (99%); and (2) Li Chun (Sophie) Yeh (1%).

(c) **Purchase Price of Business:** The purchase price of the business is \$69,000 to be paid via savings.

(d) **Qualified Voters:** Kevin Shollenberger, Celia B. Teles, and Fernando Alvesdorio are qualified Baltimore City voters.

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

(f) **Corporate Standing:** New Chius Sushi, Inc. is a MD Corporation and as of 11/4/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 10/25/2021, and checked on 11/3/2021. This meets the 10-day rule. There are 28 licensed liquor establishment(s) in the 2x2 area: "B" BWL- 18; "D" BWL-1; "BD7" BWL-4; and Hotel/Motel -5.

(h) **Timeline:** Last Inspection by BLLC was performed 10/27/2021. 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:**

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

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

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

EXPLANATION OF REQUEST: \_\_\_\_\_ CLASS TYPE: B, W, L

*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: 608 South Exeter Street

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: New Chius Sushi, Inc. TRADE NAME: New Chius Sushi

BUSINESS PHONE NUMBER: 410-752-9666 BUSINESS EMAIL ADDRESS: \_\_\_\_\_

ATTORNEY FOR THE APPLICANT: Douglas Burgess ADDRESS: 8640 Ridgely's Choice Dr, Suite 201A PHONE: 410-870-5200  
20714  
20714

Part of Premises Used (Note: Floors and Areas for Storage): entire 201A 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: \_\_\_\_\_

*Please note that as per Alc. Bev. Art. 8-12-407(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

Feng Lin \_\_\_\_\_  
(Full name) (Telephone no.) E-mail (Required)  
8208 Loch Raven Blvd. \_\_\_\_\_  
(Residence) Street City State Zip Code (period of residency in Baltimore City)  
06/1966 \_\_\_\_\_  
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
Female China  
Check:  Yes  No Are you currently a resident of the City of Baltimore?

2. Applicant B

Li Chun (Sophie) Yeh \_\_\_\_\_  
(Full name) (Telephone no.) E-mail (Required)  
3001 Piedmont Ave. \_\_\_\_\_  
(Residence) Street City State Zip Code (period of residency in Baltimore City)  
11/1968 \_\_\_\_\_  
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
Female Taiwan  
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

AUG 02 2021

Baltimore City  
Liquor Board

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

Baltimore County - Owings Mills 2013 - 2018  
Sushi Ya, Inc. +/a Sushi Ya

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      |
|----------|--|------------|------------|
| Feng Lin | 3202 Loch Raven Blvd<br>Towson, MD 21286 | [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 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: Feng Lin ADDRESS: 3202 Loch Raven Blvd. Towson, MD 21286 TITLE: President/Secretary/Treasurer %OF STOCK HELD: 99
- 2) NAME: Li Chun Yeh ADDRESS: 3001 Piedmont Ave Baltimore, MD 21216 TITLE: Assist. Sec. %OF STOCK HELD: 1
- 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.

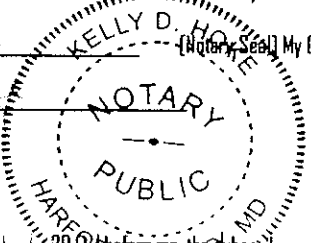
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform 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.

Feng Lin  
Signature of Applicant A

I hereby certify that on the 1st day of July, 2021 before me, the subscriber, a notary public of the State of Maryland in and for Balt Co. personally appeared Feng Lin 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: Kelly D. Hoke (Notary Seal) My Commission expires 11/21/2022

Printed Name: Kelly D. Hoke

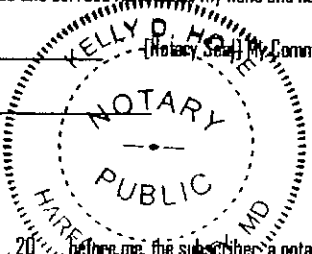


Signature of Applicant B

I hereby certify that on the 1st day of July, 2021 before me, the subscriber, a notary public of the State of Maryland in and for Balt Co. personally appeared Li Chun Yeh 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: Kelly D. Hoke (Notary Seal) My Commission expires 11/21/2022

Printed Name: Kelly D. Hoke



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: Harbor East Parcel, C-Commercial, LLC Phone Number: [REDACTED]

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

(I, WE) Harbor East Parcel C-Commercial, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 608 S Exeter St., Baltimore, 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.

