

December 1, 2022

**Applicant(s):** Jason Jose Acevedo Rosario  
Gargolas Lounge, LLC, T/a Gargolas  
3720 Potee Street 21225

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

Application to transfer ownership with continuation of live entertainment and outdoor table service.

(a) **Applicant(s) Information:** (1) Jason Jose Acevedo Rosario was born in Dominican Republic in November of 1988. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Jason Jose Acevedo Rosario (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$150,000 via personal savings over 5 years at 5% interest.

(d) **Qualified Voters:** Peter Pliva, Naima Pliva, and Matthew Lasinki are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a restaurant/tavern including live entertainment with accessory outdoor table service per BMZA 240-04 approved June 8, 2004 w/conditions.

(f) **Corporate Standing:** Gargolas Lounge, LLC is a MD LLC and as of 11/17/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/18/2022 and checked on 8/27/2022. This meets the 10-day rule. There are 3 licensed liquor establishments in the 4x4 area: "BD7" BWL-3.

(h) **Timeline:** Last inspection by BLLC was performed 8/18/2022. At that time, the establishment was open and operating.

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

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: TRANSFER OF OWNERSHIP CLASS TYPE: \_\_\_\_\_

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

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 3720 POTEY STREET, BALTIMORE, MD 21225

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

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

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: GARGOLAS LOUNGE LLC TRADE NAME: GARGOLAS

BUSINESS PHONE NUMBER: 240-527-0274 BUSINESS EMAIL ADDRESS: JASON-ACEVEDO@HOTMAIL.COM

ATTORNEY FOR THE APPLICANT: FRANK SHAULIS ADDRESS: 2660 WYNFIELD RD WEST FRIENDSHIP, MD 21154 PHONE: 443-414-2902

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

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

**1. Applicant A**

JASON JOSE ACEVEDO ROSARIO [REDACTED] [REDACTED]  
 (Full name) (Telephone no.) E-mail (Required)  
 3808 5TH STREET BALTIMORE MD 21225 2 YEARS  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 11/1988 MALE DOMINICAN REPUBLIC  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

**2. Applicant B**

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

**3. Applicant C**

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

RECEIVED: 01/16  
 11/20/2022 09:45

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

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

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

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

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

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

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

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

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

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

Applicant A  B  C

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

Name	Address	Phone	Email

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

- 1) NAME: JASON JOSE ACEVEDO ROSARIO ADDRESS: 3808 5TH ST, BALTIMORE MD 21225 TITLE: MEMBER %OF STOCK HELD: 100%
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

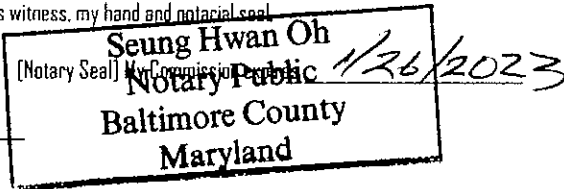
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

*Jason Acevedo*  
Signature of Applicant A

I hereby certify that on the 17th day of July, 2023, before me, the subscriber, a notary public of the State of MD in and for BALTO CY, personally appeared JASON ACEVEDO the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: \_\_\_\_\_  
Printed Name: SEUNG HWAN Oh



Signature of Applicant B

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

Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Signature of Applicant C

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

Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Name and Address of the owners of the premise/landlord: CASTLE SEAFOOD INC.

Phone Number: [REDACTED]

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

(I, WE) Xianting Cao, Pres, Castle Seafood Inc HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3720 Patee St. 21225, Baltimore, City with a Zip Code of 21225, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Xianting Cao  
Signature of Owner of the Property

I hereby certify that on the 17th day of July, 2022 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Xianting Cao, Pres the landlord/property owner named in this application made both in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]

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

Notary Printed Name: SEUNG Hwan oh

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

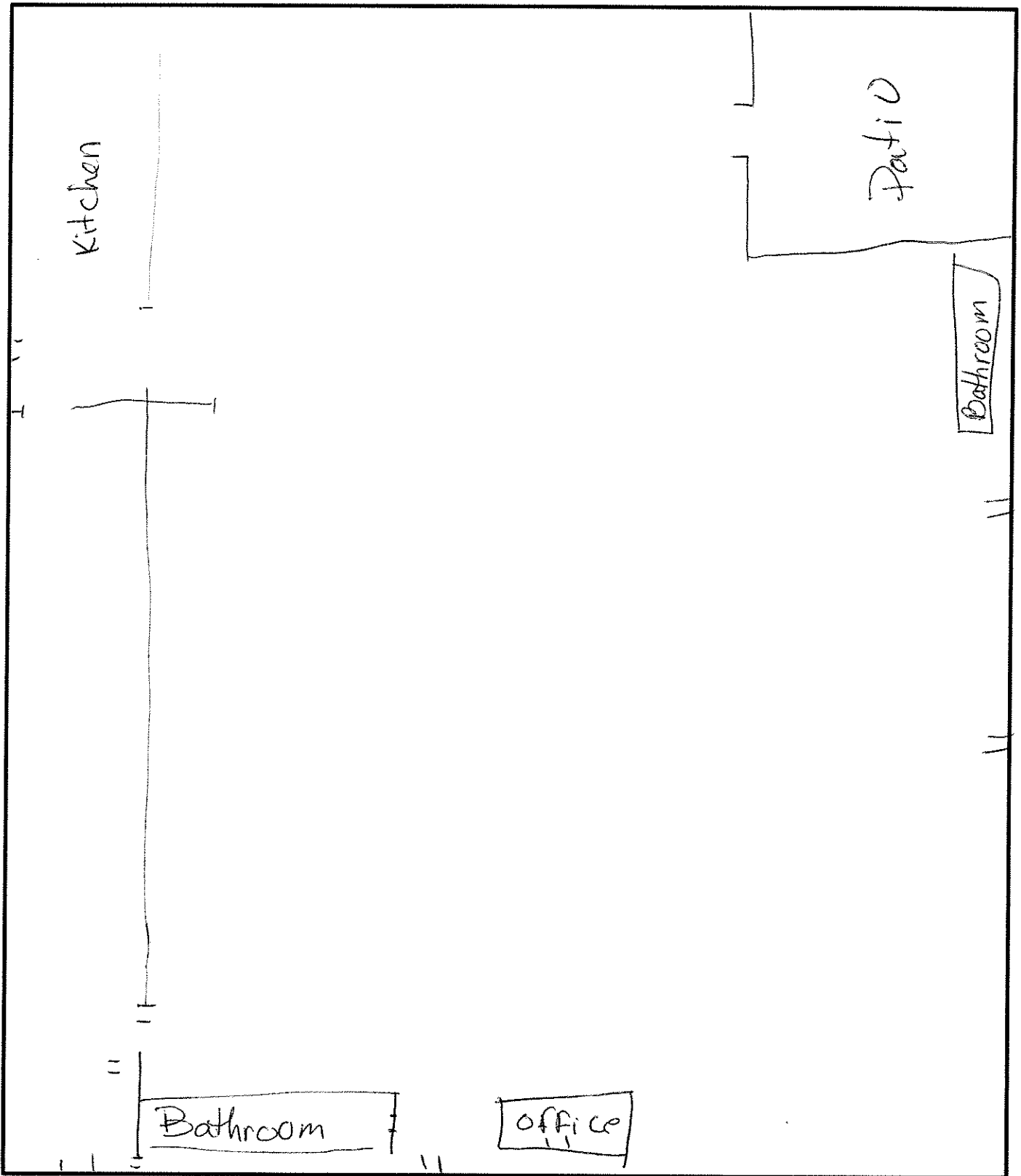
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
PETERA PLIVA	1321 S. HANOVER BALTO, MD 21230	<u>[Signature]</u>	7/30/65	10 YEARS
NAINIA PLIVA	1321 S. HANOVER ST. BALTIMORE MD 21230	<u>[Signature]</u>	12/60	10 YEARS
MATTHEW CASASCI	1101 E FAY AVE BALTIMORE 21230	<u>[Signature]</u>	04/38	5 yr

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

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

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





# Liquor Board System

Version 1.0

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

## License Detail

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

### License Info

License Num: **LB 310** Cert Num: **1089** Fee: **\$2,500.00** Status: **Renewed**  
License Date: 5/1/2022 License Year: 2022  
CR Number: 13311515  
Payment Date: 06-23-22

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: **CASTLE SEAFOOD, INC.**  
Trade Name: **CASTLE SEAFOOD RESTAURANT**  
Zone Code: 3  
Phone: 410-355-2227

Block Num: 3720 Street: POTE STREET  
City: BALTIMORE State: MD Zip: 21225

CR Number: 13311515

#### Portion of Business Used:

USE ENTIRE PREMISES AS A RESTAURANT AND TAVERN WITH LIVE ENTERTAINMENT-MAY PROVIDE OUTDOOR TABLE SERVICE IN LINE WITH BMZA APPEAL #240-04; PROVIDES DELIVERY OF ALCOHOLIC BEVERAGES.

#### Restriction:

TRANSFER APPROVED SUBJECT TO AGREEMENT MADE WITH THE CONCERNED CITIZENS FOR A BETTER BROOKLY COMMUNITY ASSOCIATION; LICENSE GRANTED FOR ABOVE PREMISES ONLY-CANNOT BE TRANSFERRED TO ANOTHER LOCATION.

