

December 5, 2019

Applicant(s): Gui Yun Zhang and Min Chang Kwak
Z & Y Corporation, T/a Koba Korean Charcoal Grill,
510 E. Belvedere Avenue 21212

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine & Liquor restaurant license requesting, outdoor table service and off-premise catering.

(a) **Applicant(s) Information:** (1) Gui Yun Zhang was born in China in March of 1963. She lives in Perry Hill, MD; and (2) Min Chang Kwak was born in China in August of 1966. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Gui Yun Zhang (100%); and (2) Min Chang Kwak (0%).

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

(d) **Qualified Voters:** Joseph Trigger, Vesselin Vassilev, and Bernard Wyche are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Z & Y Corporation is a MD Corporation and as of 11/19/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 11/8/2019, and checked on 11/18/2019. This meets the 10-day rule. There are 8 licensed liquor establishment(s) in the 4x4 area: "B" BW-1; "B" BWL-4; and "BD7" BWL-3.

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

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

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

Board's Decision:

2019 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER NEW EXPANSION OF PREMISES AMENDMENT(S)
 EXPLANATION OF REQUEST: NEW "B" Beer, Wine & Liquor CLASS TYPE: LB

Please select one option and fill out the requested information
 A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 510 E. Belvedere Ave (12)
 B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: _____
 C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: _____
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____
 D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Z & Y Corporation TRADE NAME: Kuba Korean Charcoal Grill
 BUSINESS PHONE NUMBER: Pending BUSINESS EMAIL ADDRESS: _____
 ATTORNEY FOR THE APPLICANT: Melvin J Kodenski ADDRESS: 320 N Charles St #2120 PHONE: 410 685-5100

Part of Premises Used (Note: Floors and Areas for Storage): 1st FLOOR and 2nd Floors Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? _____ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 75+

Please note that as per Alc. Bev. Art. 5-12-1407(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 Gui Yun Zhang [Redacted]
 (Full name) 5243 E. Joppo Rd, Perry Hall, MD 21218 E-mail (Required) N/A
 (Residence) Street 03/63 City F State Ching Zip Code _____ (period of residency in Baltimore City) _____
 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth) _____
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

2. Applicant B Min Chang Kwak [Redacted]
 (Full name) 2127 N. Charles St, Balto MD 21218 E-mail (Required) 2 years 3 mos.
 (Residence) Street 08/66 City M State Ching Zip Code _____ (period of residency in Baltimore City) _____
 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth) _____
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in 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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in 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

[Empty response box for question 1]

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

Applicant A B C

[Empty response box for question 2]

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

Applicant A B C

[Empty response box for question 3]

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

Applicant A B C

[Empty response box for question 4]

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

Applicant A B C

[Empty response box for question 5]

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

Applicant A B C

[Empty response box for question 6]

7. Do the spouses or 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

[Empty response box for question 7]

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

Applicant A B C

[Empty response box for question 8]

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

New "B" B, W, L 200,000⁰⁰ capital investment and

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

[Empty response box for question 10]

75+ seats

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

Name	Address	Phone	Email
N/A			

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: GUI YUN ZHANG ADDRESS: 5243 E. Joppa Rd. 21218 TITLE: Pres. %OF STOCK HELD: 100%
- 2) NAME: MICHAEL KWAK ADDRESS: 2127 N. Charles St. 21218 TITLE: Sec. %OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

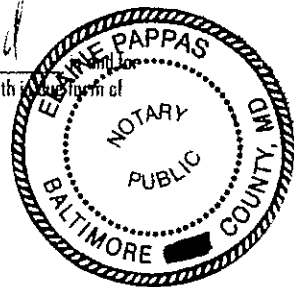
*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the 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.

Gui Yun Zhang
Signature of Applicant A

I hereby certify that on the 30th day of Oct. 2019 before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared GUI YUN ZHANG the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

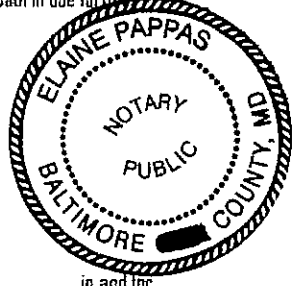
Signature: Elaine Pappas [Notary Seal] My Commission expires 11/19/22
Printed Name: Elaine Pappas



MICHAEL KWAK
Signature of Applicant B

I hereby certify that on the 30th day of Oct. 2019 before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared MICHAEL KWAK the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elaine Pappas [Notary Seal] My Commission expires 11/19/22
Printed Name: Elaine Pappas



Signature of Applicant C

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

Signature: _____ [Notary Seal] My Commission expires _____
Printed Name: _____

Name and Address of the owners of the premise/landlord: Belvedere Holdings LLC Phone Number: [REDACTED]
510 E. Belvedere Ave., Balto, MD 21212

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

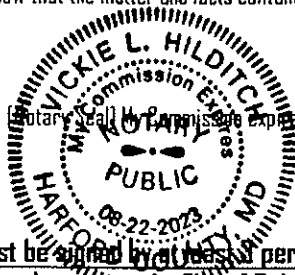
(I, WE) Belvedere Holdings LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 510 E Belvedere Avenue, Baltimore, City with a Zip Code of 21212, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage 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 Landlord J. Scott Plank

I hereby certify that on the 31st day of October, 2019, before me, the subscriber, a notary public of the State of Maryland, in and for Harford County, personally appeared J. Scott Plank 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: Vickie L Hilditch
 Notary Printed Name: Vickie L Hilditch



8-22-2023

The following certificates must be signed by at least two 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, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>OL BERNARD WYCHE</u>	<u>4112 CRAWFORD AVE</u>	<u>[Signature]</u>	<u>10/1944</u>	<u>7 yrs</u>
<u>James Wigo</u>	<u>1710 S Hanover St</u>	<u>[Signature]</u>	<u>8/86</u>	<u>7 yrs</u>
<u>Joseph Trigger</u>	<u>1602 Hanover St</u>	<u>[Signature]</u>	<u>1/69</u>	<u>7 years</u>
<u>Vesselin Vassilev</u>	<u>1743 S. Hanover St</u>	<u>[Signature]</u>	<u>02-84</u>	<u>10 years</u>
<u>Rich Clancy</u>	<u>1728 S. Hanover</u>	<u>[Signature]</u>	<u>2/05</u>	<u>10 yrs.</u>

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

2019 NOV 5 PM 1:57
 Please note that this is a public document and upon request will be provided to the general members of the public.

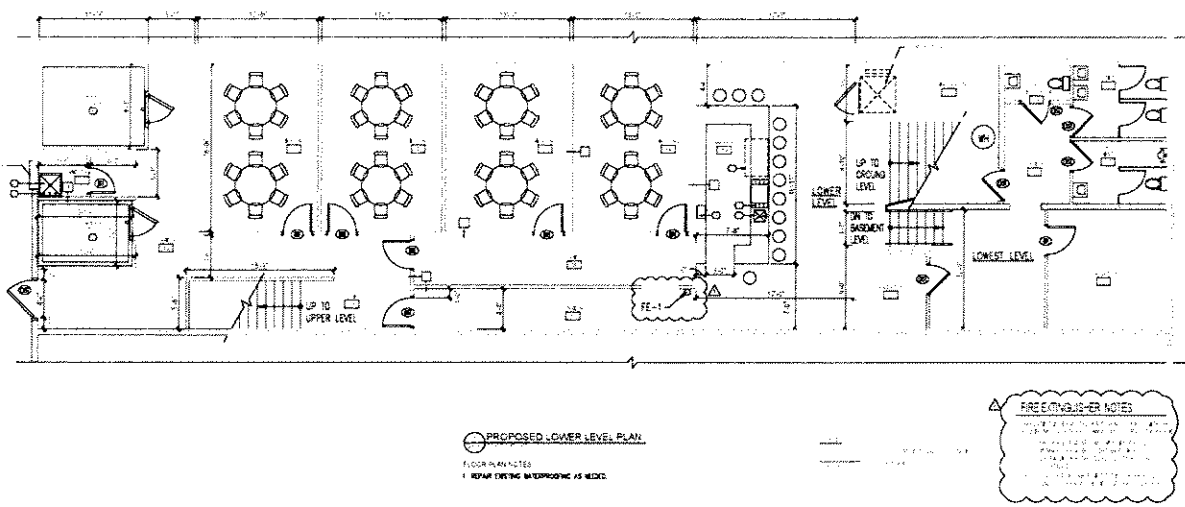
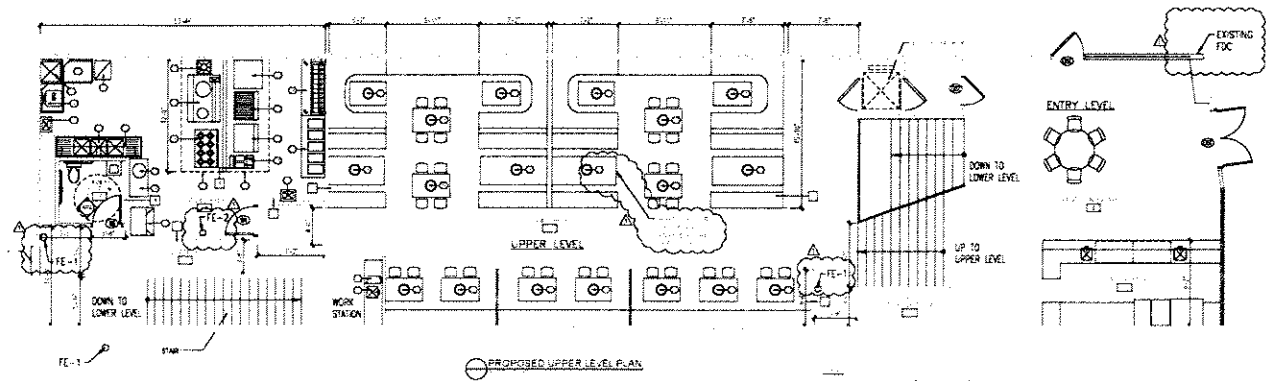
RECEIVED

BALTIMORE KOSBA BBQ
 1000 BALTIMORE AVENUE, BALTIMORE, MD 21201
 410.527.1234

SYMBOL	DESCRIPTION
▲	EXISTING FDC
▲	EXISTING FLOOR FINISH
▲	EXISTING WALL FINISH
▲	EXISTING CEILING FINISH
▲	EXISTING DOOR
▲	EXISTING WINDOW
▲	EXISTING STAIR
▲	EXISTING ELEVATOR
▲	EXISTING MECHANICAL EQUIPMENT
▲	EXISTING ELECTRICAL PANEL
▲	EXISTING TELEPHONE
▲	EXISTING FIRE ALARM
▲	EXISTING SMOKE DETECTOR
▲	EXISTING LIGHT FIXTURE
▲	EXISTING VENT
▲	EXISTING ROOF PENETRATION
▲	EXISTING CURB
▲	EXISTING DRIVEWAY
▲	EXISTING SIDEWALK
▲	EXISTING PAVEMENT
▲	EXISTING LANDSCAPE
▲	EXISTING UTILITY
▲	EXISTING SIGNAGE
▲	EXISTING FENCE
▲	EXISTING GROUND
▲	EXISTING BASEMENT
▲	EXISTING LOWER LEVEL
▲	EXISTING UPPER LEVEL
▲	EXISTING STAIR
▲	EXISTING ELEVATOR
▲	EXISTING MECHANICAL EQUIPMENT
▲	EXISTING ELECTRICAL PANEL
▲	EXISTING TELEPHONE
▲	EXISTING FIRE ALARM
▲	EXISTING SMOKE DETECTOR
▲	EXISTING LIGHT FIXTURE
▲	EXISTING VENT
▲	EXISTING ROOF PENETRATION
▲	EXISTING CURB
▲	EXISTING DRIVEWAY
▲	EXISTING SIDEWALK
▲	EXISTING PAVEMENT
▲	EXISTING LANDSCAPE
▲	EXISTING UTILITY
▲	EXISTING SIGNAGE
▲	EXISTING FENCE

PREPARED BY: [Firm Name]
 DATE: [Date]
 SCALE: [Scale]
 PROJECT: [Project Name]
 DRAWING NO.: [Drawing Number]

UPPER LEVEL PLAN
 LOWER LEVEL PLAN
 A101



FIRE EXTINGUISHER NOTES
 1. ALL EXISTING AND PROPOSED FIRE EXTINGUISHERS SHALL BE MAINTAINED AND RECHARGED AS REQUIRED.
 2. ALL EXISTING AND PROPOSED FIRE EXTINGUISHERS SHALL BE MAINTAINED AND RECHARGED AS REQUIRED.
 3. ALL EXISTING AND PROPOSED FIRE EXTINGUISHERS SHALL BE MAINTAINED AND RECHARGED AS REQUIRED.

FLOOR PLAN NOTES
 1. RETAIN EXISTING WHERE SHOWN AS NOTED.