Harbor East Parcel C-Commercial, LLC

→ By: [Signature]  
Signature of Owner of the Property

I hereby certify that on the 14th day of July, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. County, personally appeared George Philippou, Authorized Person of 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: Patricia Ann Berkey

PATRICIA ANN BERKEY  
Notary Public-Maryland  
Baltimore County  
My Commission Expires  
April 14, 2024

Notary Printed Name: Patricia Ann Berkey

**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>Lawrence Klumborg</u> | <u>1321 Allison St Baltimore, MD 21222</u> | <u>[Signature]</u> | <u>3/1963</u>    | <u>27 years</u>                                 |
| <u>Carlton Ayuma</u>     | <u>1321 Allison St Baltimore, MD 21222</u> | <u>[Signature]</u> | <u>12/1965</u>   | <u>2 years</u>                                  |
| <u>Peter Kasaraid</u>    | <u>1301 Allison St Business Md</u>         | <u>[Signature]</u> | <u>5/1960</u>    | <u>10 years</u>                                 |
| <u>Kevin Sholbender</u>  | <u>1626 Baltimore Baltimore 21219</u>      | <u>[Signature]</u> | <u>7/1921</u>    | <u>5 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.

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) |
|---------------|------------------|---------------|------------------|---|
| Cecilia B Teb | 205 S. Exeter St | Cecilia B Teb | 06-1963          | 7 YEARS   |
| Fernando Rio  | 205 S. EXETER ST | Fernando Rio  | 04-1957          | 7 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.

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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: \_\_\_\_\_

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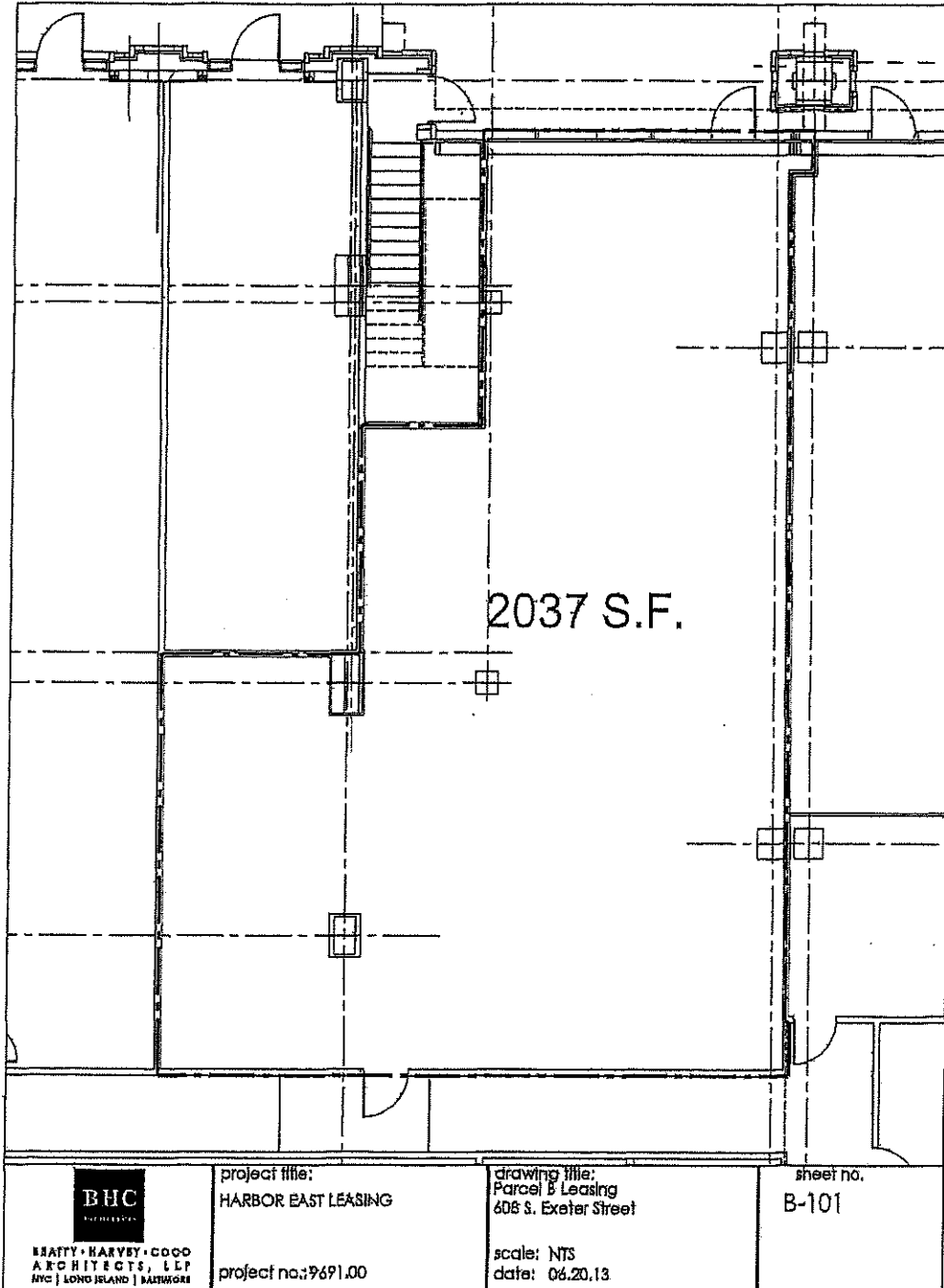
| Names               | Address                         | Signature               | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|---------------------|---------------------------------|-------------------------|------------------|---|
| Kevin Shollenberger | 1626 Bolton St<br>Baltimore, MD | [Handwritten Signature] | 9/66             | 7 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.