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

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
XIANTING C.	CAO	12504 FELLOWSHIP COURT	REISTERSTOWN	MD	21136	<a href="#">Edit</a>	<a href="#">Remove Owner</a>
JASON JOSE ACEVEDO	ROSARIO	3729 BROOKLYN AVENUE	BALTIMORE	MD	21225	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
11/16/2022	11/09/22 - Given an Invoice to Chief Inspector John Chrissonmallis for Violation Hearing fee dated on Oct. 20, 2022; Fine Fee to be paid \$1,125.00.... /mb	Delete
11/04/2022	11/3/2022 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - POSTPONED..../jr	Delete
10/25/2022	10/20/2022 - Public Hearing Re: Violation of Rule 4.05 Prohibited Hours; Violation of Rule 3.08(a) Sanitation and Safety; Violation of rule 3.02 Cooperation; Violation of Rule 3.12 General Welfare; and Violation of Rule 4.16 Illegal Conduct - DENIAL - GUILTY - Rule 4.05-Dismissed; Rule 3.08(a)-Dismissed; Rule 3.02-Fined \$500; Rule 3.12-Dismissed; and Rule 4.16-Fined \$500 - \$1,000 + \$125 admin fee = \$1,125 total fine, 30 days to pay (2-1 vote)..../jr	Delete
08/05/2022	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Gargolas Lounge, LLC T/a Gargolas, Jason Jose Acevedo Rosario on 7/20/2022 /kk	Delete
06/23/2022	* Licensee(s) changed during 2022 renewal period - Jason Jose Acevedo Rosario replaced Ron Smith * /kk	Delete
03/29/2022	FOOD FORM WAS SUBMITTED WITH 2022-2023 RENEWAL APPLICATION..../jr	Delete
04/13/2021	FOOD FORM WAS SUBMITTED WITH 2021-2022 RENEWAL APPLICATION..... /jr	Delete
06/30/2020	Temporary Outdoor Table Service letter was returned...../sb	Delete
04/28/2020	04/17/20 - COVID-19 Letter was Returned..../sb	Delete
02/20/2020	***STATE OF MD TAX HOLD, letter re-send to Licensees Home Address on February 20, 2020***/mb	Delete
02/20/2020	02/17//20 - Return To Sender; Vacant; Unable To Forward...../mb	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb	Delete
04/29/2019	***RELEASED STATE OF MD TAX HOLD*** .... /mb	Delete
02/04/2019	****STATE OF MD TAX HOLD, letter sent to the Business address on February 4, 2019.****/mb	Delete
01/04/2019	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on January 4, 2019..../mb.	Delete
11/19/2018	11/16/18 RE: PAID IN FULL \$875.00 for Violation Hearing dated on October 11, 2018; Invoice #113767..... /sb	Delete
10/26/2018	Given an Invoice to Inspector John Chrissonmallis for Violation Hearing fee dated on October 11, 2018; Fine Fee to be paid \$875.00.... /mb.	Delete
10/12/2018	10/11/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$750; \$750 + \$125 admin fee; \$875 total fine, 30 days to pay (3-0 vote)...../jr	Delete
09/12/2018	Application to transfer ownership with continuation of live entertainment and outdoor table service Mariposa Restaurant, Inc. T/a Mariposa Restaurant, Bryon Orozco Vasquez and Ron Smith withdrawn on 9/12/2018	Delete
08/15/2018	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Mariposa Restaurant, Inc. T/a Mariposa Restaurant, Bryon Orozco Vasquez and Ron Smith on 7/17/18 /kk	Delete
05/18/2018	****RELEASED STATE OF MD TAX HOLD**** /sb	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
05/18/2017	2016 and 2017 food form was attached to 2017 renewal application ... k/r	Delete
05/03/2017	****RELEASED STATE OF MD TAX HOLD**** /sb	Delete
02/17/2017	*****2017 RENEWAL INFORMATION*****Please HOLD 2017 license due to nonsubmission of 2016 food form. License will not be release until staff receive required form.....k/r...per D.Paige	Delete
01/18/2017	****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.**** /sb	Delete
09/13/2016	Letter sent on 9/2/2016 in reference to 2016 food form submission. Establishment had 10 days from that date of letter to submit the form. At this time there has been no response....k.r	Delete
04/20/2016	highlighted areas on 2016 renewal application were answered, see sheet attached to renewal application. ND	Delete
04/13/2016	****Must answer all highlighted areas on 2016 renewal application****	Delete
03/23/2016	Alcohol Awareness expires on 03/18/2020 (Xianting Cao)	



		<a href="#">Delete</a>
08/21/2014	7/10/14 Public Hearing re: Violation of Rule 4.20(a, Violation of Rule 4.18, Violation of Rule 4.19, Violation of Rule 4.18. Board found licensee guilty on all chargers. Borad imposed a \$1,000 ine & 60- day suspension	<a href="#">Delete</a>
12/03/2013	11/14/2013 Public Hearing re: Violation of Rule 4.20(a)(October 3, 2013 Inspector Joann Martin observed a separate package goods store without approval from Board) Board GRANTED postponement	<a href="#">Delete</a>
09/17/2012	9/13/2012 Public Hearing re: VIOLATION of Rule 4.18 Corporate charter not in good standing. VIOLATION of Article 2B section 10-301(j)(i) Rule 4.18 GUILTY \$250. Article 2B section 10-301(j)(i) DISMISSED. TOTAL FINE \$250.	<a href="#">Delete</a>
08/06/2009	06/18/09 RETURN CHECK(VOUCHER #93797) FOR INVOICE #68834=AMOUNT DUE \$2020	<a href="#">Delete</a>
11/18/2008	08/11/08 \$100 CONF.FEE PAID IN FULL #64628	<a href="#">Delete</a>
08/11/2008	08/07/08 Transfer conf.re: Transfer of ownership where licensed premises has been closed for 90 days.DECISION: APPROVED.MUST PAY CONF.FEE \$100	<a href="#">Delete</a>

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

License num: LB 310

Address: 3720 POTEY STREET

Trade Name: CASTLE SEAFOOD RESTAURANT

Comment:

[Add Comment](#)

**Hold Info**

Powered by:



## GARGOLAS LOUNGE LLC: W22012405

**Department ID Number:**

W22012405

**Business Name:**

GARGOLAS LOUNGE LLC

**Principal Office:** ⓘ

3720 POTEE STREET  
BALTIMORE MD 21225

**Resident Agent:** ⓘ

JASON JOSE ACEVEDO ROSARIO  
3720 POTEE STREET  
BALTIMORE MD 21225

**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:**

07/22/2021

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 3720 Potee St.

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

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

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

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

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

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

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

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

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

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

"BD7" BEER, WINE & LIQUOR 3

ARENA \_\_\_\_\_





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

RACING \_\_\_\_\_



PREPARED BY: Steven Haen DATE: 8/20/22

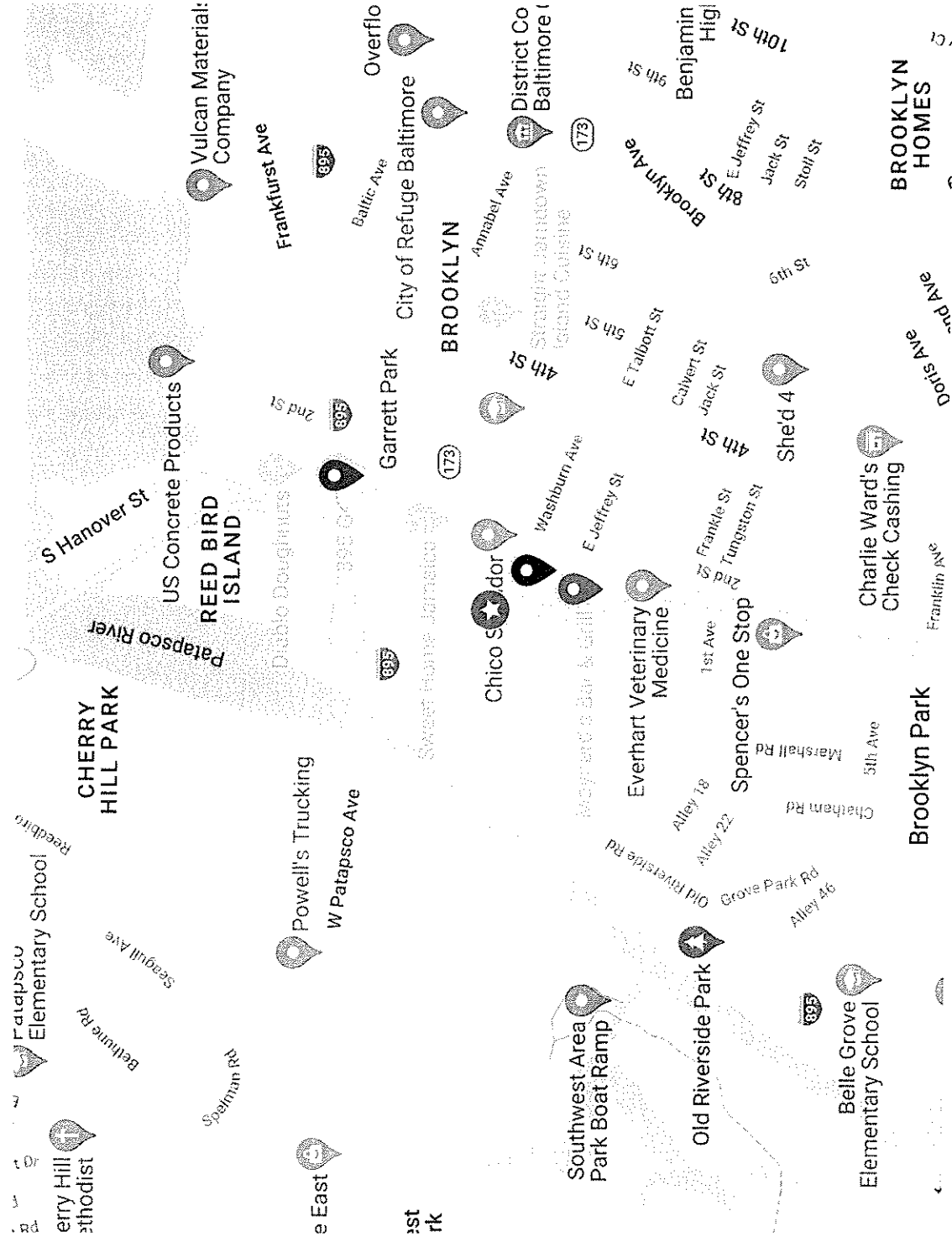
# 3720 Potee St.

## License Establishment

-  Gargolas LB
-  Maynard's Bar & Grill LBD-7
-  Stock Market Bar LBD-7
-  Grown Folks LBD-7

## Schools and Church

-  Iglesia Cristiana pentecostes  
Cristo es tu Libertador de  
Baltimore Maryland
-  St Hilary's Chapel



Board of Liquor License Commissioners

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

**INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS**

Licensee Information (Trade Name):	Gargolas
Corporation Name:	Gargolas Lounge LLC
Location Address:	3720Potee St.
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes
Is the location within 300 feet of Church and/or School?	No
Date Posted?	8/18/2022
Estimated Date of Removal?	8/27/2022
Are there any other licensed establishments within a two block radius?	Yes

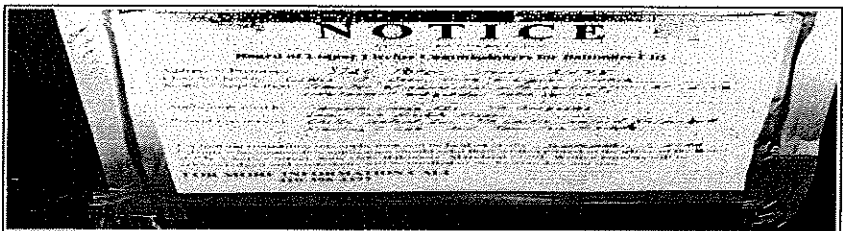
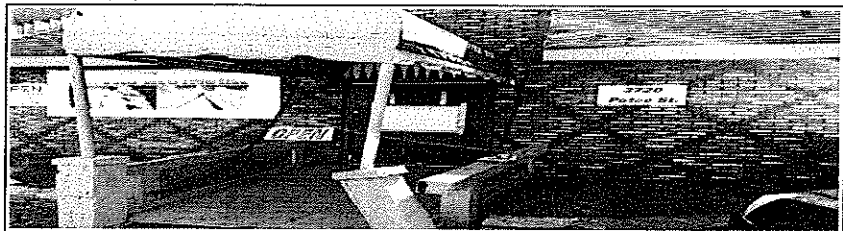
Other licensed locations - Describe/Note:

see map

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

Transfer of ownership

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

i:0#.w|baltimore|steven.han

8/20/2022

9:07:26 PM

Board of Liquor License Commissioners

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

**POSTING SIGNS REPORT**

Applicant(s) Name:	Jason Jose Acevedo Rosario
Address of Premises:	3720 Potee St.
Inspector:	i:OR.w baltimore\steven.han
Date Posted:	8/18/2022
Time Posted:	
Date Rechecked:	8/27/2022
Time Rechecked:	
Manager or Owner when sign posted:	

