

December 1, 2022

**Licensee(s):** Michael Benevento and Julianne Hamilton  
Current Clubhouse, LLC, T/a Current Clubhouse  
421 N. Howard Street 21202

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

**Violation of Rule 3.12 – General Welfare – August 27, 2022** – On August 27, 2022, a 311 complaint #22-00685407 was received for the establishment for Disturbing the Peace/Front Door Open/Noise/Loud Music at approximately 9:10pm. Board of Liquor License Commissioners (BLLC) Agent Inspector Cindy Tudhope and Inspector Rosalba Jordan responded to the 311 complaint and arrived on scene near the establishment at approximately 9:40pm. BLLC inspectors parked in the parking lot at the rear of the location, where Inspectors Tudhope and Jordan could hear the music playing at a high volume coming from the stage area at the rear of the building while seated inside their vehicle. Inspectors Tudhope and Jordan entered the establishment and made contact with the licensee, Mr. Michael Benevento and made him aware of the complaint. Mr. Benevento stated that the live music would end at 10:00pm, and that the establishment always ends any live music by 10:00pm. Inspector Tudhope then informed Mr. Benevento that he would be receiving a violation for the music being extremely loud. Establishment had previously been warned about the high volume of the loud music by Agent Chase on August 13, 2022, when she responded to 311 Complaint #22-00642482. Inspector Tudhope issued a violation for the loud music and both inspectors left without further incident.

(a) **Service on Licensee(s):** Summons issued to the licensee(s) on 11/17/2022.

(b) **Witnesses Summoned:** Summons issued to Inspector Tudhope and Agent Chase on 11/17/2022.

(c) **Violation History of Current Licensee(s):** The current licensee(s) have no history of violations.

(d) **License Transfer Date:** The license transferred to the above named entity on 10/9/2022.

**Board's Decision:**

**State of Maryland**

**Board of Liquor License Commissioners**

for Baltimore City  
1 N. Charles Street, Suite 1500  
Baltimore, Maryland, 21201-3724  
Phone: (410) 396-4377

**NOTICE**

To: Current Clubhouse, LLC  
t/a Current Clubhouse  
421 Howard Street North 21201

Date: November 17, 2022

**Licensee may be represented by  
Counsel before board**

You are hereby notified to appear before the Board of Liquor License Commissioners for Baltimore City at 10:30 o'clock AM on the 1<sup>st</sup> day of December 2022, at **City Hall, 100 North Holliday Street, Room 215, Baltimore, MD 21202**, to show cause why your Alcoholic Beverages License and other permits issued by this Board to you under the provisions of the Alcoholic Beverages Article, as amended, should not be suspended or revoked as required by this Board by Section 4-604 of said Article, following your conviction and/or violation of said law, to wit:

**Location of Incident:** t/a Current Clubhouse, 421 Howard Street North 21201 ("the establishment").

**Violation of Rule 3.12 – General Welfare – August 27, 2022** – On August 27, 2022, a 311 complaint #22-00685407 was received for the establishment for Disturbing the Peace/Front Door Open/Noise/Loud Music at approximately 9:10pm. Board of Liquor License Commissioners (BLLC) Agent Inspector Cindy Tudhope and Inspector Rosalba Jordan responded to the 311 complaint and arrived on scene near the establishment at approximately 9:40pm. BLLC inspectors parked in the parking lot at the rear of the location, where Inspectors Tudhope and Jordan could hear the music playing at a high volume coming from the stage area at the rear of the building while seated inside their vehicle. Inspectors Tudhope and Jordan entered the establishment and made contact with the licensee, Mr. Michael Benevento and made him aware of the complaint. Mr. Benevento stated that the live music would end at 10:00pm, and that the establishment always ends any live music by 10:00pm. Inspector Tudhope then informed Mr. Benevento that he would be receiving a violation for the music being extremely loud. Establishment had previously been warned about the high volume of the loud music by Agent Chase on August 13, 2022, when she responded to 311 Complaint #22-00642482. Inspector Tudhope issued a violation for the loud music and both inspectors left without further incident.

**If you fail to appear at the above location at the date and time as instructed by the agency, the Board will proceed with the hearing and will take such action regarding the suspension or revocation of your license and permits as warranted by evidence. If you have any questions concerning the specific rules or code cited, please refer to Rules and Regulations for the Board of Liquor License Commissioners for Baltimore City or the Alcoholic Beverages Article of the Annotated Code of Maryland for reference purposes. If you have any questions or concerns regarding this matter please contact Deputy Executive Secretary, Nicholas T.R. Blendy, at 410-396-4377.**

**BY ORDER OF THE BOARD OF LIQUOR LICENSE  
COMMISSIONERS FOR BALTIMORE CITY**

**Albert Matricciani, Jr., Chairman**

**BOARD OF LIQUOR LICENSE  
COMMISSIONERS  
FOR BALTIMORE CITY**

### Board of Liquor License Commissioners

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

## VIOLATION REPORT

<i>Location Address:</i>	421 HOWARD STREET NORTH 21201	
<i>Licensee Information (Trade Name):</i>	CURRENT CLUBHOUSE	
<i>Corporation Name</i>	CURRENT CLUBHOUSE, LLC	
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor	
<i>Contact:</i>		
<i>Bouncer/Security Name (if applicable):</i>		D.O.B. <input type="text"/>
<i>Date Violation Issued:</i>	8/27/2022	9:40:00 PM

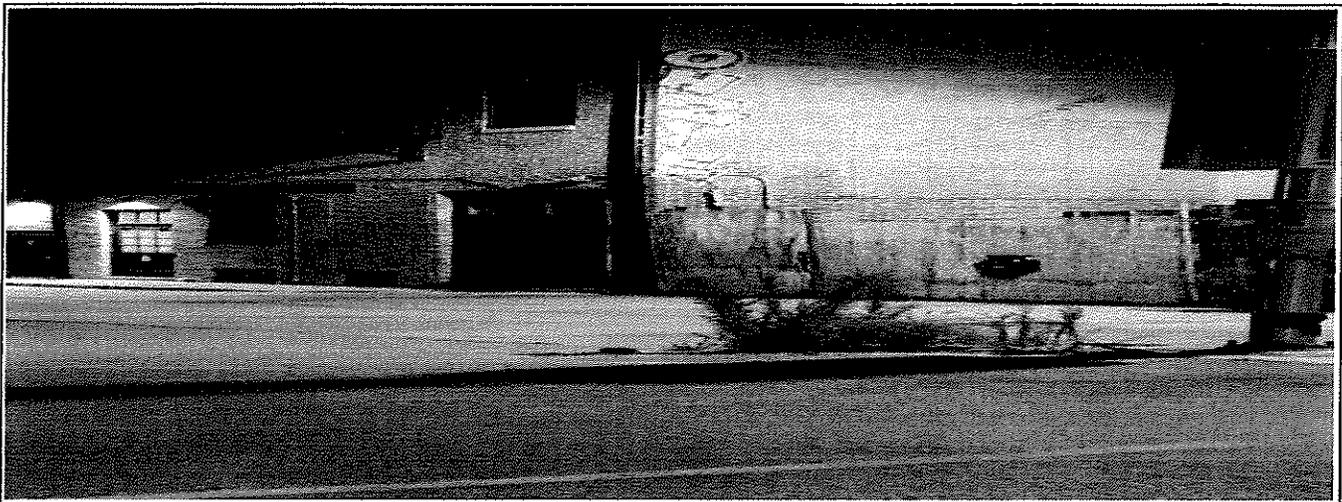
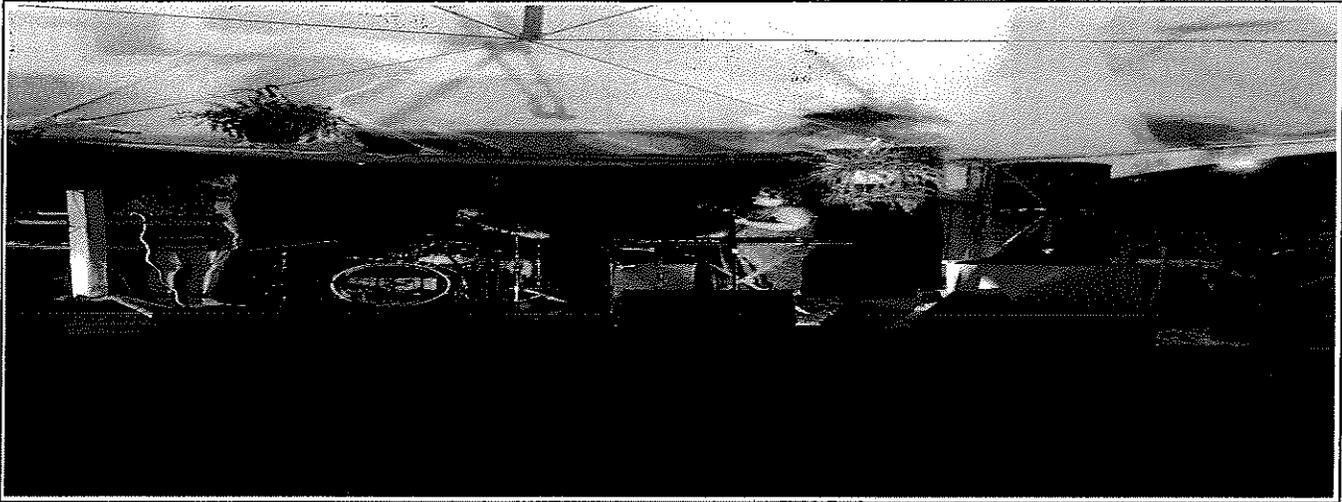
*Violation Reporting Facts:*

On August 27, 2022 at 9:10PM a 311 complaint #22-00685407 was received for 421 N. Howard at the establishment known as Current Space for Disturbing the peace/noise/Loud music.

Inspector Tudhope along with Inspector Jordan responded at approximately 9:40PM and parked in the parking lot located at the rear of location. Inspector Tudhope could hear the music play at a high volume while seated in my car coming from the stage area at rear of building. Inspector Tudhope And Inspector Jordan entered the establishment and made contact with the Licensee Mr. Michael Benevento to make him aware of complaint. Mr. Benevento stated that the live music would end at 10PM and that he always ends any live music before 10PM. Inspector Tudhope informed Mr. Benevento that he would be receiving a violation for the music being extremely loud. Establishment received a previous warning from Agent Chase for the same complaint on 8/13/2022 Complaint # 22-00642482. Inspector Tudhope issued the violation and Inspectors left establishment without further incident

*Photos Taken:*





**Report Prepared By:**

Inspector(s)

Submission Date

i:\0#\w\baltimore\cindy-leigh.tudhope

8/30/2022

A large, dark, handwritten scribble or signature that overlaps the bottom of the form table.

Service Request Summary Report

22-00685407

Printed Date: Oct 5, 2022 - 9:36:46 AM

Type: BCLB-Liquor License Complaint
Created By: Open311 API Site Guest User
Service Request Owner: BCLB
Method Received: API
SLA Detail: 2 Calendar Days

SR #: 22-00685407
Priority: Standard
Status: Closed
Status Date: Sep 19, 2022 1:49:13 AM
Created Date: Aug 27, 2022 9:10:21 PM
Overdue on: Aug 29, 2022 9:10:21 PM
Closed on: Aug 27, 2022 10:14:19 PM

Location: 421 N HOWARD ST, Baltimore City, 21201

Location Details:
Description:

Service Questions

Table with 2 columns: Questions, Answers. Contains details about business location and noise issues.

Contact Information

Table with 4 columns: Name, Address, Email, Phones/Extensions

Service Activities

Table with 6 columns: Activity Name, Status, Assigned To, Outcome, Outcome Reason, Finish Date

Resolution Questions

Table with 3 columns: Service Activity, Resolution Question, Resolution Answer

Comments

Table with 3 columns: Comment, Comment By, Created Date. Contains a detailed comment about the noise complaint.

Related Child Service Requests

Related Parent Service Requests



Service Request Summary Report

22-00642482

Printed Date: Oct 5, 2022 - 9:37:38 AM

Type: BCLB-Liquor License Complaint
Created By: Open311 API Site Guest User
Service Request Owner: BCLB
Method Received: API
SLA Detail: 2 Calendar Days

SR #: 22-00642482
Priority: Standard
Status: Closed
Status Date: Sep 19, 2022 1:52:31 AM
Created Date: Aug 13, 2022 8:03:26 PM
Overdue on: Aug 15, 2022 8:03:26 PM
Closed on: Aug 13, 2022 9:23:30 PM

Location: 421 N HOWARD ST, Baltimore City, 21201

Location Details:
Description:

Service Questions

Questions

Is this issue concerning a private residence or a commercial and/or licensed business?

Name of business:

What is the issue?

Answers

Business

Current Space

Disturbing the peace/noise/loud music/front door open

Contact Information

Name Address Email Phones/Extensions

Service Activities

Activity Name Status Assigned To Outcome Outcome Reason Finish Date

Service Response Not Started

Resolution Questions

Service Activity Resolution Question Resolution Answer

Comments

Comment Comment By Created Date
Staff arrived at the establishment at approximately 9:00 PM. Upon arrival staff could hear loud music coming from the rear of the establishment. Staff spoke with the manager and warned him about the volume of the music. The manager informed staff that the event is over at 10:00 PM. Staff instructed that he keep the noise down for the rest of the night. The manager complied. Staff also spoke with complainant in regard to complaint. Complaint is abated at this time. If you have any questions or concerns please contact the Liquor Board at 410-396-4377 and ask to speak with an agent in charge. Badge #125 Get Outlook for iOS<https://aka.ms/o0ukef>

Balt311 Admin

8/13/2022 9:23 PM



If a noise complaint is founded there is no more warnings at this location. Violation is to be issued. They have now received multiple warnings during founded complaints and citizens are complaining about this location. Thank you. John D. Chrissomallis  
[cid:0ce479da-fb2a-4980-962f-93633b13aad7]  
Chief Baltimore City Liquor Board 1 North  
Charles Street, Suite 1500 Baltimore MD 21201  
Office: 410.396.4384 Complaints Dial 311  
EMERGENCIES Dial 911

Balt311 Admin

8/15/2022 12:06 PM

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#### Related Child Service Requests

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#### Related Parent Service Requests

Report Date: Oct 5, 2022 - 9:37:38 AM



# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: **LBD7 391**

Cert Num: **1117**

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

License Date: **7/6/2022**

License Year: **2022**

CR Number: **19263355**

Payment Date: **07-06-22**

2021 - 2022 TPP Paid

2022 Trader's License

Update Info

[Click to Start License Renewal](#)

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **CURRENT CLUBHOUSE, LLC**

Trade Name: **CURRENT CLUBHOUSE**

Zone Code: **0**

Phone: **832-797-9431**

Block Num: **421**

City: **BALTIMORE**

Street: **HOWARD STREET NORTH**

State: **MD**

Zip: **21201**

CR Number: **19263355**

Portion of Business Used:

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

Restriction:

THE MOU DATED SEPTEMBER 17,2021 BETWEEN THE DOWNTOWN PARTNERSHIP OF BALTIMORE, INC AND THE LICENSEE IS INCORPORATED INTO THE LICENSE.