Exhibit B

Drawing showing approximate location of Premises





## Liquor Board System

Version 1.0

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

### License Detail





#### License Info

License Num: **LB 242**Cert Num: **0914**Fee: **\$1,520.00** Status: **Renewed**

License Date: 5/1/2021

License Year: 2021

CR Number: 15517425

Payment Date: 09-20-21

2020 - 2021 TPP Paid 2021 Trader's License 


[Click to Start License Renewal](#)

### Add Adult Entertainment License

#### Location

Corp Name: **CHIU'S SUSHI, INC.**Trade Name: **CHIU'S SUSHI**

Zone Code: 23

Phone: 410-752-9666

Block Num: 608

City: BALTIMORE

Street: EXETER STREET SOUTH

State: MD

Zip: 21202

CR Number: 15517425

#### Portion of Business Used:

(USE)CONTINUE TO USE PORTION OF PREMISE AS A RESTAURANT(CHANGE OF OPERATOR) WITH ACCESSARY OUTDOOR TABLE SERVICE PER BMZA 540-09 - NO PERMANENT STRUCTURE TO BE LOCATED OUTSIDE PROPERTY KNOWN AS INNER HARBOR EAST,PARCEL C,1001 FLEET STREET



#### Restriction:

MUST HAVE 51% FOOD SALES & MAY PROVIDE WINE CORKAGE



#### License Owners

| First Name | Last Name | Street             | City      | State | Zip   | Action                              | Change Owner                                |
|------------|-----------|--------------------|-----------|-------|-------|-------------------------------------|---|
| TOM        | CHIU      | 416 S. EDEN STREET | BALTIMORE | MD    | 21231 | <input type="button" value="Edit"/> | <input type="button" value="Remove Owner"/> |