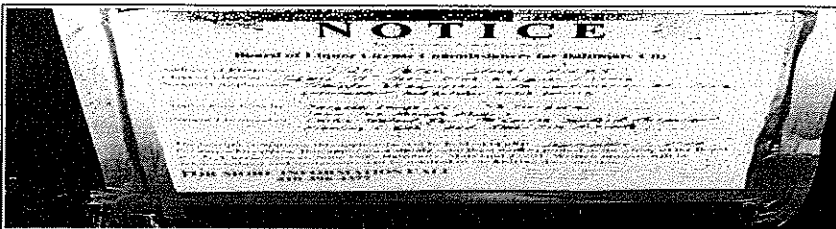
Summary on location of sign posted:

FRONT DOOR

Summary on location of sign rechecked:

Was up for ten days

Insert Photo of Sign and location:



Attach Additional Photos

Approve Disapprove

# NOTICE

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3720 Pottee Street A1285  
Class of License: Class "B" Beer, Wine & Liquor License  
Scope of Application: Transfer of Ownership with continuation of Live Entertainment and outdoor table service

Application filed by: Gargolas Louse, LLC 714 Gargolas  
Jason Jose Acevedo Rosario  
Present Licensee(s): Castle SeaFood, Inc. 714 Castle SeaFood Restaurant  
Xianting C. Cao And Jason Jose Acevedo

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

**FOR MORE INFORMATION CALL**  
**410-396-4377**

Hon. Albert J. Mautriciani, Jr., Esq. *Chairman*  
Aaron J. Greenfield, Esq. *Commissioner*  
Edward L. Reisinger *Commissioner*  
Douglas K. Paige *Executive Secretary*

Back

## BLLC Routine Inspection

### Licensee Information

Address: 3720 POTEE STREET 21225

Trade Name: CASTLE SEAFOOD RESTAURANT

Corporation Name: CASTLE SEAFOOD, INC.

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

Date/Time of Inspection: 8/18/2022 1:51:44 PM

Manager/Licensee: Jason Acevede

### Open/Closed Status

Open/Closed: Open

Closed Date:

### General Appearance

Clean and Free of Debris: Satisfactory

### Items at the Bar

Location of Bar: Center

Shape of Bar: straight

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

### Alcohol Storage/Display

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A

### Dining Area

Capacity:

Location of Dining Area: all over

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes



Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 9/3/2021

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Chesapeake Bev. 8/10/2022

Interior

Inspector Comments: rear

Exterior

Inspector Comments: front

Health Safety

Exits Marked, Unobstructed: Yes

Fire Capacity: 425

Outdoor Seating Capacity:

COVID-19 Compliance

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Voluntary Services

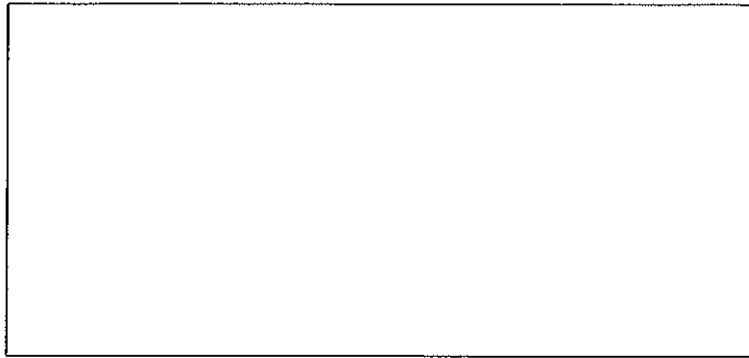
Live Entertainment (Describe): yes

Outdoor Table Service: Yes

Violations

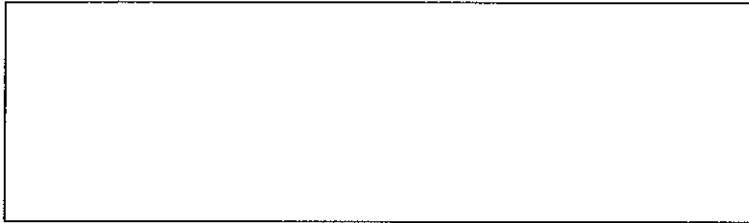
Violation Issued: No

Violations Noted:



Photo

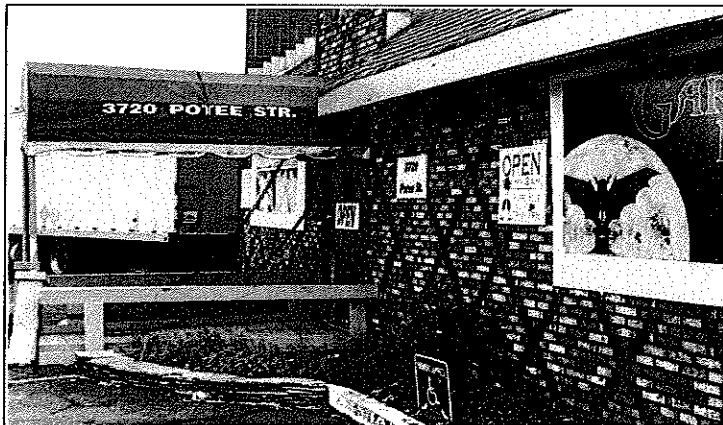
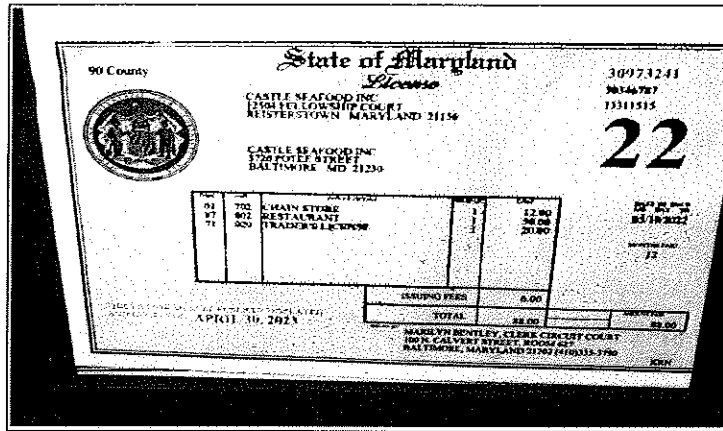
Instructions Given to Licensee:

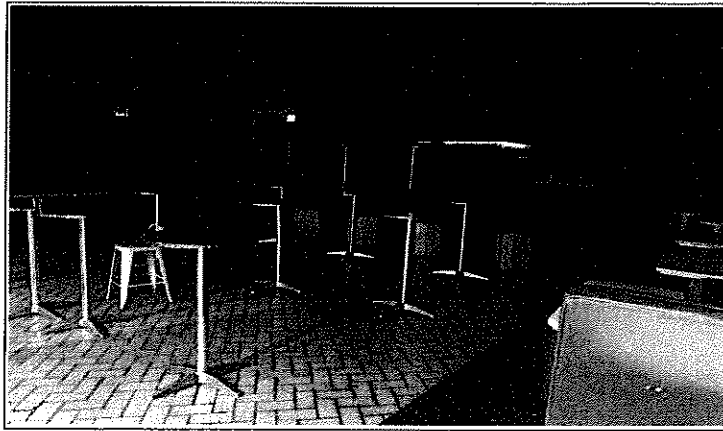


Inspector's Comments: health permit 12/26/2022  
inspection on 8/17/2022



Photo Taken:





Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

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

**Online Use & Occupancy Permit  
Application**

Property Address: 3720 POTEET ST NONE Block/Lot: 7027C/005

Permit No: **USE2022-52273**

Applicant:  
FRANK SHAULIS

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

Owner/Lessee:  
Owner CASTLE SEAFOOD, INC.

Lessee GARGOLAS INC.

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

**Property Use & Occupancy Information:**

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

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

Description	Created	Completed	Assigned To
CHESAPEAKE CRITICAL AREA	03/17/2022		PLAN
FIRE DEPARTMENT REFERRAL	03/17/2022		LDZI
One Stop Permit Office Review	03/17/2022		LONGK
MINOR PRIVILEGE	03/17/2022		MPRV
HEALTH DEPARTMENT INSPECTION	03/17/2022		JWEL
R80 - BROOKLYN BUSINESS AREA	03/17/2022		PLAN
Application Received		03/15/2022	

District:902

**MINOR PRIVILEGE:**

**THIS IS NOT A PERMIT. THIS DOCUMENT IS PROOF OF APPLICATION FOR A PERMIT. YOU MUST OBTAIN THE ACTUAL PERMIT OR CERTIFICATE OF OCCUPANCY BEFORE THE BELOW STATED WORK OR USE CAN BEGIN. FOR MORE INFORMATION CONTACT THE ONE STOP SHOP PERMIT CENTER AT 443-984-1800.**

**CONTINUE TO USE PREMISES AS A RESTAURANT/TAVERN INCLUDING LIVE ENTERTAINMENTWITH ACCESSORY OUTDOOR TABLE SERVICE PER BMZA 240-04 APPROVED JUNE 8, 2004 W/CONDITIONS.**

**AFFIDAVIT BY: FRANK R. SHAULIS**

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

Project Name: **GARGOLAS**

Role: **Agent**

Applicant: **SHAULIS,FRANK**

Project Note:

Owner First Name:

Owner Last Name Or Company Name: **CASTLE SEAFOOD, INC.**

Phone:

Address1:

Address2:

City:

State:

Zip:

December 1, 2022

**Applicant(s):** Wayne Anthony Laing  
MLJ, Inc., T/a Trade Name Pending  
4001 Falls Road, Rear Unit 21211

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

Application to transfer location of a Class "BD7" BWL license presently located at 1117-19 W. 36th Street to 4001 Falls Road, Rear Unit requesting outdoor table service and off-premises catering.

(a) **Applicant(s) Information:** (1) Wayne Anthony Laing was born in Jamaica in February of 1970. He lives in Baltimore, MD.;

(b) **Ownership Breakdown:** (1) Wayne Anthony Laing (100%).

