

November 18, 2021

Applicant(s): Michael Joseph Benevento and Julianne Danielle Hamilton
Current Clubhouse, LLC., T/a Trade Name Pending
421 N. Howard Street 21201

Class: "BD7" Beer, Wine & Liquor License

Application for a new Class "BD7" Beer, Wine and Liquor license, requesting live entertainment and outdoor table service.

(a) **Applicant(s) Information:** (1) Michael Joseph Benevento was born in Houston, TX in July of 1983. He lives in Baltimore, MD; and (2) Julianne Danielle Hamilton was born in Annapolis, MD in April of 1987. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Michael Joseph Benevento (50%); (2) Julianne Danielle Hamilton (50%).

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

(d) **Qualified Voters:** Elizabeth Ensz, Marian Glebes, and Joshua Sisk are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise 1st floor, basement and courtyard as an art gallery, and studios with live entertainment.

(f) **Corporate Standing:** Current Clubhouse, 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 11 licensed liquor establishment(s) in the 2x2 area: "A" BW- 1; "A" BWL-2; "B" BWL-3; "D" BWL-2; "BD7" BWL-2; and Hotel/Motel -1.

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

(i) **Letters of Support/Opposition:** At this time the Board has two Memoranda of Understanding (MOU) required by the authorizing statute and one letter of opposition.

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

Board's Decision:

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: Per MD Senate Bill 755, Article 11 / HB1288 CLASS TYPE: BD-7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 421 N Howard Street, Baltimore, MD 21201

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 & R EXPANSION REQUEST: ADDRESS OF THE LOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Current Clubhouse LLC TRADE NAME: _____

BUSINESS PHONE NUMBER: (832) 797-9431 BUSINESS EMAIL ADDRESS: currentspace@gmail.com

ATTORNEY FOR THE APPLICANT: Nicole Lacoste Folks ADDRESS: 2216 Essex St, Balt. MD 21231 PHONE: 410.925.2942

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

Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? DJ Band, Performance Art, Film Screening, and other acts 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: 328

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

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

1203 Morling Avenue Baltimore MD 21211 20 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

07/1983 Male Houston, TX
 (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

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

1203 Morling Avenue Baltimore MD 21211 10 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

04/1987 Female Annapolis, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

3. Applicant C

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

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

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

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

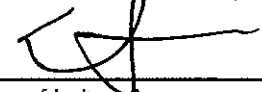
Name	Address	Phone	Email
Michael Benevento	1203 Morling Ave, Balt. MD 21211	[REDACTED]	[REDACTED]

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. 8-4-109 (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: Michael Benevento ADDRESS: 1203 Morling Ave, Balt. MD 21211 TITLE: Co-director %OF STOCK HELD: 50%
- 2) NAME: Julianne Hamilton ADDRESS: 1203 Morling Ave, Balt. MD 21211 TITLE: Co-director %OF STOCK HELD: 50%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

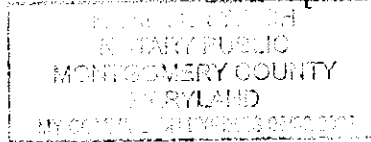
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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



 Signature of Applicant A

I hereby certify that on the 2nd day of Aug, 2021, before me, the subscriber, a notary public of the State of MD in and for Montgomery, personally appeared Michael Benevento 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: R. Singh (Notary Seal) My Commission expires 08/02/2022
 Printed Name: Ravinder Singh

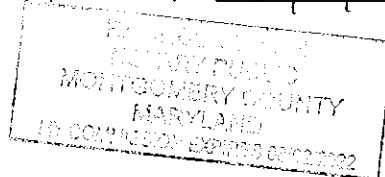




 Signature of Applicant B

I hereby certify that on the 2nd day of Aug, 2021, before me, the subscriber, a notary public of the State of MD in and for Montgomery, personally appeared Julianne Hamilton 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: R. Singh (Notary Seal) My Commission expires 08/02/2022
 Printed Name: Ravinder Singh



 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: Michael Benevento, 1203 Morling Ave, Balt. MD 21211

Phone Number: [REDACTED]

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

(I, WE) MICHAEL BENEVENTO (Name on LLC) HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 419-421 N Howard st, Baltimore, City with a Zip Code of 21201, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Handwritten Signature]

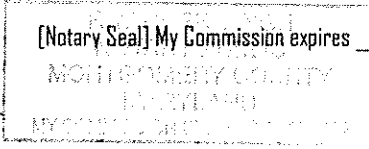
Signature of Owner of the Property

I hereby certify that on the 2nd day of Aug, 2021, before me, the subscriber, a notary public of the State of MD, in and for Montgomery, personally appeared Michael Benevento 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: R. Singh

Notary Printed Name: Ravinder Singh



08/02/2022

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

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

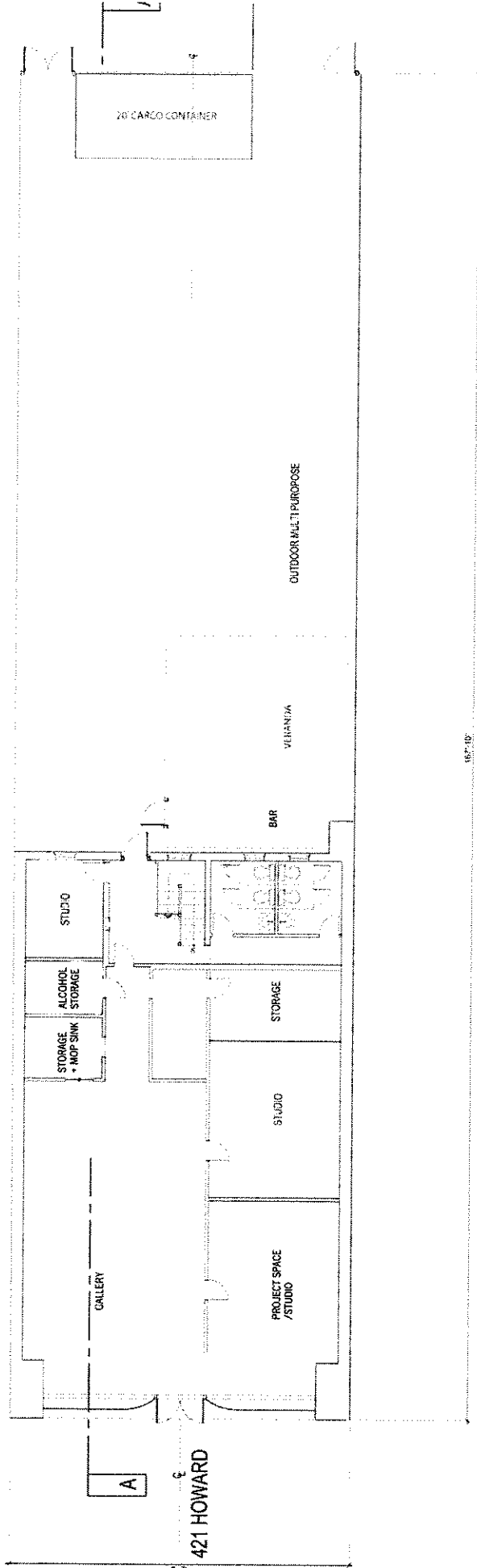
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
LIZ PHSZ	3908 Falls Rd Baltimore MD 21211	[Signature]	4/03	19 years
MARIAN APRIL GLEBAS	3428 SENECA STREET BALTIMORE MD 21211	[Signature]	08-1982	17+ YEARS
Joshua Sisk	2400 GUILFORD AVE BALTIMORE, MD 21218	[Signature]	11/76	10 YEARS

RECEIVED

AUG 05 2021

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

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



CURRENT
FIRST FLOOR PLAN

1/8" = 1'-0" 421 HOWARD 3004 GSF



CURRENT CLUBHOUSE LLC: W22001788

Department ID Number:

W22001788

Business Name:

CURRENT CLUBHOUSE LLC

Principal Office: ⓘ

421 N HOWARD ST
BALTIMORE MD 21201

Resident Agent: ⓘ

MICHAEL BENEVENTO
1203 MORLING AVE
BALTIMORE MD 21211

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

07/19/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 421 N. Howard St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 11

"A" BEER & WINE 1

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 2

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 2

"BD7" BEER, WINE & LIQUOR 2

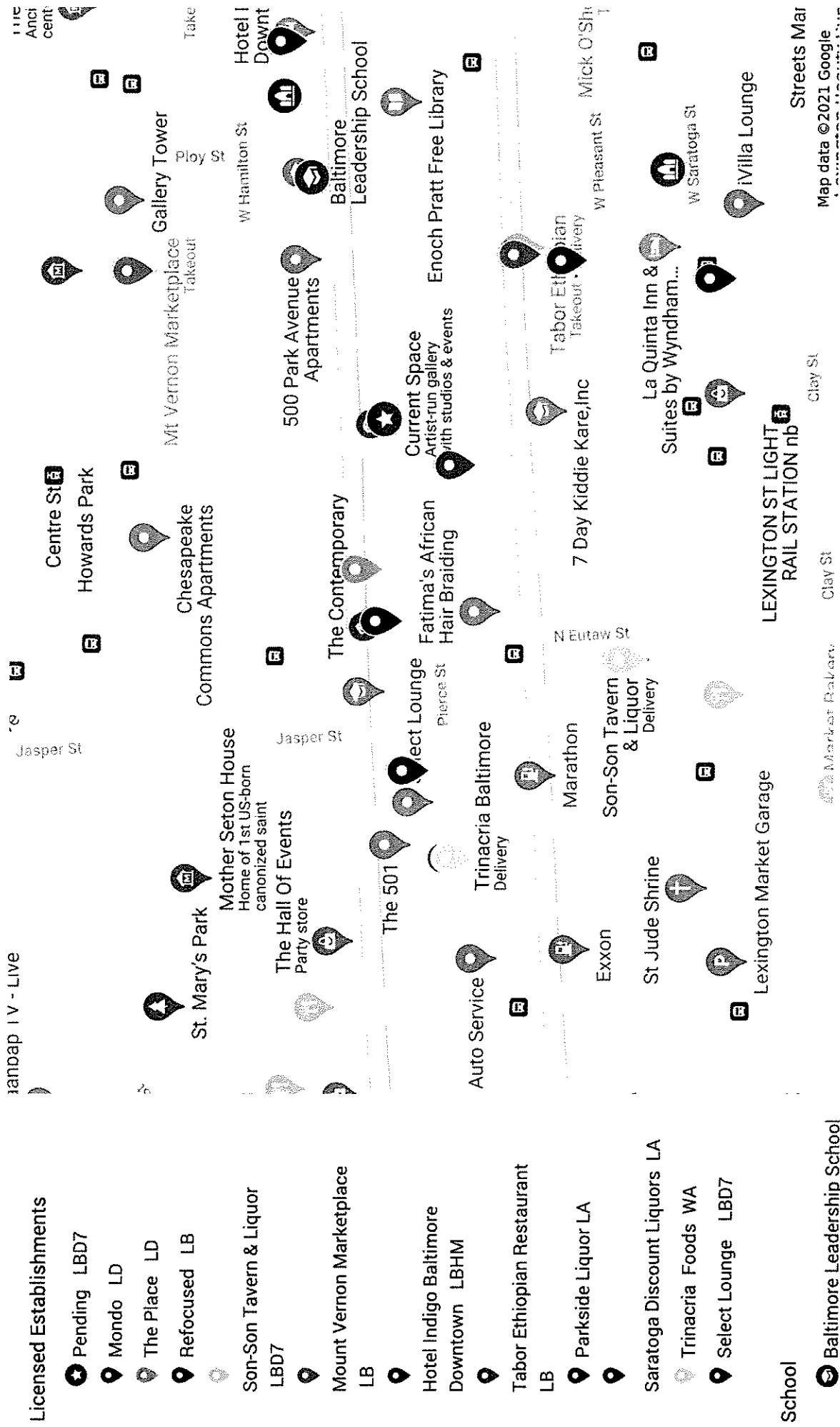
ARENA _____

HOTEL/MOTEL 1

RACING _____

PREPARED BY: Chase DATE: 10/28/21

Licensed Establishments



Licensed Establishments

- ★ Pending LBD7
- 📍 Mondo LD
- 📍 The Place LD
- 📍 Refocused LB

- 📍 Son-Son Tavern & Liquor LBD7
- 📍 Mount Vernon Marketplace LB

- 📍 Hotel Indigo Baltimore Downtown LBHM

- 📍 Tabor Ethiopian Restaurant LB

- 📍 Parkside Liquor LA

- 📍 Saratoga Discount Liquors LA

- 📍 Trinacria Foods WA
- 📍 Select Lounge LBD7

School

- 📍 Baltimore Leadership School

- 📍 Dr. Bonnie Lander Voice Lessons



St Alphonsus National Shrine



New Unity Baptist Church

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="N/A"/>
<i>Corporation Name:</i>	<input type="text" value="Current Clubhouse, LLC"/>
<i>Location Address:</i>	<input type="text" value="421 N. Howard St."/>
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No ▼
<i>Is the location within 300 feet of Church and/or School?</i>	Yes ▼
<i>Date Posted?</i>	<input type="text" value="10/25/2021"/> <small>📅</small>
<i>Estimated Date of Removal?</i>	<input type="text" value="11/3/2021"/> <small>📅</small>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application for new class "LBD7" per MD Senate Bill 755, Article 11/HB 1288 with outdoor table service and live entertainment which includes (DJ, Band, performance art, film screening, and other arts). The establishment is new and not operating

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="2:48:21 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
Approve	Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

Summary on location of sign posted:

The sign is posted on the front door.

Summary on location of sign rechecked:

The sign is still posted on the front door.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 421 N. Howard Street 21201
Class of License: Class "BD7" Beer, Wine & Liquor License
Scope of Application: New Class "BD7" BUL license requesting for
entertainment and outdoor table service

Application filed by: Current Clubhouse, LLC TA TRADE NAME Pending
Michael Joseph Benevento and Julianne Danielle Ann
Present Licensee(s): N/A

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

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

Chairman
Commissioner

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

**Online Use & Occupancy Permit
 Application**

Property Address: 419 N HOWARD ST Block/Lot: 0563/010

Permit No: **USE2020-51273**

Applicant:
 MICHAEL BENEVENTO

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
Total :	98.00

Owner/Lessee:
 Owner CURRENT FOREVER SPACE LLC

Lessee CURRENT LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Arts Studio

Proposed Use : (Commercial) Arts Studio

	Dwelling:	Rooming:	Efficiency:
Existing Count:	0	0	0
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	03/11/2020		LDZI
One Stop Permit Office Review	03/11/2020		LONG
Application Received		03/11/2020	
Zoning Sign-off	03/11/2020	03/11/2020	
R75 - HOWARD PARK COMM AREA	03/11/2020		CHAY
R73 - MARKET CENTER	03/11/2020		KLAW

District:102 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.

USE FIRST FLOOR, BASEMENT AND COURTYARD FOR ART GALLERY, STUDIOS AND LIVE ENTERTAINMENT

NEW OWNERSHIP/CONTINUED USE)

AFFIDAVIT BY: MICHAEL BENEVENTO

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: CURRENT SPACE UO

Owner First Name:

Role: Owner

Owner Last Name Or Company Name: CURRENT FOREVER SPACE LLC

Applicant: BENEVENTO,MICHAEL

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

Chapter 664

(House Bill 1288)

AN ACT concerning

Baltimore City – 40th District Alcoholic Beverages

FOR the purpose of authorizing the Board of License Commissioners for Baltimore City to issue a certain license in a certain area of the 40th alcoholic beverages district in Baltimore City under certain circumstances; prohibiting certain license holders in certain areas of the 40th alcoholic beverages district in Baltimore City from selling alcoholic beverages at certain times of day, with certain exceptions; making a technical correction; and generally relating to alcoholic beverages in Baltimore City.

BY repealing and reenacting, without amendments,
 Article – Alcoholic Beverages
 Section 12–102 and 12–2004(b) and (c)
 Annotated Code of Maryland
 (2016 Volume and 2020 Supplement)

BY repealing and reenacting, with amendments,
 Article – Alcoholic Beverages
 Section 12–1603 and 12–2005
 Annotated Code of Maryland
 (2016 Volume and 2020 Supplement)

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

Article – Alcoholic Beverages

12–102.

This title applies only in Baltimore City.

12–1603.

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

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

- (1) the 40th alcoholic beverages district;

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

(c) The Board may issue:

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

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

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

2. has a minimum seating capacity of 75 individuals;

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

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

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

(5) If the applicant executes a memorandum of understanding with the Charles North Community Association, a Class C beer, wine, and liquor license to a club in the area bounded by North Charles Street on the west, East Lafayette Avenue on the north, North Lovegrove Street on the east, and East Lanvale Street on the south in the 45th alcoholic beverages district;

(6) a Class B-D-7 license in the unit block of West North Avenue in the 45th alcoholic beverages district;

(7) two Class B-D-7 licenses in the 2100 block of North Charles Street in the 43rd alcoholic beverages district;

(8) two Class B-D-7 licenses in the 2100 block of Maryland Avenue in the 43rd alcoholic beverages district;

(9) subject to the requirements under subsection (e) of this section, four Class B-D-7 licenses in the 43rd alcoholic beverages district; [and]

(10) a Class B-D-7 license in the 5400 block of Harford Road the in 45th alcoholic beverages district if:

(i) average daily receipts from the sale of food are at least 65% of the applicant's total daily receipts;

(ii) the applicant executes a memorandum of understanding with a community association;

(iii) the applicant does not create a separate package goods department;

(iv) alcoholic beverages are served to patrons seated at tables; and

(v) alcoholic beverages are served only with meals to patrons provided with outdoor table service;

(11) A CLASS ~~C BEER, WINE, AND LIQUOR~~ B-D-7 LICENSE IN ON THE EASTERN SIDE OF THE 400 BLOCK OF NORTH HOWARD STREET IN THE 40TH ALCOHOLIC BEVERAGES DISTRICT IF:

(I) THE APPLICANT DOES NOT CONVERT THE LICENSE TO A DIFFERENT LICENSE CLASS;

(II) ALCOHOLIC BEVERAGES ARE SERVED OUTDOORS ONLY TO PATRONS SEATED AT TABLES OR STANDING IN A COURTYARD AREA;

(III) THE APPLICANT DOES NOT ALLOW THE OFF-PREMISES SALE OF ALCOHOLIC BEVERAGES;

(IV) ALCOHOLIC BEVERAGES SALES BEGIN NO EARLIER THAN 10 A.M.; AND

(V) THE APPLICANT EXECUTES MEMORANDUMS OF UNDERSTANDING WITH THE DOWNTOWN PARTNERSHIP OF BALTIMORE AND THE MARKET CENTER MERCHANTS ASSOCIATION; AND

(12) IF THE APPLICANT EXECUTES A MEMORANDUM OF UNDERSTANDING WITH THE BOLTON HILL COMMUNITY ASSOCIATION, A CLASS C BEER, WINE, AND LIQUOR LICENSE IN THE 1200 BLOCK OF EUTAW PLACE IN THE 40TH ALCOHOLIC BEVERAGES DISTRICT.