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MICHAEL	BENEVENTO	1203 MORLING AVENUE	BALTIMORE	MD	21211	Edit	Remove Owner
JULIANNE	HAMILTON	1203 MORLING AVENUE	BALTIMORE	MD	21211	Edit	Remove Owner

## Comments

Date	Comment	Action
10/19/2022	new class "B" license with courtyard for art gallery, art studios, live entertainment and tavern issued to Current Clubhouse, LLC T/A Current Clubhouse, Michael Benevento and Julianne Hamilton on 7/6/2022; invoice# 126746..k./r	<input type="button" value="Delete"/>

License num: LBD7 391                      Address: 421 HOWARD STREET NORTH  
Trade Name: CURRENT CLUBHOUSE

Comment:

## Hold Info



## 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

**December 1, 2022**

**Licensee(s):** Julieanna McGuire  
Sangria, LLC, T/a Sangria  
930 N. Charles Street 21201

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

**Violation of Rule 3.12 – General Welfare – September 24, 2022** – On September 24, 2022, Board of Liquor License Commissioners (BLLC) Inspector Robinson received 311 Complaint #22-00766525 for disturbing the peace/noise/loud music. At approximately 1:42am, Inspector Robinson arrived at the establishment, entered, and observed a DJ operating and heard the DJ announcing last call. Inspector Robinson determined that the music was operating at an acceptable level of volume. Inspector Robinson spoke with the manager about the complaint. Subsequently, Inspector Robinson inspected the liquor license, which stated that the establishment agreed to follow the terms of a Memorandum of Understanding (MOU) that it had with the community. Upon further investigation, I inspected the MOU, and found that it stated the establishment was to be closed by 1:00am on Friday and Saturday unless there was a special sporting event. There was no sporting event in progress at the time the 311 complaint was received, nor did anyone mention such event to me. The MOU in the file is dated January 18, 2017, and it is explicitly referenced in the Board's decision to approve the transfer of ownership to the current business entity at its hearing on January 19, 2017. Under *Board of Liquor License Commissioners for Baltimore City v. Fells Point Café, Inc.*, 344 Md. 120 (1996), "...the Board may place restrictions on a license with the consent of the licensee."

(a) **Service on Licensee(s):** Summons issued to the licensee(s) on 11/17/2022.

(b) **Witnesses Summoned:** Summons issued to Chief Chrissomallis and Inspector Robinson on 11/17/2022.

(c) **Violation History of Current Licensee(s):** Licensee(s) appeared before the Board on 5/20/2021 in reference to:

- Violation of Rule 4.16 - Illegal Conduct
- Violation of Rule 3.12 -General Welfare
- Rule 4.16 – Fined \$50
- Rule 3.12 – Fined \$50
- \$100 + \$125 admin fee
- \$225 total fine

Licensee(s) appeared before the Board on 6/13/2019 in reference to:

- Violation of Rule 3.09(b) Rest Room Facilities and Health Regulations
- \$250 + \$125 admin fee
- \$375 total fine

(d) **License Transfer Date:** The license transferred to the above named entity on 3/20/2017.

**Board's Decision:**

State of Maryland

Board of Liquor License Commissioners

for Baltimore City  
1 N. Charles Street, Suite 1500  
Baltimore, Maryland, 21201-3724  
Phone: (410) 396-4377

**NOTICE**

To: Sangria, LLC  
t/a Sangria  
930 Charles Street North 21201

Date: November 17, 2022

**Licensee may be represented by  
Counsel before board**

You are hereby notified to appear before the Board of Liquor License Commissioners for Baltimore City at 10:30 o'clock AM on the 1<sup>st</sup> day of December 2022, at **City Hall, 100 North Holliday Street, Room 215, Baltimore, MD 21202**, to show cause why your Alcoholic Beverages License and other permits issued by this Board to you under the provisions of the Alcoholic Beverages Article, as amended, should not be suspended or revoked as required by this Board by Section 4-604 of said Article, following your conviction and/or violation of said law, to wit:

**Location of Incident:** t/a Sangria, 930 Charles Street North 21201 ("the establishment").

**Violation of Rule 3.12 – General Welfare – September 24<sup>th</sup>, 2022** – On September 24, 2022, Board of Liquor License Commissioners (BLLC) Inspector Robinson received 311 Complaint #22-00766525 for disturbing the peace/noise/loud music. At approximately 1:42am, Inspector Robinson arrived at the establishment, entered, and observed a DJ operating and heard the DJ announcing last call. Inspector Robinson determined that the music was operating at an acceptable level of volume. Inspector Robinson spoke with the manager about the complaint. Subsequently, Inspector Robinson inspected the liquor license, which stated that the establishment agreed to follow the terms of a Memorandum of Understanding (MOU) that it had with the community. Upon further investigation, I inspected the MOU, and found that it stated the establishment was to be closed by 1:00am on Friday and Saturday unless there was a special sporting event. There was no sporting event in progress at the time the 311 complaint was received, nor did anyone mention such event to me. The MOU in the file is dated January 18, 2017, and it is explicitly referenced in the Board's decision to approve the transfer of ownership to the current business entity at its hearing on January 19, 2017. Under *Board of Liquor License Commissioners for Baltimore City v. Fells Point Café, Inc.*, 344 Md. 120 (1996), "...the Board may place restrictions on a license with the consent of the licensee."

**If you fail to appear at the above location at the date and time as instructed by the agency, the Board will proceed with the hearing and will take such action regarding the suspension or revocation of your license and permits as warranted by evidence. If you have any questions concerning the specific rules or code cited, please refer to Rules and Regulations for the Board of Liquor License Commissioners for Baltimore City or the Alcoholic Beverages Article of the Annotated Code of Maryland for reference purposes. If you have any questions or concerns regarding this matter please contact Deputy Executive Secretary, Nicholas T.R. Blendy, at 410-396-4377.**

BY ORDER OF THE BOARD OF LIQUOR LICENSE  
COMMISSIONERS FOR BALTIMORE CITY

**Albert Matricciani, Jr., Chairman**

BOARD OF LIQUOR LICENSE  
COMMISSIONERS  
FOR BALTIMORE CITY

Back

### Board of Liquor License Commissioners

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

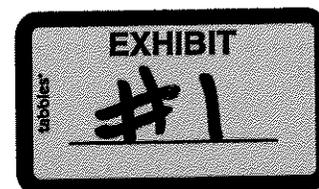
## VIOLATION REPORT

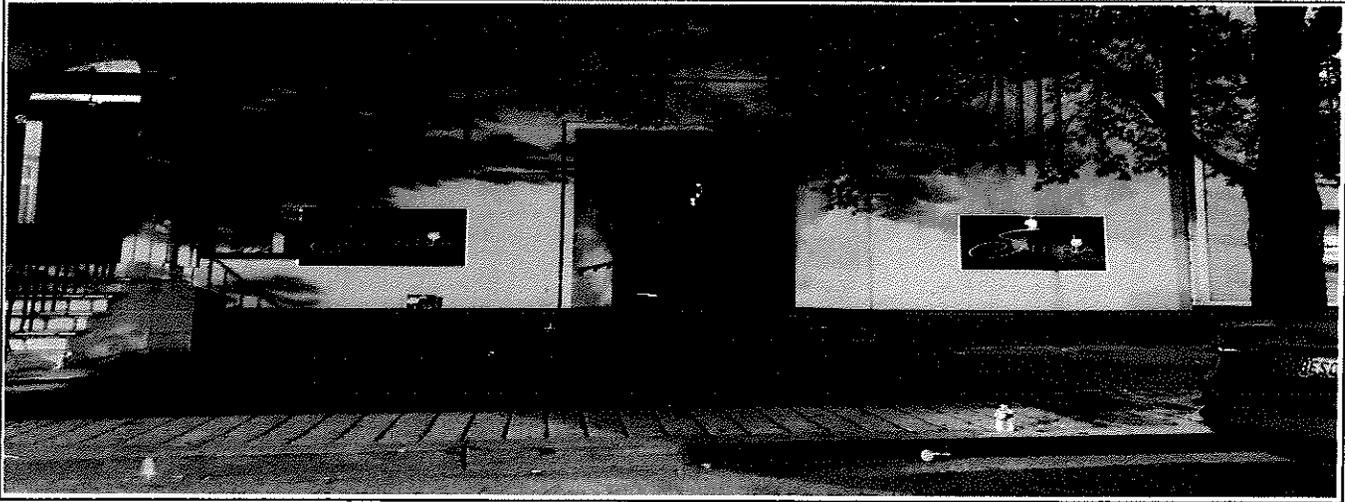
Location Address:	930 CHARLES STREET NORTH 21201
Licensee Information (Trade Name):	SANGRIA
Corporation Name	SANGRIA, LLC
License Type:	Class "B" Beer, Wine and Liquor
Contact:	
Bouncer/Security Name (if applicable):	<input type="text"/> D.O.B. <input type="text"/>
Date Violation Issued:	9/28/2022 2:36:00 PM

**Violation Reporting Facts:**

On September 24th, 2022 at approximately 1:42am, I (Inspector Robinson) responded to 311 complaint 22-00766525 in regards to loud noise coming from the above mentioned establishment. Upon arrival I heard the DJ announcing last call. The noise was deemed to be at an acceptable level. I then entered the establishment and spoke to the manager about the complaint. Afterwards I took a look at the liquor license. The license stated that the establishment was to follow the Memorandum of Understanding (MOU) that it had with the community. Further follow up was needed because the license did not state what was on the MOU. Upon further investigation, The MOU stated that the establishment was to be closed at 1am Friday and Saturday unless there was a special sporting event. There was no sporting event in progress at the time I responded to the 311 complaint, nor was there mention of such event.

**Photos Taken:**





Attach Additional Photos

**Report Prepared By:**

Inspector(s)

Submission Date

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

9/28/2022

Submit

ORIGINAL

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CITY OF BALTIMORE  
BOARD OF LIQUOR LICENSE

-----x  
Julieanna McGuire, Sangria, LLC, t/a Sangria, 930 N. )  
Charles Street - Class "B" Beer, Wine & Liquor License )  
-----x

**Decision**

City Hall  
Baltimore, Maryland

January 19, 2017

BEFORE: ALBERT MATRICCIANI, JR., Chairman  
AARON GREENFIELD, Commissioner  
DANA PETERSON-MOORE, Commissioner  
DOUGLAS PAIGE, Executive Secretary  
STACI RUSSELL, Assistant Executive Secretary

Reported by:  
Bryson Dudley







## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (this "Agreement") is made and entered into this 18<sup>th</sup> day of January, 2017, by and between SANGRIA, LLC, a Delaware limited liability company (the "Licensee"), and the MOUNT VERNON-BELVEDERE ASSOCIATION, INC., a Maryland non-stock corporation (the "MVBA").

WHEREAS, the Licensee proposes to operate Sangria, a tapas-style restaurant (the "Establishment"), at 930 N. Charles Street, located in Baltimore City, Maryland (the "Premises"), and is seeking approval from the Board of Liquor License Commissioners for Baltimore City (the "Liquor Board") for the transfer of ownership of the Class B- Beer, Wine, and Liquor License currently held by REMA, LLC t/a as Red Maple (the "License"); and

WHEREAS, Representatives from the Licensee have met with the MVBA to share their plans and the MVBA has agreed to support the pending application to transfer ownership of the License from Rema, LLC to the Licensee (the "Application") subject to the conditions set forth herein.

NOW THEREFORE in consideration of the foregoing recitals, the mutual promises and commitments contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **Responsibilities of the Licensee.** The Licensee shall operate the Establishment in accordance with the following conditions:
  - a. **General Conditions.**
    - i. **Hours of Operation:**
      1. Sunday through Thursday, the Establishment is to close by 12:00 am.  
Friday through Saturday, the Establishment is to close by 1 am.
      2. Operating hours may be extended for special sporting events, but there shall be no live entertainment during the extended hours.
    - ii. Live entertainment shall cease an hour before the closing time every night of the week.
    - iii. The Establishment shall not at any time have a "rope line" or any other formed line outside of the Premises.
    - iv. The Licensee shall not allow or engage promoter events or other night club style events on the Premises.
    - v. There shall be no dance floor or moving of tables to create an area for dancing.
    - vi. The Establishment shall not serve alcohol within 15 minutes of closing.



*Applicant  
EXHIBIT  
# 3*

- vii. The Establishment shall not at any time require a fee for entry such as a cover charge or any other fee for admission to the Premises.
  - viii. The Licensee shall maintain open lines of communication with the MVBA.
- b. Respect for the Residential Neighborhood
- i. The Licensee shall make a good faith effort to ensure that the Establishment's patrons do not disturb the residents who live nearby the Establishment.
  - ii. No music or noise shall be audible beyond the sidewalks surrounding the Establishment.
  - iii. Upon receipt of a complaint for loud music or other sound disruption from nearby resident(s), Licensee or any manager or designee of the Licensee shall take immediate action to reduce the music or noise to a level that cannot be heard by the resident.
- c. Security:
- i. The Licensee, its manager, and all staff shall actively discourage illegal activity and unruly behavior from occurring within and around the Establishment. To that end, all instances and suspected instances of criminal activity, including but not limited to loitering, public drunkenness, fighting, and suspected drug transactions must be reported to the Baltimore City authorities.
  - ii. The Licensee and its manager and all staff shall ensure that the area immediately adjacent to the Establishment is regularly monitored to ensure that the Establishment's patrons do not disturb the neighbors.
  - iii. The Licensee shall notify the Community within 72 hours of all calls to the Baltimore City Police Department concerning incidents occurring within or immediately adjacent to the Establishment.
- d. Coordination and Communication with the Community:
- i. It shall be the Licensee's responsibility to respond in writing to any complaint(s) from the MVBA's president, or the president's designee, within 72 hours of receiving such complaint(s).
  - ii. It will be the responsibility of the MVBA's president or the president's designee, to respond in writing to any issues or complaints made by the Licensees within 72 hours of receiving such issues or complaint(s).
2. **MVBA Support.** The MVBA agrees to provide a letter of support to the Liquor Board in support the transfer of the License to the Licensee.

3. **Future Transfer of License.**
  - a. This Agreement will remain in effect as long as the Licensee owns the License. This Agreement will be maintained in the public file at the Liquor Board. This Agreement will not transfer with ownership of the License. The MVBA will automatically object to the transfer of the ownership of the License if a new memorandum of understanding is not signed with the new owners.
  - b. Should the License be transferred to an entity other than the Licensee, the permission for live entertainment will not transfer to the new licensee.
4. **Breach.** Uncorrected disputes will be submitted to the Liquor Board for a public hearing. Any matter remaining unresolved following such a hearing, or failure to abide by decisions made in such a hearing, shall constitute a material breach of this Agreement and may lead to a civil court action for breach of contract.
5. **Representations.** The parties 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;
  - c. The Licensee shall promptly notify the other parties if it has decided to terminate its operations; and
  - d. Each party shall rely on the representations made by the other in this Agreement.
6. **Termination of the Agreement.** All Parties agree that either party may terminate the Agreement based on one of more of the following grounds:
  - a. The Non-Terminating Party has committed a material breach of this Agreement; or
  - b. The Non-Terminating Party has engaged in fraud or a material misrepresentation of fact against the Terminating Party.
  - c. All parties agree to give a minimum of 15 days written notice to the other if they desire to terminate the Agreement based on the grounds set forth above.
7. **Governing Law.** This Agreement shall be governed by, constructed and enforced in accordance with the laws of the State of Maryland.
8. **Severability and Independent Covenants.** If any covenant or provision of this Agreement shall be held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the remaining covenants and provisions shall continue in full force and effect. No covenant or provision shall be deemed dependent upon any other covenant or provision unless so expressed. Nothing in this Agreement shall be construed to require any party to violate any federal or state law, statute, or regulation.