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

(d) **Qualified Voters:** Suzanne Frasier, Monica Jolly, and Kimberly Henderson are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the rear of premise as a restaurant with catering and outdoor table service in courtyard (private property).

(f) **Corporate Standing:** MLJ, Inc. is a MD Corporation and as of 11/17/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 7/21/2022 and will be checked on 7/30/2022. This meets the 10-day rule. There are 4 licensed liquor establishments in the 4x4 area: "A" BWL-1; "B" BWL-1; "C" BWL-1; and "BD7" BWL-1.

(h) **Timeline:** Last Inspection by BLLC was performed 9/20/2021. At that time, the establishment was open and operating.

(i) **Letters of Support/Opposition:** At this time the Board has letters of opposition from community.

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: TRANSFER OF LIQUOR LICENSE TO NEW LOCATION - SAME OWNERSHIP CLASS TYPE: BD7

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

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

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

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 1117 WEST 36TH STREET BALTIMORE MD 21211  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 4001 FALLS ROAD REAR UNIT BALTIMORE MD 21211

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: MLJ INC TRADE NAME: TBD

BUSINESS PHONE NUMBER: 410.206.8584 BUSINESS EMAIL ADDRESS: waynejolly@aol.com

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

Part of Premises Used (Note: Floors and Areas for Storage): 1ST FLOOR Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ Band Etc.)? \_\_\_\_\_ Off Premise Catering of Food and Alcohol?  Yes  No *sk*  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 88

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

1. Applicant A

WAYNE ANTHONY LAING [REDACTED]

(Full name)	(Telephone no.)	E-mail (Required)
4400 EVANS CHAPEL ROAD	BALTIMORE MD 21211	18 YEARS
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
02/1970	MALE	JAMAICA
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

2. Applicant B

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

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

**RECEIVED**  
**JUN 01 2022**  
**Baltimore City**  
**Liquor Board**

3. Applicant C

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

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

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

LICENSEE SINCE 2010 AT 1117 W 36TH STREET - MLJ INC - 13.5% WINE BAR

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

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

Applicant A  B  C

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

Name	Address	Phone	Email
WAYNE LAING	4400 EVANS CHAPEL RD	[REDACTED]	[REDACTED]

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

- 1) NAME: WAYNE LAING ADDRESS: 4400 EVANS CHAPEL RD TITLE: VICE PRESI %OF STOCK HELD: 100
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

[Signature]  
Signature of Applicant A  
WAYNE LAING

HILLARY PAUL MBONYE  
NOTARY PUBLIC  
BALTIMORE COUNTY  
MARYLAND  
My Commission Expires June 17, 2024

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

Signature: [Signature] [Notary Seal] My Commission expires 6/17/2024

Printed Name: HILLARY PAUL MBONYE

HILLARY PAUL MBONYE  
NOTARY PUBLIC  
BALTIMORE COUNTY  
MARYLAND  
My Commission Expires June 17, 2024

Signature of Applicant B

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

Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature of Applicant C

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

Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_



Name and Address of the owners of the premise/landlord: WDM LIMITED LIABILITY COMPANY Phone Number: [REDACTED]

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

(I, WE) WDM LIMITED LIABILITY COMPANY c/o HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 4001 FALLS ROAD REAR UNIT, Baltimore, City with a Zip Code of 21211, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]  
Signature of Owner of the Property

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

As witness, my hand and notarial seal.

Notary Signature: [Signature]

[Notary Seal] My Commission expires 7-8-25

Notary Printed Name: KRISTOPHER KOZLOWSKI

KRISTOPHER KOZLOWSKI  
Notary Public-Maryland  
Howard County  
My Commission Expires 7-8-25

The following certificates must be signed by at least 3 persons

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)

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

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

P.O. BOX 1046 SEVERNA PARK MD 21146

Name and Address of the owners of the premise/landlord: WDM LIMITED LIABILITY COMPANY Phone Number: [REDACTED]

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

(I, WE) WDM LIMITED LIABILITY COMPANY c/o HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 4001 FALLS ROAD REAR UNIT, Baltimore, City with a Zip Code of 21211, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Owner of the Property \_\_\_\_\_

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

As witness, my hand and notarial seal.

Notary Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Notary Printed Name: \_\_\_\_\_

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
PRINIA RAYADURG	100 Woodlawn Rd Baltimore, MD 21202	Prinia Rayadurg	9/66	15 Years
Suzanne Fraser	4316 Evans Chapel Rd. Baltimore MD 21211	Suzanne Fraser	11/63	20 years
Monica Jolly	3820 W. Redger Ave BALTO, MD 21215	Monica Jolly	8/43	30 years

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

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

P.O. BOX 1046 SEVERNA PARK MD 21146

Name and Address of the owners of the premise/landlord: WDM LIMITED LIABILITY COMPANY Phone Number [REDACTED]

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

(I, WE) WDM LIMITED LIABILITY COMPANY c/o HEREBY CERTIFY That (I am, we are) the owner(s) of the property located at 4001 FALLS ROAD REAR UNIT Baltimore, City with a Zip Code of 21211 which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Owner of the Property \_\_\_\_\_

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

As witness, my hand and notarial seal.

Notary Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Notary Printed Name: \_\_\_\_\_

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
David Blaback	4310 Evans Chapel BALTO, MD 21211	[Signature]	4/10/61	5 yr
Kimberly Henderson	1230 MORNING AVE BALTO MD 21211	[Signature]	07/10/79	13.5 yr

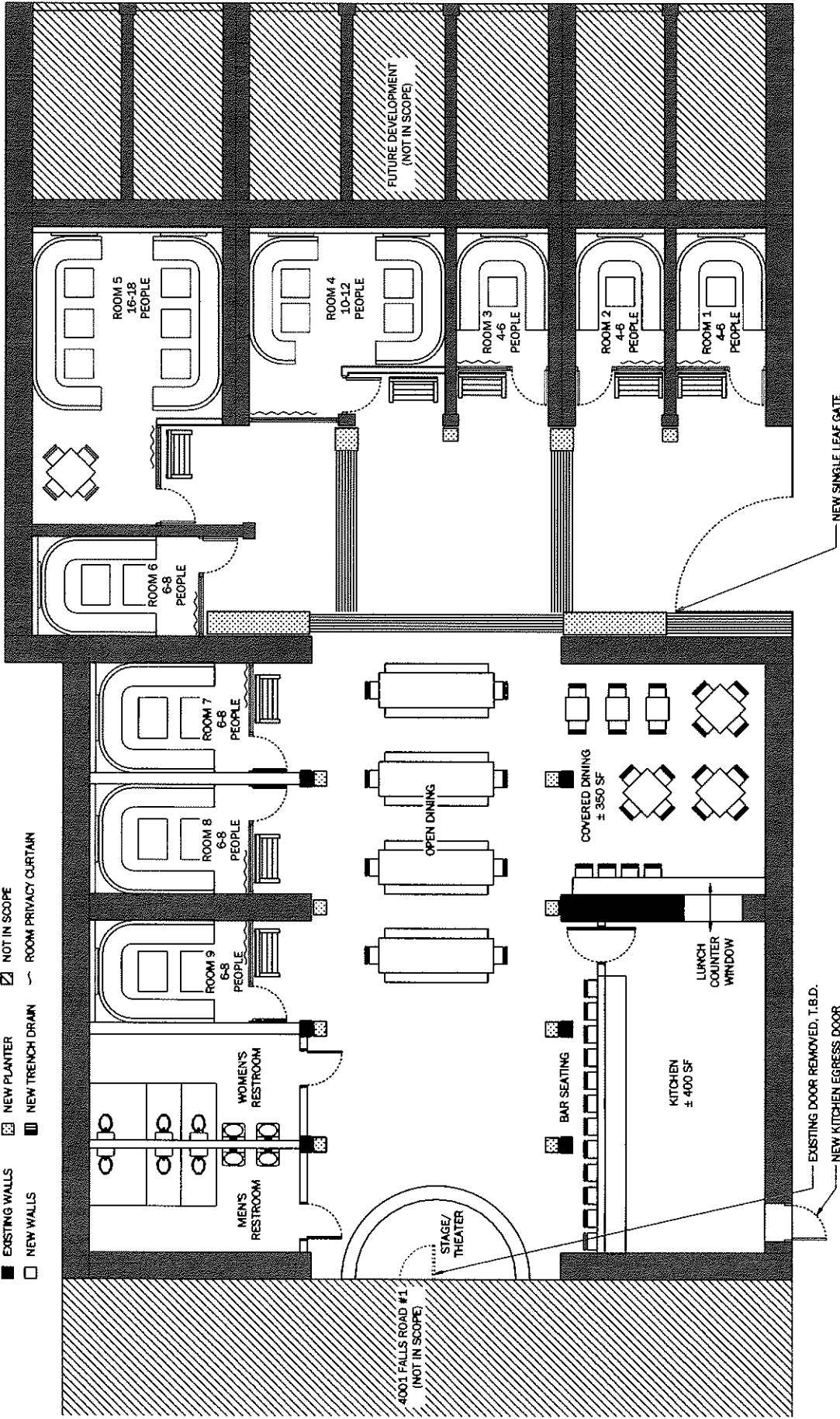
Board of Liquor License Commissioners for the City of Baltimore  
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
Phone: 410-396-4377 Fax: 410-396-4382

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

4001 FALLS RD

**HATCH LEGEND**

- EXISTING WALLS
- NEW WALLS
- ▨ NEW PLANTER
- ▩ NEW TRENCH DRAIN
- ☒ NOT IN SCOPE
- ~ ROOM PRIVACY CURTAIN





# 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 258**

Cert Num: **0628**

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

License Date: 5/1/2022

License Year: 2022

CR Number: 09126176

Payment Date: 05-20-22

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: **MLJ, INC.**

Trade Name: **13.5% WINE BAR**

Zone Code: 38

Phone: 410-889-1064

Block Num: 1117-19  
City: BALTIMORE

Street: 36TH STREET WEST  
State: MD Zip: 21211

CR Number: 09126176

Portion of Business Used:

CONTINUE TO USE 1ST FL AS A TAVERN INCLUDING OUTDOOR TABLE SERVICE ADDING  
LIVE ENTERTAINMENT- PER BMZA2016-71 WITH CONDITIONS