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

(e) (1) In this subsection, “Old Goucher Revitalization District” means the area surrounded by Howard Street on the west, 25th Street on the north, Hargrove Street on the east, and 21st Street on the south.

(2) If an establishment has a minimum capital investment, not including land and acquisition costs, of \$50,000, the Board may issue one Class B–D–7 license for use in each of the following properties in the Old Goucher Revitalization District:

(i) a property that is surrounded by Maryland Avenue on the west, 24th Street on the north, Morton Street on the east, and 22nd Street on the south;

(ii) a property that is surrounded by Morton Street on the west, 23rd Street on the north, Lovegrove Street on the east, and 22nd Street on the south;

(iii) a property that is surrounded by Morton Street on the west, Ware Street on the north, Charles Street on the east, and 24th Street on the south; and

(iv) a property that is surrounded by Maryland Avenue on the west, 24th Street on the north, Morton Street on the east, and 23rd Street on the south.

(3) A Class B–D–7 license that may be issued under **SUBSECTION (c)(6) or (7)** of this section may be transferred within the Old Goucher Revitalization District.

12–2004.

(b) (1) Except as provided in § 12–2005 of this subtitle, a holder of a Class B beer, wine, and liquor license may sell beer, wine, and liquor:

(i) from 9 a.m. to 2 a.m. the following day in the area specified in the Park Heights Master Plan adopted by the City in 2006; and

(ii) from 6 a.m. to 2 a.m. the following day in all other locations in the City.

(2) In the 47th alcoholic beverages district in the City, the hours for sales of beer, wine, and liquor for off–premises consumption under a Class B beer, wine, and liquor license for use in a restaurant are as provided in § 12–903(d) of this title.

(3) Except as provided in § 12–2005 of this subtitle and § 12–903(d) of this title, the license holder may sell beer, wine, and liquor at a bar or counter on Sunday.

(c) A holder of a Class B–D–7 beer, wine, and liquor license may sell beer, wine, and liquor:

(1) from 9 a.m. to 9 p.m. in the area bounded by Liberty Heights Avenue, Northern Parkway, Druid Park Drive, and Wabash Avenue;

(2) from 9 a.m. to 10 p.m. in the area specified in the Park Heights Master Plan adopted by the City in 2006; and

(3) from 6 a.m. to 2 a.m. the following day in all other locations in the City.

12–2005.

(a) (1) In response to a complaint, the Board may petition the circuit court for a temporary order that, on a license holder's premises, limits the hours and days for the sale and consumption of:

(i) beer;

(ii) beer and light wine; or

(iii) beer, wine, and liquor.

(2) The court may issue the order if the court finds by clear and convincing evidence that:

(i) the activities arising from the sale and consumption of alcoholic beverages on the licensed premises have resulted in an extreme and continuing disturbance to a residential community;

(ii) the license holder has failed to exercise good faith in attempting to remedy the disturbance at the request or order of the Board; and

(iii) the Board has been unable to provide relief to the residential community by exercising its authority to suspend the license or reprimand the license holder.

(3) The duration of the order may not exceed the duration of the license term.

(4) The order shall be stayed pending appeal from the order.

(5) This section does not limit any other powers of the Board.

(b) (1) This [section] **SUBSECTION** applies only in the City on the inner perimeter of a rectangle bounded by 31st Street on the south, Greenmount Avenue on the east, 32nd Street on the north, and Barclay Street on the west.

(2) By regulation, the Board may restrict the hours and days for the sale and consumption of:

- (i) beer;
- (ii) beer and light wine; or
- (iii) beer, wine, and liquor.

(c) (1) This subsection does not apply to:

- (i) a Class B beer and light wine license;
- (ii) a Class B beer, wine, and liquor license;
- (iii) a Class B–D–7 beer, wine, and liquor license;
- (iv) a Class C beer and light wine license; and
- (v) a Class C beer, wine, and liquor license.

(2) For a license holder in an area bounded by Liberty Heights Avenue, Northern Parkway, Druid Park Drive, and Wabash Avenue, the hours of sale:

- (i) may not begin before 9 a.m. or end after 10 p.m.; and
- (ii) may not be extended if they begin later than 9 a.m. or end before 10 p.m.

(3) For a license holder in an area bounded on the north by North Avenue, on the west by Central Avenue and Harford Avenue, on the south by Monument Street as it runs from North Central Avenue to North Wolfe Street and McElderry Street as it runs from North Wolfe Street to Luzerne Avenue, and on the east by Luzerne Avenue as it runs from Monument Street to Federal Street, then by Rose Street as it runs from Federal Street to North Avenue, the hours of sale:

- (i) may not begin before 9 a.m. or end after 10 p.m.; and
- (ii) may not be extended if they begin later than 9 a.m. or end before 10 p.m.

(D) (1) THIS SUBSECTION DOES NOT APPLY TO:

- (I) A CLASS B BEER AND LIGHT WINE (RESTAURANT) LICENSE;
- (II) A CLASS B BEER, WINE, AND LIQUOR (RESTAURANT) LICENSE ISSUED UNDER § 12-1603(C)(1)(II) OF THIS TITLE;
- (III) A CLASS B-BWL (H-M) LICENSE;
- (IV) A CLASS C BEER AND WINE LICENSE;
- (V) A CLASS C BEER, WINE, AND LIQUOR LICENSE;
- (VI) AN ARENA LICENSE; OR
- (VII) A MARKETPLACE LICENSE.

(2) FOR A LICENSE HOLDER IN THE 40TH ALCOHOLIC BEVERAGES DISTRICT, THE HOURS OF SALE FOR ALCOHOLIC BEVERAGES MAY NOT BEGIN BEFORE 10 A.M. OR END AFTER 10 P.M. WITHIN AN AREA BOUNDED AS FOLLOWS:

(I) FROM THE INTERSECTION OF REISTERSTOWN ROAD AND QUANTICO AVENUE, NORTHWEST ON REISTERSTOWN ROAD TO THE INTERSECTION WITH WYLIE AVENUE, NORTHEAST ON WYLIE AVENUE TO THE INTERSECTION WITH PIMLICO ROAD, NORTHWEST ON PIMLICO ROAD TO THE INTERSECTION WITH DUPONT AVENUE, EAST ON DUPONT AVENUE TO THE INTERSECTION WITH PALL MALL ROAD, SOUTHEAST ON PALL MALL ROAD TO THE INTERSECTION WITH EDGECOMBE CIRCLE NORTH, EAST ON EDGECOMBE CIRCLE NORTH TO THE INTERSECTION WITH FINNEY AVENUE, SOUTH ON FINNEY AVENUE TO THE INTERSECTION WITH OAKFORD AVENUE, WEST ON OAKFORD AVENUE TO THE INTERSECTION WITH PALL MALL ROAD, SOUTHEAST ON PALL MALL ROAD TO THE INTERSECTION WITH LOYOLA NORTHWAY, SOUTHWEST ON LOYOLA NORTHWAY TO THE INTERSECTION WITH PIMLICO ROAD, SOUTHEAST ON PIMLICO ROAD TO THE INTERSECTION WITH QUANTICO AVENUE, AND SOUTHWEST ON QUANTICO AVENUE TO THE INTERSECTION WITH REISTERSTOWN ROAD;

(II) FROM THE INTERSECTION OF NORTH MONROE STREET AND WESTWOOD AVENUE, NORTH ON NORTH MONROE STREET TO THE INTERSECTION WITH WEST NORTH AVENUE, EAST ON WEST NORTH AVENUE TO THE INTERSECTION WITH WHITELOCK STREET, NORTHEAST ON WHITELOCK STREET TO THE INTERSECTION WITH MCCULLOH STREET, SOUTHEAST ON MCCULLOH STREET TO THE INTERSECTION WITH GOLD STREET, SOUTHWEST ON GOLD STREET TO THE INTERSECTION WITH NORTH CALHOUN STREET, NORTHWEST ON NORTH CALHOUN STREET TO THE INTERSECTION WITH WESTWOOD AVENUE, AND WEST ON WESTWOOD AVENUE TO THE INTERSECTION WITH NORTH MONROE STREET; AND

(III) FROM THE INTERSECTION OF MILLINGTON AVENUE WITH WILKENS AVENUE, NORTHWEST ON MILLINGTON AVENUE TO THE INTERSECTION WITH FREDERICK AVENUE, NORTHEAST ON FREDERICK AVENUE TO THE INTERSECTION WITH WEST PRATT STREET, EAST ON WEST PRATT STREET TO THE INTERSECTION WITH SOUTH MOUNT STREET, SOUTH ON SOUTH MOUNT STREET TO THE INTERSECTION WITH EAGLE STREET, SOUTHWEST ON EAGLE STREET TO THE INTERSECTION WITH SOUTH SMALLWOOD STREET, NORTHWEST ON SOUTH SMALLWOOD STREET TO THE INTERSECTION WITH WILKENS AVENUE, AND SOUTHWEST ON WILKENS AVENUE TO THE INTERSECTION WITH MILLINGTON AVENUE.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2021.

Enacted under Article II, § 17(c) of the Maryland Constitution, May 30, 2021.

Memorandum of Understanding

THIS MEMORANDUM OF UNDERSTANDING ("Agreement") dated Sept 17th, 2021, by and between Current Forever Space LLC, a Maryland limited liability company whose address is 421 N. Howard Street, Baltimore, MD 21201 ("Establishment") and Downtown Partnership of Baltimore, Inc., a Maryland corporation whose current address is 20 South Charles Street, 6th Floor, Baltimore, MD 21201 ("Association").

RECITALS

- A. Establishment owns the real estate known as Current Gallery at 421 N. Howard Street, Baltimore, MD 21201 ("Property").
- B. Establishment intends to apply for a Class BD7 Liquor License ("Liquor License") through the Board of Liquor License Commissioners for Baltimore City ("Liquor Board") which was made possible through special legislation pass by the Maryland General Assembly in 2021, as an accessory to its current art gallery and performance space use (collectively, "Use").
- C. The Establishment desires to continue to use the Property for the Use but wishes to be able to serve beer, wine, and liquor on premises to its guests pursuant to a Liquor License issued to them by the Liquor Board.
- D. The Association desires to support the application for this Liquor License by the Establishment on the condition that the Establishment agrees to the terms set forth in this Agreement.

WHEREFORE, in consideration of the mutual promises contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **HOURS AND OPERATION OF ESTABLISHMENT:** The Establishment agrees to follow all applicable laws pertaining to alcohol sales. The Establishment shall not serve alcohol to patrons who are visibly intoxicated, in accordance with the Rules and Regulations for the Board of Liquor License Commissioners of Baltimore City. Per the Alcoholic Beverages Statute, Title 12-1603(c)11, enabled by HB1288 (2021), the Establishment cannot sell any alcoholic beverages before 10:00 a.m. This MOU reiterates that restriction.
2. **VOLUME LEVEL:** All audio will be played at a volume limit not to exceed Baltimore City law. Live Entertainment shall cease at the establishment at least one hour before closing time.
3. **SECURITY:** The Establishment and its staff shall monitor the Property and the exterior of the premises immediately adjacent to the Property to ensure that it operates in a manner as to prevent patrons from disturbing the peace, and promote the general welfare of the community, a

lively nightlife block which includes multiple venues in the center of the Bromo Arts and Entertainment District and in the city's Downtown District. The Establishment and its staff shall actively discourage illegal activity and unruly behavior from occurring within and around the Property. To that end, all instances, and suspected instances of criminal activity, including but not limited to public drunkenness, fighting, and suspected drug transactions must be reported to the Baltimore City Authorities by the Establishment. For events where over 100 persons are in attendance, the Establishment shall ensure that staff or security will be present and monitoring patrons on the exterior and interior of the Property. The Establishment shall notify DPOB and MCMA within 72 hours of all calls to the Baltimore City Police Department concerning incidents reported by the Establishment or its staff that occurred within or immediately adjacent to the Property.

4. **UPKEEP OF ESTABLISHMENT:** Establishment and its staff shall ensure that the exterior and interior of the Property are clean and inviting to customers and to the surrounding community. Establishment shall adhere to all City ordinances regarding signage. The Establishment and its staff shall ensure that the sidewalk and gutter on the front and alley behind the property are free of trash, broken glass, and debris. Establishment will clean all graffiti from the building. All exterior lighting shall be maintained in proper working order. Non-working bulbs shall be replaced and malfunctioning or misaligned light fixtures shall be repaired within 72 hours of notice to Establishment.

5. **PROMOTERS:** The Establishment and its staff shall ensure that third party promoters follow all City regulations and this MOU for events hosted at the Establishment. The Establishment shall have staff or representation on site or available for assistance during these events. Any event that is promoted by third party promoters to be held at the Property, shall be communicated via the Current Space e-newsletter to the Chief Inspector of the Liquor Board, the Downtown Partnership of Baltimore, and the Market Center Merchants Association at least 7 days prior to the day of the event when possible (ex. of exceptions include emergency venue switches, rain dates, rescheduled events). If an event by a 3rd party promoter is not public, Current Space will notify the above parties about the event via email at least 7 days prior to the day of the event when possible. For purposes of this paragraph, a "promoter" is a person or entity who books the Establishment for the purposes of contracting bands for a public music event, promoting and managing ticket sales, and assumes all financial risk of performer fees and venue fees.

6. **PARKING:** The Establishment shall provide information on alternative means of transportation to its customers to reduce parking congestion.

7. **OUTDOOR SEATING:** The Establishment will follow occupancy limits as determined by the Fire Department. Alcoholic beverages are served outdoors only to patrons seated at tables or standing in a courtyard area.

8. **HISTORICAL PRESERVATION:** The Establishment will work in good faith to preserve any exterior historical features including fixtures of the building during renovation and

any future remodeling efforts. In addition, Establishment will adhere to any guidance from the Baltimore City Commission for Historical & Architectural Preservation (CHAP).

9. WASTE MANAGEMENT: The Establishment will adhere to City regulations regarding waste removal from establishment. If waste increases with more frequent programming and establishment is unable to adhere to City regulations, the Establishment will contract with a private waste removal company for collecting and transporting waste materials. Waste area will be kept screened as it is now. If dumpster is located on site, it must be regularly serviced and emptied. Establishment will try to recycle all paper, plastic, glass, and cans to reduce the amount of trash.

10. COMPLAINT COORDINATION AND RESPONSE: In order that any complaints about the operation of the establishment may be appropriately directed and efficiently addressed, the Establishment must provide the (DPOB/MCMA) with:

- a. the phone number of the premises;
832-797-9431 currentspace@gmail.com
- b. the name and phone number of the Manager(s) of the establishment who will be on duty during the operation of the business;
Michael Benevento: 832-797-9431
Julianne Hamilton: 302-222-9237
- c. the name, address, phone number, and email address of the Owner(s).
Michael Benevento: 832-797-9431
1203 Morling Ave, Baltimore, MD 21211
currentspace@gmail.com

The applicant must undertake to keep this information up to date.

11. FUTURE TRANSFER OF THE LICENSE

- a. This Agreement will remain in effect as long as the Establishment is granted and continues to own the Liquor License. This Agreement will be maintained in the public file at the Liquor Board. This Agreement will not transfer with ownership of the Liquor License. The Association will automatically object to the transfer of the ownership of the Liquor License if a new memorandum of understanding is not signed with the new owners.
- b. Should the Liquor License be transferred to an entity other than the Establishment, a new Memorandum of Understanding with the Association is required. If the Liquor License is transferred, this Agreement is revoked. Any new applicant for the Liquor License would need to abide by regulations to enter into new MOU with the Association.

12. TERMINATION OF THE AGREEMENT: All parties agree that either party may terminate the Agreement based on one or more of the following grounds:

- a. The Non-Terminating Party has committed a material breach of this Agreement at least three times during the prior six months from the date of the subject breach;

- b. The Non-Terminating Party has engaged in fraud or a material misrepresentation of fact against the Terminating Party.

The Non-Terminating Party will have no less than 30 business days to resolve the material breach after it has been both brought to their attention in writing by another party to this Agreement, and all involved parties shall timely meet to attempt to work through the issue. If at the end of 30 days, the issue is not resolved, the parties agree to give a minimum of 5 business days written notice to the other parties if either party desires to terminate the Agreement based on the grounds set forth above.

13. EMPOWERMENT: The parties to this Agreement hereby authorize, designate, and request that the Board of Liquor License Commissioners does enforce and hold the parties to be bound by this Agreement. This Agreement is to be integrated but not merged with the license. \

14. PUBLIC RECORD: This Agreement will be maintained in the public file at the office for the Liquor Board and the Liquor License issued by the Liquor Board to the Establishment. The Establishment enters into this Agreement voluntarily, with the knowledge that the terms of this Agreement will become enforceable restrictions on the service of alcoholic beverages at the Property pursuant to an approved Liquor License.