구이류 B.B.Q

JONG KAK SPECIAL



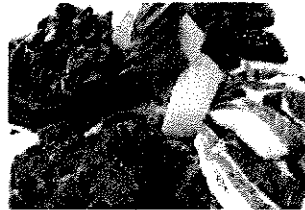
**종각콤보 1
JONG KAK COMBO 1**

갈비, 불고기, 닭구이, 재육구이
Kalbi, Bulgogi,
Spicy Chicken, Spicy Pork



**종각콤보 2
JONG KAK COMBO 2**

갈비, 추돌럭, 불고기, 양구이, 치돌박이
Kalbi, JoomooSuk, Bulgogi,
Tripes, Brisket



**종각콤보 3
JONG KAK COMBO 3**

삼겹살, 닭구이, 돼지 불고기, 재육구이
Pork Belly, Spicy Chicken,
Pork Bulgogi, Spicy Pork

FULL 89.95 | 1/2 58.95 FULL 89.95 | 1/2 58.95 FULL 79.95 | 1/2 49.95

ALL PRICES INCLUDE TAX AND SERVICE CHARGE

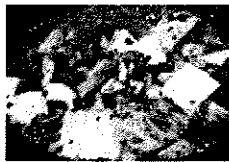
- 1. **특생갈비** THICK FRESH KALBI (100% Real Pork Belly) 35.95
- 2. **쌈갈비** FRESH KALBI (100% Real Pork Belly) 34.95
- 3. **생주돌럭** FRESH JOOMOSUK (100% Real Spicy Beef) 31.95
- 4. **양념갈비** MARINATED KALBI (Marinated Pork Belly) 34.95
- 5. **양념주돌럭** MARINATED JOOMOSUK (Marinated Spicy Beef) 31.95
- 6. **양념불고기** MARINATED BULGOGI (Marinated Spicy Beef) 24.95
- 7. **차돌박이** BRISKET (100% Real Beef) 24.95
- 8. **삼겹살** PORK BELLY (100% Real) 22.95
- 9. **돼지불고기** PORK BULGOGI (Marinated Pork Spicy Beef) 22.95
- 10. **재육구이** SPICY PORK (Spicy Pork) 22.95
- 11. **치킨불고기** CHICKEN BULGOGI (Marinated Spicy Chicken) 22.95
- 12. **오리구이** SLICED DUCK (Fresh Mixed Bones) 24.95
- 13. **양구이** TRIPES (New Tripes) 19.95
- 14. **물냉면** CHILLED BUCKWHEAT NOODLE SOUP 10.95
- 15. **비빔냉면** SPICY MIXED BUCKWHEAT NOODLES 10.95

₩1,000 추가에 1개 EXTRA CHARGE 2.95

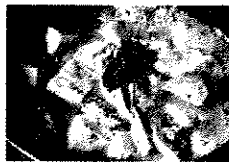


찌개·국류 SOUP

▶ 김치찌개 김치찌개 JJI GAE	9.95
Hot Stewed Beef & Cabbage Kimchi in Spicy Sauce	
▶ 된장찌개 SOYBEAN PASTE JJI GAE	9.95
Beef, Bean Paste and Vegetable in Bean Paste Soup	
▶ 순두부찌개 SOON DOO SOO JJI GAE	9.95
Soft Soybean Paste Stew with Beef, Potatoes, Scallions & Veg.	
▶ 두부찌개 TOFU JJI GAE	11.95
Ground Beef Stew with Vegetables	
▶ 해물섞어찌개 MIXED SEAFOOD JJI GAE	14.95
Mixed Seafood Stew with Vegetables and Soft Tofu	
▶ 곰창찌개 GOMCHANG JJI GAE	16.95
Cow Tripe, Beef Tripe, Noodles & Vegetables in Spicy Beef Broth	
▶ 부대찌개 BOODAE JJI GAE	17.95
Soft Tofu, Beef Tripe, Mushrooms, Vegetables, Potatoes & Beef Stew	
▶ 불낙찌개 BULNOK JJI GAE	18.95
Soft Beef & Dried Beef Noodle & Vegetable Stew	
▶ 대구지리 CODFISH STEW (Beef or Chicken)	15.95
▶ 김치만두찌개 KIM CHI DUMPLING JJI GAE	12.95
Hot Stewed Beef & Cabbage Kimchi with Soft Tofu & Dumpling	
▶ 육개장 YOOKGAE JANG	10.95
Hot & Spicy Stew with Soft Tofu, Beef, Vegetables & Spicy Sauce	
▶ 북어콩나물국 BOKGUMNAMUK (Beef or Chicken)	10.95
Beef or Chicken Stew with Soybean Paste and Bean Sprouts	
▶ 떡만두국 RICE CAKE & DUMPLING SOUP	11.95
Korean Stew with Rice Cake, Beef, Dumplings, and Vegetables in Spicy Sauce	
▶ 만두국 DUMPLING SOUP	10.95
Korean Beef Dumpling in Clear and Hot Spicy Sauce	
▶ 떡국 RICE CAKE SOUP	10.95
Korean Stew with Rice Cake, Beef, Kimchi, Bean Sprouts and Vegetables	
▶ 파로국밥 PALLO BOBBE HAP (Beef or Chicken)	11.95
Beef or Chicken Stew with Rice Cake and Spicy Sauce	



C1. KIM CHI JJI GAE



C2. SOYBEAN PASTE



C3. SOON TOFU JJI GAE



C13. RICE CAKE & DUMPLINGS

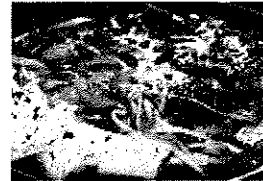
SOUP COMBO

모든 찌개, 국류에 가지대 국이 추가시 추가요금 5.00
 *B.B.Q. & Grill 음식은 찌개, 국류에 추가요금 5.00

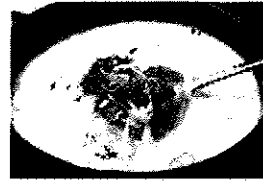
If you have any food allergies, Please notify the staff.

탕 류 HOT POTS

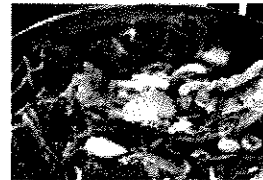
- ▶ D1 대구매운탕 CODFISH SPICY HOT POT 15.95
Spicy Soup with Cod Fish and Vegetables
- ▶ D2 닭볶음탕 SPICY CHICKEN HOT POT with Beans 12.95
- ▶ D3 설렁탕 SELLEUNG TANG 10.95
Cream White Beef with Tofu and Cabbage
- ▶ D4 곰탕 GOM TANG (Beef Bone Soup) 10.95
- ▶ D5 감자탕 RAM JJA TANG 12.95
Spicy Beef Bone Soup with Potatoes & Tofu with Sesame Seed
- ▶ D6 도기니탕 DO GINI TANG 12.95
Beef Bone Soup with Beans of Tofu and Vegetables
- ▶ D7 김비탕 KIM BI TANG 16.95
Beef Bone Broth with Beef, Tofu, Cabbage, Beans & Noodles
- ▶ D8 매운김비탕 MAEUN KIM BI TANG 17.95
Beef Bone Broth with Beef, Tofu, Cabbage & Noodles
- ▶ D9 사철탕 SA CHEUL TANG 22.95
Hot Spicy Soup with Beef Bone Soup with Tofu



D1. CODFISH SPICY HOT POT



D5. BUL LUNG TANG



D7. KAL BI TANG

HOT POTS COMBO

모든 탕류에 가지미 구이 소고기 추가요금 5.00

가장 인기있는 탕류 2가지 선택 시 추가요금 5.00

전골류 CASSEROLE

- ▶ E1 해물전골 SEAFOOD CASSEROLE 40.95
Mixed Seafood, Noodles, Tofu and Spicy Sauce with Vegetables
- ▶ E2 곱창전골 GOP CHANG CASSEROLE 40.95
Gop Chang (Beef Neck) with Vegetables, Sesame Paste, Soybean Paste and Tofu
- ▶ E3 뽕늬전골 BULGOGGI & OCTOPUS CASSEROLE 40.95
Spicy Beef & Octopus, Noodles & Vegetables with Sauce
- ▶ E4 낙자김치전골 DOKJAE KIM CHEE CASSEROLE 40.95
Octopus with Pickled Kimchi, Noodles and Sauce
- ▶ E5 사철전골 SA CHEUL CASSEROLE 44.95
Korea Style Beef Bone Soup with Tofu
- ▶ E6 김치만두전골 KIMCHI DUMPLING CASSEROLE 37.95
Kimchi Dumpling, Beef Soup, Noodle, Tofu, Vegetables
- ▶ E7 부대전골 BUDAE CASSEROLE 37.95
Mixed Spicy Beef, Tofu, Sauce, Tofu, Noodle & Veg. with Red Bean Paste
- ▶ E8 감자전골 RAM JJA CASSEROLE (Beef Bone Soup with Potatoes, Tofu, Sesame Seed) 37.95
- ▶ E9 닭볶음전골 SPICY CHICKEN CASSEROLE (Beef Bone) 36.95
- ▶ E10 전골사리 JEON GOL SARI (Beef Bone Soup with Noodle) 4.95



E2. GOP CHANG





E6. KIMCHI DUMPLING

중국 요리

11) 짜장면 JJA JANG MYUN.....	10.95	
Noodles topped with Beef Paste Sauce, Green Onion & Vegetable.		
12) 간짜장면 GAN JJA JANG MYUN.....	13.95	
Hot Paste Sauce with Beef & Vegetables in a bowl of Noodles.		
13) 삼선간짜장면 SHAN GAN JJA JANG MYUN.....	14.95	
Assorted Seafood and Noodles in a bowl of Hot Paste Sauce.		
14) 평흥 JJAM PONG.....	11.95	
Hot & Spicy Noodle Soup with Assorted Seafood and Vegetable.		
15) 삼선함흥 SEAFood JJAM PONG.....	14.95	
Assorted Seafood and Noodles with Vegetables in Hot & Spicy Soup.		
16) 삼선우동 SEAFood WOO DONG.....	14.95	
Noodles with Seafood, Hot & Vegetable Sauce.		
17) 볶음밥 FRIED RICE with SAUCE & VEGETABLE.....	13.95	
SAUCE & VEGETABLE with Fried Rice.		
18) 새우볶음밥 SAEMPU FRIED RICE (Shrimp Fried Rice).....	14.95	
Shrimp Fried Rice.		
19) 짜장밥 JJA JANG FRIED RICE with Beef & Vegetables in a bowl of hot spicy sauce.....	14.95	
20) 김치볶음밥 KIMCHI FRIED RICE (Kimchi).....	13.95	

요리 안주류 SIDE DISHES

1) 대구머리찜 DAEGU MARI JIM (Dried Cod Fish Head).....	39.95	
Dried cod fish & vegetable sauce in a bowl.		
2) 대구물냉찜 DAEGU MUL NAENG JIM (Dried Cod Fish).....	39.95	
Dried cod fish & vegetable sauce in a bowl.		
3) 해물파전 HAEMUL PANJAEK.....	15.95	
Korean Style Pancake, Mixed Seafood with Sweet Potato Casserole.		
4) 김치전 KIMCHI PANJAEK (Kimchi Pancake).....	14.95	
Korean Style Pancake, Egg & Kimchi.		
5) 돈까스 DONKATSU (Jap. Pork Cutlet).....	13.95	
Pork Cutlet.		
6) 고등어 구이 BAN FRIED MACKEREL.....	16.95	
Ban Fried Mackerel.		
7) 가자미 구이 BAN FRIED FLAT FISH.....	16.95	
Ban Fried Flat Fish.		
8) 도가니수육 DO GANI SOO YUK.....	24.95	
Skirted Beef with Garlic Sauce in a bowl of Hot Sauce.		
9) 잡채 JAP CHAE (Mixed Seafood with Vegetables).....	18.95	
Mixed Seafood with Vegetables in a bowl.		
10) 추라이드치킨 K-SIDE FRIED CHICKEN.....	17.95	
K-Side Fried Chicken.		
11) 양념치킨 or 반반치킨 SWEET & SPICY CHICKEN or HALF & HALF CHICKEN.....	18.95	
Sweet & Spicy Chicken or Half & Half Chicken.		



식사류 RICE DISHES

비빔밥 BI BIM BAP

All the Bi-Bim Bap comes with 10 pieces of rice on the side.

- F1. **비빔밥 BI BIM BAP** Beef, Assorted Vegetables and Egg with Side of Rice..... **10.95**
- F2. **곱들 비빔밥 GOP DOL BI BIM BAP**..... **11.95**
Beef, Assorted Vegetables and Egg over Steamed Rice in Hot Stone Pot
- ✓ F3. **김치 곱들 비빔밥 KIM CHI GOP DOL BI BIM BAP**..... **13.95**
Assorted Vegetables, Egg and Kimchi over steamed Rice in Hot Stone Pot
- ✓ F4. **해물 곱들 비빔밥 SEAFOOD GOP DOL BI BIM BAP**..... **15.95**
Assorted Vegetables, Egg and Spicy Seafood Over Steamed Rice in Hot Stone Pot
- ✓ F5. **낙지 곱들 비빔밥 OCTOPUS GOP DOL BI BIM BAP**..... **15.95**
Assorted Vegetables, Egg and Spicy Octopus Over Steamed Rice in Hot Stone Pot
- ✓ F6. **오징어 곱들 비빔밥 SQUID GOP DOL BI BIM BAP**..... **15.95**
Assorted Vegetables, Egg and Spicy Squid Over Steamed Rice in Hot Stone Pot
- F7. **두부 곱들 비빔밥 TOFU GOP DOL BI BIM BAP**..... **14.95**
Assorted Vegetables, Egg and Tofu Over Steamed Rice in Hot Stone Pot
- F8. **돼지 불고기 곱들 비빔밥 PORK BULGOGI GOP DOL BI BIM BAP**..... **15.95**
Assorted Vegetables, Egg and Pork Bulgogi Over Steamed Rice in Hot Stone Pot
- F9. **갈비 곱들 비빔밥 KAL BI GOP DOL BI BIM BAP**..... **17.95**
Kalbi and Assorted Vegetables, Egg and Over Steamed Rice in Hot Stone Pot



테리야끼 TERIYAKI



- G1. **비프 테리야끼 BEEF TERIYAKI**..... **18.95**
Beef, Broccoli and Napa Cabbage with Teriyaki Sauce
- G2. **치킨 테리야끼 CHICKEN TERIYAKI**..... **15.95**
Chicken, Broccoli and Napa Cabbage with Teriyaki Sauce
- G3. **두부 테리야끼 TOFU TERIYAKI**..... **15.95**
Tofu and Broccoli with Teriyaki Sauce
- G4. **새우치킨 테리야끼 SHRIMP & CHICKEN TERIYAKI**..... **19.95**
Shrimp, Chicken and Napa Cabbage with Teriyaki Sauce
- G5. **새우 테리야끼 SHRIMP TERIYAKI**..... **21.95**
Shrimp, Broccoli and Napa Cabbage with Teriyaki Sauce

If you have any food allergies, Please notify the staff.