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
WAYNE	LAING	4400 EVANS CHAPEL ROAD	BALTIMORE	MD	21211	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
10/12/2022	Per the request Will Bauer letter dated October 05, 2022; Pending Transfer Application has been withdrawn and was placed in file...../sb	Delete
08/25/2022	***RELEASED STATE OF MD TAX RENEWAL HOLD*** /kk	Delete
08/15/2022	8/11/2022 - Public Hearing Re: Application to transfer location of a Class "BD7" BWL license presently located at 1117-19 W. 36th Street to 4001 Falls Road, Rear Unit requesting outdoor table service and off-premises catering - POSTPONED..../jr	Delete
06/10/2022	Application for transfer of location of a Class "BD7" BWL license presently located at 1117-19 W. 36th Street to 4001 Falls Road, Rear Unit requesting outdoor table service and off-premises catering filed on behalf of MLJ, Inc. T/a Trade Name Pending, Wayne Anthony Laing on 6/1/2022 /kk	Delete
01/31/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
06/19/2020	Issued Outdoor License extension starting from June 19, 2020 until the governor has lifted his executive order; Housing permit #TMP2020-500550...../sb	Delete
10/29/2019	Personal Property Tax Owed to City of Baltimore was cleared on October 29, 2019..../mb.	Delete
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
08/19/2019	Submitted 2019 Trader's License..... /sb	Delete
06/25/2019	Submitted 2018 Trader's License.... /sb	Delete
12/12/2018	Personal Property Tax Owed to City of Baltimore was cleared on 12/12/2018..../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensees Home Address on 11/19/18../mb	Delete
04/04/2017	03/31/17 - Application was postmarked before deadline date.... /sb	Delete
07/23/2015	Alcohol Awareness expires on 07/17/19 (Wayne Laing).	Delete
03/23/2015	3/23/15 2015 renewal application re: Sales Tax # listed does not match our files- Must provide copy of sales Tax license - Emailed 3/23/15	Delete
01/12/2009	1/12/09 \$100 TRAFER FEE PAID IN FULL #65576	Delete
01/09/2009	01/08/09 Public Hearing re: application to transfer ownership & location of a Class "B" BWL restaurant license, presently in the name of Raphael Moon, Ki Hi Moon & Won Suk Lee, Purple Moon enterprises, t/a Cafe Carrot at 2110 N. Charles Street to the applicant at the new location 1117-19 W. 36th Street. Application also includes request to convert license to a Class BD7 license and to provide live entertainment and outdoor table service at the new location. DECISION: APPROVED-OUTDOOR TABLE SERVICE AND LIVE ENTERTAINMENT SUBJECT TO ZONING .MUST PAY HEARING FEE \$100	Delete

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

License num: LBD7 258

Address: 1117-19 36TH STREET WEST

Trade Name: 13.5% WINE BAR

Comment:

[Add Comment](#)

**Hold Info**

Powered by:

# MLJ, INC.: D05095120

**Department ID Number:**

D05095120

**Business Name:**

MLJ, INC.

**Principal Office:** 

4400 EVANS CHAPEL ROAD

BALTIMORE MD 21211

**Resident Agent:** 

WAYNE A. LAING

4400 EVANS CHAPEL ROAD

BALTIMORE MD 21211

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

09/23/1998

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

NO

PROPOSED LOCATION: 4001 Falls Road

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

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

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

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

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

"A" BEER, WINE & LIQUOR 1

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

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR 1

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

"BD7" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

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






RACING \_\_\_\_\_

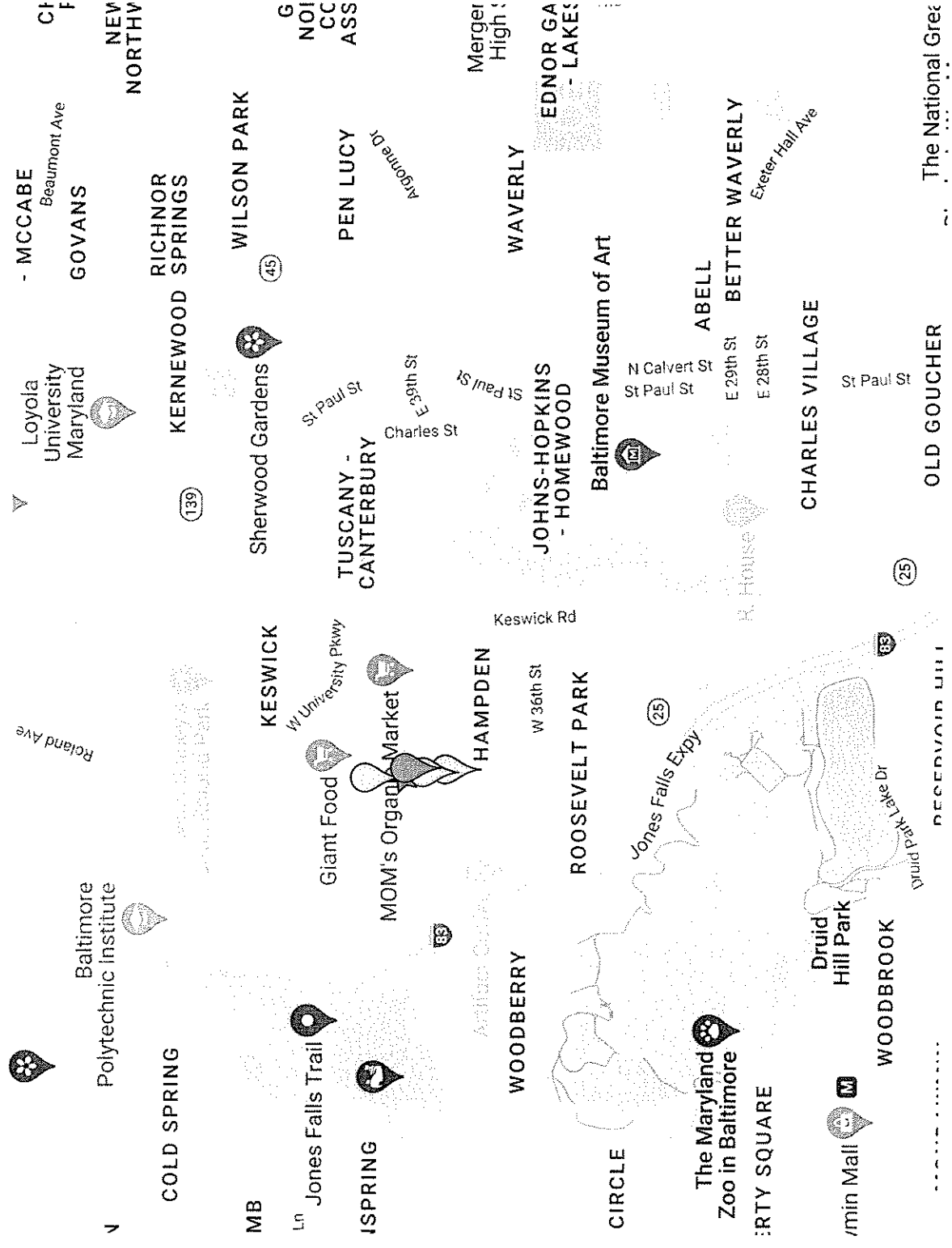
PREPARED BY: Asst. Sam Clark DATE: 07/26/22



# 4001 Falls Road

## Licensed Establishment

-  Wicked Sisters - LB
-  Papi's Hampden - BD7
-  Sheridan-hood VFW- LC
-  4001 Falls Rd BD7
-  Red Fish Liquors LA



# Board of Liquor License Commissioners

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

## INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	TBD
Corporation Name:	MLJ INC.
Location Address:	4001 Falls Road Baltimore MD 21211
License Type:	Class "BD7" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	7/21/2022 <input type="checkbox"/>
Estimated Date of Removal?	7/30/2022 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

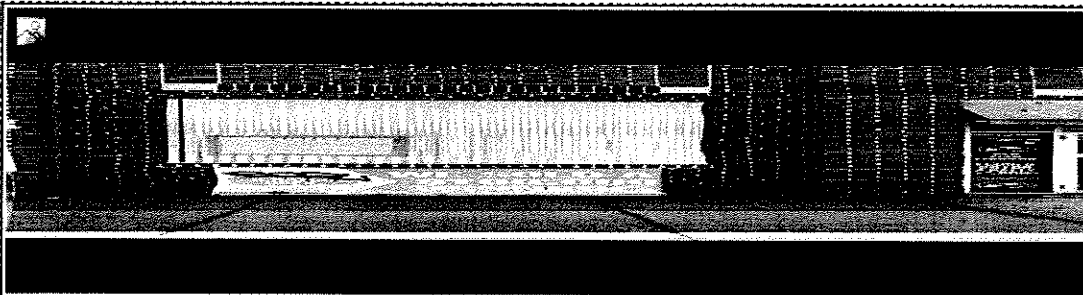
### Other licensed locations - Describe/Note:

Please see map of other licensed locations

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

Transfer of Liquor License to new location same ownership class BD7

### Insert Photo of Sign and location:



# Board of Liquor License Commissioners

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

## POSTING SIGNS REPORT

Applicant(s) Name: Wayne Anthony Laing

Address of Premises: 4001 Falls Road

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

Date Posted: 7/21/2022

Time Posted: 2:00 PM

Date Rechecked: 7/30/2022

Time Rechecked: 6:00 PM

Manager or Owner when sign posted:

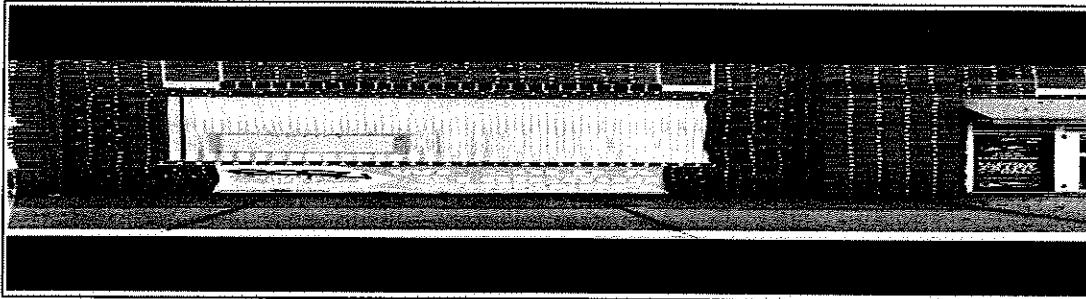
Summary on location of sign posted:

Sign posted on the front of the establishment

Summary on location of sign rechecked:

Sign is still posted on the front of the establishment

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

# NOTICE

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 4001 Falls Rd., Rear Unit 21211  
Class of License: B07 - Beer, Wine & Liquor  
Scope of Application: Transfer of location of a class "B07" BNL license  
Presently located at 1117-19 W. 36th St. to 4001 Falls Rd., Rear Unit  
requesting outdoor table service and off-premises catering  
Application filed by: MLD, Inc. T/A Trade Name Pending  
Wayne Anthony Lang  
Present Licensee(s): MLD, Inc. T/A 13.5% Wine Bar  
Wayne Lang

The hearing concerning this application will be held on or after August 4, 2022  
Persons who oppose this application should send their written protest to the office of the Board  
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
acknowledged and protestants will be notified of the hearing date and time.