15. REPRESENTATIONS: Establishment and Association respectively represent and covenant as follows: (a) Each party represents that it is authorized to enter into this Agreement; (b) Each party has the duty to implement this Agreement in good faith; and (c) Each party shall rely on the other party's representations made in this Agreement.

16. GOVERNING LAW: This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Maryland and Baltimore City.

17. SEVERABILITY AND INDEPENDENT COVENANTS: If any term of this Agreement shall be held by a court of competent jurisdiction to be illegal or unenforceable, all other terms shall continue in full force and effect. No term herein shall be deemed dependent upon any other term herein unless so expressed. Nothing in this Agreement shall be construed to require any party to violate any federal or state law, statute, or regulation.

18. ASSIGNMENT: No party may assign, transfer, or otherwise dispose of this Agreement to any other person, firm, organization, corporation, governmental body or any other entity, absent the written Agreement of all parties to this Agreement.

19. AMENDMENT: This Agreement may be modified or amended if in writing and signed by the parties hereto.

20. ENTIRE AGREEMENT: This Agreement constitutes the entire understanding between the parties with respect to this subject matter. This Agreement supersedes all prior agreements and communication between the parties, whether oral or written.

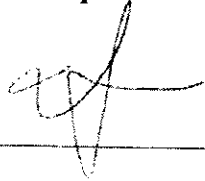
21. **SUCCESSORS AND ASSIGNS:** The terms of this Agreement shall be binding on all aspects of Establishment' service of alcoholic beverages at the Property, as well as by any respective successors and/or assigns of Establishment, if applicable.

22. **NOTICES:** Any notice or other communication required to be provided hereunder shall be in writing. Delivery may be by hand delivery to the addresses stated above or by email message and shall be conclusively presumed to have been received the day sent unless such notice is sent after 5 p.m. on a weekday or at any time on Saturday Sunday, or a Federal holiday, then such notice is presumed to have been received the first following business day.

[Signature page follows]

WITNESS the hands of the parties hereto effective as of the last day written below.

Current Forever Space LLC

By:  _____

Michael Benevento, owner

Date: 9/11/20

Downtown Partnership of Baltimore, Inc.

By:  _____

Name & Title: Michael Benevento, Owner

Date: 9/11/20

Memorandum of Understanding

THIS MEMORANDUM OF UNDERSTANDING ("Agreement") dated _____, 2021, by and between Current Forever Space LLC, a Maryland limited liability company whose address is 421 N. Howard Street, Baltimore, MD 21201 ("Establishment") and Market Center Association, Inc., a Maryland corporation whose current address is 200 N. Paca Street, Baltimore, MD 21201 ("Association").

RECITALS

A. Establishment owns the real estate known as Current Gallery at 421 N. Howard Street, Baltimore, MD 21201 ("Property").

B. Establishment intends to apply for a Class BD7 Liquor License ("Liquor License") through the Board of Liquor License Commissioners for Baltimore City ("Liquor Board") which was made possible through special legislation pass by the Maryland General Assembly in 2021, as an accessory to its current art gallery and performance space use (collectively, "Use").

C. The Establishment desires to continue to use the Property for the Use but wishes to be able to serve beer, wine, and liquor on premises to its guests pursuant to a Liquor License issued to them by the Liquor Board.

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4. **upkeep of establishment:** Establishment and its staff shall ensure that the exterior and interior of the Property are clean and inviting to customers and to the surrounding community. Establishment shall adhere to all City ordinances regarding signage. The Establishment and its staff shall ensure that the sidewalk and gutter on the front and a key portion of the property are free of trash, broken glass, and debris. Establishment will clean all graffiti from the building. All exterior lighting shall be maintained in proper working order. Non-working bulbs shall be replaced and malfunctioning or misaligned light fixtures shall be repaired within 72 hours of notice to Establishment.

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10. COMPLAINT COORDINATION AND RESPONSE: In order that any complaints about the operation of the establishment may be appropriately directed and efficiently addressed, the Establishment must provide the (DPOB MCMA) with:

- a. the phone number of the premises:
832-797-9431 currentspace@gmail.com
- b. the name and phone number of the Manager(s) of the establishment who will be on duty during the operation of the business:
Michael Benevento: 832-797-9431
Julianne Hamilton: 302-222-9237
- c. the name, address, phone number, and email address of the Owner(s):
Michael Benevento: 832-797-9431
1203 Morling Ave, Baltimore, MD 21211
currentspace@gmail.com

The applicant must undertake to keep this information up to date

11. FUTURE TRANSFER OF THE LICENSE

- a. This Agreement will remain in effect as long as the Establishment is granted and continues to own the Liquor License. This Agreement will be maintained in the public file at the Liquor Board. This Agreement will not transfer with ownership of the Liquor License. The Association will automatically object to the transfer of the ownership of the Liquor License if a new memorandum of understanding is not signed with the new owners.
- b. Should the Liquor License be transferred to an entity other than the Establishment, a new Memorandum of Understanding with the Association is required. If the Liquor License is transferred, this Agreement is revoked. Any new applicant for the Liquor License would need to abide by regulations to enter into new MOU with the Association.

12. TERMINATION OF THE AGREEMENT: All parties agree that either party may terminate the Agreement based on one or more of the following grounds:

- a. The Non-Terminating Party has committed a material breach of this Agreement at least three times during the prior six months from the date of the subject breach.

b. The Non-Terminating Party has engaged in fraud or a material misrepresentation of fact against the Terminating Party.

the Non-Terminating Party will have no less than 30 business days to resolve the material breach after it has been both brought to their attention in writing by another party to this Agreement, and all involved parties shall timely meet to attempt to work through the issue. If at the end of 30 days, the issue is not resolved, the parties agree to give a minimum of 5 business days written notice to the other parties if either party desires to terminate the Agreement based on the grounds set forth above.

13. **EMPOWERMENT:** The parties to this Agreement hereby authorize, designate, and request that the Board of Liquor License Commissioners does enforce and hold the parties to be bound by this Agreement. This Agreement is to be integrated but not merged with the license.

14. **PUBLIC RECORD:** This Agreement will be maintained in the public file at the office of the Liquor Board and the Liquor License issued by the Liquor Board to the Establishment. The Establishment enters into this Agreement voluntarily, with the knowledge that the terms of this Agreement will become enforceable restrictions on the service of alcoholic beverages at the property pursuant to an approved Liquor License.

15. **REPRESENTATIONS:** Establishment and Association respectively represent and covenant as follows: (a) each party represents that it is authorized to enter into this Agreement; (b) each party has the duty to implement this Agreement in good faith; and (c) each party shall rely on the other party's representations made in this Agreement.

16. **GOVERNING LAW:** This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Maryland and Baltimore City.

17. **SEVERABILITY AND INDEPENDENT COVENANTS:** If any term of this Agreement shall be held by a court of competent jurisdiction to be illegal or unenforceable, all other terms shall continue in full force and effect. No term herein shall be deemed dependent upon any other term herein unless so expressed. Nothing in this Agreement shall be construed to require any party to violate any federal or state law, statute, or regulation.

18. **ASSIGNMENT:** No party may assign, transfer, or otherwise dispose of this Agreement to any other person, firm, organization, corporation, governmental body or any other entity, absent the written Agreement of all parties to this Agreement.

19. **AMENDMENT:** This Agreement may be modified or amended if in writing and signed by the parties hereto.

20. **ENTIRE AGREEMENT:** This Agreement constitutes the entire understanding between the parties with respect to this subject matter. This Agreement supersedes all prior agreements and communication between the parties, whether oral or written.

21. **SUCCESSORS AND ASSIGNS:** The terms of this Agreement shall be binding on all aspects of Establishment's service of alcoholic beverages at the Property, as well as by any respective successors and or assigns of Establishment, if applicable.

22. **NOTICES:** Any notice or other communication required to be provided hereunder shall be in writing. Delivery may be by hand delivery to the addresses stated above or by email message and shall be conclusively presumed to have been received the day sent unless such notice is sent after 5 p.m. on a weekday or at any time on Saturday, Sunday, or a Federal holiday, then such notice is presumed to have been received the first following business day.

[Signature page follows]

WITNESSES the hands of the parties hereto effective as of the last day written below.


Current Forever Space LLC


By: _____

Michael Benevento,

Date: _____

Market Center Association, Inc.

By: 
Name & Title: Robert M. White
Executive Director

Date: 7/20/2021

Kerns, Kimberly (LLB)

From: Russell, Staci (LLB)
Sent: Monday, November 1, 2021 10:14 AM
To: Blendy, Nicholas (LLB)
Cc: Kerns, Kimberly (LLB)
Subject: FW: November 4th Hearing Documentation

11/4 hearing exhibit

-----Original Message-----

From: Me
Sent: Friday, October 29, 2021 4:03 PM
To: Russell, Staci (LLB)
Subject: November 4th Hearing Documentation

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

Hi,

There's an establishment called Current Space at 421 N. Howard St. that has live bands outside. The problem is the music blasts into the apartment building right across Franklin Street.

The tenants of 500 Park Avenue, at least the ones who live on the Franklin Street side, can't hear their television sets or listen to their own music because the bands are so loud.

Is there anything the liquor can do?

Thanks.

Sent from my iPhone

November 18, 2021

Applicant(s): Jose E. Vargas
El Golazo Bar & Grill, LLC, T/a El Golazo
110 S. Haven Street 21224

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Jose E. Vargas was born in Mexico in March of 1974. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Jose E. Vargas (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$60,000 to be paid via savings.

(d) **Qualified Voters:** Johanna Stenberg, Manuel Arqueta, and Jose Rinadenera are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premises of the 1st floor as a tavern without live entertainment or dancing.

(f) **Corporate Standing:** El Golazo Bar & Grill, 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 12 licensed liquor establishment(s) in the 2x2 area: "D" BW-1; "B" BWL-4; and "BD7" BWL-7.

(h) **Timeline:** Location closed on June 1, 2021. Last Inspection by BLLC was performed 10/29/2021. At that time, the establishment was closed. Due to Governor's Executive Order issued on 3/12/2020, all timelines were tolled until 6/30/2021. Application was received on 10/5/2021, meaning the license was legally closed for 96 days, less than 180 days. License is valid.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of ownership only CLASS TYPE: BD7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 110 S Haven Street 21224

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: El Golazo Bar & Grill LLC TRADE NAME: El Golazo


BUSINESS PHONE NUMBER: 443-801-1058 BUSINESS EMAIL ADDRESS: gary.vargas@icloud.com

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

Part of Premises Used (Note: Floors and Areas for Storage): 1st fl bus & storage 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: 85

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

1. Applicant A

Jose E. Vargas 443-801-1058 

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

274 S Highland Avenue Baltimore MD 21224 6 months
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

3/74 M Mexico
 (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

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

JUNE 1, 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

[Redacted area]

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

Name	Address	Phone	Email
Jose E. Vargas	274 S Highland Avenue 21224	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) **Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-108 (a)(10). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.**

- 1) NAME: Jose E. Vargas ADDRESS: 274 S Highland Avenue 21224 TITLE: Owner %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

[Signature]
Signature of Applicant A

I hereby certify that on the 29 day of September, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Jose E Vargas the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]
Printed Name: Stephen W Fogelman, Jr.

(Notary Seal) My Commission expires 12/16/27
STEPHEN W. FOGLEMAN, JR.
NOTARY PUBLIC STATE OF MARYLAND

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: Jose E Vargas Campos Phone Number: [REDACTED]
110 S Haven St, Baltimore, MD, 21229

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

(I, WE) Jose E Vargas Campos HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 110 S Haven St, Baltimore, City with a Zip Code of 21229, 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 29 day of September, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Jose E Vargas Campos the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.
 Notary Signature: [Signature]
 Notary Printed Name: Stephan W Fogelman

STEPHAN W. FOGELMAN, JR.
 NOTARY PUBLIC STATE OF MARYLAND
 My Commission Expires 12/16/22

RECEIVED
 OCT 05 2021
 Baltimore City
 Liquor Board

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) are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

Names	Address	Signature	DOB (Month/Year)	Length of Time Acquainted with the Applicant(s)
JOSE E. RIBADENSIRA	1811 E. LOMBARD ST. BALTIMORE, MD, 21231	[Signature]	12-1958	10 YEARS
Thomas J. Costa	4414 E. Lombard St, Pikesville	[Signature]	6-1988	11 years
Manuel Argente	106 S Durham St. 21231	[Signature]	1-1-54	5 years
Johanna Straub	728 S. Clinton St	[Signature]	2/79	1 month

(Mr Argente owns 109 + 106 S Durham registered at 106 S Durham)

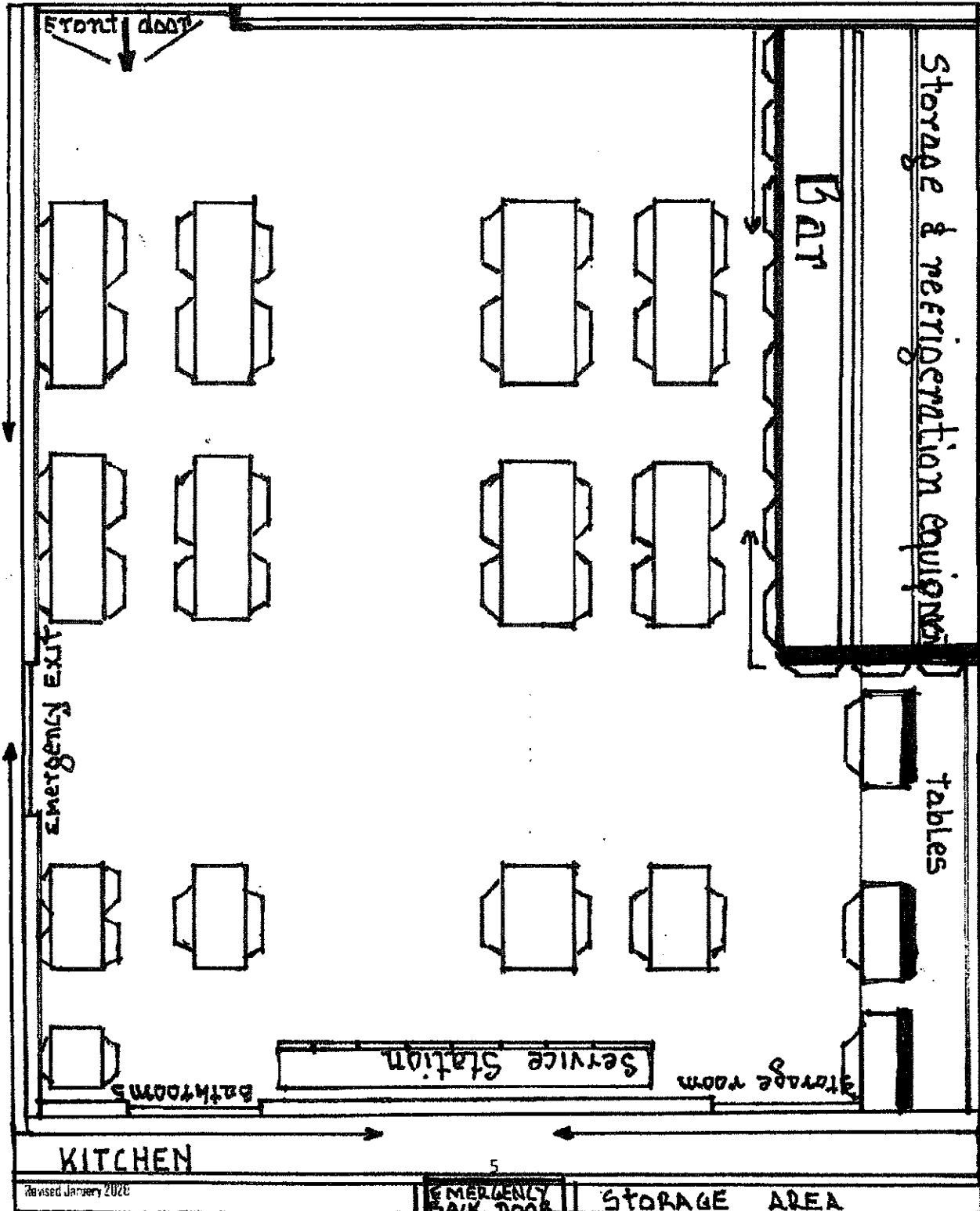
Board of Liquor License Commissioners for the City of Baltimore
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
 Phone: 410-396-4377 Fax: 410-396-4382

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

EL GOLAZO BAR & GRILL RESTAURANT

110 S. HAVEN STREET, BALTIMORE

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





Liquor Board System

Version 1.0

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

License Detail

[Close the License](#)
[Print License](#)
[Print Renewal Letter](#)
[<< Go Back](#)

License Info

License Num: **LBD7 224**Cert Num: **0537**Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2021

License Year: 2021

CR Number: 13988489

Payment Date: 05-17-21

2020 - 2021 TPP Paid 2021 Trader's License
[Update Info](#)
[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **N/A**Trade Name: **EL DEPORTIVO SPORTS BAR**

Zone Code: 11

Phone: 410-982-9642

Block Num: 110

City: BALTIMORE

Street: HAVEN STREET SOUTH

State: MD

Zip: 21224

CR Number: 13988489

Portion of Business Used:

USE FIRST FLOOR FOR TAVERN NOT INCLUDING LIVE ENTERTAINMENT OR DANCING

Restriction:

RICHARD "YOOUWS" BERRY & RAYMOND "HARPO" BERRY ARE BARRED FROM PREMISES IN ANY CAPACITY.