9. **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.
10. **Amendment.** This Agreement may not be modified or amended except in writing and signed by the parties hereto.
11. **Entire Agreement.** This Agreement constitutes the entire Agreement between the parties with respect to this subject matter. This Agreement supersedes all prior Agreements, arrangements, and communications between the parties, whether oral or written. This Agreement is intended to be an integrated writing and any prior oral or written Agreement between the parties are merged into this Agreement and extinguished.
12. **Jointly Drafted.** This Agreement shall be deemed to have been drafted by all parties while under the option of representation of legal counsel and, in the event of a dispute, shall not be construed against either party.
13. **Notices.** All notices regarding this Agreement shall be delivered to the other parties by United States certified mail with return receipt requested at the addresses set forth:
  - a. If to Licensee:

Sangria, LLC  
c/o Jules McGuire  
930 N. Charles Street  
Baltimore, MD 21201
  - b. If to MVBA:

President  
Mount Vernon-Belvedere Improvement Association  
1 E. Chase Street, Suite 2  
Baltimore, MD 21202
14. **COUNTERPARTS.** This Agreement may be executed in counterparts which, when taken together, shall be deemed to constitute the fully executed Agreement. The parties further agree that any signatures required to execute this Agreement (or any amendment thereto) may be transmitted electronically, and that such electronically transmitted signature(s) shall be treated for all purposes as an original.

IN WITNESS WHEREOF, the parties have duly executed this Agreement by their hands and under seal affixed hereto as of the day and year first above written.

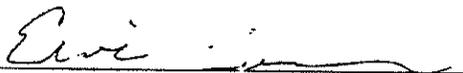
Dated: January \_\_, 2017

SANGRIA, LLC

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Dated: January \_\_, 2017

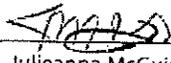
MOUNT VERNON-BELVEDERE  
ASSOCIATION, INC

  
By: ERIC EVANS  
Title: MVBA Liquor Committee Chair

IN WITNESS WHEREOF, the parties have duly executed this Agreement by their hands and under seal affixed hereto as of the day and year first above written.

Dated: January \_\_, 2017

SANGRIA, LLC

 January 18, 2017  
By: Julieanna McGuire  
Title: Operating Manager

Dated: January \_\_, 2017

MOUNT VERNON-BELVEDERE  
ASSOCIATION, INC

\_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

*Board of Liquor License Commissioners for Baltimore City v. Fells Point Cafe, Inc. - No. 128, 1995 Term*

ALCOHOLIC BEVERAGES -- Board of Liquor License Commissioners may impose binding restrictions on a liquor license with consent of the licensee. Additional restrictions may not be imposed as a sanction.



IN THE COURT OF APPEALS OF MARYLAND

No. 128

September Term, 1995

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BOARD OF LIQUOR LICENSE  
COMMISSIONERS FOR BALTIMORE CITY

v.

FELLS POINT CAFE, INC.

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\*Murphy, C.J.  
Eldridge  
Rodowsky  
Chasanow  
Karwacki  
Bell  
Raker

JJ.

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Opinion by Chasanow, J.

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Filed: November 13, 1996

\*Murphy, C.J., now retired, participated in the hearing and conference of this case while an active member of this Court; after being recalled pursuant to the

Constitution, Article IV, Section 3A, he also participated in the decision and the adoption of this opinion.

In this case, we are called upon to decide whether the Board of Liquor License Commissioners for Baltimore City possessed the authority to impose restrictions on an individual license with the consent of the licensee and whether additional restrictions may be imposed on the license thereafter as a sanction for violating the consented to restrictions. For the following reasons, we answer the first question in the affirmative and the second question in the negative. We also hold, as a preliminary matter, that the Petitioners filed a timely notice of appeal.

I.

The facts in this case are as follows. On November 4, 1993, a hearing was held by the Board of Liquor License Commissioners for Baltimore City ("the Board") on an application to transfer the ownership of a liquor license to the Licensees<sup>1</sup> and to modify the restrictions that had been placed on the license. The restrictions had been placed on the license as a result of protracted conflict between the previous license holders and the neighborhood residents over the operation of a club called the Sanctuary. The Fells Point Homeowners' Association ("the FPHA"), an organization of neighborhood residents, initially opposed the transfer of the license to the Licensees, most likely because they feared another club like the Sanctuary. In an effort to convince the FPHA not to oppose the transfer of the license, the Licensees agreed to have

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<sup>1</sup>The Licensees are Justin Walters, Thomas Hicks and Christopher Francis.

certain conditions placed on their operations that would make the establishment more compatible with neighborhood living. The FPMA agreed not to oppose the transfer of the license at the November 4, 1993 hearing in exchange for the concessions by the Licensees.

At the November 4, 1993 hearing, the Licensees argued that the Board should transfer the license because the Licensees and the FPMA had "entered into a written agreement which set[] forth restrictions on the [l]icense which [met] the needs of both sides." The Licensees requested that the written agreement dated November 4, 1993 be incorporated into the license "as a restriction." The restrictions in the agreement included what kinds of music and other entertainment were prohibited, under what conditions dancing would be allowed, what percentage of revenue had to be derived from the sale of food and specific restrictions on the sale of beer, wine and liquor. Before the Board would agree to the transfer, however, it questioned the prospective Licensees extensively and sought assurances that the premises would be operated as a restaurant and not as a nightclub or bar. It appears from the transcript of the November 4, 1993 hearing that the Board had had some problems with the establishment formerly known as the Sanctuary, which was a nightclub, and that the license was only transferred because the Licensees had expressly agreed that the premises would be used as a restaurant.<sup>2</sup> The Board granted the

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<sup>2</sup>The agreement actually covers all "the property of 723 South Broadway." 723 South Broadway houses three separate entertainment

application to transfer the license subject to the restrictions set forth in the agreement and on the license. The face of the license contains the following restriction: "Must operate in line with the conditions set forth in the agreement with the Fells Point Homeowners Association, the agreement dated November 4, 1993."

On December 1, 1994, a public hearing was held by the Board to determine, among other things, whether the Licensees had violated the restrictions contained in the November 4, 1993 agreement.<sup>3</sup> At the hearing, the Licensees moved to dismiss the charges against them on the ground that the November 4, 1993 agreement was binding on the community and the Licensees only and was not enforceable by the Board. The Licensees asserted that, as to the Board, the restrictions in the agreement were "null and void." The Board argued that it did have the power to restrict an individual license and that it had been doing so for many years, whenever it believed that such restrictions would be in the best interests of the community.

The Board concluded that the November 4, 1993 agreement had been accepted by the Licensees and the FPHA and that the Board had

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establishments. The large room in the front of the premises, formerly the Sanctuary, is the area that was to become a restaurant. The smaller front room is the Fells Point Cafe and the large room in the rear is a theater; neither of these establishments is at issue in this case.

<sup>3</sup>The violations were alleged to have occurred in only one of the entertainment establishments, the large room in the front of the premises formerly known as the Sanctuary.

accepted the agreement as a binding restriction on the license. The Board also stated that it had the authority, under Article 2B, to impose such restrictions. After finding that the Licensees had violated many of the restrictions in the agreement and that the premises were being used primarily as a nightclub or bar, the Board imposed the following, additional restrictions, effective December 8, 1994: no live entertainment, no D.J., no dancing, no exotic entertainment.

The Licensees sought judicial review of the Board's decision in the Circuit Court for Baltimore City and obtained a stay of the Board's Order. The Board and several interested individuals<sup>4</sup> (collectively "the Petitioners") responded to the Licensees' petition. A hearing was held on May 15, 1995 before the Honorable Hilary D. Caplan. Judge Caplan found that the Board lacked statutory authority to impose any restrictions on a license not expressly provided for in Article 2B and he stated: "the decision of the Board of Liquor License Commissioners is hereby reversed...." The Judge asked counsel to prepare an order to that effect. An order was prepared and was signed by Judge Caplan on May 17, 1995. The order stated that the decision of the Board was "REVERSED for the reasons articulated by the Court in its oral ruling from the bench and in the Court's Memorandum Opinion

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<sup>4</sup>The individuals are: Courtney Capute, Arnold Capute, Thomas Durel, Timothy Duke, Cecilia Ives and MaryRose Whelley.

attached hereto."<sup>5</sup> The Order was docketed on the same day; the docket entry read: "ORDER OF COURT THAT THE DECISION OF THE BOARD IS REVERSED; COSTS TO BE PAID BY RESPONDENTS (CAPLAN, J)."

On May 23, 1995 and May 25, 1995, the Board and the interested individuals, respectively, filed motions for reconsideration. The Licensees filed a motion in opposition to the motions for reconsideration on June 8, 1995. Judge Caplan held a hearing on the motions on June 16, 1995. After arguments on the motions concluded, Judge Caplan gave the parties ten days to present any additional materials for consideration on the motions. He told the parties to expect his ruling "sometime by the middle of July." Later in the day, on June 16, 1995, the Board and the interested individuals, apparently believing that an appeal had to be filed within 30 days of the May 17, 1995 docket entry, filed notices of appeal to the Court of Special Appeals of Maryland. On July 19, 1995, Judge Caplan filed a Memorandum Decision and Order, which restated his conclusion that the Board lacked authority to impose restrictions on the license and which implicitly disposed of the outstanding motions.

The Licensees filed, in the Court of Special Appeals, a Motion to Dismiss the appeals of the Board and the individual appellants on the grounds that they failed to note timely appeals pursuant to Maryland Rule 8-202(a). The Court of Special Appeals denied the

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<sup>5</sup>There was no Memorandum Opinion attached to the Order.

motion on September 26, 1995. We granted a writ of certiorari, on December 19, 1995, before the case could be reviewed on its merits by the Court of Special Appeals in order to consider the important issues raised by the appeal. In their brief to this Court, the Licensees have again moved to have the Petitioners' appeals dismissed on the grounds that they were not timely.

II.

The threshold issue that we must address is whether the Petitioners filed timely notices of appeal. A notice of appeal must be filed within thirty days after the entry of the judgment or order from which an appeal is to be taken. Maryland Rule 8-202(a). The Licensees argue that when the Petitioners filed their notices of appeal, on June 16, 1995, in response to the Order docketed May 17, 1995, there was no final judgment from which an appeal could be taken. The Licensees argue that a final judgment was entered in the circuit court on July 19, 1995, the date that Judge Caplan filed the Memorandum Decision and Order. The Licensees assert that because the Petitioners did not file additional notices of appeal within 30 days after the entry of the Memorandum Decision, their opportunity for appellate review expired.

The Petitioners filed a response to the Licensees' motion in which they argued that Judge Caplan rendered a judgment on May 15, 1995, which became final when the order was signed and entered on the docket on May 17, 1995. The appellants argue that their

appeal, filed on June 16, 1995, was timely because it was filed on the thirtieth day after the final judgment was entered. We agree, and we hold that the Circuit Court for Baltimore City granted a final judgment, from which the Petitioners could appeal, on May 17, 1995.

The Maryland Rules define a judgment as "any order of court final in its nature entered pursuant to these rules." Maryland Rule 1-202(m). Maryland Rule 2-601 prescribes the manner in which a judgment must be entered:

**"(a) When Entered.**--Upon a general verdict of a jury or upon a decision by the court allowing recovery only of costs or a specified amount of money or denying all relief, the clerk shall forthwith enter the judgment, unless the court orders otherwise. Upon a special verdict of a jury or upon a decision by the court granting other relief, the clerk shall enter the judgment as directed by the court. Unless the court orders otherwise, entry of the judgment shall not be delayed pending a determination of the amount of costs.

**(b) Method of Entry--Date of Judgment.**--The clerk shall enter a judgment by making a record of it in writing on the file jacket, or on a docket within the file, or in a docket book, according to the practice of each court, and shall record the actual date of entry. That date shall be the date of the judgment."

Maryland Rule 2-601(a), (b).

Rule 1-202(m) and Rule 2-601, taken together, "make clear that two acts must occur for an action by a court to be deemed the granting of a judgment: the court must render a final order and

the order must be entered on the docket by the clerk." *Davis v. Davis*, 335 Md. 699, 710, 646 A.2d 365, 370 (1994). Once both steps have occurred, rendition and entry, a judgment has been created. *Id.* "Rendition of judgment is ... the court's pronouncement, by spoken word in open court or by written order filed with the clerk, of its decision upon the matter submitted to it for adjudication." *Id.* The entry of a judgment is the "purely ministerial act" of placing a judgment in the permanent record of a court. *Id.*

Whether a judgment has been rendered is a determination that must be made on a case by case basis and that "turns on whether the court indicated clearly that it had fully adjudicated the issue submitted and had reached a final decision on the matter at that time." *Davis*, 335 Md. at 710-11, 646 A.2d at 370. A reviewing court will focus on the words spoken and the actions taken in the lower court to make such a determination. *Davis*, 335 Md. at 711, 646 A.2d at 371.

On May 15, 1995, Judge Caplan stated: "So the decision of the Board of Liquor Commissioners is hereby reversed, and costs will be paid by the Board. Thank you." These words clearly indicate that the court "had fully adjudicated the issue submitted and had reached a final decision on the matter at that time." Furthermore, Judge Caplan twice referred to the appeal to the Court of Special Appeals that he knew was imminent. In reference to his reversal of the Board, Judge Caplan said of the Court of Special Appeals: "If

I am wrong, they will correct me." In response to a question from Licensees' counsel regarding restrictions on the license, Judge Caplan responded: "I am not going to lift them until ... the Court of Special Appeals has spoken. I am at this juncture reversing the Board." We think the Petitioners could justifiably conclude that Judge Caplan reached a final decision and rendered a judgment.

The order signed by the court on May 17, 1995 was entered on the docket the same day. The docket for May 17, 1995, reads as follows: "ORDER OF COURT THAT THE DECISION OF THE BOARD IS REVERSED; COSTS TO BE PAID BY RESPONDENTS (CAPLAN, J)." In the margin next to those words is the abbreviation "CLOS," the clerk's notation that the case was closed on that day. Thus it appeared from the docket entries that there was a final judgment on May 17, 1995, when the decision that was rendered by the circuit court was entered on the docket.

Whether a party may appeal a judgment of a court depends on whether that judgment is "final." Maryland Code (1995 Repl. Vol.), Courts & Judicial Proceedings Article, § 12-301.

"If a ruling of the court is to constitute a final judgment, it must have at least three attributes: (1) it must be intended by the court as an unqualified, final disposition of the matter in controversy, (2) unless the court properly acts pursuant to Md. Rule 2-602(b), it must adjudicate or complete the adjudication of all claims against all parties, and (3) the clerk must make a proper record of it in accordance with Md. Rule 2-601."