**Comments**

| Date       | Comment  | Action |
|------------|--|--------|
| 10/08/2021 | Application for transfer of ownership filed on behalf of New Chius Sushi, Inc. T/a New Chius Sushi, Feng Lin and Li Chun (Sophie) Yeh on 8/2/2021 /kk  | Delete |
| 03/16/2021 | FOOD FORM WAS SUBMITTED WITH 2021-2022 RENEWAL APPLICATION.... /jr   | Delete |
| 08/07/2019 | Submitted 2018 Trader's License during renewal.... /sb   | Delete |
| 03/07/2019 | FOOD FORM WAS SUBMITTED WITH 2019 RENEWAL APPLICATION.... /kr  | Delete |
| 12/07/2018 | Alcohol Awareness expires on December 01, 2022 (Tom Chiu) John S Murray.... /sb  | Delete |
| 03/23/2018 | FOOD FORM WAS SUBMITTED WITH 2018-2019 RENEWAL APPLICATION.... /sb   | Delete |
| 04/08/2016 | 2016 food form attached to renewal application, nd   | Delete |
| 02/22/2016 | 410-752-9666   | Delete |
| 02/22/2016 | Transfer was processed on 12/03/14 with Invoice #95389 but was voided in error. New Invoice no is #100349.... /sb  | Delete |
| 02/17/2016 | Communicating with Ms. May from Chiu's Sushi and will mail/send a check for \$200.00 Transfer Fee there was an error from previous invoice #95389 (12/03/14)   | Delete |
| 02/09/2015 | 12/9/2014 Alcohol Awareness Course John S Murray expires 12/9/2018   | Delete |
| 11/26/2014 | 09/22/2014 ***STATE HOLD** MARYLAND SALES & USE TAX  | Delete |
| 10/17/2014 | 10/16/2014 Public Hearing re: Public Hearing re: Application to transfer ownership change corporate name)APPROVED \$100 PAID   | Delete |
| 08/13/2010 | 08/12/10 \$100 TRANSFER CONF FEE PAID IN FULL #74669   | Delete |
| 07/13/2010 | 7/10 Request to add outdoor table service, B-BWL restaurant license, Tom Chiu, Fada, Inc.  | Delete |
| 03/01/2004 | 5/29/03 Public hearing re: Application for a new Class "B" BWL license under the provisions of Article 2B, Section 6-201(d)(1)(vii) requiring capital investment of \$500,000 and seating capacity for a minimum of 75 persons (max of 150) with food sales that must be at least 51% of average daily receipts APPROVED | Delete |

Print History (Print Card)

License num: LB 242

Address: 608 EXETER STREET SOUTH

Trade Name: CHIU'S SUSHI

Comment:

Add Comment

**Hold Info**



## NEW CHIUS SUSHI INC: D19940469

**Department ID Number:**

D19940469

**Business Name:**

NEW CHIUS SUSHI INC

**Principal Office:** ⓘ

608 S EXETER ST  
BALTIMORE MD 21202

**Resident Agent:** ⓘ

FENG LIN  
608 S EXETER ST  
BALTIMORE MD 21202

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

09/11/2019

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES



PROPOSED LOCATION: 608 S. Exeter St.

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 28

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 18

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

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 4

ARENA \_\_\_\_\_

HOTEL/MOTEL 5

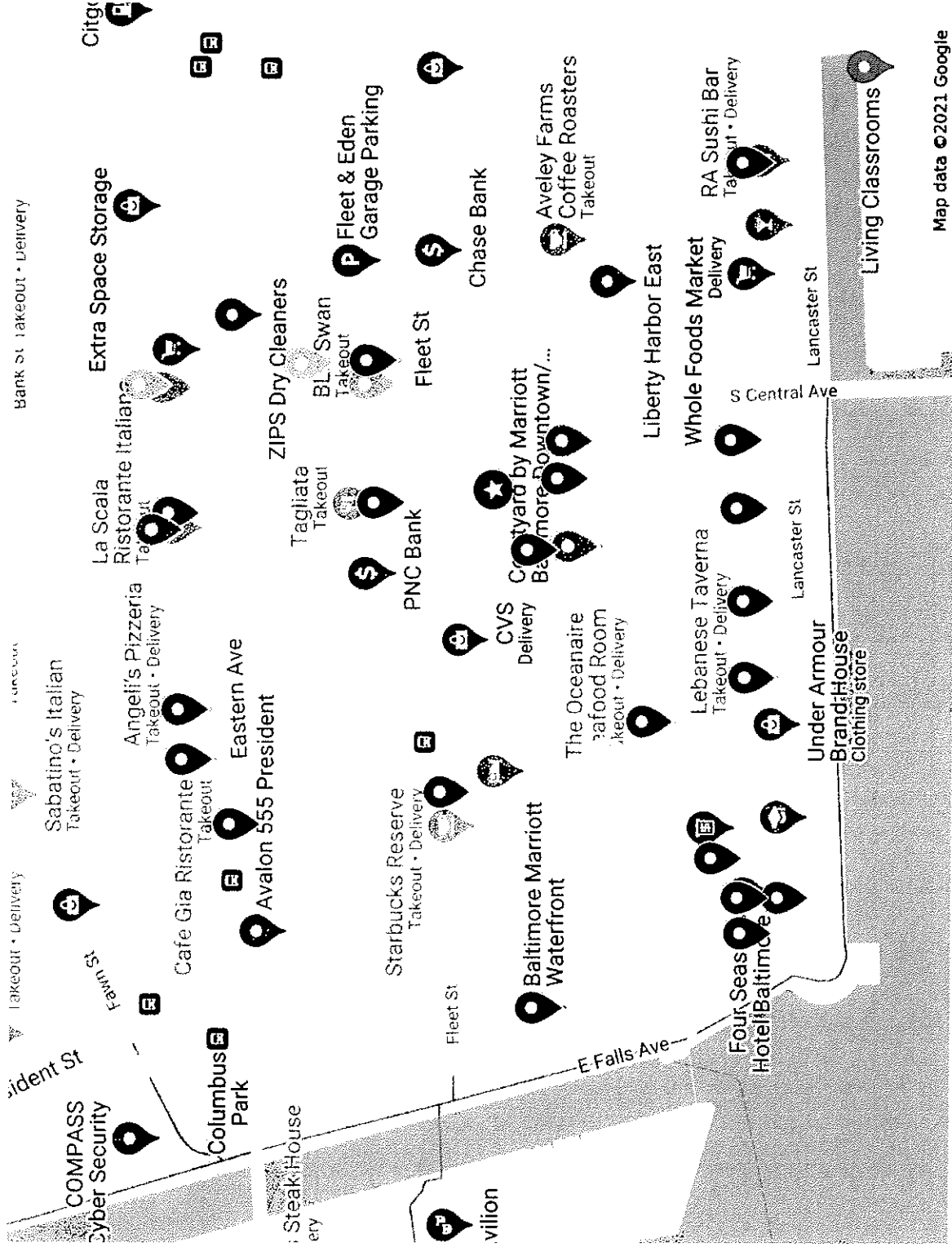
RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 10/28/21