[Edit the License Location Info](#)
[Alternate Mailing Address](#)

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MARGARITA	DEL ROSARIO	110 S. HAVEN STREET	BALTIMORE	MD	21224	Edit	Remove Owner

Comments

Date	Comment	Action
10/08/2021	Application for transfer of ownership filed on behalf of El Golazo Bar & Grill, LLC T/a El Golazo, Jose E. Vargas on 10/5/2021 /kk	Delete
06/15/2021	Alcohol Awareness expires on 06/03/25 Gary Vargas (certified by John S. Murray)..../sb	Delete
07/23/2020	Alcohol Awareness expires on 07/18/24 Fernando Cedeno (certified by John S Murray)..../sb	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb	Delete
08/14/2019	Submitted 2018 Trader's License during renewal.... /sb	Delete
04/02/2019	*****RELEASED STATE OF MD TAX HOLD***** /mb	Delete
02/04/2019	Personal Property Tax Owed to City of Baltimore was cleared on February 4, 2019..../mb.	Delete
01/25/2019	****STATE OF MD TAX HOLD, letter sent to the Business address on January 25, 2019.****/mb	Delete
01/10/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee/s Home Address on January 09, 2019.*** /mb	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/19/18../mb	Delete
03/28/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 2/8/2018 /kk	Delete
01/25/2018	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***** /sb	Delete
04/05/2017	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
03/29/2016	RELEASED STATE TAX HOLD.... /sb	Delete
03/15/2016	03/10/16 Public Hearing Violation of Rule 4.08(c) Relationship with wholesalers (Admitted) \$600 Violation of rule 3.09(b) (Admitted) \$500 = \$125 admin Fee \$1225 Total Fine 30 days to pay	Delete
02/25/2016	PAID \$375.00 for Violations Fines on 12/03/15; Invoice #100081.... /sb	Delete
02/25/2016	12/3/2015 Public Hearing re:Violation of Rule 4.18 Illegal Conduct \$250 fine + \$125 admin fee = \$375 Total Fine	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
03/17/2015	03/12/15 - Released Tax Hold for merchant..../sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
02/17/2010	2/10 Transfer of ownership & request for live entertainment, BD7-BWL, Margarita Del Rosario	Delete

Print History (Print Card)

License num: LBD7 224 Address: 110 HAVEN STREET SOUTH
 Trade Name: EL DEPORTIVO SPORTS BAR

Comment:

Add Comment

Hold Info



EL GOLAZO BAR & GRILL LLC: W22195960

Department ID Number:

W22195960

Business Name:

EL GOLAZO BAR & GRILL LLC

Principal Office: ⓘ

110 S HAVEN ST
BALTIMORE MD 21224

Resident Agent: ⓘ

GARY VARGAS
1105 ROSEDALE AVE
ROSEDALE MD 21237

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

09/22/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 110 S. Haven st

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 12

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 4

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 7

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Rever DATE: 10/29/21

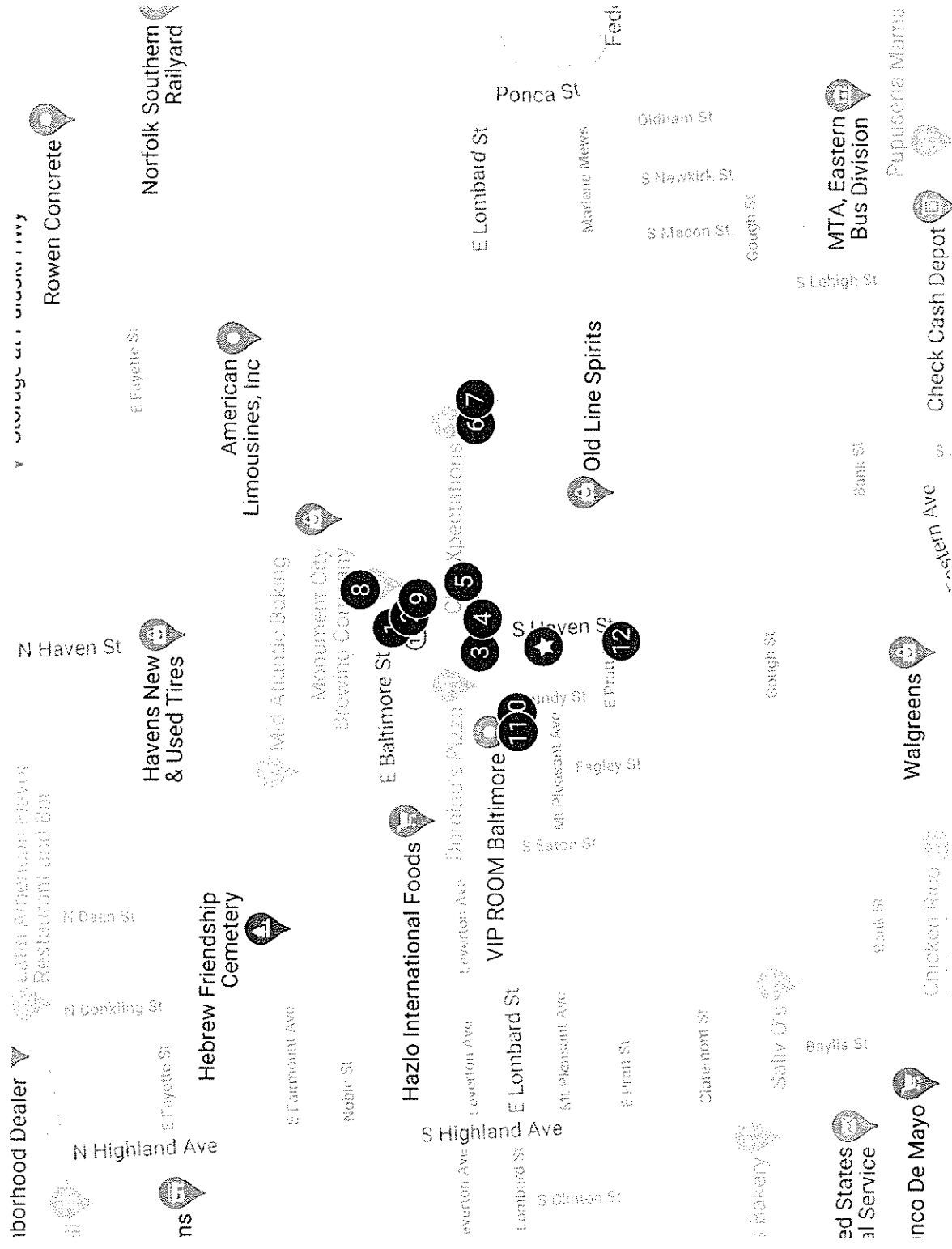
110 S. Haven Street

Proposed Location

- ★ El Deportivo Sport Bar

Licensed Establishments

- 1 Monument City Brewing D
- 2 Urban Axes LBD-7
- 3 El Antro LBD-7
- 4 Club Eldorado LBD-7 / AE
- 5 Tiffany East Catering LB
- 6 Club Xpectations LBD7
- 7 O'Ryan's Pub LBD7
- 8 The Boiler Room LB
- 9 Urban Axes - LBD7
- 10 My Cousin's Place- LBD7
- 11 Trio- LB
- 12 Two Louies Cantina 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="EI Golazo"/>
<i>Corporation Name:</i>	<input type="text" value="EI Golazo Bar & Grill LLC"/>
<i>Location Address:</i>	<input type="text" value="110 S. Haven St."/>
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No
<i>Is the location within 300 feet of Church and/or School?</i>	No
<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

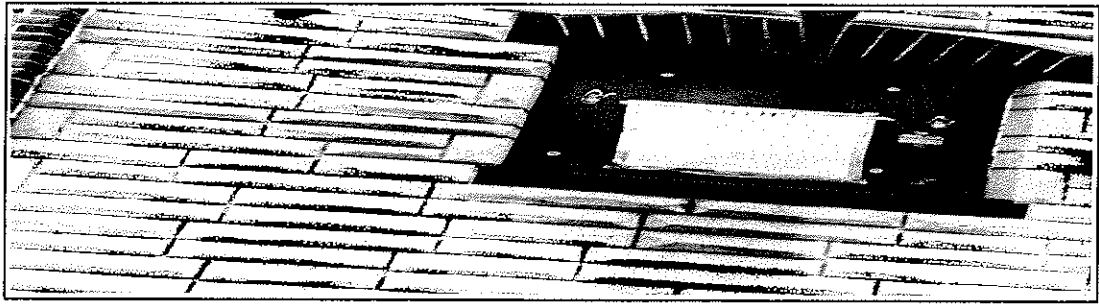
Other licensed locations - Describe/Note:

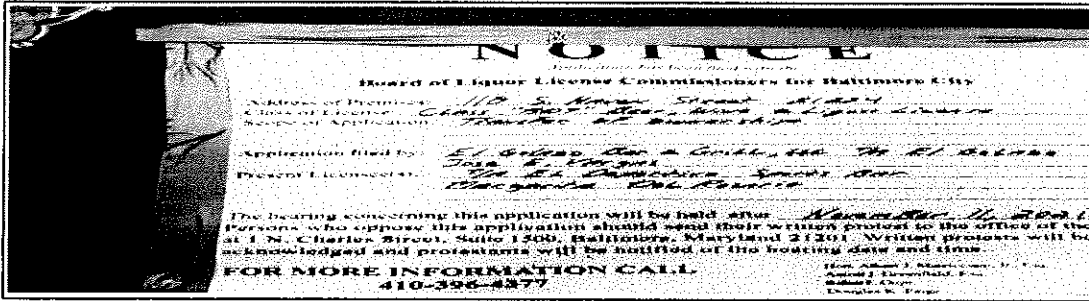
see attached map

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

Application filed for transfer of ownership

Insert Photo of Sign and location:





Inspector Name	Date and Time	
i:0#w baltimore\andy.perez	10/29/2021	6:20:48 PM
Name of Licensee (if present)		
<input data-bbox="108 1104 797 1142" type="text"/>		
<input data-bbox="108 1167 797 1241" 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: Jose E. Vargas

Address of Premises: 110 S. Haven St

Inspector: j: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:

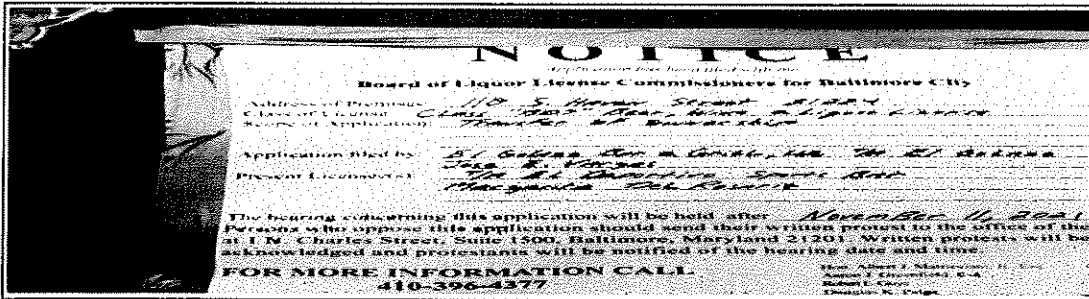
Summary on location of sign posted:

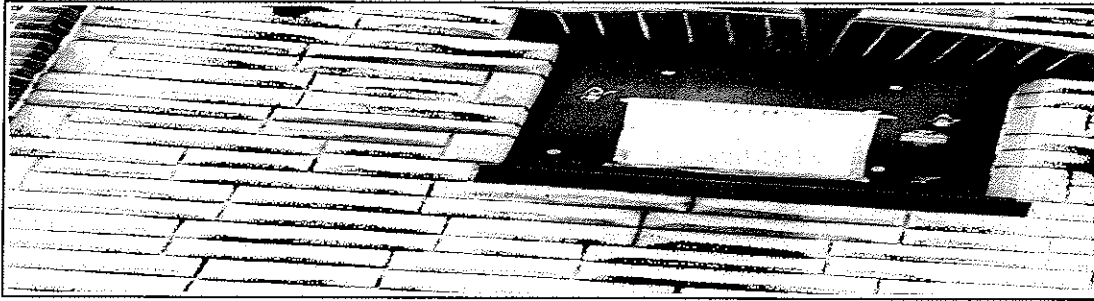
Sign posted on front window

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:





NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 110 S. Haven Street 21224
Class of License: Class "BD7" Beer, Wine & Liquor License
Scope of Application: Transfer of Ownership

Application filed by: El Golazo Bar & Grill, LLC T/A El Golazo
Jose E. Vargas
Present Licensee(s): T/A El Deportivo Sports Bar
Margarita Del Rosario

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 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. Marnociani, Jr., Esq.

Aaron J. Greenfield, Esq.

Robert E. Gaye

Douglas K. Paige

BLLC Compliance Inspection

Address: 110 HAVEN STREET SOUTH 21224

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

Open/Closed: Closed

Closed Date:

Clean and Free of Debris: N/A

Traders License: N/A

Alcohol Awareness Certification Date Issued:

Exits Marked, Unobstructed: N/A

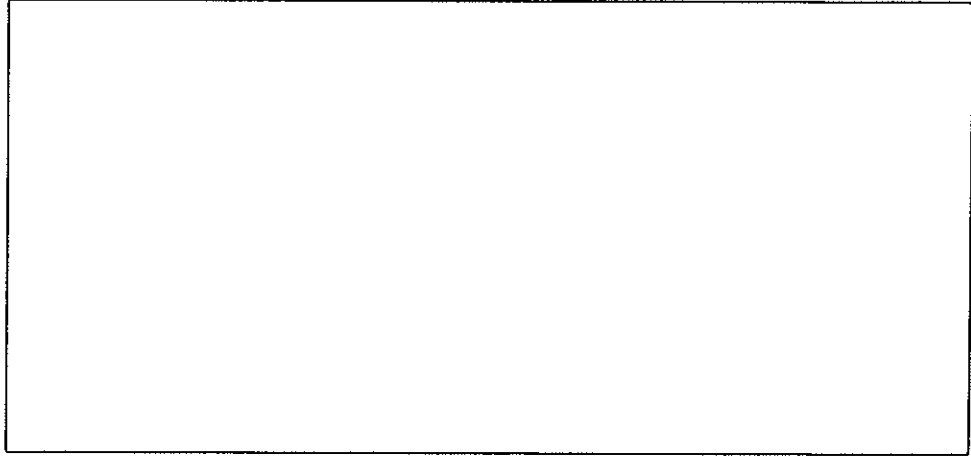
Fire Capacity:

Outdoor Seating Capacity:

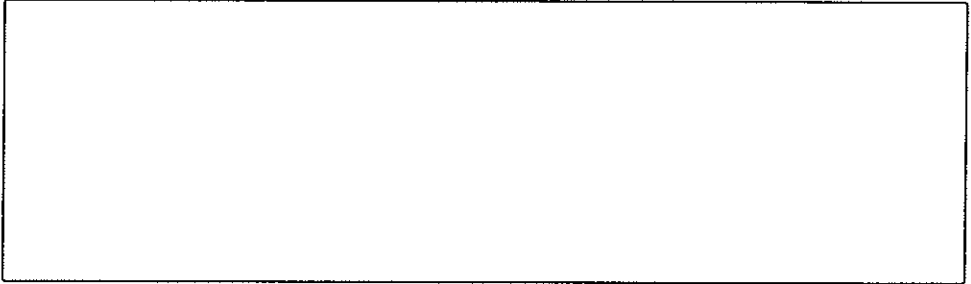
License is Valid: N/A

Violation Issued: No

Violations Noted:



Instructions Given to Licensee:



Inspector's Comments:

Establishment closed at time of inspection. It is believed this establishment ceased operations during covid-19 closures restrictions.
Inspected 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: 110 S HAVEN ST Block/Lot: 6281/005

Permit No: **USE2021-54512**

Applicant:
 STEPHAN FOGLEMAN

1001-000000-2600-159400-400540 Filing Fee	50.00
1001-000000-1500-102800-400230 Tax	3.00
1001-000000-2600-158009-400480 Use&Occupancy	45.00
Total :	98.00

Owner/Lessee:
 Owner THOMAS COMI

Lessee EL GOLAZO BAR & GRILL LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Tavern

Proposed Use : (Commercial) Tavern

	Dwelling:	Roomming:	Efficiency:
Existing Count:	1	0	0
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	09/23/2021		LDZI
HEALTH DEPARTMENT INSPECTION	09/23/2021		JWEL
Application Received		09/22/2021	
Zoning Sign-off	09/22/2021	09/22/2021	
One Stop Permit Office Review	09/23/2021		WILCOXL

District:201

MINOR PRIVILEGE:

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

CONTINUE TO USE FIRST FLOOR AS TAVERN -NOT INCLUDING LIVE ENTERTAINMENT OR DANCING (NEW OPERATOR)

AFFIDAVIT BY: STEPHAN W.FOGLEMAN

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

Project Name: 110 S HAVEN STREET
 Role: Agent
 Applicant: FOGLEMAN,STEPHAN

Owner First Name: THOMAS
 Owner Last Name Or Company Name: COMI
 Phone:

Project Note:

Address1:
 Address2:
 City:
 State:
 Zip:

November 18, 2021

Applicant(s): Alda W. Garcia and Claudia Barrera
Arce Restaurant, LLC, T/a Cocina De La Abuelita
3802 Eastern Avenue 21224

Class: "B" Beer & Wine License

Application to transfer ownership

(a) **Applicant(s) Information:** (1) Alda W. Garcia was born in New York, NY in May of 1995. He lives in Essex, MD; and (2) Claudia Barrera was born in Mexico in August of 1972. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Alda W. Garcia (100%); (2) Claudia Barrera (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$60,000. Deposit of \$10,000 was made. Remaining balance to be paid at settlement.

(d) **Qualified Voters:** Rony Yanes, Iris Segarria, and Johanna Steberg are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise 1st floor as a restaurant.

(f) **Corporate Standing:** Arce Restaurant, 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 10/6/2021, and checked on 10/15/2021. This meets the 10-day rule. There are 10 licensed liquor establishment(s) in the 2x2 area: "D" BW- 2; "A" BWL-1; "B" BWL-2; "D" BWL-1; and "BD7" BWL-4.

(h) **Timeline:** Last Inspection by BLLC was performed 7/16/2021. At that time, the establishment was closed. Application was received on 9/7/2021, meaning the license was legally closed for 54 days. License is valid.