*Rohrbeck v. Rohrbeck*, 318 Md. 28, 41, 566 A.2d 767, 773 (1989). The Licensees argue that the first *Rohrbeck* requirement is lacking and, therefore, that this appeal must be dismissed.

The Licensees argue that it was impossible for Judge Caplan to issue a final disposition on May 15, 1995. In support of their argument, the Licensees point to Md. Code (1957, 1996 Repl. Vol.), Art. 2B, § 16-101(e)(4)(i),<sup>6</sup> which states: "If the court reverses the action of the local licensing board it shall file with the papers a written statement of the reasons." Based on the plain language of that statute, the Licensees argue, Judge Caplan could not render a final judgment until he filed a written statement of the reasons for his reversal of the Board. The Licensees argue that Judge Caplan did not satisfy the requirements of § 16-101(e)(4)(i) until July 19, 1995, when he filed the Memorandum Decision and Order, and that the appeals filed by the Petitioners before that date were ineffective. No additional notice of appeal was filed by either Petitioner within 30 days after July 19, 1995.

The Licensees focus on the following language as proof that Judge Caplan did not intend to render "an unqualified, final disposition of the matter in controversy" on May 15, 1995:

"[BOARD'S COUNSEL]: \*\*\* And when this court reverses the board, it is required to do so by written memorandum.

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<sup>6</sup>Unless otherwise indicated, all subsequent statutory references are to Maryland Code (1957, 1996 Repl. Vol.), Article 2B.

THE COURT: Yes, So I'll get the--the memorandum will be submitted. I mean, the order will be submitted to me. The memorandum will be basically adopting the arguments that I have heard on their side of the memorandum that they have. And I will do it in short form, because I think it is rather long in its body. But the court will do so."

They argue that because Judge Caplan intended to write a memorandum, his disposition of the action was not "unqualified."

In some instances, however, an oral statement dictated by the judge on the record to the court reporter satisfies the requirement of a written statement. In *Smith v. State*, 306 Md. 1, 11, 506 A.2d 1165, 1170 (1986), this Court applied and interpreted the United States Supreme Court's decisions in *Morrissey v. Brewer*, 408 U.S. 471, 92 S.Ct. 2593, 33 L.Ed.2d 484 (1972), and *Gagnon v. Scarpelli*, 411 U.S. 778, 93 S.Ct. 1756, 36 L.Ed.2d 656 (1973). *Morrissey* and *Gagnon* held that a probationer is denied due process of law if his or her probation is revoked without a written statement explaining the reasons therefore and the evidence relied on. The purposes behind the written statement are to help "insure accurate fact finding with respect to any alleged violation and [to] provide[] an adequate basis for review to determine if the decision rests on permissible grounds supported by the evidence." *Black v. Romano*, 471 U.S. 606, 613-14, 105 S.Ct. 2254, 2259, 85 L.Ed.2d 636, 644 (1985).

In *Smith*, a defendant's probation was revoked without a written statement of the reasons. We said, however, that the

written statement requirement of *Morrissey* and *Gagnon* could "be satisfied by the trial judge dictating the reasons for revoking probation, on the record, to the court reporter or other authorized medium of court reporting." *Smith*, 306 Md. at 11 n.3, 506 A.2d at 1170 n.3; see also *Soden v. State*, 71 Md. App. 1, 6 n.4, 523 A.2d 1015, 1017 n.4 (1987) (extending *Smith* to include colloquy between counsel and judge on the record as oral statement which satisfies written statement requirement). A dictation, on the record, of the reasons for revoking probation fulfills the function of the written statement.

In *Thomas v. State*, 99 Md. App. 47, 635 A.2d 71, cert. denied, 334 Md. 632, 640 A.2d 1133 (1994), the Court of Special Appeals interpreted Maryland Rule P3b, which states, in part: "Where a direct contempt is committed, the court shall sign a written order to that effect." Maryland Rule P3b. The purpose of the written order requirement is to enable a reviewing court "to determine by an inspection of the record, whether a contempt has been committed and whether the court had jurisdiction to punish it." *Jones v. State*, 32 Md. App. 490, 497, 362 A.2d 660, 664 (1976).

In *Thomas*, the defendant had been held in direct contempt of the circuit court, but no written order was made evidencing the contempt judgment. 99 Md. App. at 51, 635 A.2d at 73. Although the judgment was vacated for failing to comply with all of the Rule's requirements, the Court of Special Appeals said that

dictating "findings sufficient to constitute a basis for a criminal contempt judgment" to a court reporter satisfied the written order requirement of Rule P3b. *Thomas*, 99 Md. App. at 56, 635 A.2d at 75. Again, dictating findings on the record serves the purposes behind the written order requirement.

In this case, shortly before Judge Caplan stated that he was reversing the decision of the Board, he dictated the reasons that he was doing so to the court reporter on the record. He said:

"I am convinced that [the Licensees' attorney] is correct in his analysis that this is an enabling statute, and that the powers that are explicitly stated do not refer, as they argue to the restrictions that are part of the enabling statute. And that this is not necessarily implicit. And I believe the 10-501(b) exception that was created by the legislature speaks to this, and tells us what the legislature is thinking. And *Baines [v. Board of Liquor License]*, on the other side, tells us what I think the Court of Special Appeals is thinking."

A primary purpose behind the written statement requirement of § 16-101(e)(4)(i) is to enable an appellate court to determine the grounds upon which a decision of the Board was reversed and whether sufficient evidence existed for such a reversal. We think that Judge Caplan's complete explanation on the record satisfies this purpose.

Furthermore, Judge Caplan's words regarding the preparation of a memorandum are not necessarily inconsistent with an intention to render "an unqualified, final disposition of the matter in

controversy." Instead, Judge Caplan's words may indicate that he considered the memorandum to be a mere formality, intended only to memorialize the grounds for the decision that he rendered on May 15, 1995.

In *Rohrbeck, supra*, we also said the following about the finality of a judgment:

"we now make clear that, whenever the court ... indicates that a written order embodying the decision is to follow, a final judgment does not arise prior to the signing and filing of the anticipated order unless (1) the court subsequently decides not to require the order and directs the entry of judgment in some other appropriate manner or (2) the order is intended to be collateral to the judgment."

318 Md. at 42, 566 A.2d at 774. The instant case can be distinguished from *Rohrbeck* because what is at issue here is Judge Caplan's indication that a written memorandum was to follow the decision, not a written order. The written order reversing the Board that Judge Caplan asked the parties to prepare on May 15, 1995 was filed on May 17, 1995. Furthermore, if we were to decide that the language quoted above from *Rohrbeck* also applied to the written memorandum that Judge Caplan was planning to write, it would not affect our decision today. As we explained above, Judge Caplan did not necessarily intend that the written statement be the primary embodiment of his decision. He thoroughly explained the grounds for his decision from the bench and signed an order reversing the Board. He may have agreed to draft the written

statement merely to memorialize the grounds for his decision.

Finally, there was compliance with the formal requirements for a final judgment. The formal requirement for a judgment is its entry on a docket by the clerk in accordance with Maryland Rule 2-601. *Doehring v. Wagner*, 311 Md. 272, 275, 533 A.2d 1300, 1302 (1987). "Rule 2-601 makes it clear that whether a final judgment has been entered must be determined by reference to the docket entry. Accordingly, the date and form of a docket entry purporting to enter final judgment take on special significance." *Waller v. Maryland Nat'l Bank*, 332 Md. 375, 378, 631 A.2d 447, 449 (1993). The form of the May 17, 1995 docket entry in this case was clearly sufficient under Rule 2-601; it recited without qualification: "ORDER OF COURT THAT THE DECISION OF THE BOARD IS REVERSED; COSTS TO BE PAID BY RESPONDENTS (CAPLAN, J)." See *Doehring*, 311 Md. at 276, 533 A.2d at 1302.

"The value of a simple docket entry which ... make[s] clear to everyone the disposition of each and every claim in a case cannot be overemphasized." *Estep v. Georgetown Leather*, 320 Md. 277, 287, 577 A.2d 78, 82 (1990). "Under [Rule 2-601] ... [l]itigants and third persons can look at the file or docket to determine when the judgment was entered, and they are entitled to rely on that date as a public record." *Waller*, 332 Md. at 379, 631 A.2d at 449 (quoting PAUL V. NIEMEYER & LINDA M. SCHUETT, MARYLAND RULES COMMENTARY, 446 (2d Ed. 1992)).

*Edsall v. Anne Arundel County*, 332 Md. 502, 632 A.2d 763 (1993), provides another basis for validating the case at bar. In that case, the Court of Special Appeals certified to this Court the following question of law: "If a notice of appeal is filed prior to the withdrawal or disposition of a timely filed motion under Rule 2-532, 2-533, or 2-534, must a new notice of appeal be filed within 30 days after withdrawal or disposition of the motion, or does the earlier filed notice of appeal suffice to constitute a timely appeal?" *Edsall*, 332 Md. at 503, 632 A.2d at 763-64. The Edsalls filed a motion to alter or amend a judgment, pursuant to Rule 2-534, nine days after the trial court entered a final judgment against them. *Edsall*, 332 Md. at 503, 632 A.2d at 764. They filed a notice of appeal 26 days after the final judgment was entered against them and 19 days before the motion to alter or amend was denied. *Id.* The Edsalls did not file another notice of appeal after the motion to alter or amend was disposed of. *See id.* The Respondent argued that the only notice of appeal filed by the Edsalls was "ineffective because the finality of the judgment [against them] had been interrupted by the timely filing of the motion to alter or amend the judgment." *Edsall*, 332 Md. at 503-04, 632 A.2d at 764. Our answer to the certified question was that the timely notice of appeal filed in accordance with Rule 8-202(a) did not lose its efficacy simply because one of the post-judgment motions specified by the Rule had been filed. *Edsall*, 332 Md. at

506, 632 A.2d at 765.

The structure of this case is similar to the *Edsall* case. A final judgment was entered against the Petitioners on May 17, 1995. Motions to Reconsider were filed by the Board and the individual appellants on May 23, 1996 and May 25, 1996, respectively, pursuant to Rule 2-535. If a Motion to Reconsider is filed within ten days after the entry of a final judgment, and both motions in this case were, the motion shall be treated as a motion under Rule 2-534, the same motion filed in *Edsall*. *Alitalia v. Tornillo*, 320 Md. 192, 200, 577 A.2d 34, 38 (1990). Each Petitioner filed a notice of appeal on June 16, 1996, 30 days after the final judgment was entered and 33 days before the Motions to Reconsider were disposed of. Thus, this case has the same structure as *Edsall* and must be resolved accordingly. We conclude that the Petitioners' appeal was timely filed pursuant to 8-202(a) and that the Licensees' Motion to Dismiss must be denied.

### III.

At the December 1, 1994 hearing, the Board found that the Licensees had violated some of the provisions of the agreement that was incorporated into the license as a restriction. As a sanction, the Board imposed the following, additional restrictions: no live entertainment, no D.J., no dancing, no exotic entertainment. Under the initial, consented to restrictions, dancing, live

entertainment, and a D.J. were permitted under certain conditions. Under the restrictions that were imposed as a sanction, however, dancing, live entertainment, and a D.J. would not be permitted under any circumstances. Exotic entertainment was not permitted under the initial, consented to restrictions or under the restrictions that were imposed as a sanction. We hold that the Board exceeded its authority by imposing the additional restrictions as a sanction.

We addressed the Board's power to impose restrictions as a sanction in our recent decision, *Board of Liquor License Commissioners for Baltimore City v. Hollywood Productions, Inc.*, \_\_\_ Md. \_\_\_, \_\_\_ A.2d \_\_\_ (1996) (Slip Op. No. 127, 1995 Term). In *Hollywood Productions*, after a nightclub was found to be in violation of Rule 3.12 of the Liquor Board Rules and Regulations,<sup>7</sup> the Board imposed a restriction on the club's hours of operation as a sanction. \_\_\_ Md. at \_\_\_, \_\_\_ A.2d at \_\_\_ (Slip Op. at 3). We held that the Board exceeded the confines of its expressly and impliedly delegated powers. *Hollywood Productions*, \_\_\_ Md. at \_\_\_, \_\_\_ A.2d at \_\_\_ (Slip Op. at 17).

In reaching our decision in *Hollywood Productions*, we first noted that the power to restrict an establishment's hours of

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<sup>7</sup>Rule 3.12 of the Rules and Regulations of the Board of Liquor License Commissioners of Baltimore City states: "Licensees shall operate their establishments in such a manner as to avoid disturbing the peace, safety, health, quiet, and general welfare of the community."

operation was not expressly authorized by Article 2B. \_\_\_ Md. at \_\_\_, \_\_\_ A.2d at \_\_\_ (Slip Op. at 9). We then explained that whether such a right may be implied as part of the Board's general regulatory authority "turns on the General Assembly's intent in empowering the agency and the statutory scheme under which the agency acts." *Hollywood Productions*, \_\_\_ Md. at \_\_\_, \_\_\_ A.2d at \_\_\_ (Slip Op. at 10). We examined both the General Assembly's intent and the applicable statutory scheme.

In *Hollywood Productions*, we stated:

"The General Assembly's detailed regulation of the alcoholic beverages industry suggests that where [the General Assembly] intends a liquor board to have a particular enforcement mechanism at its disposal, it expressly provides for it by statute."

\_\_\_ Md. at \_\_\_, \_\_\_ A.2d at \_\_\_ (Slip Op. at 16). Because no provision in Article 2B granted the Board the power to restrict an establishment's hours of operation as a means to enforce the Board's Rules, we held that the General Assembly did not intend that the Board be empowered to do so. *Hollywood Productions*, \_\_\_ Md. at \_\_\_, \_\_\_ A.2d at \_\_\_ (Slip Op. at 14-15).

The statutory scheme under which the Board acts lent further support to our conclusion that the Board exceeded its authority. The General Assembly statutorily mandated the hours during which alcoholic beverages may be sold in Maryland, and the Board was given no power to alter those hours. *Hollywood Productions*, \_\_\_ Md. at \_\_\_, \_\_\_ A.2d at \_\_\_ (Slip Op. at 16). Furthermore, we

explained:

"Article 2B precisely establishes the sanctions available to a liquor board in responding to a licensee's misconduct. Such an elaborate statutory scheme suggests a specific, rather than broad delegation of authority to the liquor boards and contradicts the notion that restrictions, penalties, and sanctions may be fashioned on an *ad hoc* basis."

*Hollywood Productions*, \_\_\_ Md. at \_\_\_, \_\_\_ A.2d at \_\_\_ (Slip Op. at 16). The actions that a Board may properly take under Article 2B to punish licensee misconduct include: impose a monetary fine, suspend a license, and revoke a license. *Hollywood Productions*, \_\_\_ Md. at \_\_\_, \_\_\_ A.2d at \_\_\_ (Slip Op. at 15).

That the Board exceeded the scope of its authority in the instant case is evidenced by both the intent of the General Assembly in empowering the Board and by Article 2B. As we stated in *Hollywood Productions*, it is reasonable to infer that the General Assembly did not intend the Board to have the power to place restrictions on a license as an enforcement mechanism, because it did not so state in Article 2B. Furthermore, the General Assembly did precisely enumerate the sanctions that the Board has the power to impose in Article 2B. *Hollywood Productions*, \_\_\_ Md. at \_\_\_, \_\_\_ A.2d at \_\_\_ (Slip Op. at 16). We hold that the Board exceeded its authority by imposing restrictions on the Licensees' license as a sanction and that the restrictions imposed are of no effect.