요리 안주류 SIDE DISHES

- ▶ J10. 오징어볶음 STIR FRIED SQUID Spicy Sauce with Squid, with Mixed Vegetables and Sesame Oil..... 18.95
- ▶ J11. 오징어농구이 WHOOP SQUID BUNGS with Fried Squid, with Sesame Oil and Sauce..... 18.95
- ▶ J12. 낙지볶음 STIR FRIED OCTOPUS Spicy Sauce with Octopus, with Mixed Vegetables and Sesame Oil..... 19.95
- ▶ J13. 두부김치볶음 TOFU & STIR FRIED KIMCHI..... 21.95
Mixed Hot Sauce, Tofu & Sauteed Kimchi with Sauced Minced Pork
- ▶ J14. 돼지두부치기 STIR FRIED PORK BELLY with Pork, with Sauteed Kimchi and Sesame Oil..... 22.95
- ▶ J15. 군만두 or 물만두 FRIED DUMPLING or BOILING DUMPLING (10pcs)
Diced Pork, Chopped Onion, Minced Pork..... 10.95
- ▶ J16. 깻뎡기 KAN POONGGI Chicken and Pork with Tofu and Sauteed Hot Sauce..... 16.95
- ▶ J17. 탕수육 TANG SOO YOOK Fried Pork with Sweet and Sour Sauce..... 15.95
- ▶ J18. 치킨 탕수육 CHICKEN TANG SOO YOOK Fried Chicken with Sweet and Sour Sauce..... 16.95
- ▶ J19. 쇠고기 탕수육 BEEF TANG SOO YOOK Fried Beef with Sweet and Sour Sauce..... 18.95
- ▶ J20. 사진 탕수육 SA CHIN TANG SOO YOOK Fried Pork with Sesame Oil and Sweet and Sour..... 19.95
- ▶ J21. 새우 탕수육 SHRIMP TANG SOO YOOK Fried Shrimp with Sweet and Sour Sauce..... 21.95
- ▶ J22. 깻뎡 뽕새우 KAN POONGS SHRIMP Fried Pork and Sauteed Hot Sauce..... 21.95



VEGETARIAN



- ▶ J23. 비빔밥 B-BIM BAP Assorted Veg. Chopped Spicy Rice..... 10.95
- ▶ J24. 곰돌비빔밥 GOR DOL B-BIM BAP Assorted Veg. Pine Nuts and Sesame Oil Spicy Rice..... 11.95
- ▶ J25. 김치곰돌비빔밥 KIM CHI GOR DOL B-BIM BAP Assorted Veg. Pine Nuts and Sesame Oil Spicy Rice..... 13.95
- ▶ J26. 두부곰돌비빔밥 TOFU GOR DOL B-BIM BAP Assorted Veg. Pine Nuts and Sesame Oil Spicy Rice..... 14.95
- ▶ J27. 야채볶음밥 VEGETABLE FRIED RICE..... 13.95
- ▶ J28. 김치볶음밥 KIM CHI FRIED RICE..... 13.95
- ▶ J29. 야채파전 VEGETABLE PANCAKE Spicy Sauce, Fried Mixed Vegetables and Sesame Oil..... 14.95
- ▶ J30. 김치전 KIM CHI PANCAKE Spicy Sauce, Fried Kimchi and Sesame Oil..... 14.95
- ▶ J31. 고추전 JAL APENO PANCAKE Kimchi, Spicy Sauce, Fried Sesame Oil and Sesame Oil..... 14.95
- ▶ J32. 두부테리야끼 TOFU TERIYAKI Tofu and Sauce, Sesame Oil and Sesame Oil..... 15.95
- ▶ J33. 잡채 JAP CHAE Spicy and Sauteed Vegetables with Mixed Vegetables..... 18.95

LUNCH SPECIAL

11AM - 2:30PM (Monday - Friday)

If you have any food allergies, Please notify the staff.

1. 갈비구이 박스 KAL BI BOX Marinated Prime Rib	15.95
2. 불고기 박스 BULGOGI BOX Marinated Thin Slices of Prime Beef in Sweet Sauce	12.95
3. 제육구이 박스 SPICY PORK BOX Sliced Pork Marinated in Special Hot Sauce	12.95
4. 돈가스 박스 TONKATSU BOX Deep-fried Pork Cutlet	11.95
5. 오징어 볶음 박스 STIR-FRIED SQUID BOX Sautéed Fresh Squid with Garden Fresh Vegetables in Spicy Sauce	11.95
6. 집탕 박스 SEAFOOD DELIGHT BOX Spicy Seafood Delight with Vegetables	11.95
7. 잡채 박스 JAB CHAE BOX Stir-Fried Starch Noodles with Shredded Pork & Mixed Vegetables	10.95
8. 치킨테리야기 박스 CHICKEN TERIYAKI BOX Broiled Chicken in Teriyaki Sauce	10.95
9. 비프테리야기 박스 BEEF TERIYAKI BOX Broiled Beef in Teriyaki Sauce	10.95
10. 비빔밥 BI BIM BAP Beef, Assorted Vegetables and Egg over Steamed Rice	8.95
11. 곰돌비빔밥 GOM DOL BI BIM BAP Beef, Assorted Vegetables and Egg over Steamed Rice in Hot Stone Pot	9.95
12. 낙지곰돌비빔밥 OCTOPUS GOM DOL Assorted Vegetables and Spicy Octopus over Steamed Rice in Hot Stone Pot	11.95
13. 오징어곰돌비빔밥 SQUID GOM DOL Assorted Vegetables and Spicy Squid over Steamed Rice in Hot Stone Pot	11.95
14. 해물곰돌비빔밥 SEAFOOD GOM DOL Assorted Vegetables and Spicy Seafood over Steamed Rice in Hot Stone Pot	11.95
15. 잔치국수 BANQUET NOODLES SOUP Wheat Flour Noodles in a Light Broth made from Beef	10.95
16. 짜장면 JJA JANG MYUN Noodles Topped with Brown Peking Sauce with Diced Pork and Vegetables	8.95
17. 짬뽕 JJAM PONG Hot & Spicy Noodles soup with assorted Seafood and Vegetables	9.95
18. 육개장 YOOG GAE JANG Hot & Spicy soup with Shredded Beef, Vegetables & Starch Noodles	8.95
19. 김치찌개 KIM CHI JJI GAE Thin Sliced Pork, Tofu and Kimchi in Hot and Spicy Soup	8.95
20. 된장찌개 SOYBEAN PASTE JJI GAE Beef, Bean Curd and Vegetables in Bean Paste Soup	8.95
21. 순두부찌개 SOON DOO BOO JJI GAE Spicy Soft Tofu Soup with choice of (Beef / Pork / Seafood, Kimchi, Veg.)	8.95
22. 북어콩나물국 DRIED POLLACK SOUP Dried Pollack Soup with Bean sprout	9.95
23. 떡국 RICE CAKE SOUP Korean Sliced Rice Cake in Clear Beef Broth with Egg & Starch Noodles	8.95
24. 만두국 DUMPLING SOUP Korean Beef Dumpling in Clear Beef Broth with Scallion	8.95
25. 곰탕 GOM TANG Simmered Beef bone Soup with Tripe, Brisket, Clear Noodles and Chopped Green onion	8.95

**LUNCH
COMBO**

모든 찜개, 탕류(18 - 25)에 가자미 구이 추가시: 추가요금 5.00

Add Pan deep Fried Flat fish with Any Soup (between 18 - 25) for extra 5.00

FOR EXTRA COST 1.50



Z & Y CORPORATION: D19720671

Department ID Number:

D19720671

Business Name:

Z & Y CORPORATION

Principal Office:

510 E BELVEDERE AVE
BALTIMORE MD 21212

Resident Agent:

GUIYUN ZHANG
510 E BELVEDERE AVE
BALTIMORE MD 21212

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/Registration:

06/05/2019

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 510 E. Belvedere Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

"A" BEER & WINE _____

"B" BEER & WINE 1

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 4

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD" BEER, WINE & LIQUOR 3

ARENA _____






HOTEL/MOTEL _____





RACING _____

PREPARED BY: Cindy Judhope DATE: 11/12/2019.

510 E. Belvedere Ave

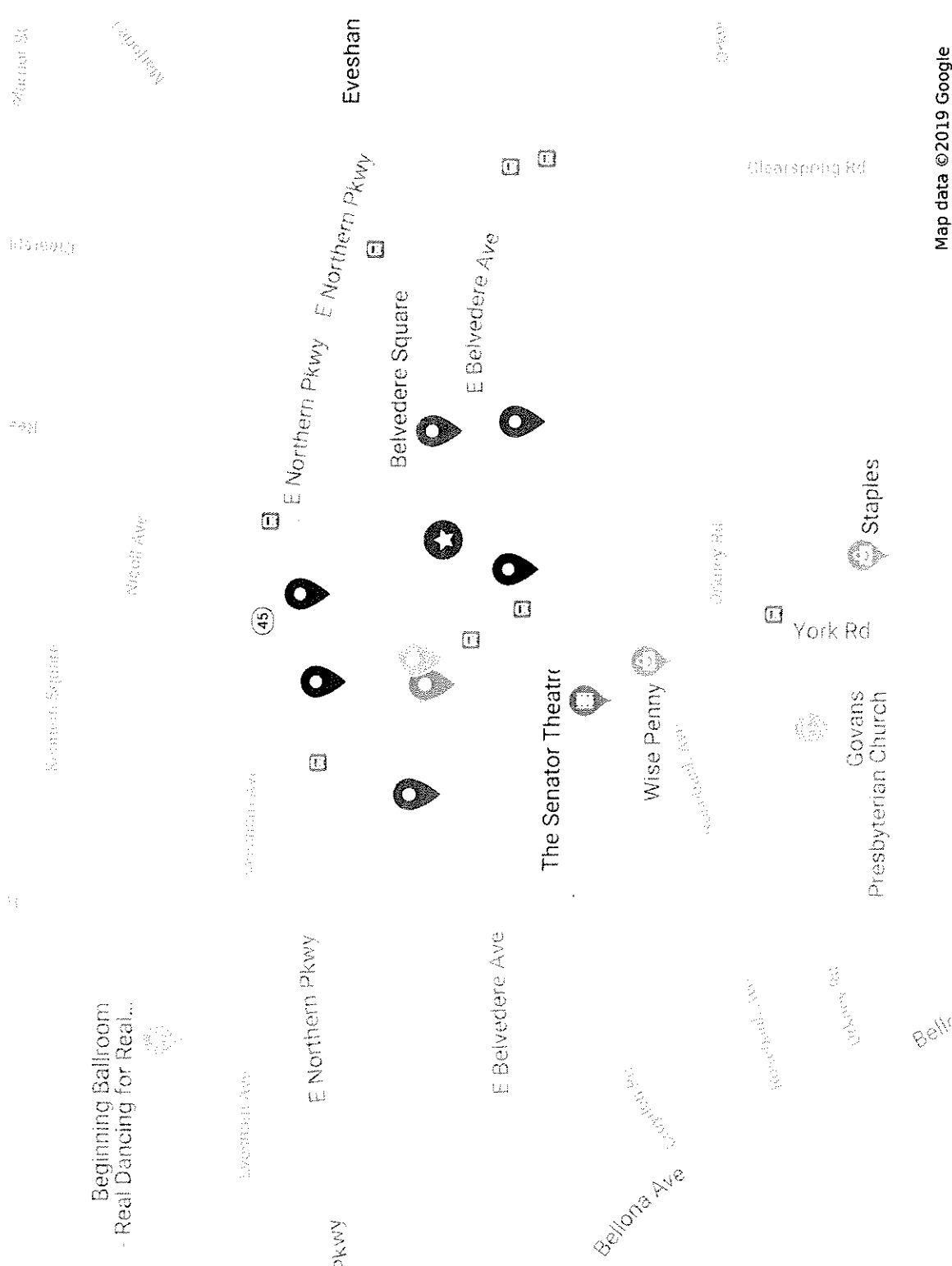
Untitled layer

-  A1 Sushi- LB
-  Clark Burger LB
-  Zen West LB
-  Swallow At the Hollow LBD7
-  Atwater's Belvedere Square Market LB

-  Jerry's Belvedere Tavern LBD7
-  510 E Belvedere Ave
-  Ejji-WB
-  Grand Cru-LBD7

Untitled layer

-  Pleasant Hope Baptist Church



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Koba Korean Charcoal Grill
Corporation Name:	Z&Y Corporation
Location Address:	510 E. Belvedere Ave
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)	Select...
Is the location within 300 feet of Church and/or School?	No
Date Posted?	11/8/2019
Estimated Date of Removal?	11/18/2019
Are there any other licensed establishments within a two block radius?	Yes

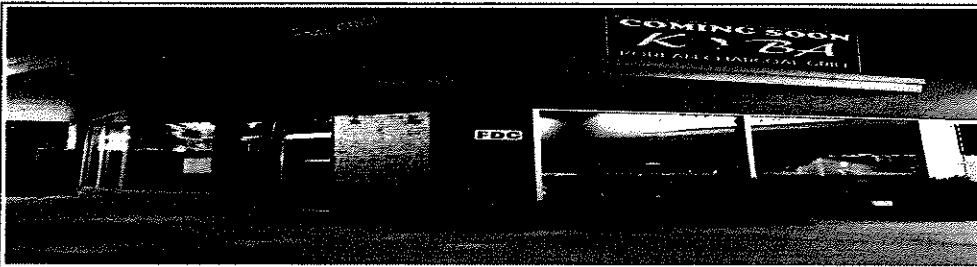
Other licensed locations - Describe/Note:

See Map

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

Closed and not Operating
New Restaurant License requesting outdoor table service and off-premise catering

Insert Photo of Sign and location:



NOTICE
As provided for in Article 27, § 101 of the Baltimore City Charter

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 510 E. Belvedere Ave. 21212
 Type of License: Beer, Wine & Liquor
 Scope of Application: New Restaurant License for serving outdoor table service and on-premise catering
 Application filed by: Zay Corporation, T/A Koda Korean Grill
 Licensee(s): Gul Yun Zhang and Min Chang Kook

The hearing concerning this application will be held on or after **November 28, 2019** at 1 N. E. Russell Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be accepted for filing and processing on the date and time indicated above.