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

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

Board's Decision:

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

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

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

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

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 3802 Eastern Avenue

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Arce Restaurant LLC TRADE NAME: Cocina De La Abuelita

BUSINESS PHONE NUMBER: 4435285812 BUSINESS EMAIL ADDRESS: Aldosnyc@gmail.com

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

Part of Premises Used (Note: Floors and Areas for Storage): 1st fl bus/bsmt storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex DJ, Band, Etc.)? _____ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 50

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

Aldo W. Garcia _____
 (Full name) (Telephone no.) E-mail (Required)
 326 Leeanne Road Essex MD 21221 5 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 5/95 Male NYC USA
 (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

Claudia Barrera _____
 (Full name) (Telephone no.) E-mail (Required)
 6433 Hartwait Street Baltimore MD 21224 18 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 8/72 F Mexico
 (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

[Redacted area for question 1]

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 for question 2]

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 for question 3]

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

[Redacted area for question 4]

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 for question 5]

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 for question 6]

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 for question 7]

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 for question 8]

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 for question 9]

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 for question 10]

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

Name	Address	Phone	Email
Aldo Garcia	326 Leonard Rd 21221	[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. 8-4-109 (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: Aldo Garcia ADDRESS: 326 Leonard Rd 21221 TITLE: Owner %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

Aldo Garcia
Signature of Applicant A

I hereby certify that on the 2 day of September, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Aldo W Garcia the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 11/16/22
Printed Name: Stephan W Fogelman Jr.

Claudia Borrero
Signature of Applicant B

I hereby certify that on the 2 day of September, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Claudia Borrero the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 11/16/22
Printed Name: Stephan W Fogelman Jr.

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: _____

RECEIVED
SEP 07 2021
Baltimore City
Liquor Board

Name and Address of the owners of the premise/landlord: GEORGETTE STAVRAKAS Phone Number: [REDACTED]
1510 Round Hill Rd Baltimore MD 2128

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

(I, WE) GEORGETTE STAVRAKAS HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3802 EASTERN AVE., Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

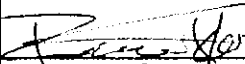



 Signature of Owner of the Property

I hereby certify that on the 3 day of September, 2021 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Georgette Stavrakas 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: Stephan W Fogliemanda [Notary Seal] My Commission Expires 12/16/22
 Notary Printed Name: Stephan W Fogliemanda

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

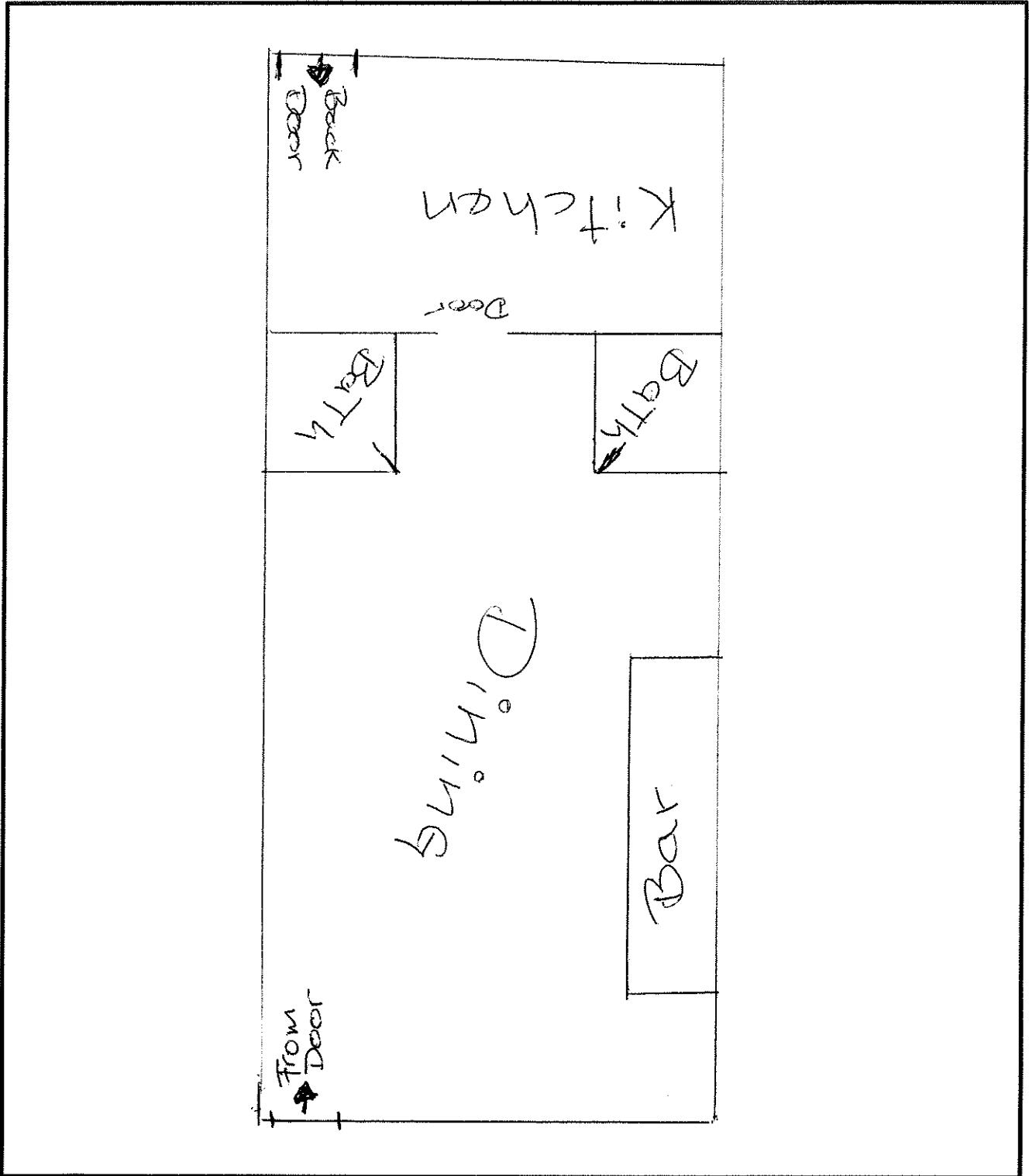
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Rony Yanez	13 S. Potomac St		8/01-69	10 years
Germin Portillo	9326 Ravenridge Rd		4/80	8 years
Iris Cagarra	512 Lehigh St	Iris Cagarra	7/38	10 years
Johanna Steberg	728 S. Clinton St.		2/79	1 year

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: **WB 006** Cert Num: **0589** Fee: **\$165.00** Status: **Renewed**
 License Date: 5/1/2021 License Year: 2021
 CR Number: 01687165
 Payment Date: 07-28-21

2020 - 2021 TPP Paid
 2021 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **G & A RESTAURANT, INC.**
 Trade Name: **G & A RESTAURANT**
 Zone Code: 12
 Phone: 410-276-9422

Block Num: 3802 Street: EASTERN AVENUE
 City: BALTIMORE State: MD Zip: 21224

CR Number: 01687165

Portion of Business Used:
 FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
THEODORE	COZMO	4911 FAIT AVENUE	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
ANDREW J.	FARANTOS	5102 ROBBINS PERCH LANE	PERRY HALL	MD	21128	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
09/10/2021	Application for transfer of ownership filed on behalf of Arce Restaurant, LLC T/a Cocina De La Abuelita, Alda W. Garcia and Claudia Barrera on 9/7/2021 /kk	Delete
07/24/2018	* Completed an Admin Transfer to add new city resident (Theodore Cozmo) during 2018 renewal * /kk	Delete
06/16/2017	****RELEASED STATE OF MD TAX HOLD****.../sb	Delete
04/06/2017	Alcohol Awareness expires 04/01/21 (Andrew Farantos).... /mb	Delete
02/10/2017	11/3/2016- Public Hearing re: Violation of 4.08 (a)Relations with wholesalers & Violation of 4.16 - Illegal Conduct- Admission - \$500 fine + \$125 admin fee= \$625 total fine 30 days to pay	Delete
01/17/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.*****/sb	Delete
12/12/2016	PAID \$625.00 for Violation Hearing dated November 10, 2016; Invoice #104564... /sb	Delete
12/02/2016	HOLD - Owes Personal Property Tax to City of Balto.... /sb	Delete
11/15/2016	11/15/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
11/10/2016	11/10/2016- Public Hearing re: Violation of 4.08 (a)Relations with wholesalers & Violation of 4.16 - Illegal Conduct- Admission - \$500 fine + \$125 admin fee= \$625 total fine 30 days to pay	Delete
07/26/2016	07/25/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
04/20/2016	RELEASED STATE TAX HOLD..... /sb	Delete
01/14/2016	State of MD Tax Hold, letter sent... /sb	Delete
11/16/2015	Paid for License, Invoice #99998	Delete
10/05/2015	10/01/15, Released State of MD Tax Hold.	Delete
09/30/2015	From Prevas & Prevas, Attorneys At Law, Notice of intent to resume alcoholic beverage sales after discontinuance for more than 90 days. Request for Hardship Extension	Delete
07/28/2015	Sent letters out to business & licensees' home addresses about "Failure to Pay 2015-2016 Renewal Fee"....	Delete
01/30/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
01/19/2010	12/14/09 \$125 PAID IN LIEU OF 12/17/09 HEARING #70543	Delete

Print History (Print Card)

License num: WB 006

Address: 3802 EASTERN AVENUE

Trade Name: G & A RESTAURANT

Comment:

Add Comment

Hold Info



ARCE RESTAURANT, LLC: W22001176

Department ID Number:

W22001176

Business Name:

ARCE RESTAURANT, LLC

Principal Office: ⓘ

3802 EASTERN AVENUE
BALTIMORE MD 21224

Resident Agent: ⓘ

FERNANDO ARCE
3802 EASTERN AVENUE
BALTIMORE MD 21224

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

07/19/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 3802 Eastern Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 4

ARENA _____








HOTEL/MOTEL _____

RACING _____

PREPARED BY: R.D. Jordan DATE: 10-12-21

3802 Eastern Avenue 21224

Licensed Establishments

-  Cocina De La Abuelita WB
-  Amigos Bar LD
-  Bayview Liquors LA
-  La Sirenita Rest. LB
-  K&D Rest. LB
-  El Puerto Jarocho WD
-  Spartan Pizzeria WD
-  El Oasis LBD7
-  Main Street Liquor LBD7
-  Gnocco LBD7
-  N/A LBD7



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="Cocina de la Abuelita"/>
<i>Corporation Name:</i>	<input type="text" value="Arce Restaurant LLC"/>
<i>Location Address:</i>	<input type="text" value="3802 Eastern Avenue 21224"/>
<i>License Type:</i>	Class " B" Beer and Wine ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No ▼
<i>Is the location within 300 feet of Church and/or School?</i>	No ▼
<i>Date Posted?</i>	<input type="text" value="10/6/2021"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="10/15/2021"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

Other licensed locations - Describe/Note:

See the attached map for other licensed locations within a two block radius.

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

Explanation of request : Transfer of ownership only.

NOT OPERATING

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="i:0#w baltimore\rosalba.jordan"/>	<input type="text" value="10/12/2021"/>	<input type="text" value="4:50:18 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
Approve		Disapprove

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3802 Eastern Ave 21224

Class of License: Beer and Wine

Subject of Application: Transfer of ownership

Application filed by: Arce Restaurant, LLC Tra Cocina De La Abuelita

Alda W. Garcia and Claudia Barrera

Applicant Licensee(s): G+A Restaurant, Inc. Tra G+A Restaurant

Theodorico Corona and Andrew J. Farantos

Hearing concerning this application will be held after October 21, 2021. Parties who oppose this application should send their written protest to the office of the Board of Liquor License Commissioners, Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

MORE INFORMATION CALL

410-396-4377

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

Chairman

Aaron J. Greenfield, Esq.

Commissioner

Robert E. Guye

Commissioner

Douglas K. Paige

Executive Secretary

[Back](#)

BLLC Routine Inspection

Address: 3802 EASTERN AVENUE 21224

Trade Name:

Corporation Name:

Type of License: Class " B" Beer and Wine

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

Boiler Room / Hot Water

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

10/12/2021

Traders License: N/A

Alcohol Awareness Certification Date Issued: 4/1/2017

Employee Records: N/A

Alcohol Beverage Information Invoice Numbers and Date:

Inspector Comments:

Inspector Comments:

10/12/2021

Exits Marked, Unobstructed: N/A

Fire Capacity:

Outdoor Seating Capacity:

10/12/2021 10:45:04 AM

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

10/12/2021

Live Entertainment (Describe):

hn/a

Outdoor Table Service N/A

Violation Issued: No

Violations Noted:

10/12/2021

Instructions Given to Licensee:

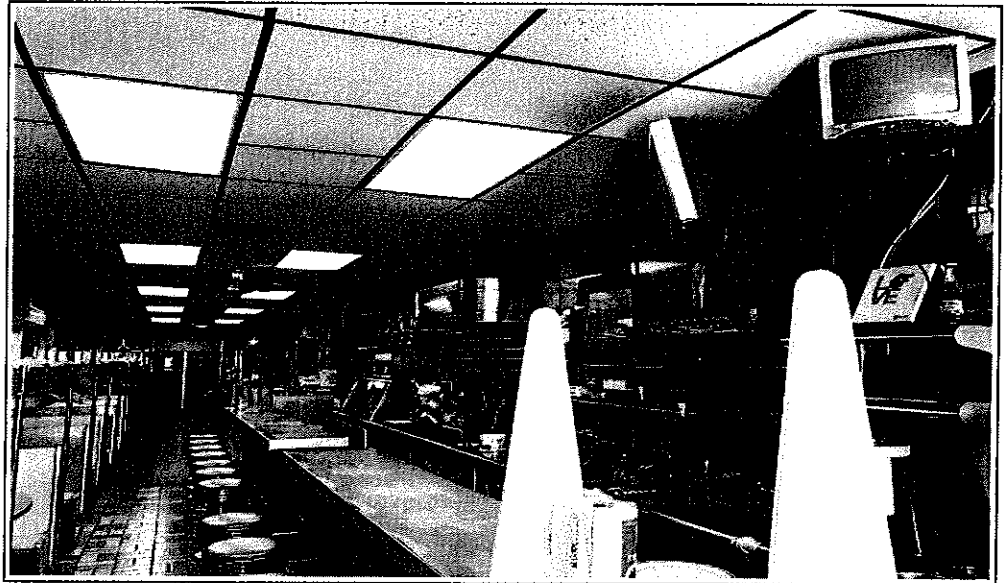
Update and send traders license within 30 days
needs to hang exit sign

Inspector's Comments:

H.P 5/29/21 Inspected on 10/14/20 Agent Han training Inspector Robinson

Photo Taken:





Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

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

**Online Use & Occupancy Permit
 Application**

Property Address: 3802 EASTERN AVE
 Block/Lot: 6315B/002

Permit No: **USE2021-54040**

Applicant:
 STEPHAN FOGLEMAN

1001-000000-2600-159400-400540 Filing Fee	50.00
1001-000000-1500-102800-400230 Tax	3.00
1001-000000-2600-158009-400480 Use&Occupancy	45.00
Total :	98.00

Owner/Lessee:
 Owner GEORGETTE STAVRAKAS

Lessee ARCE RESTAURANT LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

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

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	08/31/2021		LOZI
HEALTH DEPARTMENT INSPECTION	08/31/2021		JWEL
Application Received		08/31/2021	
Zoning Sign-off	08/31/2021	08/31/2021	
One Stop Permit Office Review	08/31/2021		LONGK

District:201

MINOR PRIVILEGE:

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

CONTINUE TO USE FIRST FLOOR AS RESTAURANT (NEW OPERATOR)

AFFIDAVIT BY: STEPHAN W FOGLEMAN

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

Project Name: 3802 EASTERN AVENUE

Owner First Name: GEORGETTE

Role: Agent

Owner Last Name Or STAVRAKAS

Applicant: FOGLEMAN,STEPHAN

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

November 18, 2021

Applicant(s): Jim Pei
United Penn Operating, LLC, T/a Wonderland Liquors
2043-45 Pennsylvania Avenue 21217

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

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Jim Pei was born in Tianjin, China in January of 1985. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Jim Pei (1%); and (2) United Penn Holding, LLC (99%).

(c) **Purchase Price of Business:** The purchase price of the business is \$250,000 to be paid via savings.

(d) **Qualified Voters:** Christine Tillett, Theresa Mollar, and Ka-ron Richardson 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 package goods liquor store.

(f) **Corporate Standing:** United Penn Operating, 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-2; and "BD7" BWL-2.

(h) **Timeline:** Last Inspection by BLLC was performed 10/28/2021. 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: BD7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 2045 Pennsylvania Avenue, 21217

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: United Penn Operating, LLC TRADE NAME: Wonderland Liquors

BUSINESS PHONE NUMBER: 2026766353 BUSINESS EMAIL ADDRESS: jpei301@gmail.com

ATTORNEY FOR THE APPLICANT: Abraham L. Hurdle ADDRESS: 320 N Charles St, Baltimore, 21201 PHONE: 410 685 5100

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: _____

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

Jim Pei _____ E-mail (Required) _____
 (Full name) (Telephone no.)
420 W 23rd St Baltimore MD 21211 3 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
01/1985 M Tianjin China
 (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?

ABRAHAM L. HURDLE, ESQ
 410 685 5100
 alh@alhurdlelaw.com
 Liquor Attorney

RECEIVED

OCT 04 2021

1

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

ABRAHAM L. HURDLE, ESQ
410 685 5100
alh@alhurdlelaw.com
Liquor Attorney

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

Name	Address	Phone	Email

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

- 1) NAME: Jim Pei ADDRESS: 420 W 23rd St TITLE: Member %OF STOCK HELD: 1% the entire
- 2) NAME: Limited Print Holding ADDRESS: 2045 Penn Ave TITLE: Member %OF STOCK HELD: 99%
- 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 _____ 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: _____

X [Signature]

Signature of Applicant B

I hereby certify that on the 7th day of Sept, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Jim Pei 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: Elaine Pappas [Notary Seal] My Commission expires 11/19/2022

Printed Name: Elaine Pappas

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: _____



Landlord

United Penn Property, LLC

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

X J P

Phone Number:

[Redacted]

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

(I, WE) Jim Pei, Member HEREBY CERTIFY That (I am, we are) the owner(s) of the property located at 2045 Pennsylvania Ave., Baltimore, City with a Zip Code of 21217, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted and any and all parts of the building in which said business is to be conducted, at any and all hours.