**FOR MORE INFORMATION CALL**  
**410-396-4377**

Hon. Albert J. Marreciani, Jr., Esq.  
Aaron J. Greenfield, Esq.  
Edward L. Rosinger  
Douglas K. Paige

Chairman  
Commissioner  
Commissioner  
Executive Secretary

# BLLC Routine Inspection

*Licensee Information*

Address: 1117-19 36TH STREET WEST 21211

Trade Name: 13.5% WINE BAR

Corporation Name: ML, INC.

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

Date/Time of Inspection: 9/20/2021 1:52:04 PM

Manager/Licensee: Kate Erwin

*Open/Closed Status*

Open/Closed: Open

Closed Date:

*External Appearance*

Clean and Free of Debris: Satisfactory

*Internal Appearance*

Location of Bar: Rear

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

*Package Goods/BD7 Checklist*

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 5/28/2021

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Kitchen

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Ancillary Services

Live Entertainment (Describe):

Outdoor Table Service Yes

Violations

Violation Issued: No

Violations Noted:

Wrap-Up

Instructions Given to Licensee:

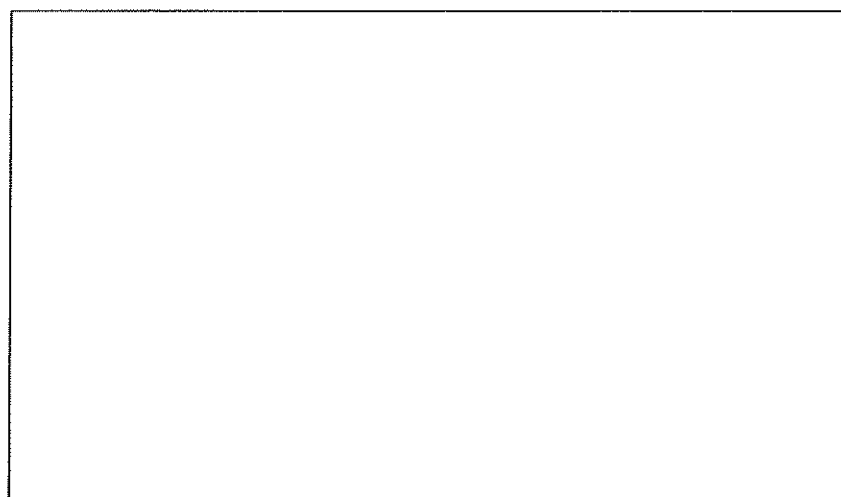
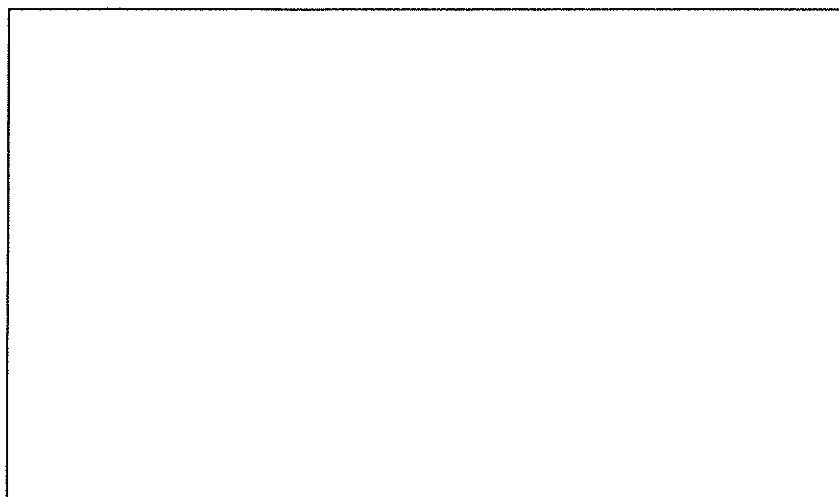
Inspector's Comments:

The establishment is open and operating.

All licenses are up to date.

9/14/21

Photo Taken:



Owner Email:

Submitted by Inspector



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

**Online Use & Occupancy Permit  
Application**

Property Address: 4001 FALLS RD REAR UNITS  
Block/Lot: 3590C/001

Permit No: **USE2022-53786**

Applicant:  
LOU CATELLI

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

Owner/Lessee:  
Owner WDM LIMITED LIABILTY COMPANY

Total : **98.00**

Lessee MLJ INC C/O WAYNE LAING

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

**Property Use & Occupancy Information:**

Description	Created	Completed	Assigned To
Application Received		06/03/2022	
Zoning Sign-off	06/03/2022	06/03/2022	
Print	06/08/2022	06/08/2022	

Existing Use : (Commercial) Office

Proposed Use : (Commercial) Restaurant

Dwelling: Rooming: Efficiency:

Existing Count: 0 0 0

Proposed Count: 0 0 0

District:502

MINOR PRIVILEGE:

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

USE REAR OF PREMISES (APPROX 2450 SQ. FT SEATING AREA) AS A RESTAURNT WITH LIQUOR LICENSE, CATERING, AND OUTDOOR SEATING IN COURTYARD (PRIVATE PROPERTY)

\*\*NO LIVE ENTERTAINMENT\*\*

**AFFIDAVIT BY: WILLIAM BAUER**

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

Project Name: WAYNE RESTAURANT

Owner First Name:

Role: Agent

Owner Last Name Or WDM LIMITED LIABILTY COMPANY

Applicant: CATELLI,LOU

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

December 1, 2022

**Applicant(s):** Dhruba Onta  
BDU Nepal, LLC, T/a Bristol Liquors  
501-507 S. Broadway 21231

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

Request to expand licensed premises to include 505 & 507 S. Broadway.

(a) **Applicant(s) Information:** (1) Dhruba Onta was born in Nepal in July of 1963. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Dhruba Onta (100%).

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

(d) **Qualified Voters:** N/A

(e) **Zoning:** Applicant has BMZA resolution, to expand the existing tavern on the ground floor of premise at 501 S. Broadway to 505 and 507 S. Broadway, requiring conditional use approval.

(f) **Corporate Standing:** BDU Nepal, LLC is a MD LLC and as of 11/17/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/19/2022, and checked on 8/29/2022. This meets the 10-day rule. There are 23 licensed liquor establishment(s) in the 2x2 area: "D" BW-1; "A" BWL-1; "B" BWL-6; "C" BWL-1; "D" BWL-4; and "BD7 BWL-10.

(h) **Timeline:** Last inspection by BLLC was performed 8/24/2022. At that time, the establishment was open and operating.

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

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: Expansion from 501 S Broadway to 505 and 507 S Broadway CLASS TYPE: BD7

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

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

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

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: expansion to included 505 and 507 S Broadwa

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: BDU Nepal, LLC TRADE NAME: Bristol Liquors

BUSINESS PHONE NUMBER: 4107328394 BUSINESS EMAIL ADDRESS: NA

ATTORNEY FOR THE APPLICANT: A L Hurdle ADDRESS: 614 Bosley Ave, Towson 21204 PHONE: 4106855100 ext 2

Part of Premises Used (Note: Floors and Areas for Storage): 1st, with basement storage Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ Band, Etc.)? \_\_\_\_\_ Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: Have current at 501. BMZA approved 505 and 507

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

### 1. Applicant A

Dhruba Onta  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
1701 1/2 Eastern Ave, Unti E Baltimore MD 21231  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
7/63 M Nepal  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

### 2. Applicant B

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

### 3. Applicant C

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

RECEIVED

JUL 25 2021

Baltimore City  
 Liquor Board

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

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Name	Address	Phone	Email

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

- 1) NAME: Dhamba Onta ADDRESS: 5015 Broadway TITLE: Member %OF STOCK HELD: 100
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

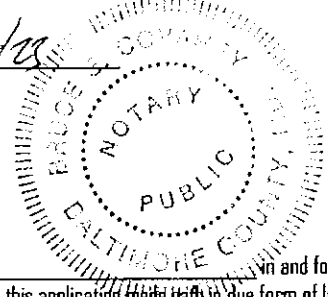
**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will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

X [Signature]  
Signature of Applicant A

I hereby certify that on the 15th day of July, 2020, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Dhamba K. Onta the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 5/28/22

Printed Name: Brian J. Corvey



Signature of Applicant B

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

Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature of Applicant C

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

Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

Phone Number: [REDACTED]

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

(I, WE) Bahar LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 501, 505, 507 S Broadway, Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]  
Signature of Owner of the Property

landlord

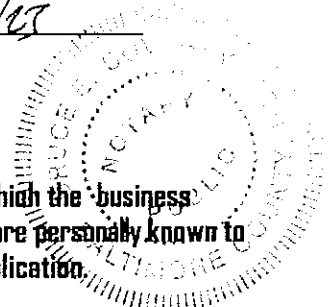
I hereby certify that on the 21st day of July, 2022 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Bahar Bahar Bahar the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]

[Notary Seal] My Commission expires 5/28/23

Notary Printed Name: Brad Cochey



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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Ibrahim</u>	<u>515 S Broadway</u>	<u>[Signature]</u>	<u>01-80</u>	<u>10 years</u>
<u>Charla Faddoul</u>	<u>531 South Broadway</u>	<u>[Signature]</u>	<u>07-1976</u>	<u>30 years</u>
<u>WARREN SQUIREWELL</u>	<u>1941 EUTAW TREE DACTINURE MD 21217</u>	<u>[Signature]</u>	<u>12-1957</u>	<u>5 years</u>

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

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

Bristol liquors 505 Broadway

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

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

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

\_\_\_\_\_  
Signature of Owner of the Property

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

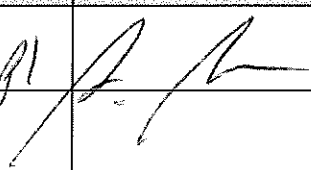
As witness, my hand and notarial seal.

Notary Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Notary Printed Name: \_\_\_\_\_

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
SATINA PEARCE	1951 EUTAW BL		11/1977	3 yrs

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

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







# 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 169**

Cert Num: **0374**

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

License Date: 5/1/2022

License Year: 2022

CR Number: 12473243

Payment Date: 04-12-22

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: **BDU NEPAL LLC**

Trade Name: **BRISTOL LIQUORS**

Zone Code: 11

Phone: 410-732-8394

Block Num: 501

City: BALTIMORE

Street: BROADWAY SOUTH

State: MD

Zip: 21231

CR Number: 12473243

Portion of Business Used:

USE 1ST FL AS A TAVERN BASEMENT AS STORAGE

Restriction:

Restriction on issuance of 2016 license MUST include that Licensees must operate their business in compliance with MOU signed and endorsed by the Fell's Point Community Organization, Fells Point West Neighborhood Alliance, and Broadway Area Business Association dated on or about October 13, 2015.