FOR MORE INFORMATION:

Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="i:\O#w\baltimore\cindy-leigh.tudhope"/>	<input type="text" value="11/12/2019"/>	<input type="text" value="12:01:05 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="checkbox"/> Approve <input type="checkbox"/> Disapprove		

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Gui Yun Zhang, Min Chang Kwak
Address of Premises:	510 E. Belvedere Ave
Inspector:	j:0#w baltimore\cindy-leigh.tudhope
Date Posted:	11/8/2019
Time Posted:	8:00 PM
Date Rechecked:	11/18/2019
Time Rechecked:	6:50 PM
Manager or Owner when sign posted:	

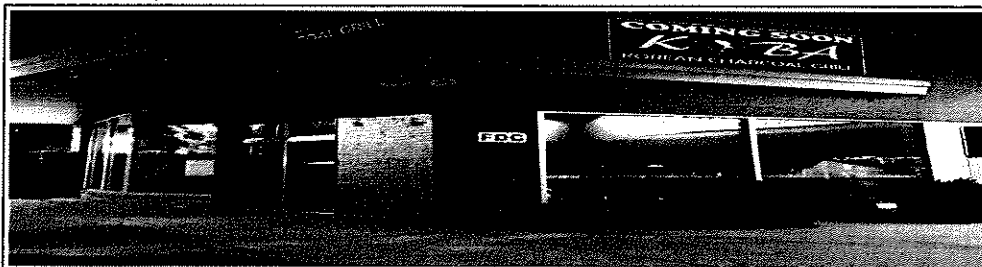
Summary on location of sign posted:

Front Left window

Summary on location of sign rechecked:

Sign remained up and posted for 10 days on Front left window

Insert Photo of Sign and location:



NOTICE

Established by Law - Not to be altered

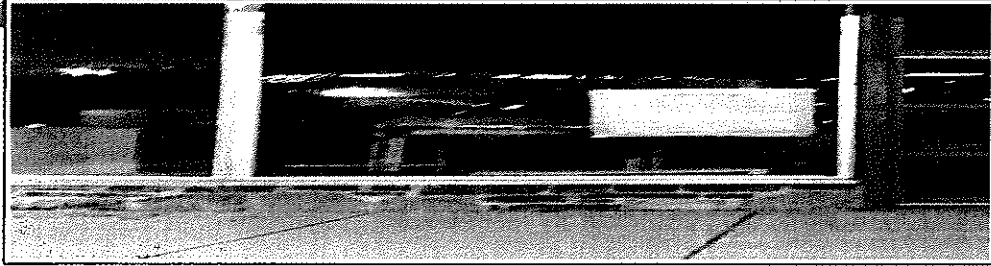
Board of Liquor License Commissioners for Baltimore City

Address of Premises: 510 E. Belvedere Ave. 21212
Type of License: Beer, Wine & Liquor
Scope of Application: New Restaurant License - expanded outdoor table service and off-premise catering
Application filed by: Z-Y Corporation T/A Korea Korean Organ
Present License(s): Out Van Zhang and Min Chang Kunk

The hearing concerning this application will be held on or after **November 28, 2019**. Persons who oppose this application should send their written protest to the office of the Board at 170 Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and presented at the date and time.

FOR MORE INFORMATION

Robert J. MacIntyre, Jr.
Chairman
Commissioner



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 510 E Belvedere Ave. 21212

Class of License: Beer, Wine & Liqueur

Purpose of Application: New Restaurant license requesting outdoor table service and off-premise catering

Application filed by: Z + Y Corporation T/A Koda Korean BBQ
Gui Yun Zhang and Min Chang Kwak

Person License(s):

November 28, 2009

The hearing concerning this application will be held on or after November 28, 2009 at 11 M. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants must be filed by the date and time.

Albert J. Marzocchini, Jr. Chairman
Austin L. Greenfield, Commissioner

FOR MORE INFORMATION

7741 GRILL

COMING SOON
KOBA
KOREAN CHARCOAL GRILL

FDC



Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
27	54	5133	016	9/20/16	503

PROPERTY ADDRESS: **510 E BELVEDERE AVE**

OWNER: **BELVEDERE HOLDINGS LLC.** ADDR: **516 E. BELVEDERE AVE BALTIMOR**
 LESSEE: **STARDINE LLC** ADDR: **510 E. BELVEDERE AVE BALTIMORE**

LAND USE CODES 5810 5819 0000 0000

USE PORTION OF PREMISES 510 E BELVEDERE AS A RESTAURANT WITH OUTDOOR SEATING PER PUD #12 ORDINANCE # 09-174 APPROVED 6/1/09 BY THE MAYOR AND CITY COUNCIL AMENDING PUD ORDINANCE

1001-000000-2600-158900-400560 PER. INSP	1001-000000-2600-158900-400480 MISC	1001-000000-2600-158900-400480 CH USE	1001-000000-2600-158301-400490 NEW BLDG	1001-000000-2600-158302-400490 ADDITIONS	
		45.00			
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC CONST	1001-000000-2600-158800-400500 ELECT	1001-000000-2600-158901-400510 HYDRONIC STEAM HEAT	
1001-000000-2600-158902-400510 DISTRIB EXH	1001-000000-2600-158902-400510 AIR COND	1001-000000-2600-158902-400510 BSP TANKS	1001-000000-2600-158905-400510 TIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT	
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159300-400520 PLUMBING	1001-000000-2600-159000-400520 S & F CONTROL	1001-000000-5700-508801-401811 CHAP	1001-000000-1500-102800-400230 TAX	3.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-158909-400480 PENALTY	TOTAL FEES	98.00
	50.00				

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



DEPARTMENT OF
HOUSING & COMMUNITY
DEVELOPMENT

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

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

December 5, 2019

Applicant(s): Nicole Folks and James Mayhew
Market Arcade Holding, LLC, T/a North Avenue Market
30 W. North Avenue 21218

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine & Liquor restaurant license requesting live entertainment, outdoor table service and off-premise catering.

(a) **Applicant(s) Information:** (1) Nicole Folks was born in Cheverly, MD in August of 1969. She lives in Baltimore, MD; and (2) James Mayhew was born in Grand Junction, CO in June of 1979. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Nicole Folks (75%); and (2) James Mayhew (25%).

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

(d) **Qualified Voters:** Phillip Westry, Michael Destefano, and Andrew Eaker are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a restaurant/bookstore with arcade games and retail sales area.

(f) **Corporate Standing:** Market Arcade Holding, LLC is a MD LLC and as of 11/19/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 11/8/2019, and checked on 11/19/2019. This meets the 10-day rule. There are 10 licensed liquor establishment(s) in the 4x4 area: "B" BWL-6; "D" BWL-1; and "BD7" BWL-3.

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

(i) **Letters of Support/Opposition:** At this time the Board has received letters of support from Councilman Robert Stokes, Charles North Community Association, Central Baltimore Partnership, Station North Arts District, Joe Squared, and Saul Zaentz Innovation Fund.

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:

2019 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: To add liquor, beer and wine with live entertainment to existing restaurant CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 30 West North Avenue, Baltimore, MD 21218

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Market Arcade Holding LLC TRADE NAME: NORTH AVENUE MARKET

BUSINESS PHONE NUMBER: 443-801-6001 BUSINESS EMAIL ADDRESS: office@guppymanagement.com

ATTORNEY FOR THE APPLICANT: Mel Kodinski ADDRESS: 320 N. Charles St, 21201 PHONE: 410-685-5100

Part of Premises Used (Note: Floors and Areas for Storage): 4500 sq ft Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

Live Entertainment provided? Yes No What Kind (Ex DJ, Band, Etc.)? Bands, DJ, Karaoke 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: 280

Please note that as per Alc. Bev. Art. 5-12-1407(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

Nicole Marie Folks _____ E-mail (Required) _____
 (Full name) _____ (Telephone no.) _____
 2216 Essex Street Baltimore MD 21231 16 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 08/1969 Female Cheverly, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

2. Applicant B

James Michel Mayhew _____ E-mail (Required) _____
 (Full name) _____ (Telephone no.) _____
 1720 Saint Paul Street #104 Baltimore MD 21202 12 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 06/1979 Male Grand Junction, CO
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in 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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

7. Do the spouses or 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.

n/a this is for a new license

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

Applicant A B C

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

Name	Address	Phone	Email
Vicki Mehring	9340 Dublin Road, Walkersville, MD 21793	[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. 5-4-109 (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: Nicole Marie Folks ADDRESS: 2216 Essex Street, Baltimore, MD 21231 TITLE: Member %OF STOCK HELD: 75%
- 2) NAME: James Michel Mayhew ADDRESS: 1720 Saint Paul Street, Baltimore, MD 21202 TITLE: Member %OF STOCK HELD: 25%
- 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 has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the 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.

Nicole Marie Folks
Signature of Applicant A

I hereby certify that on the 01 day of October, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Nicole Marie Folks 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 12/30/2021
Printed Name: Karen D Sadler

KAREN D SADLER
Notary Public
Baltimore County
Maryland
My Commission Expires Dec. 30, 2021

James Michel Mayhew
Signature of Applicant B

I hereby certify that on the 01 day of October, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared James Michel Mayhew 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 12/30/2021
Printed Name: Karen D Sadler

KAREN D SADLER
Notary Public
Baltimore County
Maryland
My Commission Expires Dec. 30, 2021

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: Center City, Inc, 1714 N Charles Street, Baltimore, MD 21201 Phone Number: [REDACTED]

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

(I, WE) MICHAEL SHEETER HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 30 W. NORTH AVE, Baltimore, City with a Zip Code of 21218, which is named in the present application made to 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 Landlord

KAREN D SADLER
Notary Public
Baltimore County
Maryland
My Commission Expires Dec. 30, 2021

I hereby certify that on the 01 day of October, 2019, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore Pde, personally appeared Michael Sheeter 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 12/30/2021

Notary Printed Name: Karen D Sadler

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, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Phillip Westry	304 E. Lanvale St Baltimore, MD 21202	<u>[Signature]</u>	March 1985	6 years
Michael DeStefano	304 E. Lanvale St Baltimore, MD 21202	<u>[Signature]</u>	March 1984	6 yrs
Andy Eaker	759 E. 36th St. Baltimore, Md 21218	<u>[Signature]</u>	May 1956	4 yrs
Paul Jesson	2226 Essex St. Baltimore MD 21231	<u>[Signature]</u>	Nov. 1976	10 years
JEFF FOLKS	2216 ESSEX ST BALT. MD 21231	<u>[Signature]</u>	NOV 66	12 yrs

RECEIVED

RECEIVED
Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 4500 Baltimore, Maryland 21201
Phone: 410-386-3333 FAX: 410-386-4382
NOV 08 2019