X J P
Signature of Owner of the Property

I hereby certify that on the 7th day of Sept., 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. Co., personally appeared Jim Pei, Member 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: Elaine Pappas [Notary Seal] My Commission expires 11/19/2022

Notary Printed Name: Elaine Pappas

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

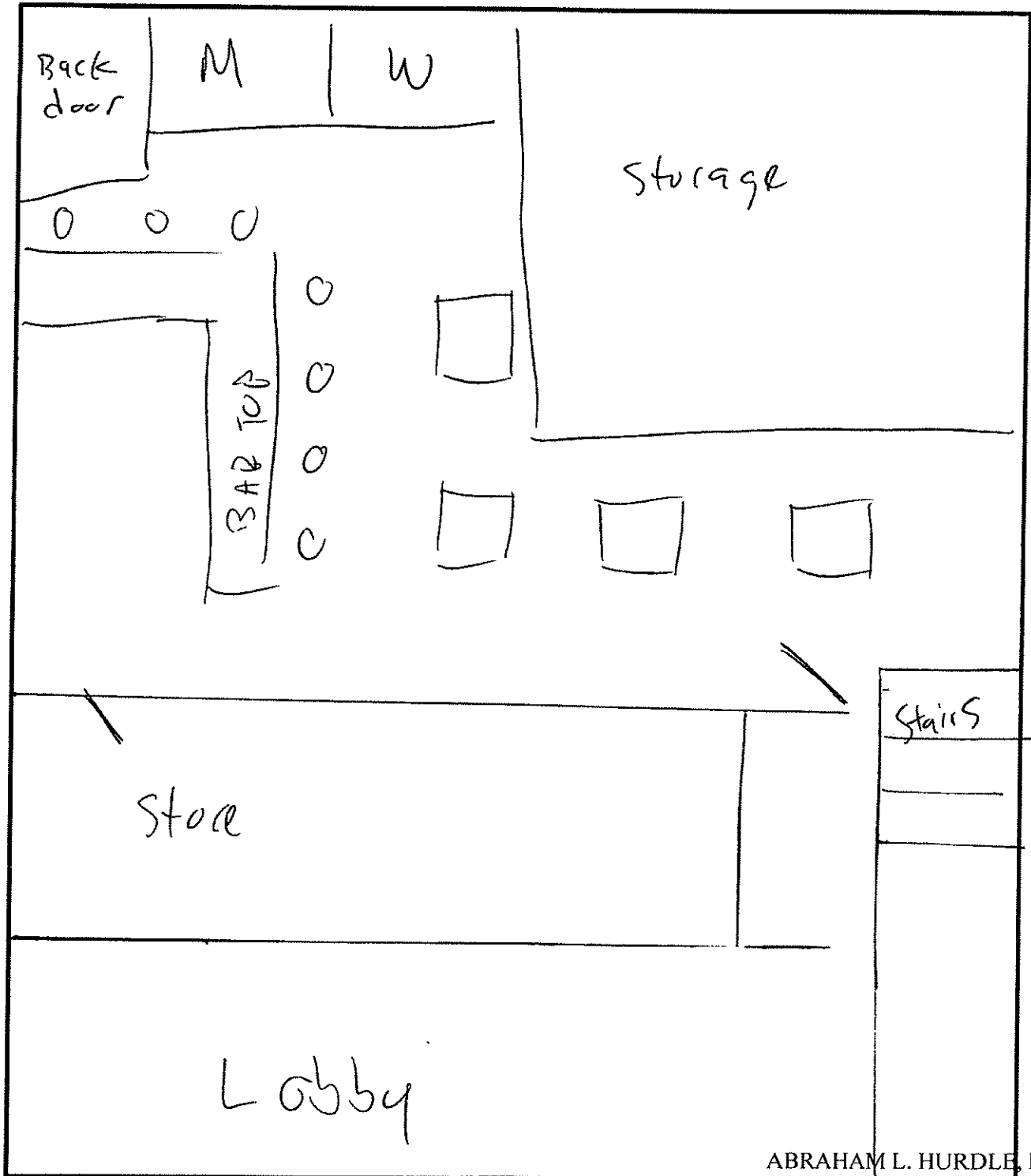
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signatures	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Christine Tillett	3515 Spawding Ave.	Christine Tillett	2/53	4 yrs.
Theresa Mollan	2854 Gedge Court Crescent South	Theresa Mollan	7/75	7 yrs.
Karen Richardson	3779 Columbus Dr	Karen Richardson	05/92	4 yrs

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

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

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.



ABRAHAM L. HURDLE, ESQ

410 685 5100

alh@alhurdlelaw.com

Liquor Attorney

Pennsylvania Ave



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 261** Cert Num: **0738** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2021 License Year: 2021
 CR Number: 13948504
 Payment Date: 06-21-21

2020 - 2021 TPP Paid
 2021 Trader's License

[Click to Start License Renewal!](#)

Add Adult Entertainment License

Location

Corp Name: **WONDERLAND CHEERS, INC.**
 Trade Name: **WONDERLAND LIQUORS**
 Zone Code: 19
 Phone: 410-669-3181

Block Num: 2043-45 Street: PENNSYLVANIA AVENUE
 City: BALTIMORE State: MD Zip: 21217

CR Number: 13948504

Portion of Business Used:
 CONTINUE TO USE 1ST FLOOR FOR PACKAGE GOODS - CHANGE OF LESSEE.

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
HYE SIN	WILLIAMS	2205 SPRING LAKE DRIVE	TIMONIUM	MD	21093	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
HYEKYONG KIM	YUN	2205 SPRING LAKE DRIVE	TIMONIUM	MD	21093	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
10/08/2021	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of United Penn Operating, LLC T/a Wonderland Liquors, Jim Pei on 10/4/2021 /kk	Delete
05/25/2021	* Licensee(s) changed during 2021 renewal period - Hyekyong Kim Yun replaced Ok Sun Paik * /kk	Delete
11/25/2019	Mailed letter of recognition for underage drinking compliance check on 11/21/19 /kk	Delete
10/18/2019	Mailed letter of recognition for underage drinking compliance check on 10/16/2019 /kk	Delete
04/22/2019	Submitted 2018 Trader's License..... /sb	Delete
12/14/2018	Mailed letter of recognition for underage drinking compliance check on 12/12/18 /kk	Delete
11/20/2017	Alcohol Awareness expires 11/18/21 (Hye Sin Williams).... /sb	Delete
03/09/2015	SENT 2ND APPLICATION LETTER FOR 2015-2016 LICENSE RENEWAL TO OWNER'S ADDRESS.	Delete
12/01/2009	12/1/09 \$100 CONF.FEE PAID IN FULL #70452	Delete
11/13/2009	11/09 transfer of ownership, BD7-BWL, Hyesin Williams, Ok S. Paik, Wonderland Cheers, Inc.	Delete

Print History (Print Card)

License num: LBD7 261

Address: 2043-45 PENNSYLVANIA AVENUE

Trade Name: WONDERLAND LIQUORS

Comment:

Add Comment

Hold Info



UNITED PENN OPERATING, LLC: W22010490

Department ID Number:

W22010490

Business Name:

UNITED PENN OPERATING, LLC

Principal Office: ⓘ

2045 PENNSYLVANIA AVE
BALTIMORE MD 21217

Resident Agent: ⓘ

JIM PEI
2045 PENNSYLVANIA AVE
BALTIMORE MD 21217

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

07/21/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2043-45 Pennsylvania Ave

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 2

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD" BEER, WINE & LIQUOR 2

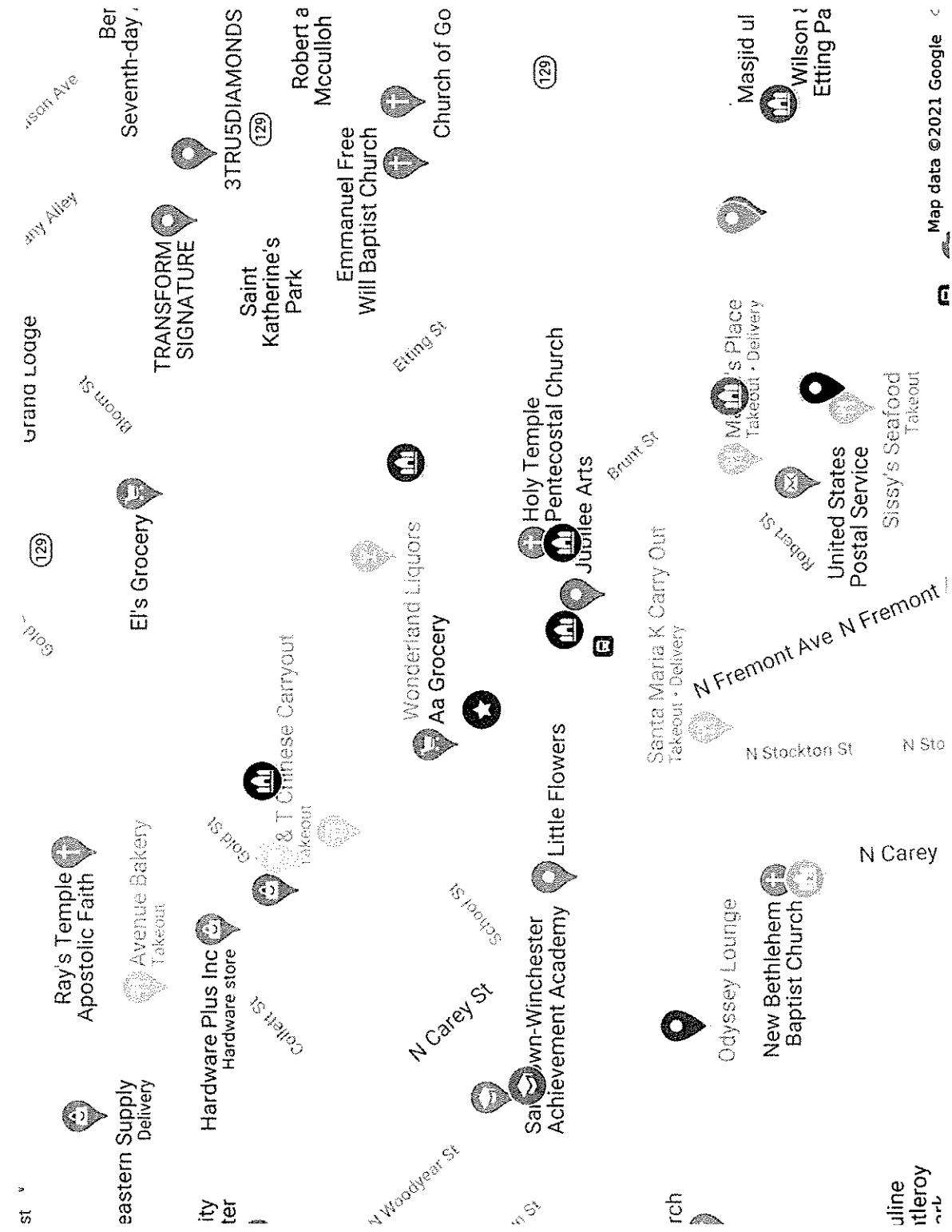
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Washington DATE: 10/28/21

2043-45 Pennsylvania Ave



Licensed Establishments

- Wonderland Liquors LA
- Mel's Liquor LA
- Royal Liquor LA
- Club 4040 Liquor & Grocery LBD7
- Odyssey Lounge LBD7

School

- Sandtown-Winchester Achievement Academy

Churches

- Bible Way Church
- New Bethlehem Baptist Church
- New Song Arts & Media
- St Katherine's Episcopal Church
- Holy Temple Pentecostal Church
- New Life Fellowship Church-Christ

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="Wonderland Liquors"/>
<i>Corporation Name:</i>	<input type="text" value="United Penn Operating LLC"/>
<i>Location Address:</i>	<input type="text" value="2045 Pennsylvania Ave"/>
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes ▼
<i>Is the location within 300 feet of Church and/or School?</i>	Yes ▼
<i>Date Posted?</i>	<input type="text" value="10/25/2021"/> <input type="button" value="📅"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="11/3/2021"/> <input type="button" value="📅"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

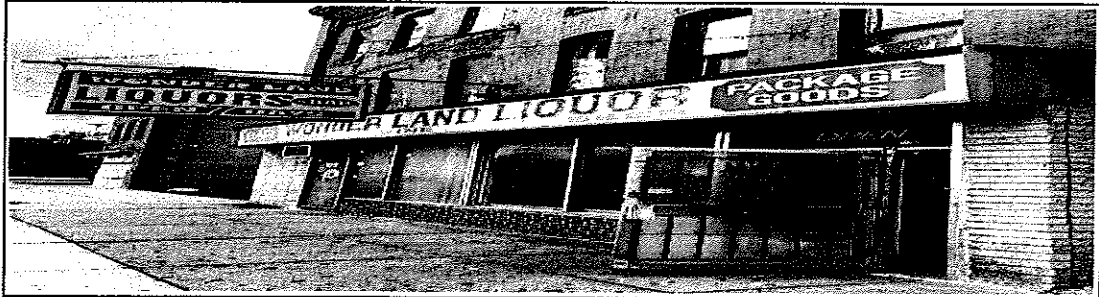
Other licensed locations - Describe/Note:

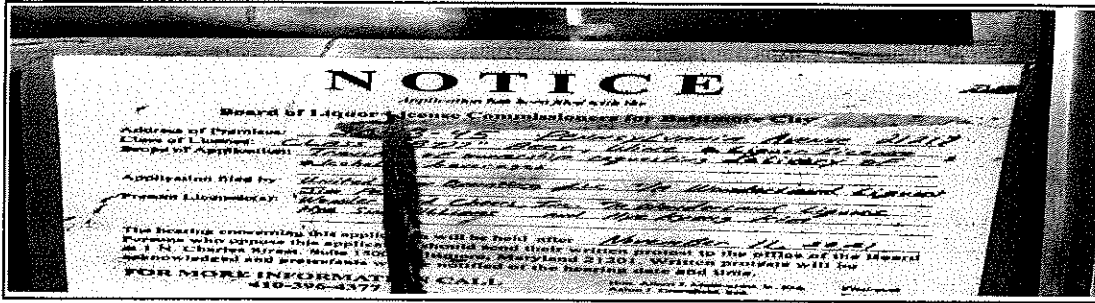
please see maps

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

applicant is applying for a transfer of ownership of the above listed BD7 establishment

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name	Date and Time
i:\0#w\baltimore\kenyattag.washington	10/27/2021 1:12:22 PM
Name of Licensee (if present)	
<input type="text"/>	
<div style="display: flex; justify-content: space-around;"> Approve Disapprove </div>	

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Jim Pei
Address of Premises:	2045 Pennsylvania Ave
Inspector:	i:\0#.w\j\baltime\kenyattag.washington
Date Posted:	10/25/2021
Time Posted:	4:15 PM
Date Rechecked:	11/3/2021
Time Rechecked:	5:00 PM
Manager or Owner when sign posted:	hyekyong yun

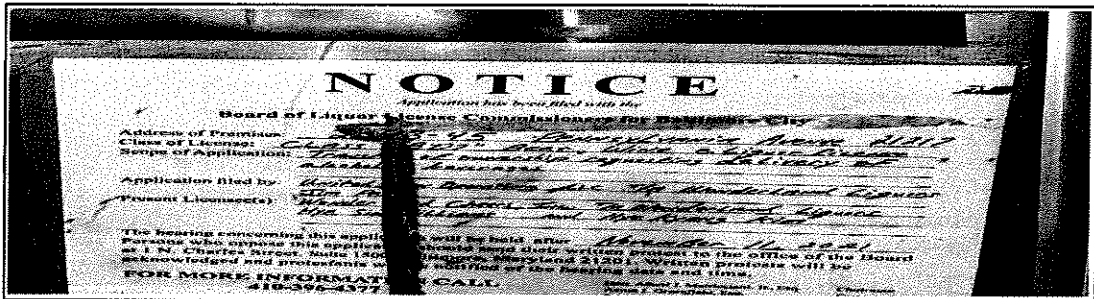
Summary on location of sign posted:

POSTED ON FRONT GLASS

Summary on location of sign rechecked:

STILL POSTED ON FRONT GLASS

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: 2043-45 Pennsylvania Avenue #1217
Class of License: Class "B27" Beer, Wine & Liquor License
Scope of Application: Transfer of ownership requesting delivery of
alcoholic beverages.

Application filed by: United Beverage Operating LLC The Wonderland Liquors
Jim Pe
Present Licensee(s): Wonderland Cheers, Inc. The Wonderland Liquors
Hye Sins Williams and The Acorns Kim

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. Martinich, Jr., Esq. Chairman
Aaron J. Greenfield, Esq.