IV.

Where a licensee consents to having a restriction placed upon his or her license, however, a different result may be reached. The license under which the Licensees have been operating their establishment for nearly three years was transferred to the Licensees only after they convinced the Board that they intended to operate a restaurant and not a bar. As a display of their good faith, the Licensees suggested that the Board incorporate, as a restriction on the license, the agreement that the Licensees had entered into with the FPHA. The Board did so.

The Licensees now argue that the Board has no power to place restrictions on an individual license. Today we hold that the Board may place restrictions on a license with the consent of the licensee. The Board may not, however, coerce prospective licensee's consent by improper means. If a licensee feels aggrieved by the conditions sought to be placed on his or her license, he or she should seek judicial review at the time the conditions are imposed.

In this case, however, the Licensees did not seek judicial review at the time the original restrictions were imposed. Rather, the original restrictions were imposed at the Licensees' request. Furthermore, it is reasonable to assume that the license would not have been transferred absent the agreement to the restrictions. The agreement said that it was to be attached to the license for as long as it covered the property at 723 South Broadway. The face of

the license itself stated that the licensee must operate in line with the conditions set forth in the agreement with the FPFA. Finally, Licensee Justin Walters explicitly advised the Board that the Licensees would "absolutely" "operate this location to the letter of this agreement," and Licensees Christopher Francis and Thomas Hicks explicitly agreed to substantially the same terms. The Licensees have enjoyed the benefits of this license since November 4, 1993.

Several cases have explained that it would be inequitable to allow a party who has accepted and retained the advantages of an agreement to attack the validity or propriety of the conditions to which the agreement was subject. For example, in *Montgomery County v. Mossburg*, 228 Md. 555, 557, 180 A.2d 851, 852 (1962), the Board of Appeals for Montgomery County granted Mossburg a special exception to expand his existing non-conforming restaurant use with a light wine and beer license, subject to various conditions. Mossburg immediately sought judicial review the imposition of the conditions. This Court held that Mossburg was not bound to accept the conditions; he could choose to forego the special exception altogether. *Mossburg*, 228 Md. at 560, 180 A.2d at 854. We did say, however, that "[i]f he decides to accept a conditioned exception, it would appear that he would not thereafter be in a position to challenge the conditions, although we need not now decide the point." *Id.*

In *Zweifel Manufacturing Corp. v. City of Peoria*, 144 N.E.2d 593 (Ill. 1957), a case we cited in *Mossburg*, Zweifel sued the city of Peoria and sought a judgment that would declare invalid certain conditions imposed by the zoning board of appeals in granting a variance. Zweifel had agreed to the conditions in order to obtain a zoning variance which would allow it to construct a building and to utilize a portion of the area behind the building for parking. *Zweifel*, 144 N.E.2d at 595. The Supreme Court of Illinois held that Zweifel was in no position to complain later about the conditions. *Id.* Without the variation, Zweifel would have had no right to construct the building in the manner desired or to utilize a portion of the area behind the building for parking. *Id.* Also, the court explained, Zweifel did not pursue any remedy of review; it "instead accepted the benefits granted to them by the terms of the variation[]." *Id.* The court concluded that "[b]y accepting the advantages of the variation [Zweifel] ... waived whatever error may have existed in imposing the conditions upon which the variation was granted." *Id.* (citations omitted).

In *Simons Sons Co. v. Md. Tel. Co.*, 99 Md. 141, 163, 57 A. 193, 194 (1904), Maryland Telephone and Telegraph Co., a public utility company, accepted a franchise which enabled it to run its telephone and telegraph lines under, upon or over the "streets, alleys, conduits and other public places" of Baltimore City. As a condition of the franchise, the company agreed to adhere to an

ordinance which set maximum rates for telephone service. *Simons*, 99 Md. at 164-65, 57 A. at 194. The company later challenged the reasonableness of the rates set forth in the ordinance. See *Simons*, 99 Md. at 177, 57 A. at 199. This Court noted that the company had the right to refuse the rates set in the ordinance at the time of its passage, and we held:

"It cannot be here objected by [Maryland Telephone] that the regulation contained in the ordinance ... as to rates of charge was not a reasonable one. The time to have urged such a consideration was before it accepted the ordinance and availed of the privileges it acquired thereunder."

*Simons*, 99 Md. at 177, 57 A. at 199.

In *Federal Power Com. v. Colorado Gas Co.*, 348 U.S. 492, 499, 75 S.Ct. 467, 471, 99 L.Ed. 583, 592 (1955), the Supreme Court of the United States held that the United States Court of Appeals for the Tenth Circuit could not invalidate an existing order of the Federal Power Commission ("Commission") *sua sponte*. The order was proposed by the Colorado Interstate Gas Co. ("Colorado") in order to convince the Commission to allow Colorado to merge with another company. *Federal Power*, 348 U.S. at 494, 75 S.Ct. at 469, 99 L.Ed. at 589-90. The Commission would likely have refused to certify the merger if it were not for the conditions, proposed by Colorado, that were agreed to by both parties and that were formalized in an order of the Commission. *Federal Power*, 348 U.S. at 502, 75 S.Ct. at 473, 99 L.Ed. at 593. Colorado consummated the merger and

enjoyed its benefits for several years. *Federal Power*, 348 U.S. at 502, 75 S.Ct. at 473, 99 L.Ed. at 593-94.

Colorado and the Commission later entered into litigation concerning the application of the conditions, and the Tenth Circuit reversed the Commission's order *sua sponte*. *Federal Power*, 348 U.S. at 496, 75 S.Ct. at 470, 99 L.Ed. at 591. Before the Supreme Court, Colorado argued that nothing should prevent the Tenth Circuit from attacking the validity of the order *sua sponte*. *Federal Power*, 348 U.S. at 498, 75 S.Ct. at 471, 99 L.Ed. at 591. Although the case was primarily decided on another theory, the Supreme Court said:

"In 1950, [Colorado] proposed this condition in its merger proceeding. \*\*\* In 1951, the condition before us became an important factor in securing the Commission's finding that the merger would be in the public interest. After the merger was approved on that condition, [Colorado] sought no review of it. On the other hand, respondent consummated the merger and has enjoyed its benefits ever since. It cannot now be allowed to attack an officially approved condition of the merger while retaining at the same time all of its benefits." (Citations omitted).

*Federal Power*, 348 U.S. at 501-02, 75 S.Ct. at 473, 99 L.Ed. at 593-94.

The sequence of events in this case is similar to the sequence of events in *Federal Power*. The Licensees proposed that the agreement be incorporated into the license as a restriction at its hearing before the Board. The Licensees' promise to conduct

business in accordance with the agreement was a significant factor in favor of the Board's decision to transfer the license. The Licensees sought no review of the Board's decision. Rather, the Licensees have been operating a business and enjoying the benefits of the license for over two years. We cannot allow the Licensees to whipsaw the Board by claiming that the Board may not enforce the very agreement that the Licensees proposed and that the Board relied on because the Board had no power to accept the Licensees' offer in the first instance.

This is not to say that the Board may use its power to grant or transfer a license to try to coerce the acceptance of restrictions by the prospective licensee or that all restrictions agreed to by licensees are valid; these are issues to be decided another day. In the instant case there is no contention that the Licensees' agreement to the restrictions was anything less than free and voluntary; indeed the restrictions were proposed by the Licensees. Therefore, the Licensees did not seek judicial review at the time the restrictions were imposed. Today we hold that when a licensee agrees to reasonable restrictions in order to obtain a license that clearly would not otherwise be granted, the licensee will be estopped from later arguing that the Board had no power to place such a restriction on the license. Neither the reasonableness nor the voluntariness of the initial restrictions is at issue, and we affirm the Board's authority to adopt the initial, consented to restrictions.

The second set of restrictions were not consented to, however, but were imposed as a sanction. As to these restrictions, *Hollywood Productions, supra*, controls our decision. The Board may not impose unconsented to restrictions on a license unless expressly or impliedly authorized by Article 2B. We therefore declare invalid those restrictions that were imposed as a sanction.

JUDGMENT OF THE CIRCUIT COURT  
FOR BALTIMORE CITY REVERSED.  
CASE REMANDED TO THE CIRCUIT  
COURT FOR BALTIMORE CITY WITH  
DIRECTIONS TO REMAND THIS CASE  
TO THE LIQUOR BOARD FOR FURTHER  
REVIEW. COSTS TO BE PAID BY  
THE RESPONDENT.

Service Request Summary Report

22-00766525

Printed Date: Nov 17, 2022 - 3:28:18 PM

Type: BCLB-Liquor License Complaint
Created By: Open311 API Site Guest User
Service Request Owner: BCLB
Method Received: API
SLA Detail: 2 Calendar Days

SR #: 22-00766525
Priority: Standard
Status: Closed
Status Date: Sep 24, 2022 1:43:41 AM
Created Date: Sep 24, 2022 1:13:25 AM
Overdue on: Sep 26, 2022 1:13:24 AM
Closed on: Sep 24, 2022 1:43:40 AM

Location: N CALVERT ST & E FAYETTE ST, Baltimore City, 21202
Location Details: 930 North Charles Street
Description:

Service Questions

Table with 2 columns: Questions, Answers. Contains details about business location and operating hours.

Contact Information

Table with 4 columns: Name, Address, Email, Phone/Extensions.

Service Activities

Table with 6 columns: Activity Name, Status, Assigned To, Outcome, Outcome Reason, Finish Date.

Resolution Questions

Table with 2 columns: Service Activity, Resolution Answer.

Comments

Table with 3 columns: Comment, Comment By, Created Date. Contains a comment about the inspection.

Related Child Service Requests

Related Parent Service Requests

Report Date: Nov 17, 2022 - 3:28:18 PM





# Liquor Board System

Version 1.0

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

## License Detail

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

### License Info

License Num: **LB 087** Cert Num: **0333** Fee: **\$2,020.00** Status: **Renewed**  
License Date: 5/1/2022 License Year: 2022  
CR Number: 16375181  
Payment Date: 04-18-22

2021 - 2022 TPP Paid   
2022 Trader's License  [Update Info](#)

[Click to Start License Renewal](#)

## Add Adult Entertainment License

[Add New Adult Entertainment License](#)

### Location

Corp Name: **SANGRIA,LLC**  
Trade Name: **SANGRIA**  
Zone Code: 21  
Phone: 443-708-2279

Block Num: 930 Street: CHARLES STREET NORTH  
City: BALTIMORE State: MD Zip: 21201

CR Number: 16375181

#### Portion of Business Used:

USE ALL 3 FLOORS AS A BAR AND RESTAURANT WITH LIVE ENTERTAINMENT AND OUTDOOR TABLE SERVICE IN REAR COURTYARD

#### Restriction:

THE MOU DATED JANUARY 18, 2017 BETWEEN THE MOUNT VERNON-BELEVEDERE ASSOCIATION IS INCORPORATED INTO THE LICENSE.

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

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JUILEANNA	MCGUIRE	800 E. FORT AVE #B	BALTIMORE	MD	21230	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
06/17/2021	PAID IN FULL \$225.00 for Violation Hearing dated May 20,2 2021; Invoice #122367..../sb	Delete
06/15/2021	5/20/2021 - Virtual Public Hearing Re: Violation of Rule 4.16 Illegal Conduct; and Violation of Rule 3.12 General Welfare - ADMISSION OF GUILT - Rule 4.16-Fined \$50; and Rule 3.12-Fined \$50; \$100 + \$125 admin fee = \$225 total fine, 30 days to pay (3-0 vote)..../jr	Delete
06/08/2021	Given an invoice to Chief Inspector John for Violation Hearing fee dated on May 20, 2021; Fine Fee to be paid for \$225.00.... /mb.	Delete
06/27/2019	Paid in Full (\$375.00) for Violation Hearing Dated June 13, 2019; Invoice #117286...../jr	Delete
06/27/2019	6/13/2019 - Public Hearing Re: Violation of Rule 3.09(b) Rest Room Facilities and Health Regulations - GUILTY - Rule 3.09(b)-Fined \$250; \$250 + \$125 admin fee, \$375 total fine, 30 days to pay (3-0 vote)..../jr	Delete
04/24/2019	Provided 2018 Trader's License.... /sb	Delete
06/02/2017	06/01/17 - PAID for NSF Fees: Invoices #108051 = \$2,020.00, #108052 = \$30.00.... /sb	Delete
05/19/2017	Given letter hand-delivered to Chief Inspector, M. Foster to suspend Liquor License for NSF in the amount of \$2,020.00 (2017-2018 Annual License Fee) + \$30.00 (Processing NSF Fee)... /sb	Delete
05/19/2017	03/03/2017 *****RELEASED STATE TAX HOLD***** /sb	Delete
05/19/2017	01/17/2017 *****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
05/19/2017	1/19/14- Public Hearing re: Application to transfer ownership- APPROVED (3-0 vote)	Delete
12/28/2016	6/30/16- Public Hearing re: Application to transfer ownership;request for off-premise catering, outdoor table service, and delivery of alcoholic beverage.-**MOU in place- APPROVED (2-1 vote) Moore- Deny	Delete
11/22/2016	MARYLAND SALES TAX HOLD SEND A LETTER ON 11/18/2016 CR#12357365-TRANSFER.....K/R	Delete
07/26/2016	07/25/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
06/02/2016	MARYLAND SALES TAX HOLD ( CR312357365)SEE FOLDER FOR DETAILS.....K/R	Delete
05/01/2015	Called merchant and left message about the incorrect written amount on check #8806 with invoice #98363.... /sb	Delete
02/11/2015	PAID \$625.00 FROM JANUARY 15, 2015 HEARING DATE. INVOICE #95702	Delete
02/03/2015	01/15/15 Hearing date. Owes for fine \$625.00.	Delete
06/14/2012	6/7/2012 Public Hearing re: VIOLATION of Rule 4.05(a) Serving after hours. VIOLATION of Rule 4.18 Illegal conduct. DISMISSED. BCFD Failed to appear.	Delete
12/19/2008	12/18/08 \$100 (311 CONF) PAID IN FULL #65506	Delete
02/07/2006	8/05 Application filed to transfer ownership to Leonard Clarke, REMA, LLC	Delete

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

License num: LB 087  
Trade Name: SANGRIA

Address: 930 CHARLES STREET NORTH

Comment:

[Add Comment](#)

**Hold Info**

Powered by:

# SANGRIA LLC: Z17401225

**Department ID Number:**

Z17401225

**Business Name:**

SANGRIA LLC

**Principal Office:** ⓘ

930 N CHARLES ST  
BALTIMORE MD 21201

**Resident Agent:** ⓘ

STATE DEPT. OF ASSESSMENTS AND TAXATION  
ROOM 801  
301 W PRESTON ST.  
BALTIMORE MD 21201

**Status:**

REVIVED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

FOREIGN LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

07/28/2016

**State of Formation:**

DE

**Stock Status:**

N/A

**Close Status:**

N/A

**December 1, 2022**

**Licensee(s):** Maryann Durst, Concetta Scotto-Sheffert, and Christopher Sheffert  
City Line Food, Inc., T/a City Line Bar & Grill  
6506-10 Belair Road 21206

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

**Violation of Rule 4.14(a) – Live Entertainment Without Authorization – July 14, 2022** – On July 14, 2022, Board of Liquor License Commissioners (BLLC) Inspector Robinson received 311 Complaint #22-00549848 at approximately 10:19pm for disturbing the peace/noise/loud music relating to loud music and karaoke on the outside area. At approximately 10:45pm, Inspector Robinson arrived at the establishment, pulled into the rear lot and heard karaoke being performed. After making this operation, Inspector Robinson entered the establishment and spoke with the Operator and Licensee, Mr. Sheffert. Mr. Sheffert explained the Inspector Robinson that he was under the impression that he was authorized to have live entertainment in his outside seating area. Inspector Robinson then conducted an inspection of the liquor license, and found that the license did not explicitly state that the establishment was permitted to have live entertainment in the outside area. Inspector Robinson advised Mr. Sheffert to cease the karaoke from continuing in the outside area. Mr. Sheffert complied with this request, and Inspector Robinson left with no further incident.