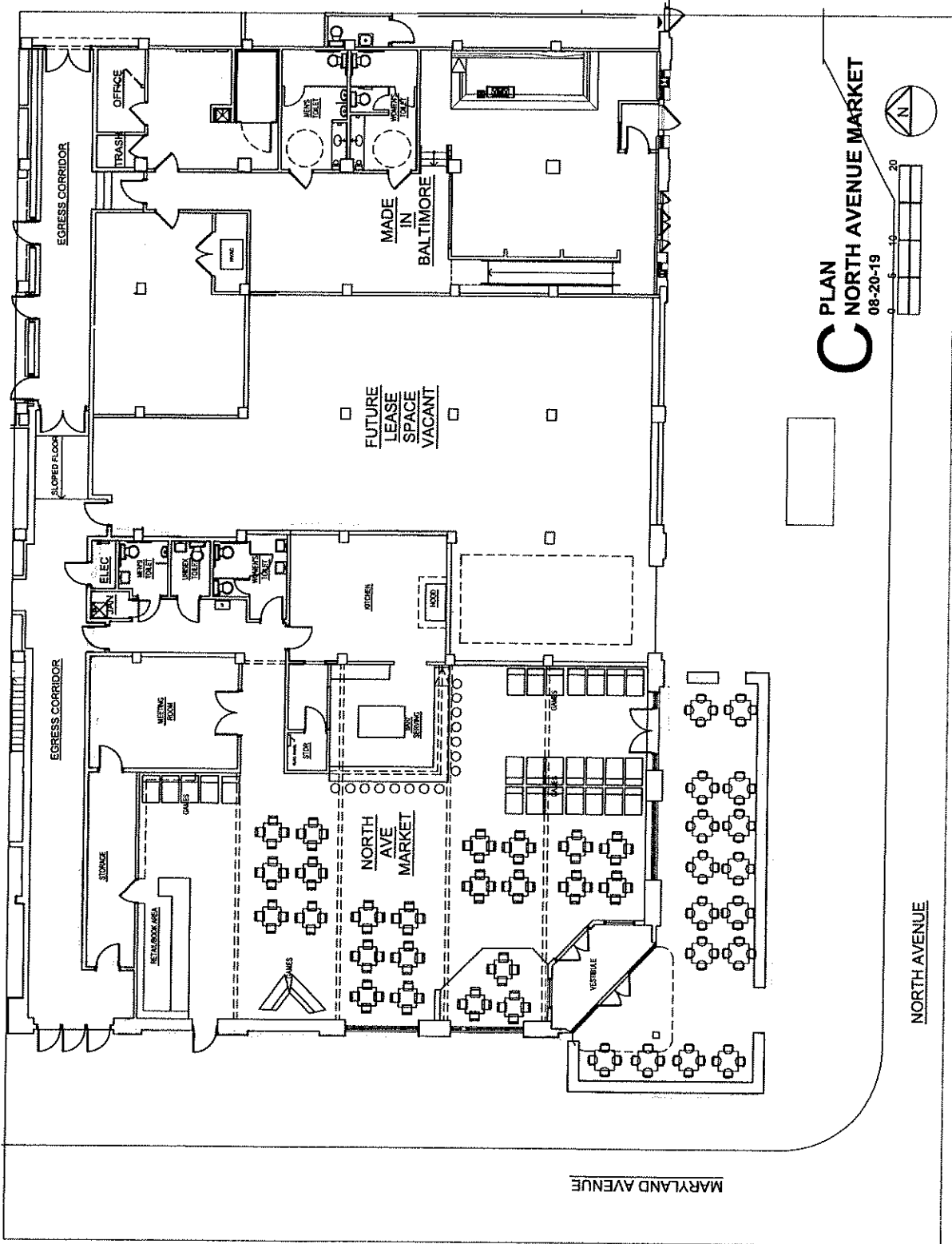
Please note that this is a public document and upon request will be provided to the general public.

Revised January 2019
City of Baltimore
Baltimore City Liquor Board

NOV 05 2019
Baltimore City Liquor Board

Baltimore City Liquor Board

Baltimore City Liquor Board



PLAN
NORTH AVENUE MARKET
 08-20-19



MARYLAND AVENUE

NORTH AVENUE

BURGERS

All burgers come with fries. Add egg \$1, bacon \$1, avocado \$2, vegan cheese \$2

DINER \$12

Potato roll, American cheese, lettuce, tomato, onion, pickles and mayo

FARM \$15

Seasonal topping and local bread

VEGAN \$15

Brioche, lettuce, tomato, onion, pickles and Just Mayo

FRIES

REGULAR \$5

Hand cut

DISCO \$7

Gravy and gruyere

PINBALL \$8

Pesto, parmesan and bacon

FANCY \$7

Truffle oil and parmesan

MILKSHAKES

Hand spun with whipped cream on top

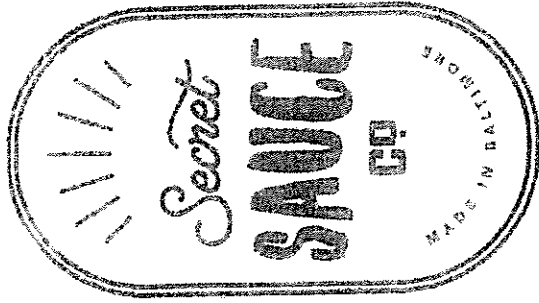
Chocolate \$8

Vanilla \$8

Strawberry \$8

Matcha \$10

Vegan \$10



BEER

Union Divine - IPA \$6

Union Duckpin - APA \$6

Charm City Meadworks - Seasonal \$8

National Bohemian - Pilsner \$4

Peabody Old Oricle Park - Pilsner \$6

Peabody Astrodon - Hazy IPA \$6

Peabody Thirstay - Pale Ale \$6

WINE

Old Westminster Winery Pet Nat \$10

House White \$7

House Rosé \$7

House Red \$7

COCKTAILS

8-BIT \$10

Whiskey, amaro, honey and lemon

EASTSIDE \$10

Gin, mint, cucumber and lime

DISCO LEMONADE \$10

Vodka, elderflower, rosemary, cranberry and lemon

VIRTUAL REALITY \$10

Tequila, grapefruit, aperol and lime

SOFT DRINKS

Make it a float + \$4

Wild Kombucha \$5

Hot Coffee \$3

Thread Cold Brew \$5

Root Beer \$3

Topo Chico \$3

Coke \$3

Diet Coke \$3

Sprite \$3



NORTH AVE. MARKET

MARKET ARCADE HOLDING LLC: W19975739

Department ID Number:

W19975739

Business Name:

MARKET ARCADE HOLDING LLC

Principal Office:

1714 NORTH CHARLES STREET
BALTIMORE MD 21201

Resident Agent:

NICOLE M. FOLKS, ESQ.
2216 ESSEX STREET
BALTIMORE MD 21231

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

09/27/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 30 West North Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

"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 6

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 1

"BD" BEER, WINE & LIQUOR 3

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Cindy ^u Sudhope DATE: 11/12/2019

30 West North Avenue

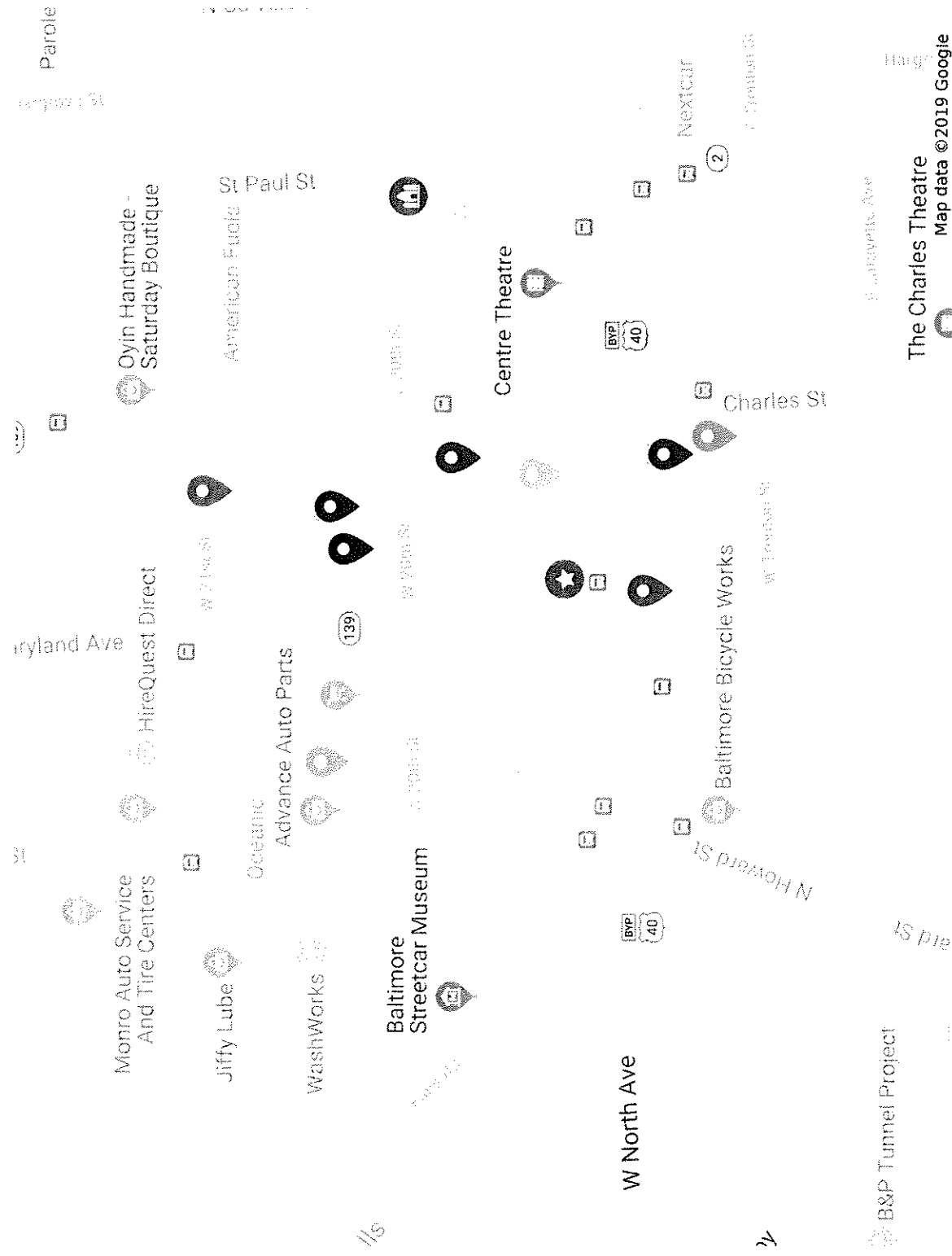
Licensed Establishment

- Baltimore Eagle LBD7
- Joung Kak LB
- New Seoul Restaurant LB
- BeOne Korean BBQ Rest LB
- Rituals-LBD7
- Motor House-LD
- Joe Squared-LB
- Parkway Theatre-LBD7
- Montego Bar & Grille-LB
- 30 W North Ave
- Nak Won Restaurant-LB

Churches

- Saint Marks English Evangelical Lutheran Church
- St Mark's Lutheran Church

Schools



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):	North Avenue Market
Corporation Name:	Market Arcade Holding LLC
Location Address:	30 West North Avenue, MD 21218
License Type:	Class "B" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="checkbox"/>
Date Posted?	11/8/2019
Estimated Date of Removal?	11/18/2019
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

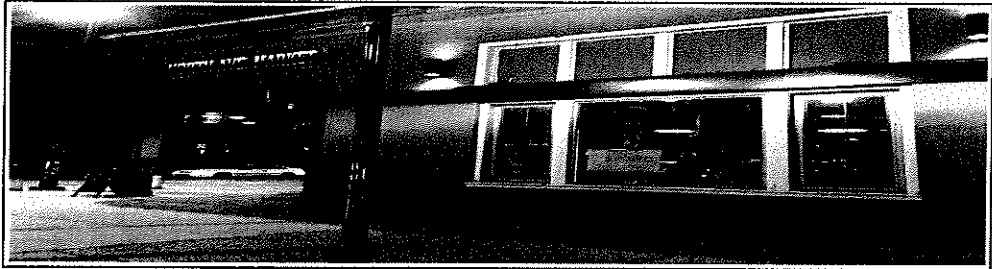
Other licensed locations - Describe/Note:

See Map

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

New Restaurant License requesting live entertainment, outdoor table service and off premise catering

Insert Photo of Sign and location:



NOTICE

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

Address of Premises: 30 W. North Avenue, Suite 101
 Class of License: Class 2 - Retail
 Scope of Application: New License for Class 2 - Retail
 Application Filed By: Black & White Liquor, LLC, 30 W. North Avenue, Suite 101, Baltimore, MD 21201
 Present License(s): None

The hearing concerning this application will be held on or after November 26, 2019.
 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 protestors will be notified of the hearing date and time.

FOR MORE INFORMATION CALL:
 410-396-4377



Attach Additional Photos

Inspector Name	Date and Time
<input type="text" value="i:0#w/baltimore\cindy-leigh.tudhope"/>	<input type="text" value="11/12/2019"/> <input type="text" value="10:16:34 AM"/>
Name of Licensee (if present)	
<input type="text"/>	
Approve	Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

Summary on location of sign posted:

Summary on location of sign rechecked:

Insert Photo of Sign and location:



NOTICE

(Application has been filed with the)

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 30 W. North Street, Suite 201
Class of License: Class B - Retail Sale of Liquor
Scope of Application: Apply for License to Sell Liquor
Application Filed by: Mr. and Mrs. James M. [Name]
Present License(s): None

The hearing concerning this application will be held on or after 12/15/2010 10:00 AM
Persons who oppose this application should send their written protest in the office of the Board
at 1 N. Charles Street, Suite 1300, Baltimore, Maryland 21201. Written protests will be
acknowledged and protestors will be notified of the hearing date and time.

FOR MORE INFORMATION CALL:
410-396-4377



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 30 W. North Avenue 21218
Class of License: Class "B" Beer, Wine & Liquor License
Scope of Application: New restaurant license requesting live entertainment, outdoor table service and off-premise catering
Application filed by: Market Arcade Holdings, LLC 71A North Avenue Market Nicole Folks And James Mayhew
Present Licensee(s): N/A

The hearing concerning this application will be held on or after November 28, 2019
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

ALBERT J. ...



Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
12	07	3602	002	7/18/19	101

PROPERTY ADDRESS: **30 W NORTH AVE**

OWNER: **CENTER CITY INC.** ADDR: **1714 N CHARLES ST BALTIMORE M**

LESSEE: **NORTH AVENUE MARKET LLC** ADDR: **1714 N CHARLES ST BALTIMORE MD**

LAND USE CODES 3-50

USE EXISTING RESTAURANT / BOOK STORE AS A RESTAURANT WITH ARCADE GAMES AND RETAIL SALES AREA.