# 608 S. Exeter St.

## Licensed Establishment

- ★ New Chius Sushi LB
- 📍 BLK Swan LB
- 📍 Nando's Peri-Peri LB
- 📍 Lebanese Taverna LB
- 📍 Cinghiale LB
- 📍 Charleston LB
- 📍 Ouzo Bay LB
- 📍 RA Sushi Bar Restaurant LB
- 📍 Taco Fiesta LB
- 📍 Tagliata LB
- 📍 Harbor East Delicatessen & Pizzeria LB
- 📍 Bamboe LB
- 📍 Courtyard by Marriott Baltimore Downtown/Inner Harbor LBHM
- 📍 Hyatt Place Baltimore/Inner Harbor LBHM
- 📍 Five Iron Golf LB
- 📍 Clark Burger LD
- 📍 La Scala Ristorante Italiano LB



- 📍 Angeli's Pizzeria LB
- 📍 Cafe Gia Ristorante LB
- 📍 Dalesio's Of Little Italy LB
- 📍 Venice Tavern Little Italy LBD7
- 📍 The Oceanaire Seafood Room LBD7
- 📍 Baltimore Marriott Waterfront LBHM
- Landmark Theater at Harbor East LBD7
- 📍 Homewood Suites by Hilton Baltimore LBHM
- 📍 The Bygone LBD7
- 📍 Four Seasons Hotel Baltimore LBHM
- 📍 Loch Bar LB
- 📍 Maximon LB

## Board of Liquor License Commissioners

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

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

|  |  |
|--|--|
| <i>Licensee Information (Trade Name):</i>  | <input type="text" value="New Chius Sushi"/>                         |
| <i>Corporation Name:</i>   | <input type="text" value="New Chius Sushi, Inc."/>                   |
| <i>Location Address:</i>   | <input type="text" value="608 South Exeter St."/>                    |
| <i>License Type:</i>   | Class "B" Beer, Wine and Liquor <span style="float: right;">▼</span> |
| <i>Is the establishment open and operating in a safe and sanitary manner?<br/>(If not open, not in comments - CLOSED or NOT OPERATING)</i> | Yes <span style="float: right;">▼</span>                             |
| <i>Is the location within 300 feet of Church and/or School?</i>  | No <span style="float: right;">▼</span>                              |
| <i>Date Posted?</i>  | <input type="text" value="10/25/2021"/>                              |
| <i>Estimated Date of Removal?</i>  | <input type="text" value="11/3/2021"/>                               |
| <i>Are there any other licensed establishments within a two block radius?</i>  | Yes <span style="float: right;">▼</span>                             |