(a) **Service on Licensee(s):** Summons issued to the licensee(s) on 11/17/2022.

(b) **Witnesses Summoned:** Summons issued to Chief Chrissomallis and Inspector Robinson on 11/17/2022.

(c) **Violation History of Current Licensee(s):** The current licensee(s) have no history of violations.

(d) **License Transfer Date:** The license transferred to the above named entity in 2017.

**Board's Decision:**

**State of Maryland**

**Board of Liquor License Commissioners**

for Baltimore City  
1 N. Charles Street, Suite 1500  
Baltimore, Maryland, 21201-3724  
Phone: (410) 396-4377

**NOTICE**

To: City Line Food, Inc.  
t/a City Line Bar & Grill  
6506-10 Belair Road 21206

Date: November 17, 2022

**Licensee may be represented by  
Counsel before board**

You are hereby notified to appear before the Board of Liquor License Commissioners for Baltimore City at 10:30 o'clock AM on the 1<sup>st</sup> day of December 2022, at **City Hall, 100 North Holliday Street, Room 215, Baltimore, MD 21202**, to show cause why your Alcoholic Beverages License and other permits issued by this Board to you under the provisions of the Alcoholic Beverages Article, as amended, should not be suspended or revoked as required by this Board by Section 4-604 of said Article, following your conviction and/or violation of said law, to wit:

**Location of Incident:** t/a City Line Bar & Grill, 6506-10 Belair Road 21206 ("the establishment").

**Violation of Rule 4.14(a) – Live Entertainment Without Authorization – July 14<sup>th</sup>, 2022** – On July 14, 2022, Board of Liquor License Commissioners (BLLC) Inspector Robinson received 311 Complaint #22-00549848 at approximately 10:19pm for disturbing the peace/noise/loud music relating to loud music and karaoke on the outside area. At approximately 10:45pm, Inspector Robinson arrived at the establishment, pulled into the rear lot and heard karaoke being performed. After making this operation, Inspector Robinson entered the establishment and spoke with the Operator and Licensee, Mr. Sheffert. Mr. Sheffert explained the Inspector Robinson that he was under the impression that he was authorized to have live entertainment in his outside seating area. Inspector Robinson then conducted an inspection of the liquor license, and found that the license did not explicitly state that the establishment was permitted to have live entertainment in the outside area. Inspector Robinson advised Mr. Sheffert to cease the karaoke from continuing in the outside area. Mr. Sheffert complied with this request, and Inspector Robinson left with no further incident.

**If you fail to appear at the above location at the date and time as instructed by the agency, the Board will proceed with the hearing and will take such action regarding the suspension or revocation of your license and permits as warranted by evidence. If you have any questions concerning the specific rules or code cited, please refer to Rules and Regulations for the Board of Liquor License Commissioners for Baltimore City or the Alcoholic Beverages Article of the Annotated Code of Maryland for reference purposes. If you have any questions or concerns regarding this matter please contact Deputy Executive Secretary, Nicholas T.R. Blendy, at 410-396-4377.**

**BY ORDER OF THE BOARD OF LIQUOR LICENSE  
COMMISSIONERS FOR BALTIMORE CITY**

**Albert Matricciani, Jr., Chairman**

**BOARD OF LIQUOR LICENSE  
COMMISSIONERS  
FOR BALTIMORE CITY**

## Board of Liquor License Commissioners

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

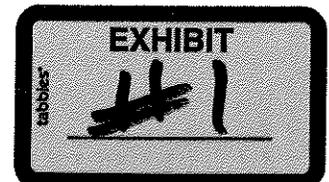
### VIOLATION REPORT

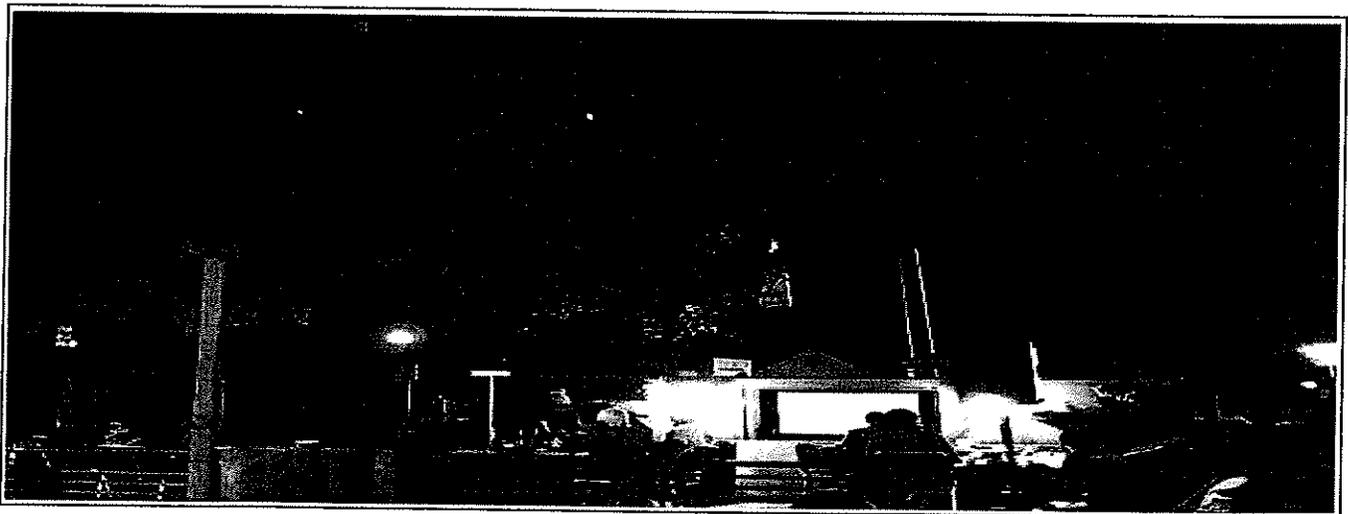
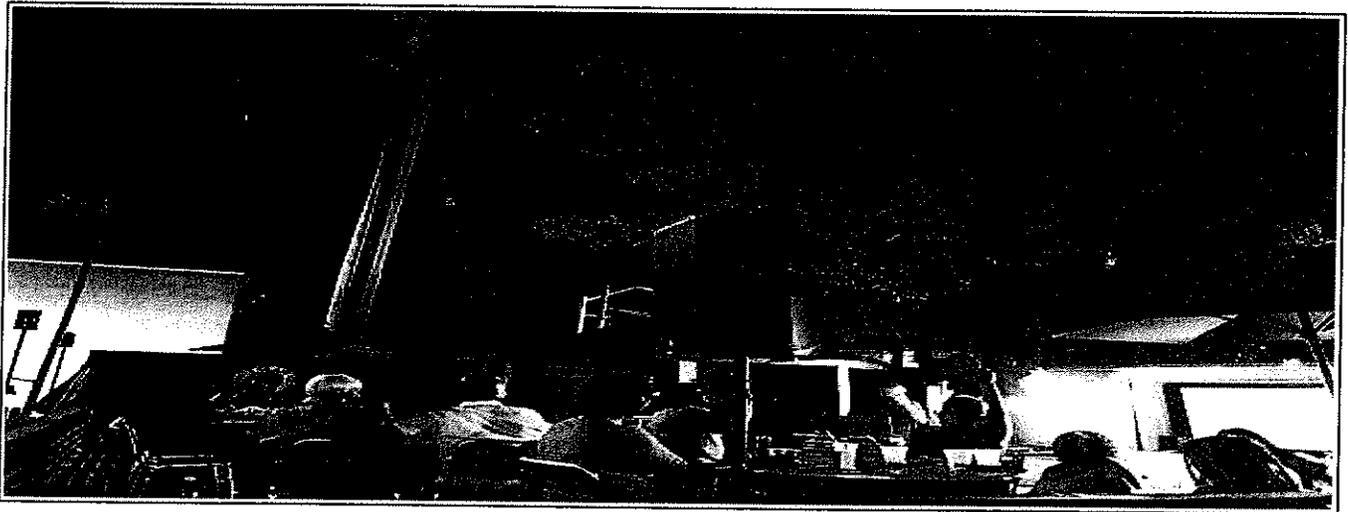
<i>Location Address:</i>	6506-10 BELAIR ROAD 21206
<i>Licensee Information (Trade Name):</i>	CITY LINE BAR & GRILL
<i>Corporation Name</i>	CITY LINE FOOD, INC.
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor
<i>Contact:</i>	
<i>Bouncer/Security Name (if applicable):</i>	<input type="text"/> D.O.B. <input type="text"/>
<i>Date Violation Issued:</i>	7/14/2022 10:45:00 PM

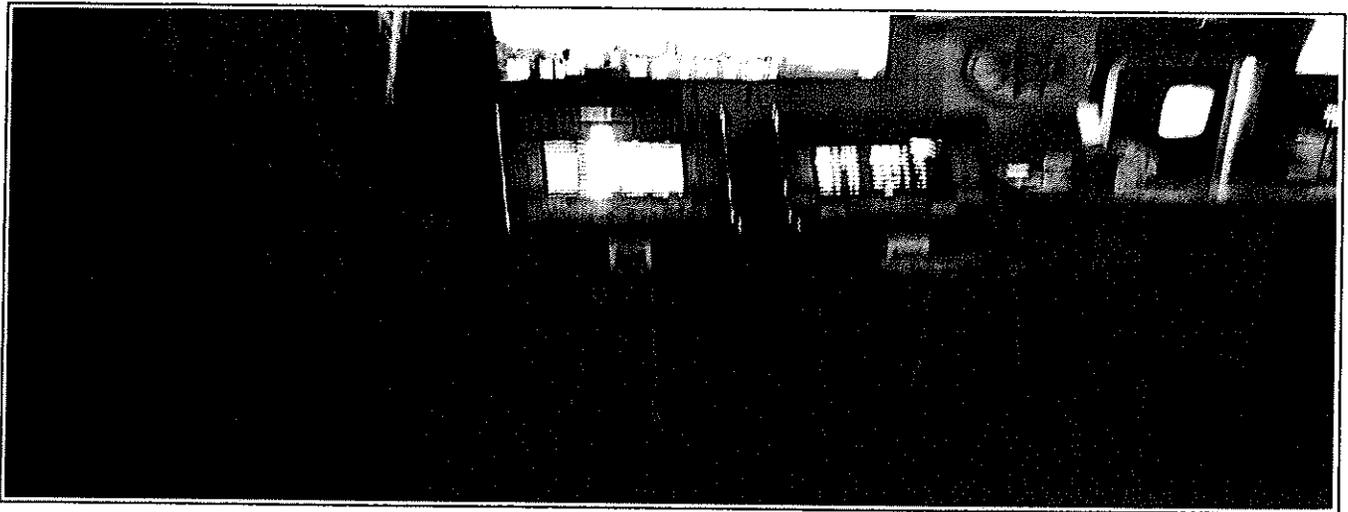
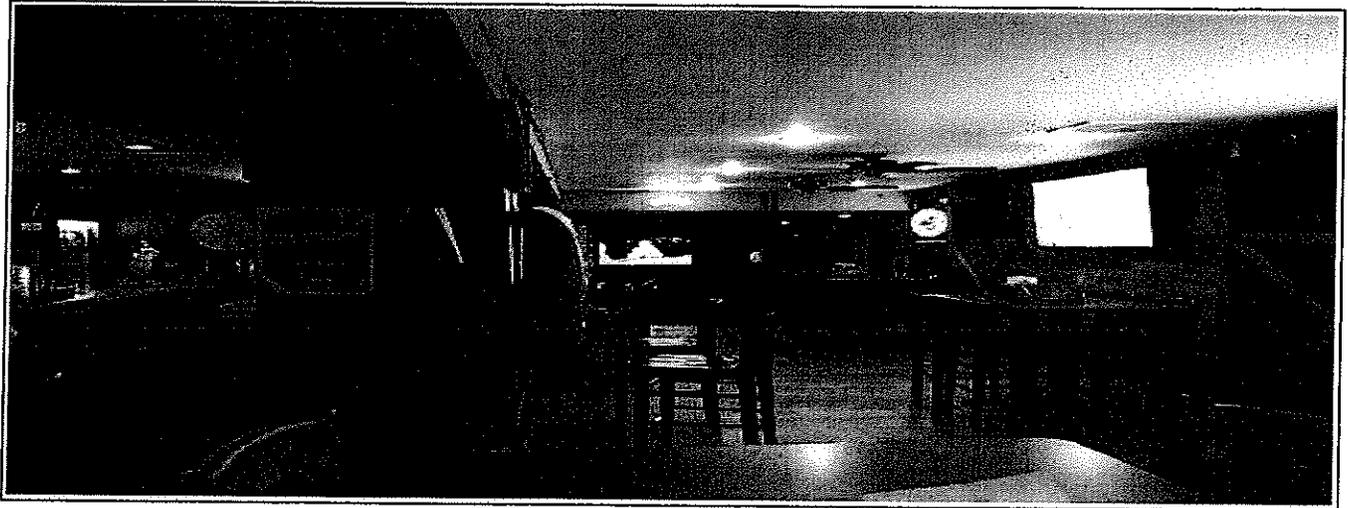
*Violation Reporting Facts:*

On July 14th, 2022 at approximately 1045pm, I (Inspector Robinson) resposned to the above mentioned address in regards to Complaint number 22-00549848. The complaint was recieved at 10:19pm and was in reference to loud music and karaoke on the outside area. Upon arrival I pulled into the rear lot and heard karaoke being preformed. After making this observation I entered the establishment and spoke with Opererator and Licensee . Mr. Sheffert explained to me that he was under the impression that he was able to have live entertainment in his outside seating area. I then condcuted an inspection of the liquor license. The license did not explicitly state that live entertainment could be help outside. After reviewing the license I advised Mr. Sheffert to cease the karaoke being held outside. He complied and left with no further incident.