1001-000000-2600-158300-400499 PER. INSP	1001-000000-2600-158300-400480 MISC	1001-000000-2600-158300-400480 CH USE	1001-000000-2600-158300-400490 NEW BLDG	1001-000000-2600-158300-400499 0 ADDITIONS
		45.00		
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC CONST	1001-000000-2600-158300-400500 ELECT	1001-000000-2600-158301-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-158302-400510 DISTRIBEXH	1001-000000-2600-158302-400510 AIR COND	1001-000000-2600-158302-400510 DISP TANKS	1001-000000-2600-158305-400510 FIRE	1001-000000-2600-158306-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159000-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-5700-308801-301811 CHLAP	1001-000000-1500-102800-400230 TAX
		0.00		3.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-158300-400480 PENALTY	TOTAL FEES
	50.00			98.00

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



DEPARTMENT OF
HOUSING & COMMUNITY
DEVELOPMENT

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

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

IN THE MATTER OF THE
PETITION OF: THE NORTH
AVENUE MARKET, LLC



Baltimore City Board of Municipal
& Zoning Appeals

10-30 W NORTH AVENUE

Appeal No. 2019-346
Hearing Date: October 22, 2019



Derek J. Baumgardner
Executive Director
417 E. Fayette Street, Room 922
Baltimore, MD 21202
Phone: 410-396-4301

NOV 07 2019

RESOLUTION

This matter comes before the Board on appeal from the Zoning Administrator for Baltimore City denying The North Avenue Market, LLC's ("Petitioner" or "Appellant") application to add live entertainment to an existing restaurant at the address known as 30 W North Avenue.

BACKGROUND

This property is located in a C-2 Zoning District and is improved by a one-story corner detached building with last authorized use as a retail goods establishment.

Appellant filed this appeal to the Board on September 10, 2019, and appeared for a public hearing on October 22, 2019. No one appeared in opposition and the file contains letters in support from Councilman Robert Stokes, the Charles North Community Association, the Saul Zaentz Innovation Fund, Joe Squared, Station North Arts District, and Central Baltimore Partnership. Board staff and the Planning Department prepared memoranda evaluating the appeal. Following deliberations, the Board voted to approve this appeal by unanimous vote.

DISCUSSION

Appellant proposes to add live entertainment to an existing restaurant at the address known as 30 W North Avenue. Under ZC §1-306(c), "Entertainment: Live" means one or more of any of the following, performed live by one or more individuals, whether or not done for compensation and whether or not admission is charged: (i) musical act, including karaoke; (ii) theatrical act, including a play, revue, or stand-up comedy; (iii) dance; (iv) magic act; (v) disc jockey; or (vi) similar activity. Under ZC §10-301 and Table 10-301, Entertainment: Live (Accessory to Restaurant) is a conditional use in a C-2 Zoning District. The Board may approve conditional uses under the standards set forth by ZC §§5-405 and 5-406.

Conditional Use: Live Entertainment (Accessory to Restaurant)

Under ZC §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 under ZC §5-406(b), 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. (Ord. 16-581; Ord. 17-015.)

Appellant testified that the North Avenue Market is a restaurant, bar, and arcade. Appellant testified that the restaurant would replace one that had recently closed. Appellant testified that the arcade would have games from the 1980's, as well as newer arcade games. Appellant testified that the goal was to attract patrons both from inside and outside the neighborhood. Appellant testified that a liquor license application is pending.

Appellant submitted a Security Plan for live entertainment events, outlining the number of staff, where they would be stationed, and duties such as crowd control and monitoring consumption of alcohol. Appellant also submitted an Agreement with the Charles North Community Association, Inc., and requested it be incorporated into the record. Appellant's Conditional Use Authorization Application for Live Entertainment and/or Dancing states that Appellant will have live entertainment such as live streaming, a DJ, karaoke, small bands, comedians, and cabaret. The Application states there will be a dance floor and soundproofing. The Application also states that the total occupancy for the space is 280 people.

Letters in support were submitted from Councilman Robert Stokes, the Charles North Community Association, the Saul Zaentz Innovation Fund, Joe Squared, Station North Arts District, and Central Baltimore Partnership noting that this restaurant with live entertainment and dancing would be a welcome addition to the community. A letter was also submitted from Premium Parking, noting that an agreement had been made for the use of forty spaces during business hours and eighty spaces during non-business hours. The letter noted that additional spaces can be made available for events and promotions.

The Board reviewed the file and evidence submitted in support of this application, noted that there was no opposition, and evaluated the request for Entertainment: Live (Accessory to Restaurant) at this location with the conditional use standards provided under Article 32 and Maryland law. After a complete and comprehensive review of all the evidence, the Board finds by competent evidence that the establishment, location, construction, maintenance, and operation of the proposed Entertainment: Live (Accessory to Restaurant) would not be detrimental to or endanger the public health, safety, or welfare; the proposed use is not precluded by any other law, including any applicable Urban Renewal Plan; this authorization is not contrary to the public interest; and this authorization and proposed use is in harmony with the purpose and intent of this Code. In consideration of these standards including those imposed by ZC §5-406(b), and on review of the file, testimony, and evidence submitted in support of this conditional use application, the

Board finds by competent evidence that Appellant's request meets the requirements of Article 32, the Zoning Code of the City of Baltimore.

Under ZC §5-405(a)(1), before approving any conditional use, the Board of Municipal and Zoning Appeals may impose on the establishment, location, construction, maintenance, or operation of the conditional use any condition, restriction, or limitation that it considers necessary for the protection of the public interest. Under ZC §5-405(a)(2), any condition imposed must be reasonably related and roughly proportional to the expected impact of the conditional use. Under ZC §5-405(b), failure to comply with any condition, restriction, or limitation imposed: (1) constitutes a violation of the Code; and (2) in addition to any other civil or criminal remedy or enforcement procedure, is grounds for modification, suspension, or revocation of the conditional use.

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 Ords. 16-581 and 17-015, enacted and corrected effective June 5, 2017, known as Article 32 Zoning, it is this 8th day of November, 2019, by the Baltimore City Board of Municipal and Zoning Appeals, hereby

RESOLVED, that Petitioner's request to add Entertainment: Live (Accessory to Restaurant) is **GRANTED**, on the **CONDITION(S)** that:

- (1) The Memorandum of Understanding (MOU) as testified to on the record is hereby incorporated into this Resolution, and where in conflict with any other provisions contained within this Resolution, the more restrictive provision applies;
- (2) The Security Plan, as testified to on the record and submitted into the record, is amended so that staff are on the premises for one hour after events end (3:00AM);
- (3) A copy of the use and occupancy permit for the premises must be kept on the premise and available for inspection by representatives of Baltimore City at all times;
- (4) A copy of the written approval by the Board of Municipal and Zoning Appeals for the live entertainment be provided on the premises, including details of any restrictions or limitations on the live entertainment provided, must be kept on the premises and available for inspection by representatives of Baltimore City at all times;
- (5) A copy of all other permits and licenses required pursuant to the written approval of the Board and Municipal and Zoning Appeals must be kept on the premises and available for inspection by representatives of Baltimore City at all times;
- (6) This authorization is restricted to the use, hours of operation, nature of live entertainment, and all other related provisions contained within the Conditional Use Authorization Application for Live Entertainment and Dancing submitted with Appellant's application.

COPY

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.



Derek J. Baumgardner
Executive Director



December 5, 2019

Applicant(s): Juanita Bass and Melanie Johnson
New Maceo's, LLC, T/a Maceo's
1924-26 N. Monroe Street 21217

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Juanita Bass was born in Baltimore, MD in December of 1975. She lives in Randallstown, MD; and (2) Melanie Johnson was born in Baltimore, MD in December of 1988. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Juanita Bass (100%); and (2) Melanie Johnson (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$420,000. Down payment of \$200,000 was made. \$220,000 to be paid at closing.

(d) **Qualified Voters:** Clifton Crosby, Deborah Harris, and Jayeta Davis are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a restaurant, 1st and 2nd floor of 1926 N. Monroe for business (kitchen only on 2nd floor) and basement for storage and 1st floor of 1924 for business.

(f) **Corporate Standing:** New Maceo's, LLC is a MD LLC and as of 11/19/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 11/13/2019, and checked on 11/25/2019. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 4x4 area: "A" BWL-2; and "BD7" BWL-1.

(h) **Timeline:** Last inspection by BLLC was performed 11/13/2019. 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:

2019 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: Transfer of Ownership CLASS TYPE: BD7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1924-26 N. Monroe Street, 21217

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

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: N/A

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: New Maceo's LLC TRADE NAME: Maceo's

BUSINESS PHONE NUMBER: 443-992-9020 BUSINESS EMAIL ADDRESS: jcbass2006@gmail.com

ATTORNEY FOR THE APPLICANT: Stephan W. Fogleman ADDRESS: 1720 Thames St. Baltimore MD 21231 PHONE: 410-258-8500

Part of Premises Used (Note: floors and areas for storage): Entire floor business, 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: 170

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

Juanita C. Bass _____ (Telephone no.) _____ E-mail (Required) _____
 (Full name) _____
 11 Aldersgate Court _____ MD 21133 _____ N/A
Randolph (Residence) Street City State Zip Code (period of residency in Baltimore City)
 12/75 _____ F _____ Baltimore, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

2. Applicant B

Melanie A. Johnson _____ (Telephone no.) _____ E-mail (Required) _____
 (Full name) _____
 3432 Round Road _____ MD 21225 _____ 30 years
Baltimore (Residence) Street City State Zip Code (period of residency in Baltimore City)
 12/88 _____ F _____ Baltimore, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

3. Applicant C

N/A _____ (Telephone no.) _____ E-mail (Required) _____
 (Full name) _____
 _____ City State Zip Code _____ (Residence) Street (period of residency in Baltimore City)
 _____ F _____ Baltimore, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

RECEIVED
 NOV 12 12:58 PM '19
 BOARD OF LIQUOR LICENSE COMMISSIONERS

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 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
Juanita Bass	11 Aldersgate Ct #2133	[REDACTED]	[REDACTED]

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

- 1) NAME: Juanita Bass ADDRESS: 11 Aldersgate Ct #2133 TITLE: Managing Member %OF STOCK HELD: 100
- 2) NAME: Melanie Johnson ADDRESS: 3432 Rowland 21225 TITLE: Secretary %OF STOCK HELD: 0
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the 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.

[Signature]
Signature of Applicant A:

I hereby certify that on the 2ND day of Nov, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Juanita Bass the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 12/16/19
Printed Name: Stephen W Fogelmann Jr.

[Signature]
Signature of Applicant B:

I hereby certify that on the 2ND day of Nov, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Melanie Johnson the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 12/16/19
Printed Name: Stephen W Fogelmann Jr.

Signature of Applicant C:

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

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

Name and Address of the owners of the premise/landlord: Maceo's Inc / ^{Yakob Gebreyones} ~~Gebreyones~~ Phone Number: [REDACTED]

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

(I, WE) Yakob Gebreyones HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1977 26 N. Monroe, Baltimore, City with a Zip Code of 21227, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

X [Signature]
Signature of Landlord

I hereby certify that on the 8th day of October, 2019 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Yakob Gebreyones 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 12/16/19
Notary Printed Name: Stephen W. Taghian, Jr.

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

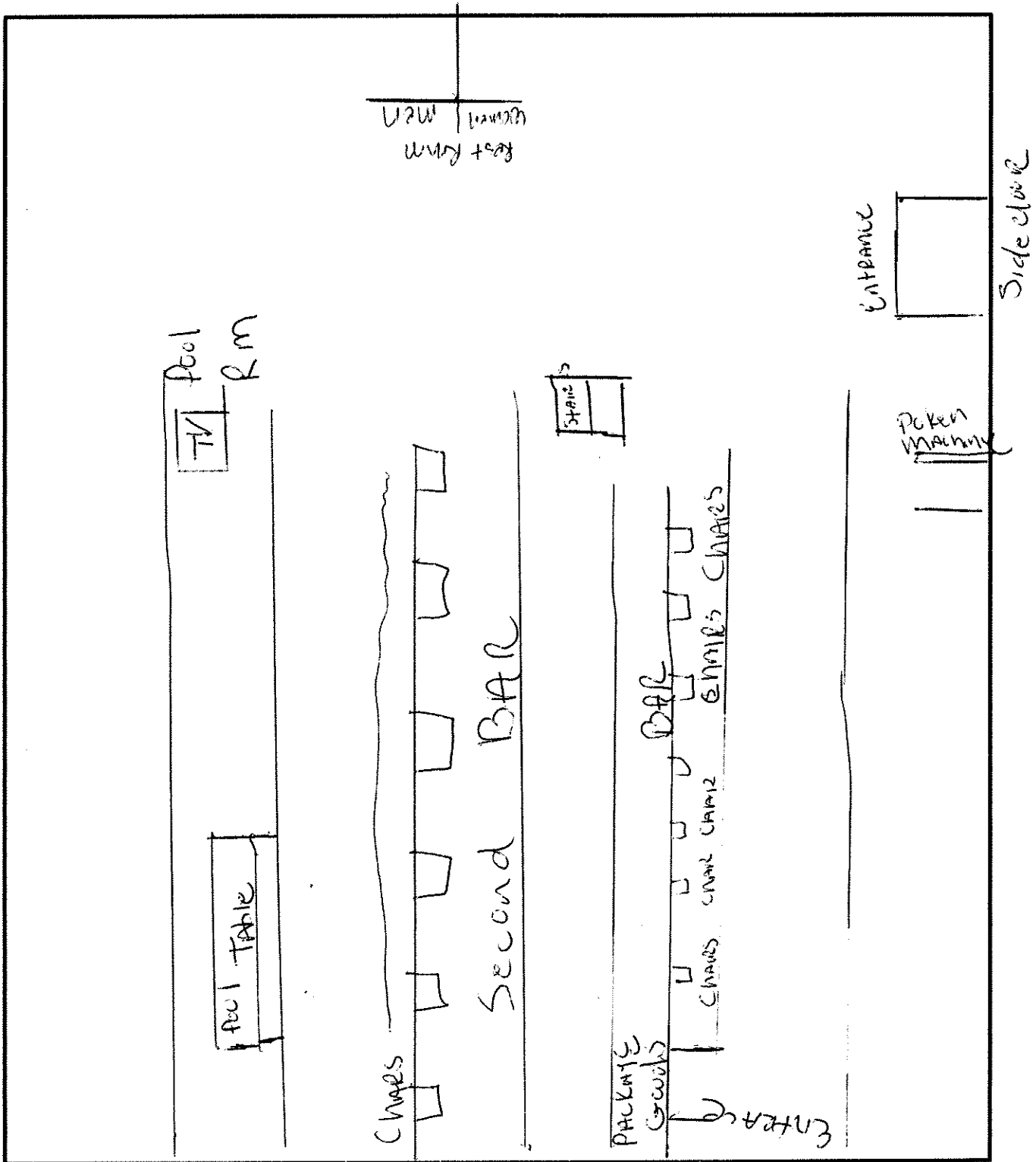
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Clifton W. Crosby	31217 1904 Arroyo Ave	[Signature]	6-47	2 yrs
Deborah L. Harris	21225 3432 Laurel Rd	[Signature]	2/1952	20 yrs
Jateya N Davis	21217 1116 N Stockton St	[Signature]	7/1984	39 years