[Back](#)

BLLC Routine Inspection

Address: 2043-45 PENNSYLVANIA AVENUE 21217 ▼

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: Rear ▼

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory ▼

Hot Water: Yes ▼

Disinfectant Solution: Yes ▼

Three Compartment/Washer: Yes ▼

Bulletproof Partitioning: Yes ▼

Separate Pkg. Goods Dept.: N/A ▼

Separate Pkg. Goods Store: Yes ▼

Bar/Tavern Open and Operating: Yes ▼

Selling Household/Grocery: N/A ▼

Capacity: 40

Location of Dining Area: N/A

Condition of Dining Area/Floors: N/A ▼

Sanitation: Satisfactory ▼

Menu: N/A ▼

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 11/18/2017

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date: BREAKTHU CUST# 700004592 IN... 10/22/0221

Inspector Comments: N/A

Inspector Comments: SATISFACTORY

Exits Marked, Unobstructed: Yes ▼

Fire Capacity: 40

Outdoor Seating Capacity: N/A

Print Inspection Summary / Add Items

License is Valid:

N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Live Entertainment (Describe):

Outdoor Table Service N/A

Violation Issued: No

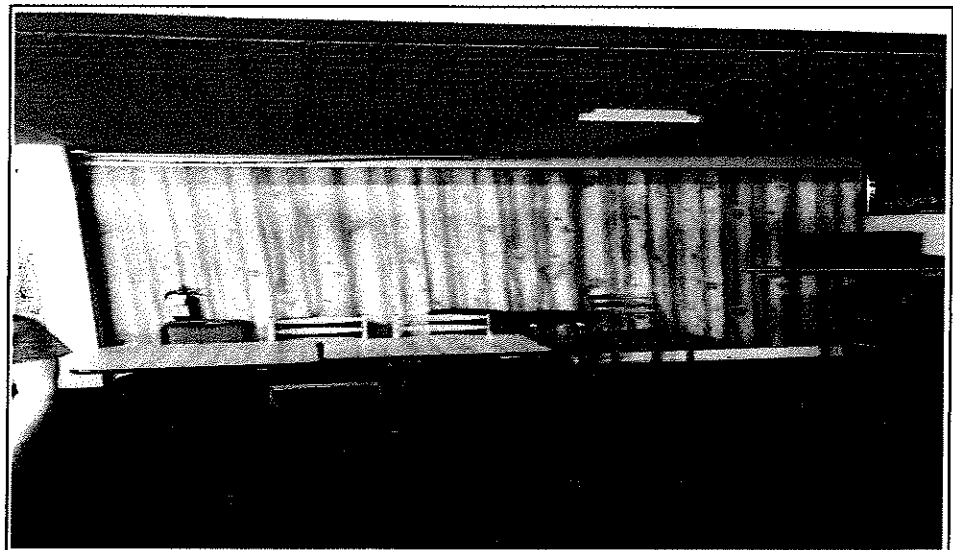
Violations Noted:

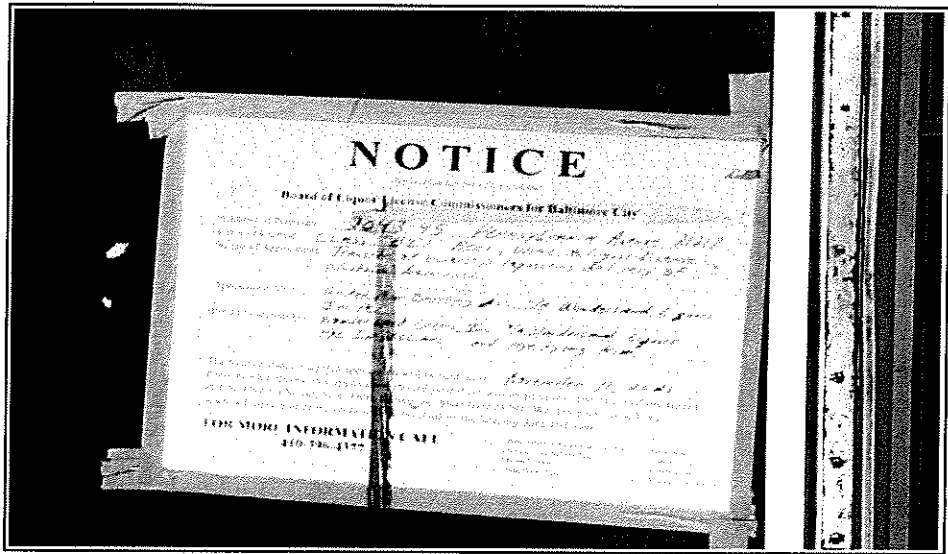
Instructions Given to Licensee:

Inspector's Comments:

**ROUTINE INSPECTION CONDCUTED AS A RESULT OF LCICENSE TRANSFER POSTING.
NOTICE AFFIXED TO FRONT WINDOW (INTERIOR) AND ALL DOCUMENTS PRESENTED UPON
REQUEST WITH NOTHING FURTHER TO REPORT.**

Photo Taken:





NOTICE
Application has been filed with the
Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2043-45 Pennsylvania Avenue 21211
 Class of License: Class B22 Beer, Wine & Liquor License
 Scope of Application: Transfer of ownership requesting delivery of alcohol beverages

Application filed by: United Beer Operating LLC, The Wonderland Liquors
 Present Licensee(s): Wonderland Cheers Inc, The Wonderland Liquors, Hye Sim Williams and Hye Kwang Kim

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. Maccociani, Jr., Esq. *Chairman*
 Aaron J. Greenfield, Esq. *Commissioner*
 Robert L. Gage *Commissioner*
 Douglas K. Paige *Executive Secretary*

Attach Additional Photos

Owner Email:

Submitted by Inspector

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

Online Use & Occupancy Permit
Application

Property Address: 2043 PENNSYLVANIA AVE
Block/Lot: 0313/037

Permit No: **USE2021-54447**

Applicant:
ABRAHAM HURDLE

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
Total :	98.00

Owner/Lessee:
Owner SOK WON YUN

Lessee UNITED PENN OPERATING, LLC NA

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

Property Use & Occupancy Information:

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

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

Dwelling: Roomming: Efficiency:

Existing Count: 1 0 0

Proposed Count: 0 0 0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	09/20/2021		LDZI
One Stop Permit Office Review	09/20/2021		SMITHJO
Application Received		09/17/2021	
Zoning Sign-off	09/17/2021	09/17/2021	

District:101

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 CFNTFR AT 443-984-1809.

CONTINUE USE GROUND FLOOR AS PACKAGE GOODS STORE (LIQUOR STORE), CHANGE OF LESSEE

AFFIDAVIT BY: ABRAHAM HURDLE ESQ

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: PENN AVE, V 2

Owner First Name: SOK WON

Role: Agent

Owner Last Name Or YUN

Applicant: HURDLE,ABRAHAM

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

November 18, 2021

Applicant(s): Luna Homsombath and Vilayvanh Kettavhong
Lunamahasan, Inc, T/a Mona's Noodles
850 W. 36th Street 21211

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine & Liquor restaurant license, requesting outdoor table service, off-premises catering, and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Luna Homsombath was born in Laos in July of 1992. She lives in Baltimore, MD; and (2) Vilayvanh Kettavhong was born in Laos in May of 1984. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** Luna Homsombath and Vilayvanh Kettavhong (100%), tenants by the entirety.

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

(d) **Qualified Voters:** Teresa Dutton, Marie Patterson, and Dylan Patterson 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 seating.

(f) **Corporate Standing:** Lunamahasan, 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 14 licensed liquor establishment(s) in the 2x2 area: "B" BWL-12; and "BD7" BWL-2.

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

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

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

Board's Decision:

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: new 'LB' beer, wine and liquor license CLASS TYPE: LB

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 850 W. 36th Street, Baltimore, Maryland 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: Lunamahasan, Inc. TRADE NAME: Mona's Noodles

BUSINESS PHONE NUMBER: 667-930-3119 BUSINESS EMAIL ADDRESS: _____

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

Part of Premises Used (Note: Floors and Areas for Storage): 1st 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: 75 seats

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

Luna Homscmbath _____
 (Full name) (Telephone no.) E-mail (Required)
6222 Northwood Drive Baltimore Maryland 21212 2 1/2 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
07/1992 Female Laos
 (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

Vhayvanh Kattavhong _____
 (Full name) (Telephone no.) E-mail (Required)
6222 Northwood Drive Maryland 21212 2 1/2 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
05/1984 Female Laos
 (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?

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 OCT 04 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

Applicants (A & B) are married & own business regarding this app. 100% TBE

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.

This app regards a request for a new "LB" b, w, L license.

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

Applicant A B C

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. 8-4-109 (a)(11). If necessary, please attach a list of the names and addresses of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

1) NAME: Luna Homsom^{bath} ADDRESS: 6222 Northwood Dr. TITLE: Pres. %OF STOCK HELD: 100%
 2) NAME: _____ ADDRESS: Balto, MD 21212 TITLE: _____ %OF STOCK HELD: TBE
 ② 2) NAME: Vilayvanh Kettavhong ADDRESS: 6222 Northwood Dr. TITLE: Sec. %OF STOCK HELD: _____
 4 NAME: _____ ADDRESS: Balto, MD 21212 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 8th day of July, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Luna Homsom^{bath} 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.

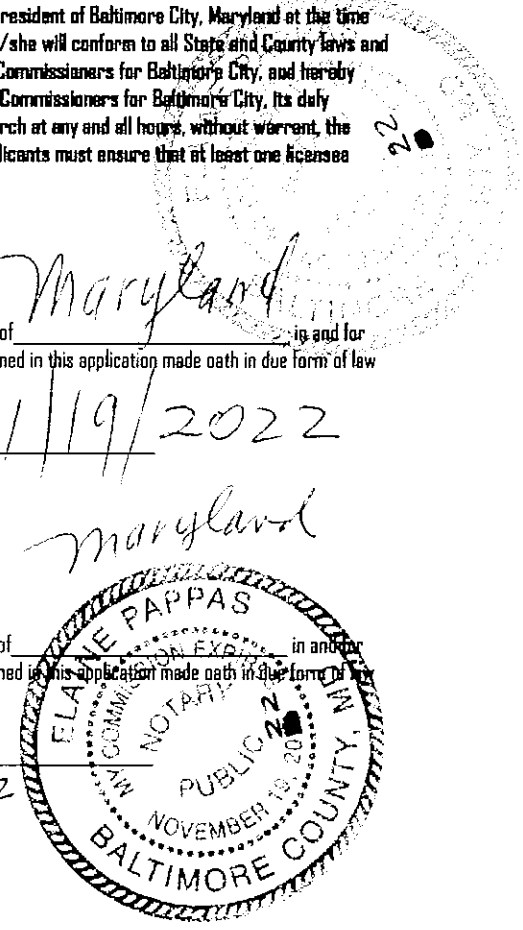
Signature: Elaine Pappas (Notary Seal) My Commission expires 11/19/2022
 Printed Name: Elaine Pappas

[Signature]
 Signature of Applicant B
 I hereby certify that on the 8th day of July, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Vilayvanh Kettavhong 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: Elaine Pappas (Notary Seal) My Commission expires 11/19/22
 Printed Name: Elaine Pappas

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: _____



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OCT 02 2021

Baltimore City
Liquor Board

Name and Address of the owners of the premise/landlord: Mary - John Antonopoulos Phone Number: [REDACTED]

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

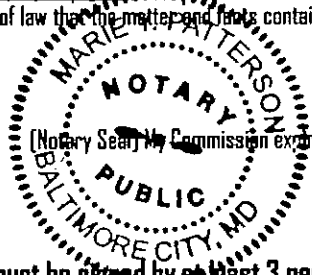
(I, WE) John Antonopoulos HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 850 W. 36th St, Baltimore, City with a Zip Code of 21211, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws 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.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 29th day of June, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore city personally appeared JOHN ANTONOPOULOS 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: Marie Patterson
Notary Printed Name: Marie Y Patterson



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

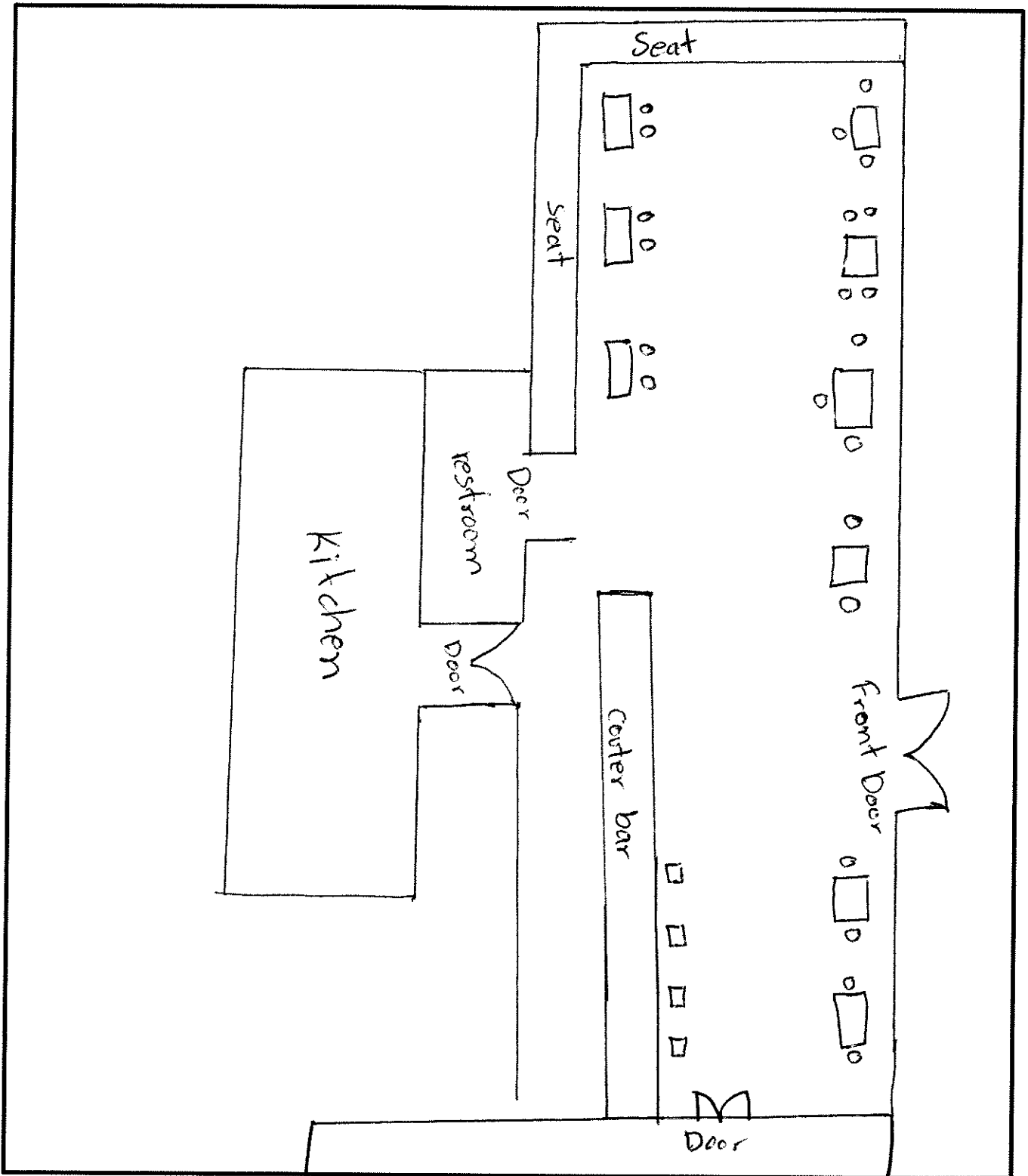
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1	JOHN ANTONOPOULOS	850 W 36th ST BALTO. MD 21256	<u>[Signature]</u>	9-63	
2	Marie Patterson	1108 W. 38th Street Baltimore, MD 21211	<u>Marie Y Patterson</u>	6-89	15 years
3	Teresa Dutton	3722 Ednor Rd Balto. MD 21218	<u>Teresa Dutton</u>	2-57	13 years
4	Dylan Patterson	1108 W 38th St. Baltimore, MD 21211	<u>[Signature]</u>	11-90	5 years
5	Mike Hynes	3037 Huntingdon Ave Baltimore MD 21211	<u>[Signature]</u>	10-90	10 years
6	Hallie Atwater	3025 Huntingdon Ave Baltimore MD 21211	<u>Hallie Atwater</u>	11-1987	10 years

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

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

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



75 seats

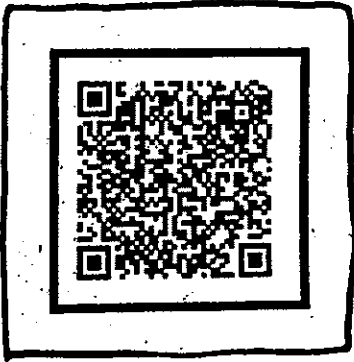
STAR FRY noodles

- pad thai \$12.95
(traditional style: egg, bean sprouts, green onions, PEANUT)
- drunken noodle \$12.95
(wide, rice noodle, Thai basil, bell pepper, white onion, spicy sauce)
- pad see ew \$12.95
(wide, rice noodle, egg, broccoli, carrot, with house sauce)
- thai chow mein \$12.95
(egg noodle, celery, carrot, onion, bell pepper, and cilantro)

- * SERVED WITH YOUR CHOICE OF PROTEIN
- thai fried rice \$12.95
(Thai style fried jasmine rice, egg, carrot, green pea, onion)
 - pineapple fried rice \$12.95
(jasmine rice, pineapple, raisin, onion, egg, carrot, pea, CASHew)
 - basil fried rice \$12.95
(jasmine rice with Thai basil and herbs, bell pepper, onion, and egg)
 - * SERVED WITH YOUR CHOICE OF PROTEIN
 - thai yellow curry \$12.95
(potato, onion, and carrot in homemade yellow curry)
 - thai red curry \$12.95
(bell pepper, bamboo shoot, thai basil in homemade red curry)

- * SERVED WITH YOUR CHOICE OF RICE
- bbq chicken (gf) \$12.95
(marinated chicken breast with coconut milk and Thai herbs)
 - bbq beef (gf) \$13.95
(marinated beef with broccoli and carrot)

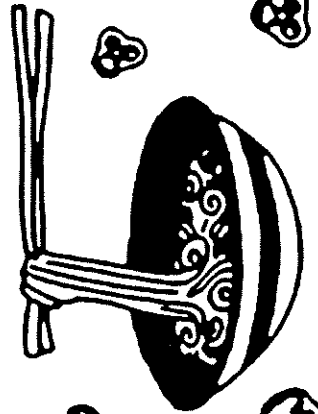
YEAH, YOU HEARD RIGHT!
SPICE LEVEL: 1 - 5



SCAN

FOR ONLINE MENU

CHOK DEE!