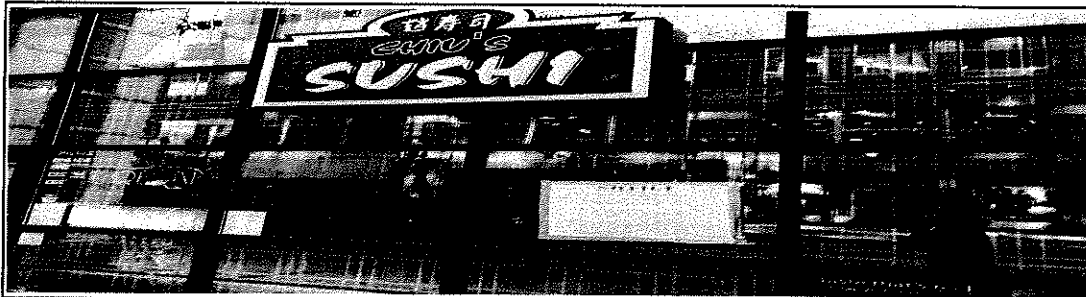
*Other licensed locations - Describe/Note:*

Please see maps for additional locations

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

Filed application for a transfer of ownership

*Insert Photo of Sign and location:*



|  |   |
|--|---|
| <input type="checkbox"/> Attach Additional Photos                                |   |
| Inspector Name   | Date and Time   |
| <input type="text" value="i:\0#w\baltimore\terri.chase"/>                        | <input type="text" value="10/28/2021"/> <input type="text" value="2:31:32 PM"/> |
| Name of Licensee (if present)  |   |
| <input type="text"/>   |   |
| <input type="button" value="Approve"/> <input type="button" value="Disapprove"/> |   |

### Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

*Applicant(s) Name:* Feng Lin; Li Chun (Sophie) Yeh

*Address of Premises:* 608 South Exeter St.

*Inspector:* i:0#.w/baltimore\terri.chase

*Date Posted:* 10/25/2021

*Time Posted:* 3:00 PM

*Date Rechecked:* 11/3/2021

*Time Rechecked:* 4:00 PM

*Manager or Owner when sign posted:* Feng Lin

*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: 608 S. Exeter Street 21202

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

Scope of Application: Transfer of Ownership

Application filed by:

New Chius Sushi, Inc. 719 New Chius Sushi  
Feng Lin And Li Chun (Sophie) Yeh

Present Licensee(s):

Chiu's Sushi, Inc. 719 Chiu's Sushi  
Tom Chiu

The hearing concerning this application will be held after November 11, 200  
Persons who oppose this application should send their written protest to the office of the  
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.

[Back](#)

# BLLC Routine Inspection

**Address:** 608 EXETER STREET SOUTH 21202 ▼

**Trade Name:**

**Corporation Name:**

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

**Date/Time of Inspection:**

**Manager/Licensee:**

**Open/Closed:** Open ▼

**Closed Date:**

**Clean and Free of Debris:** Satisfactory ▼

**Location of Bar:** N/A ▼

**Shape of Bar:**

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

**Hot Water:** Yes ▼

**Disinfectant Solution:** Yes ▼

**Three Compartment/Washer:** Yes ▼

*Always available for display*

**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

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Traders License: Yes

Alcohol Awareness Certification Date Issued: 12/1/2018

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Inspector Comments:

Inspector Comments:

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

License is Valid:

N/A

*Dancers Present 18 and older:* N/A

*Cleanliness of Dressing Room:* N/A

*Live Entertainment (Describe):*

*Outdoor Table Service* No

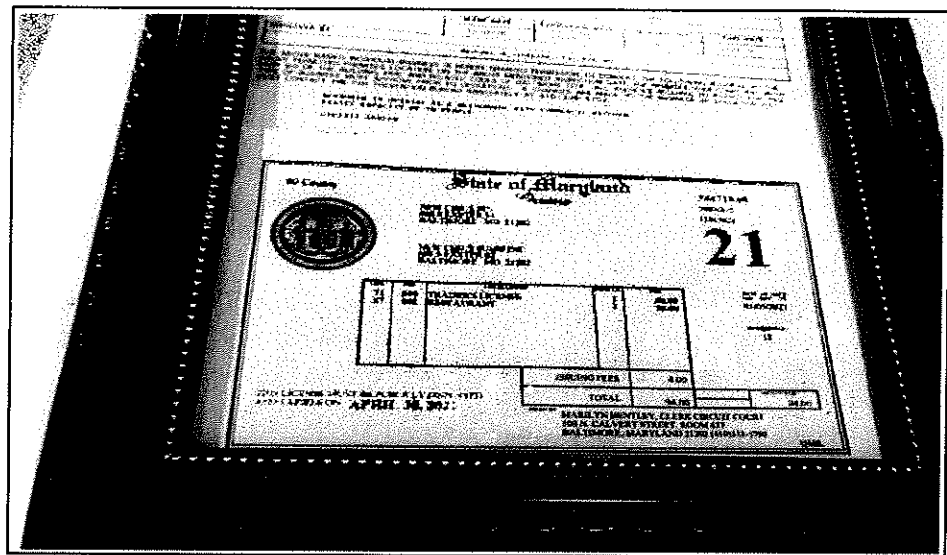
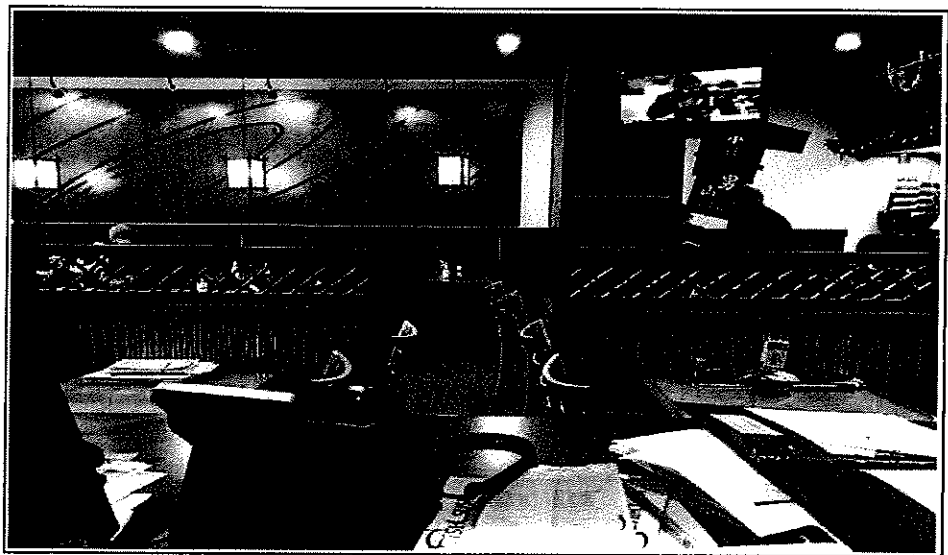
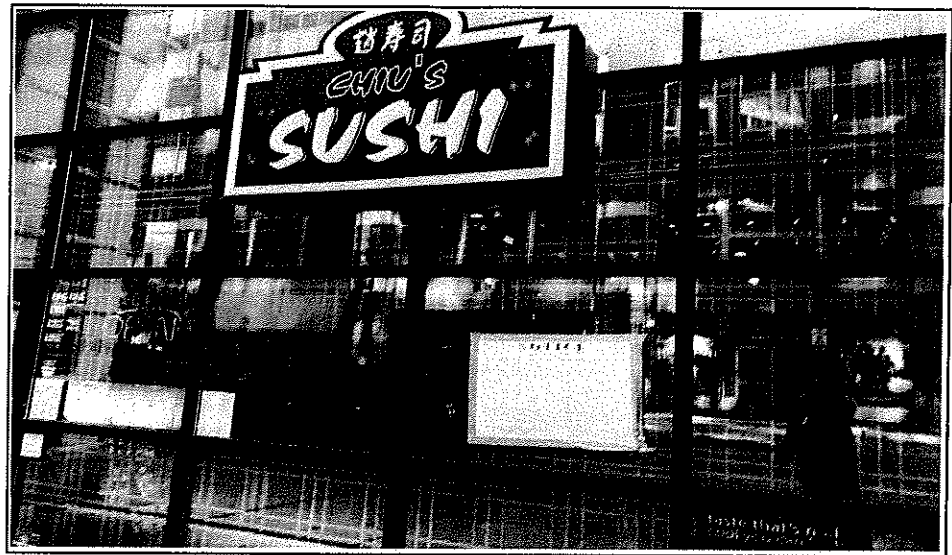
*Violation Issued:* No