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

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

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



Monroe
Street
Entrance



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LB 220** Cert Num: **0582** Fee: **\$1,820.00** Status: **Renewed**
 License Date: 5/1/2019 License Year: 2019
 CR Number: 16465954
 Payment Date: 04-18-19

2018 - 2019 TPP Paid
 2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **MACEO'S**
 Trade Name: **MACEO'S**
 Zone Code: 37
 Phone: 410-523-3117

Block Num: 1924-26 Street: MONROE STREET NORTH
 City: BALTIMORE State: MD Zip: 21217

CR Number: 16465954

Portion of Business Used:

CONTINUE TO AS A TAVERN AND RESTURANT 1ST AND 2ND FL OF 1926 N.MONROE FOR BUSINESS (KITCHEN ONLY ON 2ND FLOOR) AND BASEMENT FOR STORAGE AND 1ST FL RESTURANT 24 FOR BUSINESS

THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS TO BE SOLD OVER THE BAR. COLONEL RAYNER COLLETON ALSO KNOWN AS RAYNER A. COLLETON AND/OR COLONEL IS BARRED FROM THE PREMISES IN ANY CAPACITY. LICENSEE MAY PROVIDE OFF-PREMISES CATERING OF FOOD AND

[Edit the License Location Info](#)

[Alternate Mailing Address](#)

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
YAKOB	GEBREYONES	1503 EUTAW PLACE	BALTIMORE	MD	21217	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action

11/12/2019	Application for transfer of ownership filed on behalf of New Maceo's, LLC T/a Maceo's, Juanita C. Bass and Melanie A. Johnson on 11/5/2019 /kk	Delete
10/18/2019	Mailed letter of recognition for underage drinking compliance check on 10/16/2019 /kk	Delete
04/18/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
02/05/2018	PAID IN FULL for Violation Hearing dated February 1, 2018; Invoice #109380... /kr	Delete
02/02/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on February 2, 2018.****/mb	Delete
02/02/2018	2/1/2018 - Public Hearing RE: Violation of Rule 4.14(a) - ADMISSION OF GUILT Rule 4.14(a) - Fined \$250 + \$125 admin fee; \$375 total fine, 30 days to pay (3-0 Vote).	Delete
12/05/2017	PAID IN FULL for Violation Hearing dated November 09, 2017; Invoice #109146... /sb	Delete
11/27/2017	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on November 9, 2017; Fine Fee to be paid for \$625.00.... /mb.	Delete
11/15/2017	11/09/17 - Public Hearing re: Violation of rule 4.01(a)GUILTY FINE \$500.00, + 125.00 Admin Fee = \$625.00 (3-0 Vote). 30 days to pay... /sb	Delete
09/28/2016	Alcohol Awareness expires 09/20/20 (Yacob R. Gebreyones).... /sb	Delete
09/23/2016	9/22/16-PUBLIC HEARING RE: APPLICATION TO TRANSFER OWNERSHIP -APPROVED (3-0 VOTE) HEARING FEE PAID AT APPLICATION	Delete
05/06/2015	Alcohol Awareness expires 03/19/2019 (Willie Jackson)	Delete
11/28/2014	9/4/2014 Public Hearing re: Violation of Rule 4.01(a) GUILTY \$250 Fine +\$125 admin fee \$375 Total PAID	Delete
12/12/2006	12/07/06 FINE \$100 PAID IN FULL #58191	Delete
12/12/2006	12/07/06 Public Hearing re:Application to transfer ownership of license and request to expand license to include 1922 N. Monroe Street and first and second floors of all buildings DECISION: APPROVED	Delete
11/24/2006	11/06 Application to transfer ownership to Dante Daniels, D. Daniels, Inc.- application includes request to expand	Delete
06/19/2006	06/15/06 FINE \$1125 PAID IN FULL # 57110	Delete
06/19/2006	06/08/06 Public hearing re: Violation of rule 4.01(a) DECISION: RULE 4.01(a) GUILTY \$1000 OR 10 DAYS + \$125 ADM.FEE = \$1125	Delete
05/21/2004	05/20/04 Public Hearing re: Violation of rule 4.01(a) 4/8/04. DECISION: GUILTY \$500 OR 5 DAYS/ALL SUSPENDED.MUST PAY ADM.FEE \$125	Delete

Print History (Print Card)

License num: LB 220
Trade Name: MACEO'S

Address: 1924-26 MONROE STREET NORTH

Comment:

Add Comment

Hold Info

Powered by:



NEW MACEO'S LLC: W20004768

Department ID Number:

W20004768

Business Name:

NEW MACEO'S LLC

Principal Office:

1926 N. MONROE STREET
BALTIMORE MD 21217

Resident Agent:

JUANITA BASS
1926 N. MONROE ST
BALTIMORE MD 21217

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

10/08/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1924-26 North Monroe Str

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 2

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Cindy Judhope DATE: 11/14/19

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):	Maceo's
Corporation Name:	New Maceo's LLC
Location Address:	1924-26 N. Monroe Street, 21217
License Type:	Class "BD7" Beer, Wine and Liquor ✓
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes ✓
Is the location within 300 feet of Church and/or School?	Select... ✓
Date Posted?	11/13/2019 ☐
Estimated Date of Removal?	11/22/2019 ☐
Are there any other licensed establishments within a two block radius?	Yes ✓

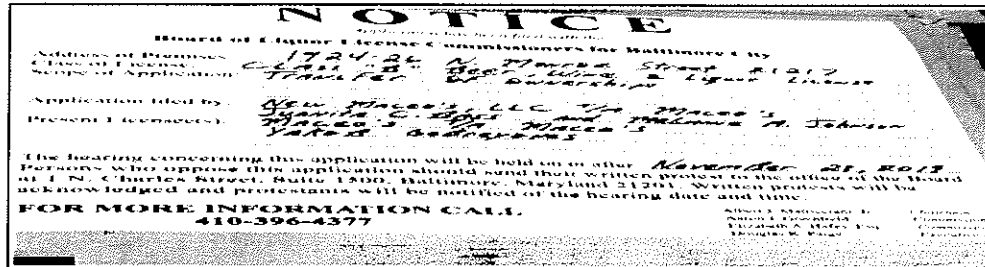
Other licensed locations - Describe/Note:

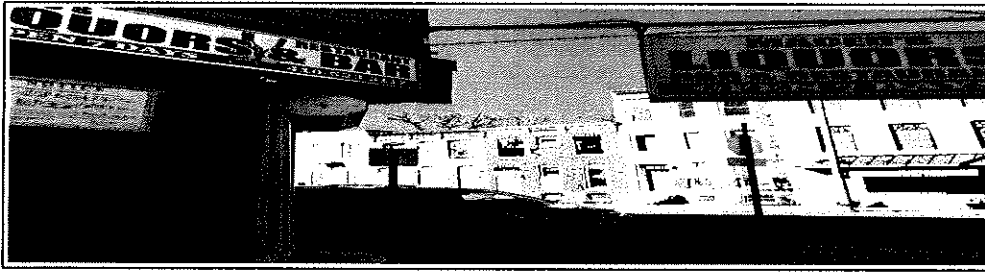
See Map

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

Transfer of Ownership
Sign was posted on 11/8/19, Sign was reposted on 11/13/2019

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name		Date and Time	
<input type="text" value="i:0#w/baltimore\cindy-leigh.tudhope"/>		<input type="text" value="11/14/2019"/>	<input type="text" value="10:42:15 AM"/>
Name of Licensee (if present)			
<input type="text"/>			
Approve		Disapprove	

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Juanita C. Bass, Melanie A. Johnson

Address of Premises: 1924-26 N. Monroe Street, 21217

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

Date Posted: 11/13/2019

Time Posted: 2:00 PM

Date Rechecked: 11/25/2019

Time Rechecked: 9:45 PM

Manager or Owner when sign posted:

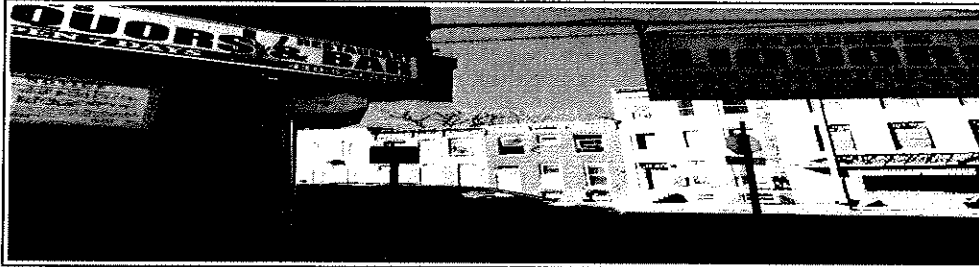
Summary on location of sign posted:

Front left wall

Summary on location of sign rechecked:

Sign stayed up and posted for 10 days on front window

Insert Photo of Sign and location:



NOTICE

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

Address of Premises: 134-36 W. 85th Street, Baltimore
Type of License: Class B License for Liquor License
Name of Applicant: MADEO'S RESTAURANT & BAR

Present Licensee(s): ALL THE WAY TO THE VICTORY
ARMY & NAVY STORE, RESTAURANT & BAR
ARMY & NAVY STORE, RESTAURANT & BAR
SPICE COURT and BROWN RESTAURANT

The hearing concerning this application will be held on or after NOVEMBER 20, 2012.
Persons who oppose this application should send their written protest to the office of the Board
at 100 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

Chairman: Richard W. Fisher
Commissioner: Richard W. Fisher
Commissioner: Richard W. Fisher
Commissioner: Richard W. Fisher



Attach Additional Photos

Approve

Disapprove

ANNOUNCE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1724-26 N. Monroe Street 21217
Class of License: CLASS "B" Beer, Wine & Liquor License
Scope of Application: TRANSFER OF OWNERSHIP

Application filed by: New Maceo's, LLC T/A Maceo's
Present Licensee(s): Juanita C. Bass And Melonie A. Johnson
YAKOB GEBOYONES

The hearing concerning this application will be held on or after November 28, 2019 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

Albert J. Matricciani, Jr. Chairman
Aaron J. Greenfield Commissioner
Elizabeth A. Hafey, Esq. Commissioner
Douglas K. Paige Executive

Back

BLLC Routine Inspection

Licensee Information

Address: 1924-26 MONROE STREET NORTH 21217

Trade Name: MACEO'S

Corporation Name: MACEO'S

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

Date/Time of Inspection: 11/13/2019 5:57:13 PM

Manager/Licensee: Yakod

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: Yes

Separate Pkg. Goods Dept.: Yes

Separate Pkg. Goods Store: Yes

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: 9/20/2016

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 N/A

Violations

Violation Issued: No

Violations Noted:

Wrap-Up

Instructions Given to Licensee:

Inspector's Comments: Health permit expires 2/28/2020. Inspected on 11/9/19 by Chase.

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: 1926 N MONROE ST
 Block/Lot: 3207/055

Permit No: **USE2019-55489**

Applicant:
 STEPHAN FOGLEMAN
 1720 THAMES STREET BALTIMORE MD 21231

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

Owner/Lessee:
 Owner MACEO'S AT MONROE, LLC

Lessee NEW MACEO'S LLC

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

Property Use & Occupancy Information:

Description	Created	Completed	Assigned To
One Stop Permit Office Review	11/04/2019		SMT
Application Received		11/04/2019	
Zoning Sign-off	11/04/2019	11/04/2019	

Existing Use : (Commercial) Restaurant			
Proposed Use : (Commercial) Restaurant			
	Dwelling:	Rooming:	Efficiency:
Existing Count:	000	000	000
Proposed Count:	0	0	0

District:700 **MINOR PRIVILEGE:**

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

CONTINUE TO USE AS A TAVERN AND RESTAURANT 1ST AND 2ND FL OF 1926 N.MONROE FOR BUSINESS (KITCHEN ONLY ON 2ND FLOOR) AND BASEMENT FOR STORAGE AND 1ST FL OF 1924 FOR BUSINESS (NEW OPERATOR)

AFFIDAVIT BY: STEPHAN W FOGLEMAN

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

Project Name: 1926 N. MONROW

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: MACEO'S AT MONROE, LLC

Applicant: FOGLEMAN,STEPHAN

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

December 5, 2019

Applicant(s): Jeremy Freeman
Club Seduction, LLC, T/a Club Seduction
6820-24 Eastern Avenue 21224

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership with continuation of live entertainment.