*Photos Taken:*







Attach Additional Photos

Report Prepared By:

Inspector(s)

Submission Date

Approve

Disapprove

Service Request Summary Report

22-00549848

Printed Date: Nov 17, 2022 - 3:27:42 PM

Type: BCLB-Liquor License Complaint
Created By: Open311 API Site Guest User
Service Request Owner: BCLB
Method Received: API
SLA Detail: 2 Calendar Days

SR #: 22-00549848
Priority: Standard
Status: Closed
Status Date: Sep 19, 2022 1:54:43 AM
Created Date: Jul 14, 2022 10:18:40 PM
Overdue on: Jul 16, 2022 10:18:40 PM
Closed on: Jul 14, 2022 11:05:15 PM

Location: 6506 BELAIR RD, Baltimore City, 21206
Location Details: City Line Bar & Grill
Description: Loud music/karaoke can be heard past 10pm (sometimes as late as 12 midnight) from residential area behind bar off Pinewood/Cedonia Avenues. Occurs several nights a week.

Service Questions

Table with 2 columns: Questions, Answers. Contains questions about private residence vs commercial business, business name, and issue details.

Contact Information

Table with 4 columns: Name, Address, Email, Phones/Extensions.

Service Activities

Table with 6 columns: Activity Name, Status, Assigned To, Outcome, Outcome Reason, Finish Date. Shows a 'Service Response' that is 'Not Started'.

Resolution Questions

Table with 3 columns: Service Activity, Resolution Question, Resolution Answer.

Comments

Table with 3 columns: Comment, Comment By, Created Date. Contains two comments regarding noise and live entertainment authorization.

Related Child Service Requests





# 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 108**

Cert Num: **0200**

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

License Date: 5/1/2022

License Year: 2022

CR Number: 16605738

Payment Date: 04-21-22

2021 - 2022 TPP Paid

2022 Trader's License

Update Info

[Click to Start License Renewal](#)

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **CITY LINE FOOD, INC.**

Trade Name: **CITY LINE BAR & GRILL**

Zone Code: 43

Phone: 410-444-7400

Block Num: 6506-10  
City: BALTIMORE

Street: BELAIR ROAD  
State: MD

Zip: 21206

CR Number: 16605738

Portion of Business Used:

(USE) USE THE ENTIRE PREMISES FOR A RESTURANT/TAVERN WITH LIVE ENTERTAINMENT AND DANCING AND OUTDOOR TABLE SERVICE

Restriction:

ALL PACKAGE GOODS TO BE SOLD OVER THE BAR.

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MARYANN	DURST	6218 EVERALL AVENUE	BALTIMORE	MD	21206	<a href="#">Edit</a>	<a href="#">Remove Owner</a>
CONCETTA	SCOTTO-SHEFFERT	9244 SMITH AVENUE	BALTIMORE	MD	21234	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
02/23/2022	Mailed letter of recognition for underage drinking compliance check on 2/10/2022 /kk	<a href="#">Delete</a>
05/11/2021	* Licensee(s) changed during 2021 renewal period - Maryann Durst replaced Michael Sabracos * /kk	<a href="#">Delete</a>
10/03/2019	Personal Property Tax Owed to City of Baltimore was cleared on October 3,2019..../mb.	<a href="#">Delete</a>
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	<a href="#">Delete</a>
08/16/2019	Mailed letter of recognition for underage drinking compliance check on 8/14/2019 /kk	<a href="#">Delete</a>
08/09/2019	Submitted 2019 Trader's License..... /sb	<a href="#">Delete</a>
12/26/2018	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on December 26, 2018..../mb.	<a href="#">Delete</a>
11/23/2018	Personal Property tax letter mailed to Licensees Home Address on 11/19/18../mb	<a href="#">Delete</a>
03/27/2018	Rec'd SDAT letter of Good Standing...../jr	<a href="#">Delete</a>
02/12/2018	*****RELEASED STATE OF MD TAX HOLD***** .... /sb	<a href="#">Delete</a>
02/09/2018	*****STATE OF MD TAX HOLD released on 02/09/2018*****/mb	<a href="#">Delete</a>
01/30/2018	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.*****/mb	<a href="#">Delete</a>
03/10/2017	Off- Premise catering was not added during transfer health department did not approve (see health department email in folder) ....k/r	<a href="#">Delete</a>
01/17/2017	1/5/17- Public Hearing Application to transfer ownership,with continuation of live entertainment and outdoor table service, request for off premise catering and delivery of alcoholic beverages- APPROVED (3-0 vote)	<a href="#">Delete</a>
11/22/2016	MARYLAND SALES SEND A RELEASE LETTER ON 11/18/2016 CR#09252167-TRANSFER.....K/R	<a href="#">Delete</a>
06/30/2016	Alcohol Awareness expires 06/15/20 (Amanda Hudson & Michael J. Kowalewski)	<a href="#">Delete</a>
10/03/2013	09/19/13 Public Hearing re: Violation of Rule 4.01(a) GUILTY \$500 Admin Fee \$125 Total Fine \$625	<a href="#">Delete</a>
10/02/2012	9/27/2012 Public Hearing re: VIOLATION of Rule 4.18 Charter not in good standing. Submitted required documentation. Paid \$125 fine in lieu of hearing.	<a href="#">Delete</a>

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

License num: LBD7 108      Address: 6506-10 BELAIR ROAD  
 Trade Name: CITY LINE BAR & GRILL

Comment:

[Add Comment](#)

**Hold Info**

## CITY LINE FOOD INC: D17587890

**Department ID Number:**

D17587890

**Business Name:**

CITY LINE FOOD INC

**Principal Office:** 

6506 BELAIR RD

BALTIMORE MD 21206

**Resident Agent:** 

CONCETTA SCOTTO-SHEFFERT

9244 SMITH AVE.

PARKVILLE MD 21234

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

11/02/2016

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

**December 1, 2022**

**Licensee(s):** Shawn Chopra  
Good Neighbor, Inc., T/a Good Neighbor  
3827-33 Falls Road 21211

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

**Violation of Rule 4.14(a) – Live Entertainment Without Authorization – October 1, 2022** – On October 1, 2022, Board of Liquor License Commissioners (BLLC) Agent Steven Han and Agent Darryl Clark responded to 311 Complaint #22-00786294 for disturbing the peace/noise/loud music. At approximately 5:20pm, BLLC Agents Han and Clark arrived at the establishment, and when walking up to the door could hear music coming from the exterior of the establishment. Agents then observed a disc jockey (DJ) operating on the exterior patio. Agents spoke to the manager on duty, Rida Shahbaz, and made her aware of the complaint. Previously, on 9/16/22, a revised BLLC license was issued to the establishment per the instruction of BLLC Deputy Executive Secretary Nicholas Blendy, as the prior Use Permit had been revoked by the Baltimore City Department of Housing and Community Development. The updated license did not authorize live entertainment on the outdoor portion of the licensed premises and the license that contained language authorizing live entertainment in the outdoor portion of the licensed premises was collected by BLLC staff. As a result of the review of the BLLC license not authorizing live entertainment on the outdoor portion of the premises, a violation was issued for the DJ operating on the exterior patio as live entertainment without authorization.

(a) **Service on Licensee(s):** Summons issued to the licensee(s) on 11/17/2022.

(b) **Witnesses Summoned:** Summons issued to Agent Han and Agent Clark on 11/17/2022.

(c) **Violation History of Current Licensee(s):** The current licensee(s) have no history of violations.

(d) **License Transfer Date:** The license transferred to the above named entity on 7/20/2020.

**Board's Decision:**

State of Maryland

Board of Liquor License Commissioners

for Baltimore City  
1 N. Charles Street, Suite 1500  
Baltimore, Maryland, 21201-3724  
Phone: (410) 396-4377

**NOTICE**

To: Good Neighbor, Inc.  
t/a Good Neighbor  
3827-33 Falls Road 21211

Date: November 17, 2022

**Licensee may be represented by  
Counsel before board**

You are hereby notified to appear before the Board of Liquor License Commissioners for Baltimore City at 10:30 o'clock AM on the 1<sup>st</sup> day of December 2022, at **City Hall, 100 North Holliday Street, Room 215, Baltimore, MD 21202**, to show cause why your Alcoholic Beverages License and other permits issued by this Board to you under the provisions of the Alcoholic Beverages Article, as amended, should not be suspended or revoked as required by this Board by Section 4-604 of said Article, following your conviction and/or violation of said law, to wit:

**Location of Incident:** t/a Good Neighbor, 3827-33 Falls Road 21211 (“the establishment”).

**Violation of Rule 4.14(a) – Live Entertainment Without Authorization – October 1, 2022** – On October 1, 2022, Board of Liquor License Commissioners (BLLC) Agent Steven Han and Agent Darryl Clark responded to 311 Complaint #22-00786294 for disturbing the peace/noise/loud music. At approximately 5:20pm, BLLC Agents Han and Clark arrived at the establishment, and when walking up to the door could hear music coming from the exterior of the establishment. Agents then observed a disc jockey (DJ) operating on the exterior patio. Agents spoke to the manager on duty, Rida Shahbaz, and made her aware of the complaint. Previously, on 9/16/22, a revised BLLC license was issued to the establishment per the instruction of BLLC Deputy Executive Secretary Nicholas Blendy, as the prior Use Permit had been revoked by the Baltimore City Department of Housing and Community Development. The updated license did not authorize live entertainment on the outdoor portion of the licensed premises and the license that contained language authorizing live entertainment in the outdoor portion of the licensed premises was collected by BLLC staff. As a result of the review of the BLLC license not authorizing live entertainment on the outdoor portion of the premises, a violation was issued for the DJ operating on the exterior patio as live entertainment without authorization.

**If you fail to appear at the above location at the date and time as instructed by the agency, the Board will proceed with the hearing and will take such action regarding the suspension or revocation of your license and permits as warranted by evidence. If you have any questions concerning the specific rules or code cited, please refer to Rules and Regulations for the Board of Liquor License Commissioners for Baltimore City or the Alcoholic Beverages Article of the Annotated Code of Maryland for reference purposes. If you have any questions or concerns regarding this matter please contact Deputy Executive Secretary, Nicholas T.R. Blendy, at 410-396-4377.**

**BY ORDER OF THE BOARD OF LIQUOR LICENSE  
COMMISSIONERS FOR BALTIMORE CITY**

**Albert Matricciani, Jr., Chairman**

**BOARD OF LIQUOR LICENSE  
COMMISSIONERS  
FOR BALTIMORE CITY**

# Board of Liquor License Commissioners

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

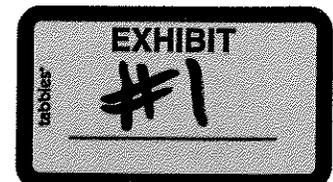
## VIOLATION REPORT

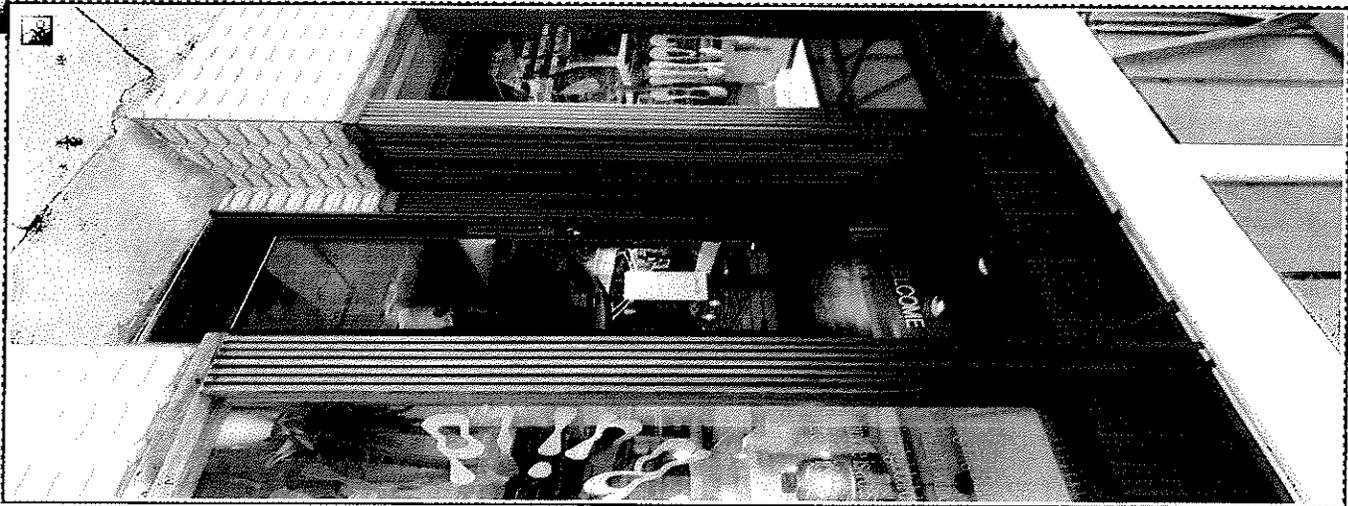
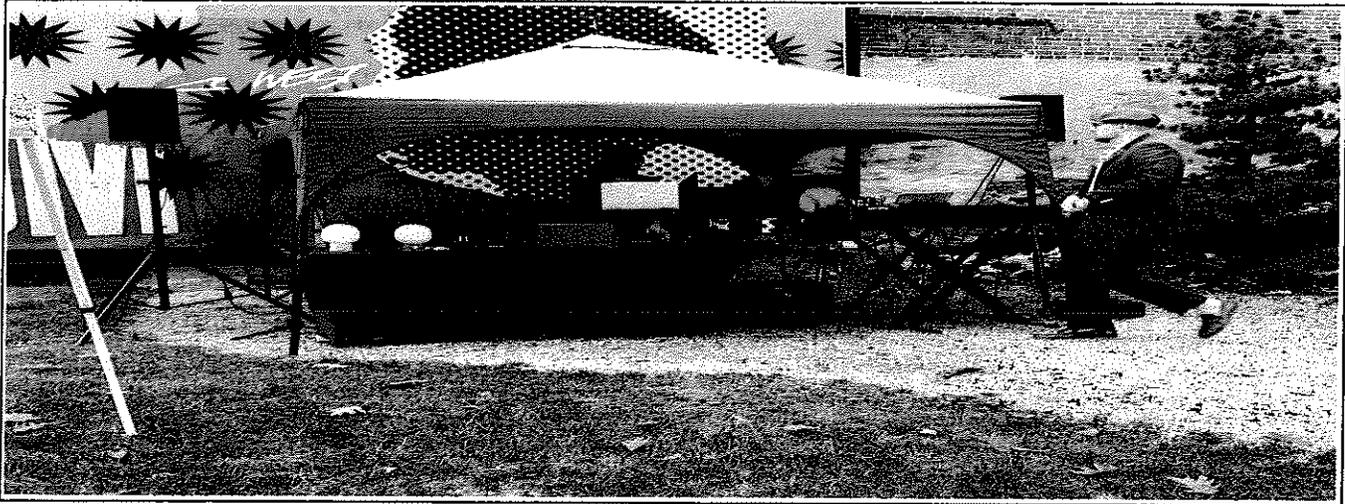
Location Address:	3827-33 FALLS ROAD 21211	▼
Licensee Information (Trade Name):	GOOD NEIGHBOR	
Corporation Name:	GOOD NEIGHBOR, INC.	
License Type:	Class "B" Beer, Wine and Liquor	▼
Contact:		
Bouncer/Security Name (if applicable):		D.O.B. <input type="text"/>
Date Violation Issued:		

### Violation Reporting Facts:

On Saturday 10/1/22 @ 5:20 PM Agent Han and Agent Clark arrived at the establishment known as Good Neighbor 3827-33 Falls Road Baltimore MD 21211 to a 311 Complaint # 22-00786294. For Disturbing the peace, noise and loud music. Upon arrival walking up to the door Agents could hear music coming from the outside of the location. Agents observed a DJ operating on the patio. Agents spoke to the manager on duty Rida Shahbaz making her aware of the complaint. On 9/16/22 A revised license description removing live entertainment was made per DES Blendy permit# 2022-53474. A New license was issued collecting the old one on 9/16/22. At this time violations for noise and having live entertainment was issued.