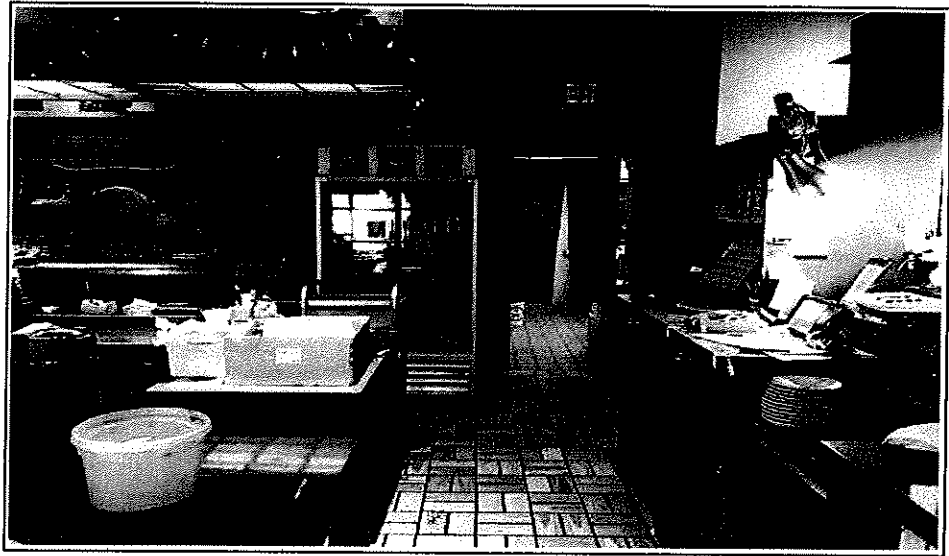
*Violations Noted:*

*Instructions Given to Licensee:*

*Inspector's Comments:*

*Photo Taken:*





Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

# Certificate of Occupancy

THIS CERTIFICATE MUST BE OBTAINED PRIOR TO OCCUPANCY OF ANY BUILDING OR PORTION THEREOF. THE HOLDER OF THIS CERTIFICATE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BUILDING AND THE SAFETY OF THE OCCUPANTS. THIS CERTIFICATE IS VALID FOR THE TERM SPECIFIED HEREIN AND IS SUBJECT TO THE CITY OF BALTIMORE'S ZONING ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS. THIS CERTIFICATE IS NOT VALID FOR ANY OTHER PURPOSES. THE CITY OF BALTIMORE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF BALTIMORE SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS CERTIFICATE. THIS CERTIFICATE IS NOT VALID FOR ANY OTHER PURPOSES.

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

| WARD | SEC. | BLOCK | LOT | ISSUE DATE | DISTRICT |
|------|------|-------|-----|------------|----------|
| 03   | 06   | 1799A | 002 | 6/26/14    | 201      |

PROPERTY ADDRESS: 608 S EXETER ST

OWNER: HARBOR EAST PARCEL C-COMMER  
 LESSL: CHIU'S SUSHI INC. ADDR: 608 S. EXETER ST., STE 200 2120  
 ADDR: 608 S. EXETER ST BALTIMORE M

LAND USE CODES 5512 0000 0600 0000

(USE) CONTINUE TO USE PORTION OF PREMISE AS A RESTAURANT (CHANGE OF OPERATER)

| DESCRIPTION  | AMOUNT | TOTAL |
|--------------|--------|-------|
| CONSTRUCTION | 45.00  |       |
| INSURANCE    |        |       |
| PLUMBING     |        |       |
| ELECTRICAL   |        |       |
| MECHANICAL   |        |       |
| PAINT        |        |       |
| LANDSCAPE    |        |       |
| OTHER        |        |       |
| TOTAL        | 50.00  | 98.00 |

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



*Michael Braverman*  
 MICHAEL BRAVERMAN  
 BUILDING OFFICIAL

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

THE AUTHORITY CONTAINED HEREIN DOES NOT WARRANT THE PERFORMANCE OF ANY WORK BY THE LICENSEE OR OVER ANY STREET, HIGHWAY, ALLEY, SEAWALK OR ANY OTHER PUBLIC WAY, UNLESS PERMISSION TO DO SO HAS BEEN FIRST SECURED FROM THE PROPER AUTHORITY.