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
DHRUBA RAJ	ONTA	501 S. BROADWAY, APT 2	BALTIMORE	MD	21231	Edit	Remove Owner

## Comments

Date	Comment	Action
10/13/2022	10/6/2022 - Public Hearing Re: Request to expand licensed premises to include 505 & 507 S. Broadway - POSTPONED..../jr	Delete
08/05/2022	Application to expand licensed premises to include 505 & 507 S. Broadway filed on behalf of BDU Nepal, LLC T/a Bristol Liquors, Dhruva Onta on 7/25/2022 /kk	Delete
12/27/2019	Mailed letter of recognition for underage drinking compliance check on 12/19/19 /kk	Delete
07/30/2019	Submitted 2019 Trader's License..... /sb	Delete
07/03/2019	Alcohol Awareness expires on 05/23/23 Dhruva R. Onta, Sushil Aryal, Ansuya S. Onta Daisy Aryal and Sandesh Aryal (certified by John S. Murray)...../sb	Delete
04/15/2019	* Licensee(s) changed during 2019 renewal period - Daoud Faddoul was removed as licensee * /kk	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 2/8/2018 /kk	Delete
06/22/2017	Alcohol Awareness expires 02/22/20 (Dhruva R. Onta).... /sb	Delete
11/15/2016	Mailed letter of recognition for underage drinking compliance check on 10/28/16	Delete
05/02/2016	Restriction on issuance of 2016 license MUST include that Licensees must operate their business in compliance with MOU signed and endorsed by the Fell's Point Community Organization, Fells Point West Neighborhood Alliance, and Broadway Area Business Association dated on or about October 13, 2015. TRA	Delete
03/17/2016	SEE MOU DATED 10/15/2016 - LICENSEES AGREED TO OPERATE THEIR BUSINESS ACCORDING TO MOU WHEN LICENSE IS TRANSFERRED TO NEW LOCATION OF 501 S. BROADWAY dkp	Delete
02/26/2016	Alcohol Awareness Training (Dhruva R. Onta and Ansuya S. Onta) John S Murray expires 2/22/2016	Delete
10/20/2015	10/15/2015 Public Hearing - Application to transfer location of license located at 507 S Broadway to 501 S Broadway. Board APPROVED the transfer \$100 PAID	Delete
10/16/2015	Hearing Date October 15, 2015; PAID \$100.00, Invoice #99749.... /sb	Delete
09/16/2015	RELEASED STATE OF MD TAX HOLD.... /sb	Delete
02/09/2015	2/2/2015 Alcohol Awareness Certified John S Murray expires 2/2/2019	Delete
02/03/2015	01/15/15 Public Hearing re: Liquor Board Fine, PAID \$375.00, invoice #95586	Delete
04/22/2014	03/20/2014 Public Hearing re: Application to transfer ownership & Location of a Class BD7 BWL presently located at 300 S oldhams Street to 507 S Broadway , tranfer of ownership is from secured creditor. Board APPROVED the transfer	Delete
02/11/2014	10/31/2013 Public Hearing re: Application to transfer ownership and location from Secures Creditor presently located at 300 Oldham Street to 3638 S hanover St. Board Denied the transfer	Delete
03/19/2012	LICENSEE WANTS TO SELL LICENSE & BUILDING AND CAN BE REACHED AT 239-455-8186.	Delete
10/06/2011	9/29/2011 Public Hearing re: Request hardship extension under the provisions of Article 2B section 10-504(d). GRANTED 180day extension.	Delete
07/13/2009	06/25/09 \$100 CONF. FOR HARDSHIP EXTENSION.DECISION: EXTENSION GRANTED. #69489	Delete
07/13/2009	06/24/09 \$500 (SALE TO MINOR ) PAID IN LIEU OF 7/23/09 HEARING #69456	Delete
02/24/2006	02/23/06 Transfer/Conf. re: Applicatio to transfer ownership,presently in the name of Lawrence Elberson,L.N.L.Enterprises, Inc.,t/a Larry's Hideaway, DECISION: APPROVED \$100 PAID #55003	Delete

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

License num: LBD7 169

Address: 501 BROADWAY SOUTH

Trade Name: BRISTOL LIQUORS

Comment:

[Add Comment](#)

# BDU NEPAL, L.L.C.: W11176500

**Department ID Number:**

W11176500

**Business Name:**

BDU NEPAL, L.L.C.

**Principal Office:** ⓘ

507 S. BROADWAY  
BALTIMORE MD 21231

**Resident Agent:** ⓘ

DHRUBA R. ONTA  
610 GOUCHER BLVD.  
TOWSON MD 21286

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

03/17/2006

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 501 Broadway South

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 23

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

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

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

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR 1

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

"B" BEER, WINE & LIQUOR 6

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR 4

"BD7" BEER, WINE & LIQUOR 10

ARENA \_\_\_\_\_

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

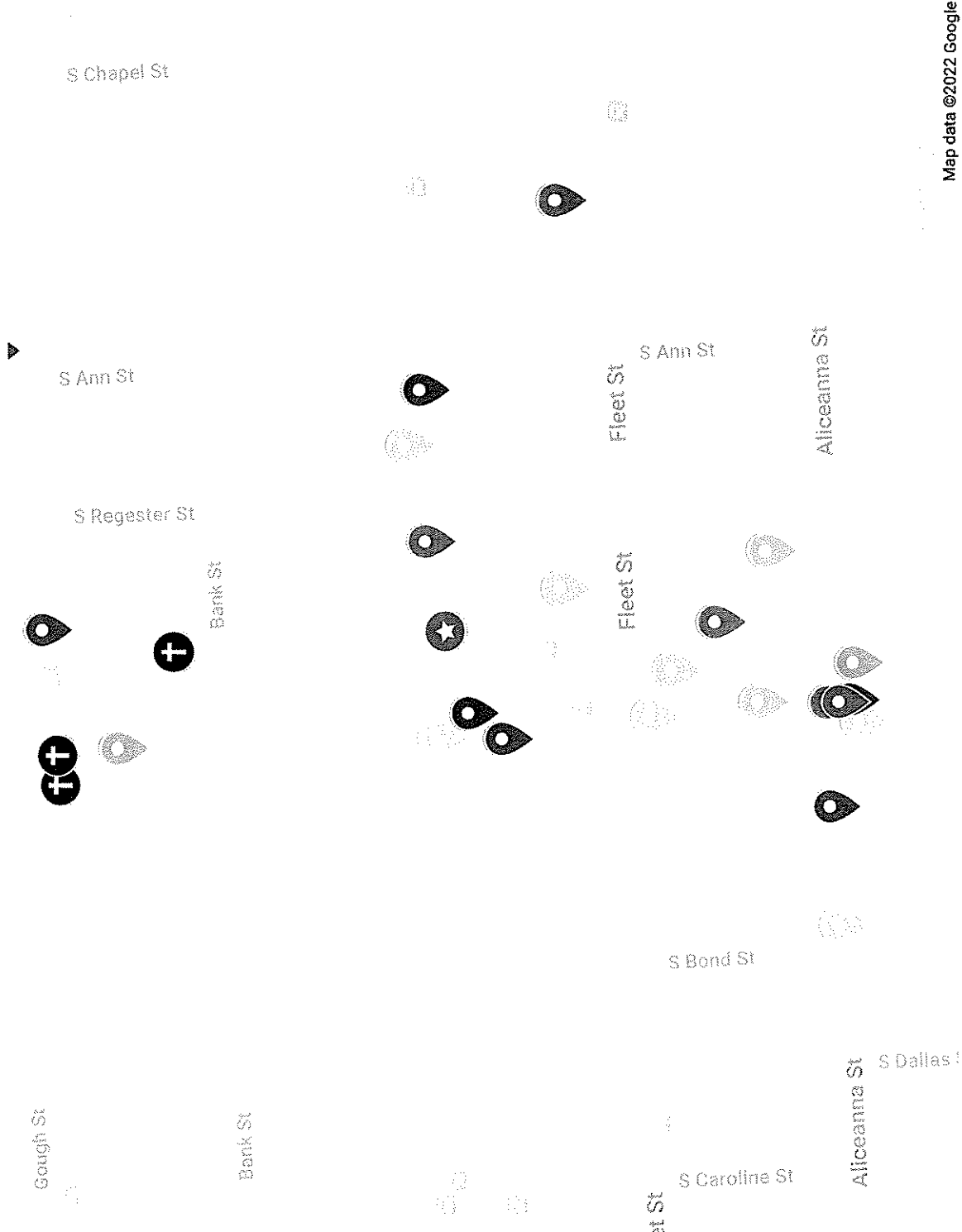
RACING \_\_\_\_\_

PREPARED BY: R Jordan DATE: 8-24-22

# 501 BROADWAY SOUTH 21231

## Licensed Establishments

- Bristol Liquors LBD7
- Benders LBD7
- Sajhoma Restaurant LBD7
- Broadway Liquors LBD7
- The Rockwell LBD7
- Blamey Pub LBD7
- Todd Conner's LBD7
- Ritz LBD7
- Bondhouse LBD7
- Blue Moon Cafe LBD7
- Lil' Phil's LBD7
- Sweet Carolina Liquor LA
- Broadway Market LB
- Sammy's Enoteca LB
- Tela Mares Restaurant LB
- NOT JUST CRAB LB
- Kippo Ramen LB
- The Choptank LB
- Polish Home Club LC
- Peter's Inn LD
- Birds of a Feather LD
- Enigma Bar LD
- Greyhound Tavern LD
- BMORE TAQUERIA WD



Church and/or School

- ✚ Har Sinai Church of Christ
- ✚ Saint Augustine Church
- ✚ St. Patrick's Church

## Board of Liquor License Commissioners

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

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	BRISTOL LIQUORS
<i>Corporation Name:</i>	BDU NEPAL LLC
<i>Location Address:</i>	501 BROADWAY SOUTH 21231
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor <span style="float: right;">▼</span>
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes <span style="float: right;">▼</span>
<i>Is the location within 300 feet of Church and/or School?</i>	No <span style="float: right;">▼</span>
<i>Date Posted?</i>	8/19/2022 <input type="text"/>
<i>Estimated Date of Removal?</i>	8/29/2022 <input type="text"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes <span style="float: right;">▼</span>

*Other licensed locations - Describe/Note:*

See the attached map for other locations

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

Explanation of request: expand licensed premises to include 505 & 507 S. Broadway

*Insert Photo of Sign and location:*



<input type="checkbox"/> Attach Additional Photos	
Inspector Name	Date and Time
<input type="text" value="i:\0#w\baltimore\rosalba.jordan"/>	<input type="text" value="8/24/2022"/> <input type="text" value="5:58:54 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>	



### Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

*Applicant(s) Name:* DHRUBA RAJ ONTA

*Address of Premises:* 501 BROADWAY SOUTH 21231

*Inspector:* i:0#.w|baltimore\rosalba.jordan

*Date Posted:* 8/19/2022

*Time Posted:*

*Date Rechecked:* 8/29/2022

*Time Rechecked:*

*Manager or Owner when sign posted:*

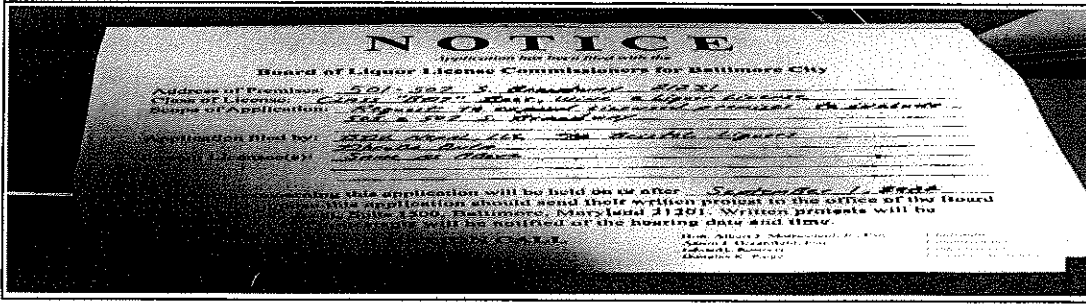
*Summary on location of sign posted:*

Posted on front window as pictured.