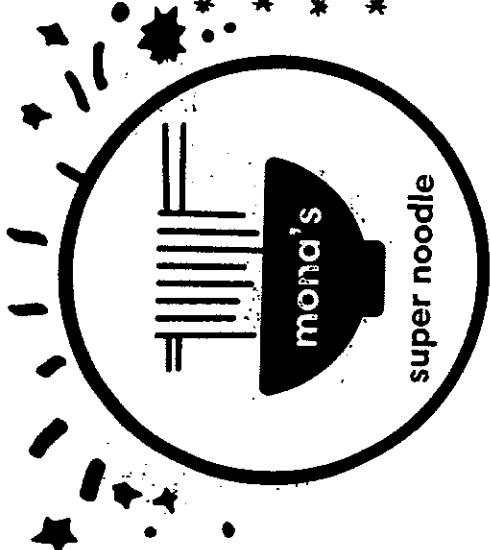


PHO

A NEIL'S BEEF

- #1 pho (rare steak) \$12.95
 - #2 pho (meatball) \$12.95
 - #3 pho (brisket, flank) \$12.95
 - #4 pho (rare steak, brisket, flank) \$12.95
 - #5 pho (rare steak, brisket, flank, tripe) \$13.95
 - #6 pho super (all beef options) \$15.95
- CHICKEN**
pho chicken (gf) \$12.95
- egg noodle soup \$12.95
(white meat chicken and veggies in chicken broth, garlic oil and cilantro)
- woon-sen noodle soup (32oz) (gf) \$12.95
(ground chicken, clear noodle, celery, mushroom, white onion, cilantro in chicken broth)
- SEAFOOD**
pho seafood (gf) \$10.95
(shrimp, calamari, mussel, fish ball)
- VEGGIE**
pho vegetable (gf) (v) \$12.95
(broccoli, baby corn, zucchini, mushroom, cabbage, and bok choy)

ALL PHO IS SERVED WITH:
BASIL LIME JALAPENO
WHITE GREEN ONION
CILANTRO BEAN SPROUT



Signature
MONA'S
CHICKEN BOX
 \$12.95

A LAOTIAN TAKE ON A
 BALTIMOREAN CLASSIC!!

* VEGAN (V), VEGETARIAN (VG), GLUTEN FREE (GF)

APPETIZERS

- spring roll (x4) (vg) \$7.50
(shredded vegetable rolls deep-fried in egg roll wrap)
- summer roll (x2) (v) (gf) \$7.50
(shredded vegetable rolls in clear, rice wrap)
- shrimp summer roll (x2) (gf) \$8.50
(shredded vegetable rolls in clear, rice wrap with shrimp)
- tofu summer roll (x2) (v) (gf) \$7.50
(shredded vegetable rolls in clear, rice wrap with tofu)
- crispy tofu (v) \$7.50
(deep-fried tofu cubes with homemade sweet & sour sauce)
- crispy calamari \$8.50
(breaded, deep-fried calamari with homemade sweet & sour sauce)
- shrimp in a blanket \$8.50
(deep-fried shrimp in egg roll wrap)
- chicken satay (x4) (gf) \$8.50
(marinated, grilled chicken breasts on skewers)

SALADS

- mona's garden salad (vg) \$10.95
(mixed greens, apple, tomato, cucumber, red onion, house dressing)
- avocado salad (vg) \$11.95
(avocado, mixed greens, tomato, cucumber, red onion, house dressing)

SOUPS

- + ADD PROTEIN
- * tom - kha (v) (gf) \$7.95
(coconut milk, galangal, lemongrass, mushrooms, cilantro, and lime juice)
- * tom - yum (gf) \$7.95
(green onion, galangal, mushroom, tomato, cilantro, and lime juice)
- * woon-sen noodle soup (16oz) (gf) . \$7.95
(ground chicken, clear noodle, celery, mushroom, white onion, cilantro in chicken broth)

THE RICE & PROTEINS

- jasmine (free)
- brown (free)
- sticky rice (x)
- tofu (free) beef (+\$1)
- veggie (free) shrimp (+\$3)
- chicken (free) seafood (+\$4)

ENTREES

* SERVED WITH YOUR CHOICE
 OF PROTEIN
 AND RICE

- * gra - prao \$12.95
(onion, bell pepper, basil, sautéed in chili garlic sauce)
- * pad broccoli \$12.95
(sautéed broccoli & carrots in oyster sauce)
- * pad veggie \$12.95
(stir-fried broccoli, Napa, cabbage, carrot, string beans, bell peppers)
- * basil eggplant \$12.95
(sautéed eggplant, bell pepper, onion, and Thai basil)
- garlic chicken \$12.95
- teriyaki chicken \$12.95
(sautéed chicken on carrot and cabbage in teriyaki sauce)

SWEETS

- sticky rice & mango (v) (gf) \$7.50
(sweet, sticky rice and mango slices with coconut cream topping)
- sticky rice & ice cream (vg) (gf) \$7.50
(sweet, sticky rice with vanilla ice cream)
- fried banana wrap (vg) \$7.50
(deep-fried banana slices with vanilla ice cream topped with honey)

EXTRAS

- rare steak (\$4) veggies (\$3)
- brisket (\$4) broth (\$3)
- tripe (\$4) noodles (\$3)
- meatballs (\$4) jasmine rice (\$2)
- shrimp (\$5) brown rice (\$3)
- seafood (\$5) sticky rice (\$3)
- chicken (\$3) basil (\$2)
- tofu (\$3) lime (\$1)

CONSULT MONA OR
 YOUR FRIENDLY SERVER
 FOR DRINK
 SELECTIONS .

ADD A SMILE FOR FREE!

FROZEN Beverages

- thai iced tea \$3.50
- thai iced coffee \$3.50

"NO ICE" +\$1.00

LUNAMAHASAN INC.: D21115837

Department ID Number:

D21115837

Business Name:

LUNAMAHASAN INC.

Principal Office: ⓘ

850 WEST 36TH STREET
BALTIMORE MD 21211

Resident Agent: ⓘ

LUNA HOMSOMBATH
6222 NORTHWOOD DRIVE
BALTIMORE MD 21212

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

11/19/2020

State of Formation:

MD

Stock Status:

STOCK

Close Status:

NO

PROPOSED LOCATION: 850 W. 36th St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 14

"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 12

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA _____

HOTEL/MOTEL _____

RACING _____

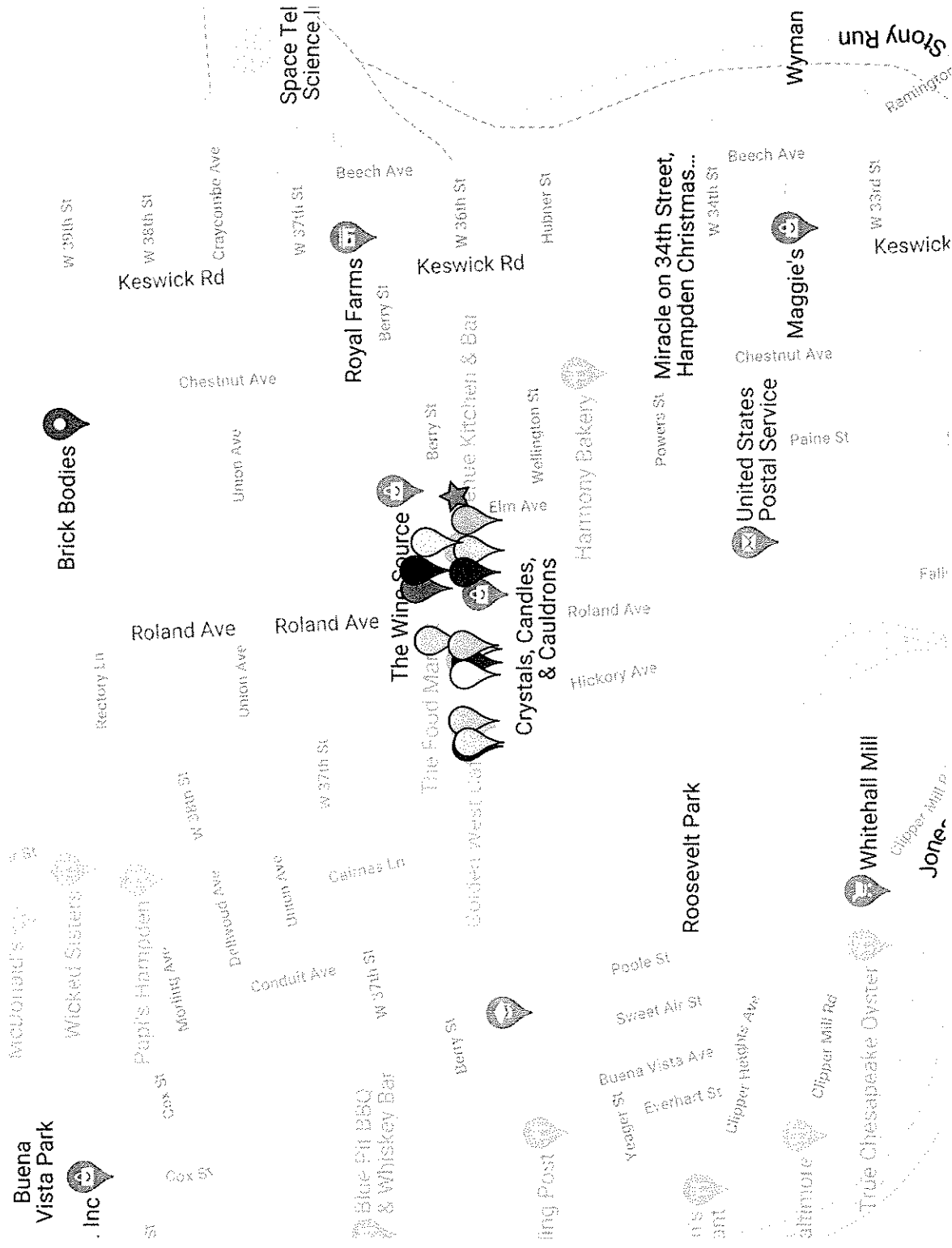
PREPARED BY: Clark DATE: 10/28/21

850 W 36th Street

Licensed Establishments

- 📍 Five & Dime Ale House LB
- 📍 The Avenue LB
- 📍 Frazier's On the Avenue LB
- 📍 Mount Everest Restaurant LB
- 📍 Golden West Cafe LB
- 📍 13.5% Wine Bar BD7
- 📍 The Food Market LB
- 📍 Cafe Hon LB
- 📍 Daniela's Cafe & Bakery LB
- 📍 Mona's Noodles - LB
- 📍 Asian Taste LB
- 📍 Holy Frijoles LB
- 📍 Zissimos Bar BD7
- 📍 Suzie's Soba LB
- 📍 The Arthouse LB

New LB beer, wine and liquor license



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="Mona's Noodles"/>
<i>Corporation Name:</i>	<input type="text" value="Lunamahasan. Inc"/>
<i>Location Address:</i>	<input type="text" value="850 W 36th Street"/>
<i>License Type:</i>	Class "B" Beer, Wine and Liquor ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes ▼
<i>Is the location within 300 feet of Church and/or School?</i>	No ▼
<i>Date Posted?</i>	<input type="text" value="10/25/2021"/> <input type="text"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="11/3/2021"/> <input type="text"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

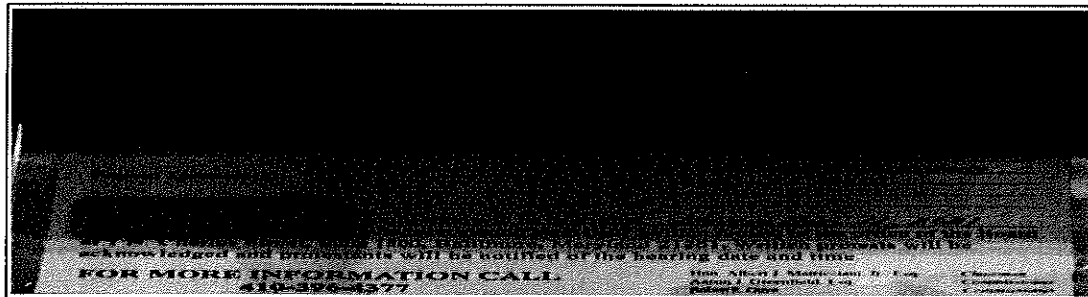
Other licensed locations - Describe/Note:

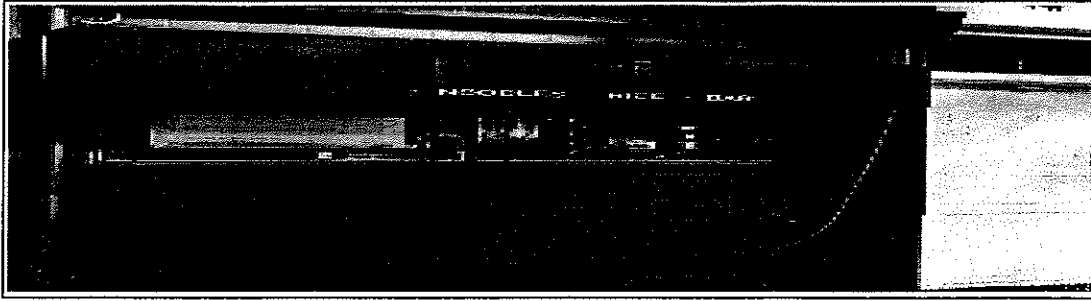
Please see map

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

New LB beer, wine and liquor license.

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="2:26:42 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
<div style="display: flex; justify-content: space-around;"> Approve Disapprove </div>		

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Luna Homsombath; Vilayvanh Kettavhong

Address of Premises: 850 W 36th Street

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

Date Posted: 10/25/2021

Time Posted: 3:30 PM

Date Rechecked: 11/3/2021

Time Rechecked: 2:00 PM

Manager or Owner when sign posted:

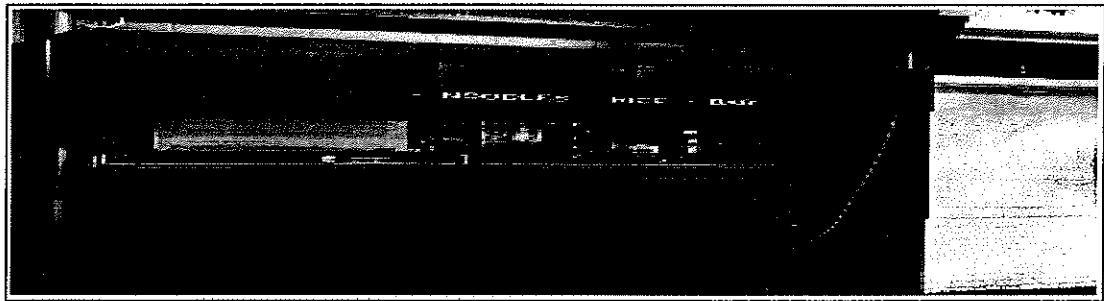
Summary on location of sign posted:

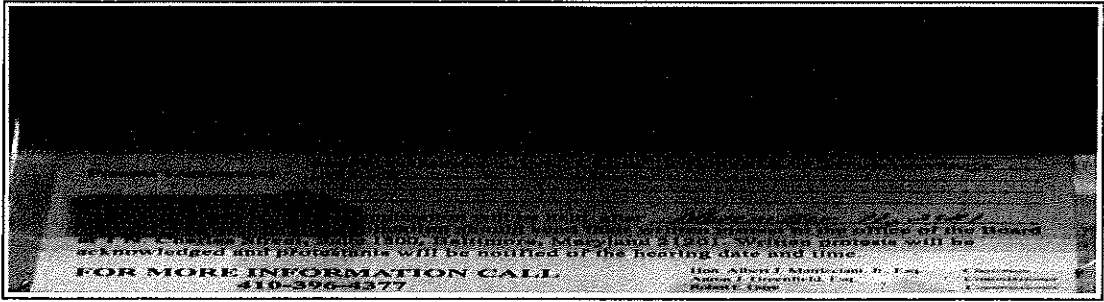
Sign is posted on front window

Summary on location of sign rechecked:

Sign is still posted on the front window

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

Commission will be held after November 11, 2021

November 11, 2021

Commission 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.
Aaron J. Greenfield, Esq.
Robert E. Guye

Chairman
Commissioner
Commissioner

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 OTHER THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION FERTIPRE FILED IN THIS DEPARTMENT FOR THE THIRTIETH 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 BE TWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN THE CITY OF BALTIMORE.

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
13	01	3537	001	4/8/21	502

PROPERTY ADDRESS: **850 W 36TH ST**

OWNER: **MARY ANTONOPOULOS** ADDR: **205 E JOPPA RD #207 BALTIMORE MD**

LESSEE: **LUNAMAHASAN INC C/O LUNA HOMSO** ADDR: **850 WEST 36TH STREET BALTIMORE MD**

LAND USE CODES **3-50 3-43**

**CONTINUE TO USE A RESTAURANT WITH BEER WINE LIQUOR LICENSE WITH OUTDOOR SEATING (PERMITTED USE IN THE C1 DISTRICT)
CHANGE OF OPERATOR**

PERMITS	MISC	CH USE	NEW W/DO	APPROVALS
45.00				
REPAIRS	REPAIRS	MISC CONST	REBAT	HYDROIC STEAM HEAT
IMPROVEM	IMPROVEM	IMP WORKS	IMP WORKS	IMP WORKS
ELEVATOR	ELEVATOR	S & P CONTROL	CHAP	TAX
	0.00			3.00
FINANCE	FINANCE	FINANCE	FINANCE	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 Maryland Regulations Section 26.02.07.

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