### Photos Taken:





Attach Additional Photos

**Report Prepared By:**

Inspector(s)

Submission Date

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

10/6/2022

 Approve

Disapprove

## Board of Liquor License Commissioners

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

### VIOLATION REPORT

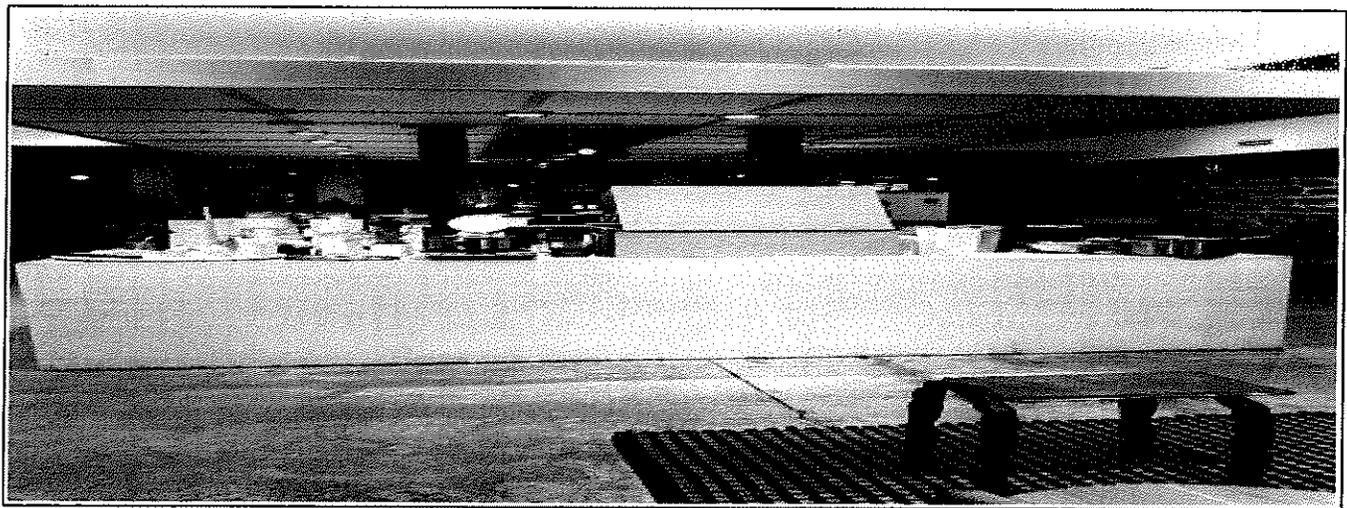
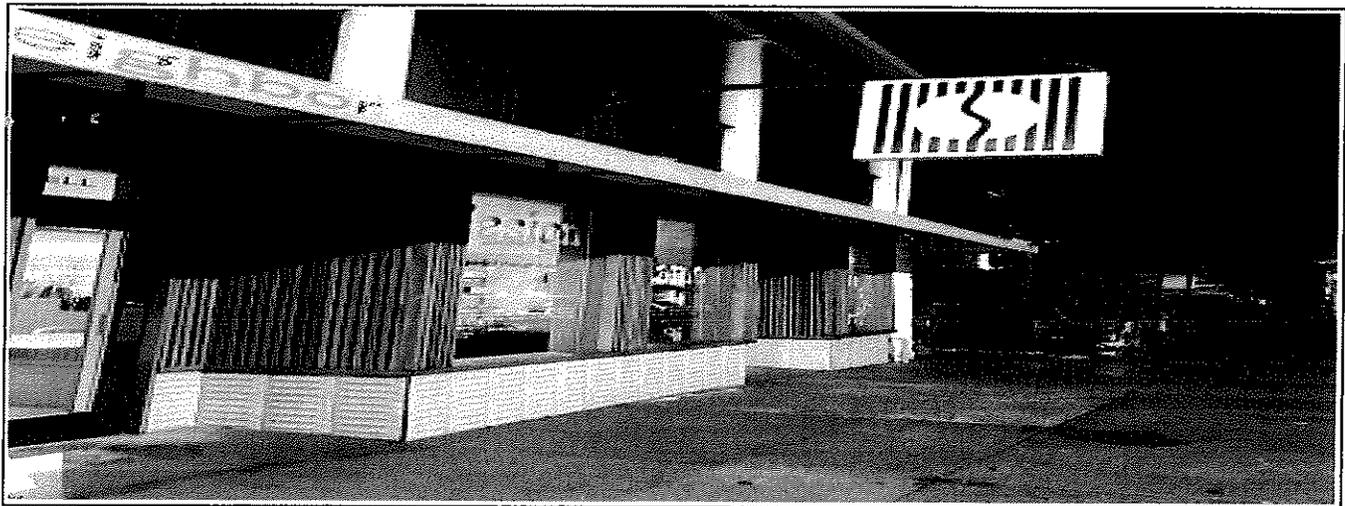
<i>Location Address:</i>	3827-33 FALLS ROAD 21211
<i>Licensee Information (Trade Name):</i>	GOOD NEIGHBOR
<i>Corporation Name</i>	GOOD NEIGHBOR, INC.
<i>License Type:</i>	Class "B" Beer, Wine and Liquor
<i>Contact:</i>	
<i>Bouncer/Security Name (if applicable):</i>	<input type="text"/> D.O.B. <input type="text"/>
<i>Date Violation Issued:</i>	8/9/2022 <input type="text"/> 9:05:00 PM

*Violation Reporting Facts:*

On August 9, 2022 at 8:20pm a noise complaint came out via 311 (complaint number 22-00629176) for the above mentioned address. Inspector Tudhope and I (inspector Robnson) responded to the complaint. Inspector Tudhope arrived at approximately 8:45pm and I arrived at approximately 9:05pm. Upon my arrival, Inspector Tudhope stated that when she got to the establishment she observed someone on the outside patio space speaking on a microphone. Afterwards we went up to the patio and observed a DJ and several speakers set up. After making this observation Inspector Tudhope and I made contact with establishment manager Rida Shahbazz. Ms. Shahbazz was informed that the establishment was not permitted live entertainment on the outside. Ms. Shahbazz the stated that per the establishment's lawyer they were allowed live entertainment outside. Inspectors then asked for the BMZA and the MOU. At the time only the BMZA permit was produced. Without the MOU neither inspector could verify the claim that the establishment was allowed live etertainment on the outside. The establishment had been issued several warning about live entertainment being held on the outside. A violation was written and Inspectors departed without any further incident.

*Photos Taken:*





Attach Additional Photos

**Report Prepared By:**

Inspector(s)

Submission Date

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

8/17/2022

Approve

Disapprove



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

September 8, 2022

3827 Falls Road LLC  
Attn: Jeremy Landsman

Lou Catelli

**RE: Revocation of Permit No. USE2022-53474  
3827 Falls Road**

Dear Property Owner:

Pursuant to the authority granted to the Department of Housing and Community Development ("DHCD") by Subsection 105.6 of the Building, Fire, and Related Codes of Baltimore City ("BFRCBC"), the above referenced permit is hereby REVOKED.

On May 13, 2022, DHCD issued Permit No. USE2022-53474 authorizing the following: *CONTINUE TO USE 1ST FLOOR OF PREMISES AS A RESTAURANT, INCLUDING OUTDOOR SEATING (ALL ON PRIVATE PROPERTY), AND CATERING-- WITH A NEW CLASS B - BEER WINE LIQUOR LICENSE WITH ACCESSORY RETAIL HOME GOODS SALES. ADDING LIVE ENTERTAINMENT (INDOOR ZONES #1 & #2 AND THE OUTDOOR ZONE #3) AS INDICATED ON ATTACHED DIAGRAM AS PER BMZA2021-199 HOTEL APPROVAL TO BE ADDED ON SEPERATE USE PERMIT.* The permit is being revoked because it being issued in error. The Board of Municipal Zoning and Appeals (BMZA) did not approve live entertainment outdoors.

For the reason stated above, DHCD has determined that Subsection 105.6 is applicable and hereby revokes permit USE2022-53474 effective immediately. You have the right to request an administrative review of this suspension. Your administrative appeal request must be 1) in writing; 2) made within 10 days of service upon you; 3) set forth in full the reasons for review; and 4) mailed certified or registered mail, return receipt requested to Jason Hessler, Deputy Commissioner, DHCD, 417 E. Fayette Street, 10th Floor, Baltimore, Maryland 21202.



Sincerely,

*ghanshyampatel*

Ghanshyam Patel  
Assistant Commissioner Permits and Plans Review  
Permits & Litigation

cc: Jason Hessler  
Kathleen Byrne  
Geoffrey Veale  
John Chrissomallis  
Nicholas Blendy  
Matt Achhammer  
Rebecca Witt  
David McGinnis  
Caroline Hecker  
Peggy White

Service Request Summary Report

22-00786294

Printed Date: Nov 17, 2022 - 3:27:07 PM

Type: BCLB-Liquor License Complaint
Created By: Open311 API Site Guest User
Service Request Owner: BCLB
Method Received: API
SLA Detail: 2 Calendar Days

SR #: 22-00786294
Priority: Standard
Status: Closed
Status Date: Oct 01, 2022 5:58:25 PM
Created Date: Oct 01, 2022 4:59:17 PM
Overdue on: Oct 03, 2022 4:59:16 PM
Closed on: Oct 01, 2022 5:58:24 PM

Location: 3827 FALLS RD, Baltimore City, 21211

Location Details:

Description: Looks and sounds like like they are setting up for an event with a live DJ outside, which was determined not to be permitted by the Baltimore zoning board and which they are not permitted to have. This letter (attached) has been shared with the Liquor Board

Service Questions

Table with 2 columns: Questions, Answers. Contains details about business location and noise issues.

Contact Information

Table with 4 columns: Name, Address, Email, Phones/Extensions

Service Activities

Table with 6 columns: Activity Name, Status, Assigned To, Outcome, Outcome Reason, Finish Date

Resolution Questions

Table with 3 columns: Service Activity, Resolution Question, Resolution Answer

Comments

Table with 3 columns: Comment, Comment By, Created Date. Includes a comment from Balt311 Admin.

Related Child Service Requests

Related Parent Service Requests

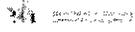


# Images

15:42



Documents USE2022-53474\_4.PDF



Document Title

Document ID

Document Date

### 4. Summary of Findings

The findings of this audit are summarized in the following table. The table provides a brief description of each finding, the associated risk level, and the recommended corrective action. The findings are categorized by risk level: High, Medium, and Low. The High risk findings are those that have the most significant impact on the organization's ability to achieve its mission. The Medium risk findings are those that have a moderate impact, and the Low risk findings are those that have a minimal impact.

The following table provides a summary of the findings identified during the audit.

The findings are summarized in the following table.

Document Title

Document ID

Document Date

Report Date: Nov 17, 2022 - 3:27:07 PM



# Liquor Board System

Version 1.0

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

## License Detail

[Close the License](#)

[Print License](#)

[Print Renewal Letter](#)

[<< Go Back](#)

### License Info

License Num: **LB 067**

Cert Num: **0310**

Fee: **\$2,020.00** Status: **Renewed**

License Date: 5/1/2022

License Year: 2022

CR Number: 17644774

Payment Date: 04-25-22

2021 - 2022 TPP Paid

2022 Trader's License

[Update Info](#)

[Click to Start License Renewal](#)

## Add Adult Entertainment License

[Add New Adult Entertainment License](#)

### Location

Corp Name: **GOOD NEIGHBOR, INC.**

Trade Name: **GOOD NEIGHBOR**

Zone Code: 48

Phone: 443-240-5730

Block Num: 3827-33

City: BALTIMORE

Street: FALLS ROAD

State: MD

Zip: 21211

CR Number: 17644774

Portion of Business Used:

USE 1ST FLOOR OF PREMISES AS A RESTAURANT, INCLUDING OUTDOOR SEATING (ALL ON PRIVATE PROPERTY), AND CATERING-- WITH A NEW CLASS B - BEER WINE LIQUOR LICENSE WITH ACCESSORY RETAIL HOME GOODS SALES.

Restriction:

THE MOU DATED OCTOBER 23, 2019 BETWEEN THE HAMPDEN VILLIAGE MERCHANTS ASSOCIATION (HVMA) AND THE LICENSEE IS INCORPORATED INTO THE LICENSE.

[Edit the License Location Info](#)

[Alternate Mailing Address](#)

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
SHAWN	CHOPRA	2076 ERIC SHAEFER WAY	BALTIMORE	MD	21211	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
09/16/2022	Revised license description removing live entertainment per DES Nicholas Blendy; please see use permit# 2022-53474..../jr	Delete
05/27/2022	Added live entertainment to expanded premises to 3833 Falls Road; Invoice #126363..../jr	Delete
01/18/2022	1/13/2022 - Virtual Public Hearing Re: Request to add live entertainment, expand existing outdoor table service, and expand premises to include 3827-3833 Falls Road - APPROVED (3-0 vote)..../jr	Delete
06/29/2021	Application to add live entertainment, expand outdoor table service and expand premises to include 3827-3833 Falls Road filed on behalf of Good Neighbor, Inc. T/a Good Neighbor, Shawn Chopra on 3/20/2021 (June 2021 Ad) /kk	Delete
07/20/2020	New Class "B" License with Outdoor Table Service and Off Premise Catering issued to Good Neighbor, In. T/a good neighbor, Shawn Chopra on July 20, 2020; Invoice #119889..../sb	Delete
07/20/2020	Alcohol Awareness expires on 01/27/24 Shawn Chopra (certified by Alpha Food & Alcohol Training)..../sb	Delete

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

License num: LB 067

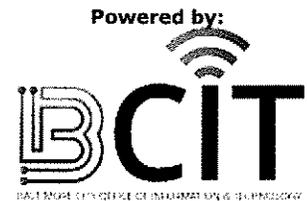
Address: 3827-33 FALLS ROAD

Trade Name: GOOD NEIGHBOR

Comment:

[Add Comment](#)

## Hold Info



## GOOD NEIGHBOR INC: D19605948

**Department ID Number:**

D19605948

**Business Name:**

GOOD NEIGHBOR INC

**Principal Office:** ⓘ

2076 ERIC SHAEFER WAY

BALTIMORE MD 21211

**Resident Agent:** ⓘ

MICHAEL LESTNER

7 CHURCH LN

#17

BALTIMORE MD 21208

**Status:**

CONVERTED

**Good Standing:**

Good Standing for this Business is Unavailable.

Please email [sdat.charterhelp@maryland.gov](mailto:sdat.charterhelp@maryland.gov) with questions.

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

04/22/2019

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

NO