*Summary on location of sign rechecked:*

*Insert Photo of Sign and location:*





Attach Additional Photos

Approve

Disapprove

# NOTICE

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 501-507 S. Broadway 21231  
Class of License: Class "BD7" Beer, Wine & Liqueur License  
Scope of Application: Request to expand licensed premises to include  
505 & 507 S. Broadway

Application filed by: BDU Nepal, LLC T/A Bristol Liqueurs  
Dhruba Ojha  
Licensee(s): Same As Above

Concerning this application will be held on or after September 1, 2022  
If you oppose this application should send their written protest to the office of the Board  
of Liquor License Commissioners, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
accepted until the date of the hearing. Licensees and applicants will be notified of the hearing date and time.

### FOR INFORMATION CALL

- Hon. Albert J. Matricciani, Jr., Esq. Chairman
- Aaron J. Greenfield, Esq. Commissioner
- Edward L. Reisinger Commissioner
- Douglas K. Paige Executive Secretary

Back

# BLLC Routine Inspection

## Address Information

Address: 501 BROADWAY SOUTH 21231

Trade Name: BRISTOL LIQUORS

Corporation Name: BDU NEPAL LLC

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

Date/Time of Inspection: 8/24/2022 5:36:13 PM

Manager/Licensee: Predip Raj Onta

## Operational Status

Open/Closed: Open

Closed Date:

## Sanitation

Clean and Free of Debris: Satisfactory

## Bar Information

Location of Bar: Rear

Shape of Bar: straight

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

## Storage and Security

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: Yes

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A

*any food*

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Traders License: Yes

Alcohol Awareness Certification Date Issued: 5/23/2019

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Inspector Comments:

*any food*

Inspector Comments:

*any food*

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

*any food*

License is Valid:

N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

Additional Comments

Live Entertainment (Describe):

N/A

Outdoor Table Service N/A ▼

Remarks

Violation Issued: No ▼

Violations Noted:

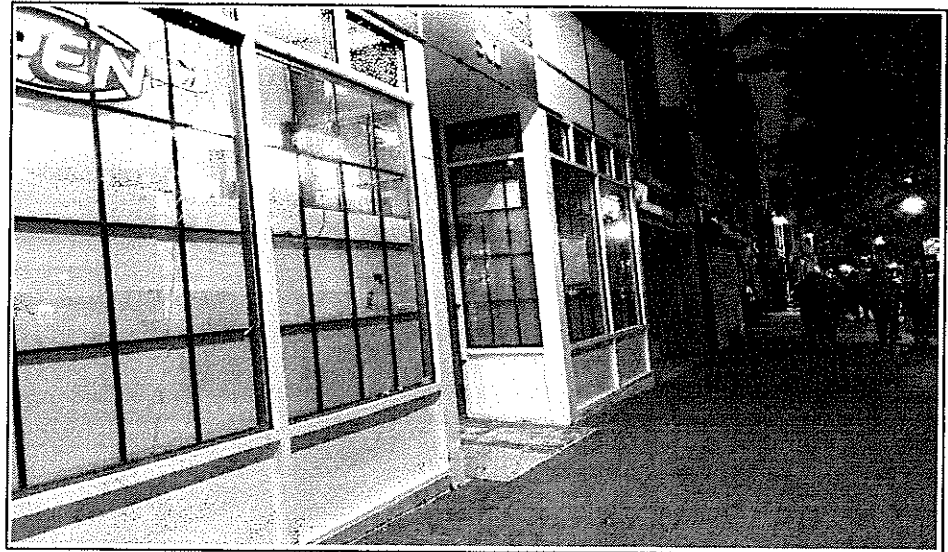
Notes

Instructions Given to Licensee:

Inspector's Comments:

Inspected and posted notice to request expansion on 08/19/2022

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

\*\*\*\*\*  
IN THE MATTER OF THE  
PETITION OF: NATE PRETL

Baltimore City Board of Municipal  
& Zoning Appeals

501-503 S Broadway  
(BLOCK 1780, LOT 46, 47, and 48)



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

Appeal No. 2021-230  
Hearing Date: June 21, 2022

\*\*\*\*\*

## RESOLUTION

### Background

This matter comes before the Baltimore City Board of Municipal & Zoning Appeals (“Board”) on appeal from the Zoning Administrator for Baltimore City denying the application of Nate Pretl (“Appellant”) to expand the existing tavern on the ground floor of 501 S. Broadway to 505 and 507 S. Broadway (“the Property”), requiring conditional use approval.

Appellants filed this appeal to the Board on July 2, 2021 and appeared for a public hearing on June 21, 2022. Planning and Board staff prepared memoranda evaluating the appeal. Following deliberations and for the reasons set forth below, the Board voted to approve Appellant’s request to expand existing tavern on the ground floor of 501 S. Broadway to 505 and 507 S. Broadway, requiring conditional use approval by a unanimous 5-0 vote.

### Facts

The Property is located in a C-1 Commercial Zoning District and consists of three lots of record, comprising 5,580 square feet of land area, improved with a c. 1920 five-story attached principal structure containing 3,672 square feet of floor area. The last authorized use of 501-03 S. Broadway and 507 S. Broadway is as a tavern; the last authorized use of 505 S. Broadway is as a restaurant with accessory live entertainment and dancing.

The Department of Planning submitted a memorandum explaining the history of the three properties and recommended approval, subject to the requirements of the Commission for Historical and Architectural Preservation.

Mr. Nate Pretl and Mr. Abraham Hurdle presented the case for their client. The goal is to create a new upscale higher-quality tavern and package goods store. They plan to focus on regional wines and local beers. The owners plan to invest \$500,000 into the expanded business and are anticipating that it will be a nice amenity for the neighborhood.

The Upper Fells Point Improvement Association (UFPIA) submitted a letter of opposition for the record, as did a handful of neighbors. The letters noted that the blocks surrounding the Property have significant violence, including gun violence, and contain people who struggle with addiction. The letters argue that a concentration of liquor stores in this neighborhood “offering cheap carry out liquor continues to feed the addictions of the homeless and increases violence, assaults, disorderly conduct and other nuisance crimes in the neighborhood.”

The Fells Point Residents Association, another nearby community organization, submitted an email which was read into the record, which stated that the organization chose not to oppose the zoning appeal but intended to work out a new agreement with Appellant during the liquor license application process. The email included several conditions which the Appellant agreed to make conditions on the zoning approval, including: (1) removing signage from the windows (2)



keeping up the area around the Property, especially removing trash (3) implementation of a security plan, including additional security during late night hours, and (4) submitting any exterior upgrades and improvements to the Commission for Historical and Architectural Preservation.

#### Standard of Review

**Conditional Use:** Under City Code Article 32, § 5-406, the Board of Municipal and Zoning Appeals may not approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that: (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare; (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan; (3) the authorization would not be contrary to the public interest; and (4) the authorization would be in harmony with the purpose and intent of this Code.

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

Conditional uses are "presumed valid uses" of land but are subject to that presumption being rebutted by credible evidence indicating that "the proposed use has adverse effects above and beyond those inherently associated with such a [conditional use] irrespective of its location within the zone." *Schultz v. Pritts*, 291 Md. 1, 22-23 (1981). *See also Attar v. DMS Tollgate, LLC*, 451 Md. 272, 286-287 (2017).

#### Discussion

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

By competent evidence, the Board concluded that the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare, the use would not be precluded by any other law, including an applicable Urban Renewal Plan, the authorization would not be contrary to the public interest; and the authorization would be in harmony with the purpose and intent of this Code.

The Board specifically considered the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures. The three lots that make up the Property are located in a commercial zoning district and have been used for alcoholic beverages sales – both on-site and off-site consumption – for many years. Since Appellants are removing the existing live entertainment use, there may be a positive effect on the community in terms of noise and other potential nuisances. The Board also considered the proximity of dwellings, churches,

schools, public structures, and other places of public gathering. South Broadway is a commercial corridor, with relatively few dwellings. There was no evidence presented that the business would have a negative impact on schools, churches, or other places of public gathering.

Finally, the Board took seriously the UFPIA and neighbors' letters and their concerns about public health and safety and the character of the neighborhood. However, Appellant's testimony was that they plan to improve the business and make it an inviting and pleasant amenity for the neighborhood. The evidence presented led the Board to the conclusion that this appeal would be a net positive for the community.

Applying the *Schultz* standard, the Board found that the expansion of the existing and longstanding tavern use at this location would not have adverse effects above and beyond those inherently associated with taverns generally.

### Conclusion

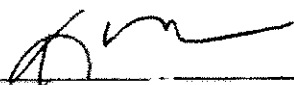
For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data submitted, and by authority of City Code Article 32, it is this 29<sup>th</sup> day of July, 2022, by the Baltimore City Board of Municipal and Zoning Appeals, hereby:

**RESOLVED**, that the Board finds sufficient evidence in the record to support the application of the Appellants to expand existing tavern on the ground floor of 501 S. Broadway to 505 and 507 S. Broadway, requiring conditional use approval; and it is further,

**RESOLVED**, that Appeal No. 2021-230 is **GRANTED**, subject to the **CONDITIONS** that:

- (1) Appellant remove signage from the windows;
- (2) Appellant remove trash and maintain the area around the Property;
- (3) Appellant implement a security plan, including additional security during late night hours, and
- (4) All exterior changes, including additions, demolitions, alterations, and signate must be completed or installed in accordance with an Authorization To Proceed issued by the Commission for Historical and Architectural Preservation.

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

  
 Kathleen Byrne  
 Acting Executive Director