(a) **Applicant(s) Information:** (1) Jeremy Freeman was born in New Jersey in September of 1974. He lives in Baltimore, MD. Mr. Freeman was a licensee at Truth Lounge located at 4507-09 Belair Road from 2016-2018.

(b) **Ownership Breakdown:** (1) Jeremy Freeman (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$90,000. Business is to be leased at \$1000 a month.

(d) **Qualified Voters:** Melinda Walker, Alfonso Jacobs, and Emory White are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property first and second floor as a restaurant with live entertainment on the second floor only.

(f) **Corporate Standing:** Club Seduction, LLC is a MD LLC and as of 11/19/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 11/8/2019, and checked on 11/18/2019. This meets the 10-day rule. There are 5 licensed liquor establishment(s) in the 4x4 area: "A" BWL-1; "B" BWL-2; and "BD7" BWL-2.

(h) **Timeline:** Location closed on 10/30/2018. The board granted a hardship extension on 4/11/2019. Licensee had until 10/25/2019 to file an application. Application was filed on 10/10/2019. License is valid.

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

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

Board's Decision:

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

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

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER NEW EXPANSION OF PREMISES AMENDMENT(S)
 EXPLANATION OF REQUEST: Transfer of Ownership Only CLASS TYPE: LB

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: 6520 Eastern Ave. 21231
 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: Club Seduction, LLC TRADE NAME: Club Seduction
 BUSINESS PHONE NUMBER: 443-891-5832 BUSINESS EMAIL ADDRESS: JAY.FREEMAN4919@gmail.com
 ATTORNEY FOR THE APPLICANT: Melvin Koderski ADDRESS: 320 N. CHARLES ST PHONE: 410-685-5100

Part of Premises Used (Note: Floors and Areas for Storage): 1st and 2nd Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ Band Etc.): DJ/Karaoke 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. 5-12-1407(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

Jeremy Freeman _____
 (Full name) (Telephone no.) E-mail (Required)
5806 Plumer Ave Baltimore 21206 35 YRS
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
09-1974 MALE New Jersey
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in 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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in 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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in 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

4507-09 Bel Air Rd - 2016-2018 Truth Lounge

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 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.

10/31/18

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
Jeremy Freeman	5806 Plumers Ave	[REDACTED]	[REDACTED]

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

- 1) NAME: Jeremy Freeman ADDRESS: 5806 Plumers Ave 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: _____

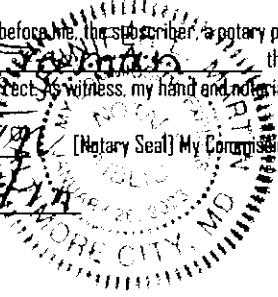
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the 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.

[Signature]
Signature of Applicant A

I hereby certify that on the 9th day of October, 2019, before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore, personally appeared Jeremy Freeman 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 01/26/23
Printed Name: Jennifer L. Martin



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: COLLIN SCARLETT Phone Number [REDACTED]
COLLIN SCARLETT, JR., ROBERT JAMES SCARLETT

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

(I, WE) COLLIN SCARLETT HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 8320 EASTON AVE, Baltimore, City with a Zip Code of 21224, which is named in the present application made to 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.

Collin Scarlett
 Signature of Landlord

I hereby certify that on the 10th day of October, 2019, before me, the subscriber, a notary public of the State of Maryland, in and for City of Baltimore, personally appeared Collin Scarlett the landlord/property owner named in this application made oath in due form of law that the facts and information stated in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Jennifer L. Martin [Notary Seal] Commission Expires 01-26-23
 Notary Printed Name: Jennifer L. Martin



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, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Melinda Walker	3715 Gibbons Ave	<u>Melinda Walker</u>	<u>6/1974</u>	<u>13yrs</u>
Alfonso Jacobs	3736 Elmora Ave	Alfonso Jacobs	5/1/61	20yrs
Emory White	516 E. 23rd	<u>Emory White</u>	<u>3-59</u>	<u>10yrs</u>

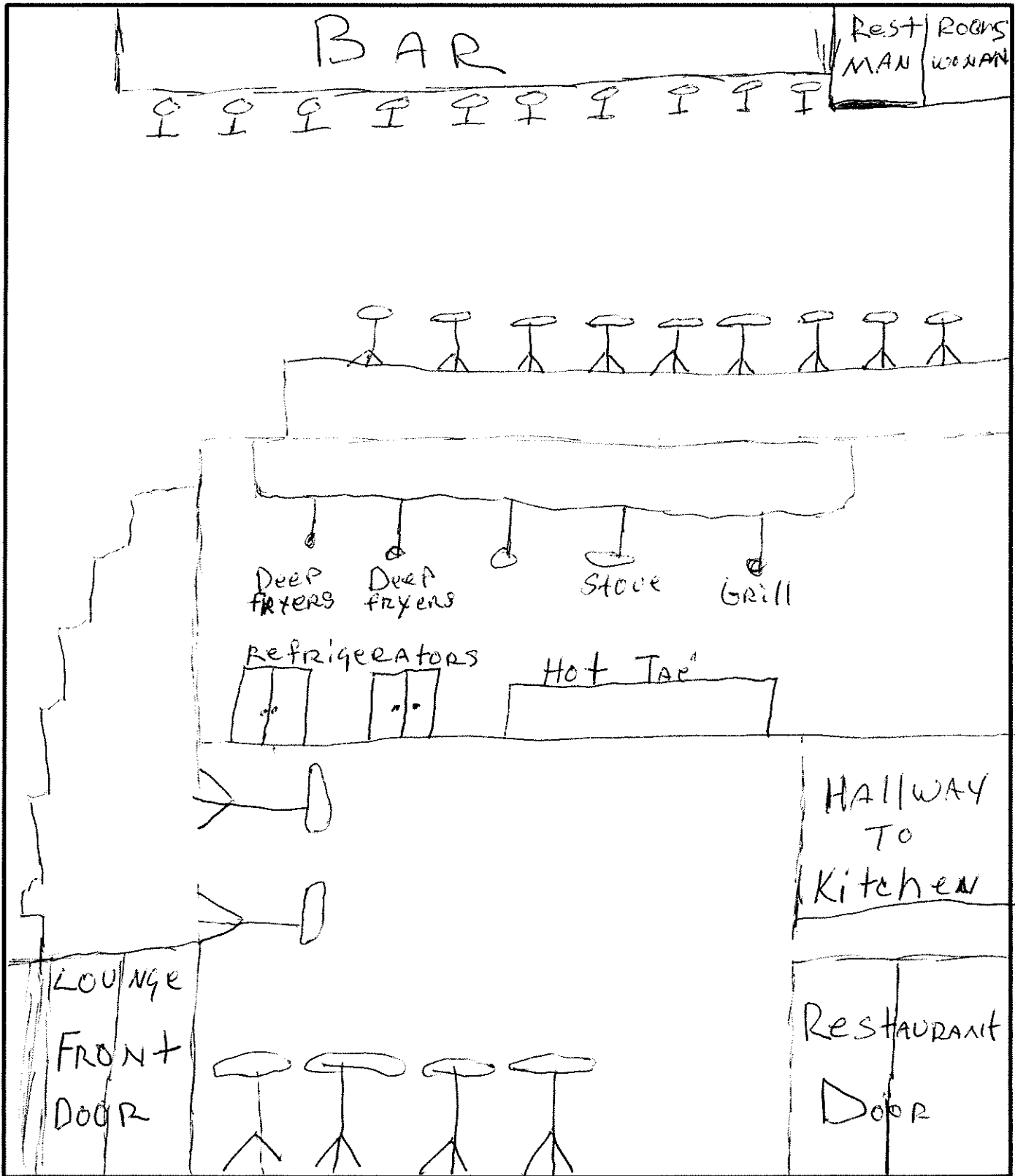
Board of Liquor License Commissioners for the City of Baltimore
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
 Phone: 410-396-4377 Fax: 410-396-4382

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

RECEIVED 4

RECEIVED 10 AM 11:54

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 ▼ | Help ▼

License Detail

License Info

License Num: **LB 287** Cert Num: **1005** Fee: **\$2,300.00** Status: **Renewed**
 License Date: 5/1/2019 License Year: 2019
 CR Number: 16731156
 Payment Date: 08-05-19

2018 - 2019 TPP Paid
 2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **SECURED CREDITOR**
 Trade Name: **N/A**
 Zone Code: 10
 Phone: 202-910-5898

Block Num: 6820-24 Street: EASTERN AVENUE
 City: BALTIMORE State: MD Zip: 21224

CR Number: 16731156

Portion of Business Used:
 USE THE 1ST & 2ND FLOOR AS A RESTAURANT/TAVERN (2ND FLOOR TAVERN WITH LIVE ENTERTAINMENT) PER BMZA 2011-12 APPROVED 5/10/14 AMENDED JANUARY 14 2014
 Restriction: JANUARY 14 2015

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
COLLIN	SCARLETT	1307 MERGANZER COURT	UPPER MARLBORO	MD	20774	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action

11/12/2019	Application for transfer of ownership with continuation of live entertainment filed on behalf of Club Seduction, LLC T/a Club Seduction, Jeremy Freeman on 10/10/2019 /kk	Delete
10/02/2019	Called and spoke with atty. Harry Prevas and also called and spoke to the secured creditor Colin Scarlett to remind them that they have until 10/25/2019 to file an application to keep license valid. Both stated that they are aware of that and are currently working on it...../jr	Delete
08/23/2019	250 day Hardship Extension Warning letter was mailed to Licensee and attorney on file..../jr	Delete
04/12/2019	4/11/2019 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)...../jr	Delete
03/28/2019	****STATE OF MD TAX HOLD for SR # 15550781****/mb	Delete
03/18/2019	REQUESTED FOR AN HARDSHIP EXTENSION AND ORIGINAL LIQUOR LICENSE WAS ATTACHED..../sb	Delete
02/12/2019	Rec'd and processed Substitute application for secured creditor removing licensee Yared Tesfaye and replacing with Collin Scarlett; Invoice # 114089 and Invoice # 114090...../jr	Delete
05/11/2018	Mailed letter of recognition for underage drinking compliance check on 4/18/2018 /kk	Delete
04/06/2018	PAID IN FULL \$825.00 for Violation Hearing dated April 05, 2018; Invoice # 110808.... /sb	Delete
04/06/2018	4/5/2018 - Public Hearing RE: Violation of Rule 3.12, Violation of Rule 3.09(b) and Violation of Rule 4.16 - DENIAL OF CHARGES - GUILTY - Rule 3.12-Fined \$200, Rule 3.09(b)-Fined \$300, Rule 4.16-Fined \$200 - \$700 + \$125 admin fee, \$825 total fine, 30 days to pay...../jr	Delete
03/17/2018	3/15/2018 - Public Hearing RE: Request for a transfer hardship extension - GRANTED (3-0 Vote)...../jr	Delete
02/28/2018	Request for Hardship Extension, Invoice # 109579...../jr	Delete
02/28/2018	Personal Property Tax was cleared as per the new updated list received from Law Department on January 16, 2018..../mb	Delete
02/16/2018	****STATE OF MD TAX HOLD" released on 02/16/18 ****/mb	Delete
02/09/2018	2/8/2018 - Public Hearing RE: Violation of Rule 3.12 General Welfare, Violation of Rule 3.09(b) Rest Room Facilities and Health Regulations and of Violation of Rule 4.16 illegal Conduct - POSTPONED..../jr	Delete
01/30/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.****/mb	Delete
10/02/2017	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, letter sent to Licensee on October 2, 2017.*** /mb	Delete
09/25/2017	09/21/17 - Public Hearing Re: Application to transfer ownership, with continuation of live entertainment, requesting off-premise catering and delivery of alcoholic beverages - APPROVED (3-0 VOTE).... /sb	Delete
07/12/2017	Application for transfer of ownership with continuation of live entertainment and requesting delivery of alcoholic beverages and off-premise catering filed on behalf of Nathan Restaurant and Lounge, LLC T/a Trade Name Pending, Yared Tesfaye on 7/5/17 /kk	Delete
04/18/2017	2015 food form was attached to 2016 renewal application...k/r	Delete
04/18/2017	2016 food form was attached to 2017 renewal application...k/r	Delete
04/13/2017	2016-2017 food form was turned in on 04/13/2017. Informed the client's lawyer (Melvin Kodenski)that 2015-2016 food form was never received and that their 2017 license will not be release until then.....k/r	Delete
09/13/2016	Letter sent on 9/2/2016 in reference to 2016 food form submission. Establishment had 10 days from that date of letter to submit the form. At this time there has been no response.....k.r	Delete

Print History (Print Card)

License num: LB 287

Address: 6820-24 EASTERN AVENUE

Trade Name: N/A

Comment:

Add Comment

Hold Info

CLUB SEDUCTION L.L.C: W20000774

Department ID Number:

W20000774

Business Name:

CLUB SEDUCTION L.L.C

Principal Office:

6820 EASTERN AVE
BALTIMORE MD 21221

Resident Agent:

JEREMY FREEMAN
5806 PLUMER AVE
BALTIMORE MD 21206

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:

10/08/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 6820 Eastern Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 5

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD" BEER, WINE & LIQUOR 2

ARENA _____







HOTEL/MOTEL _____

RACING _____

PREPARED BY: Chase DATE: 11/13/19

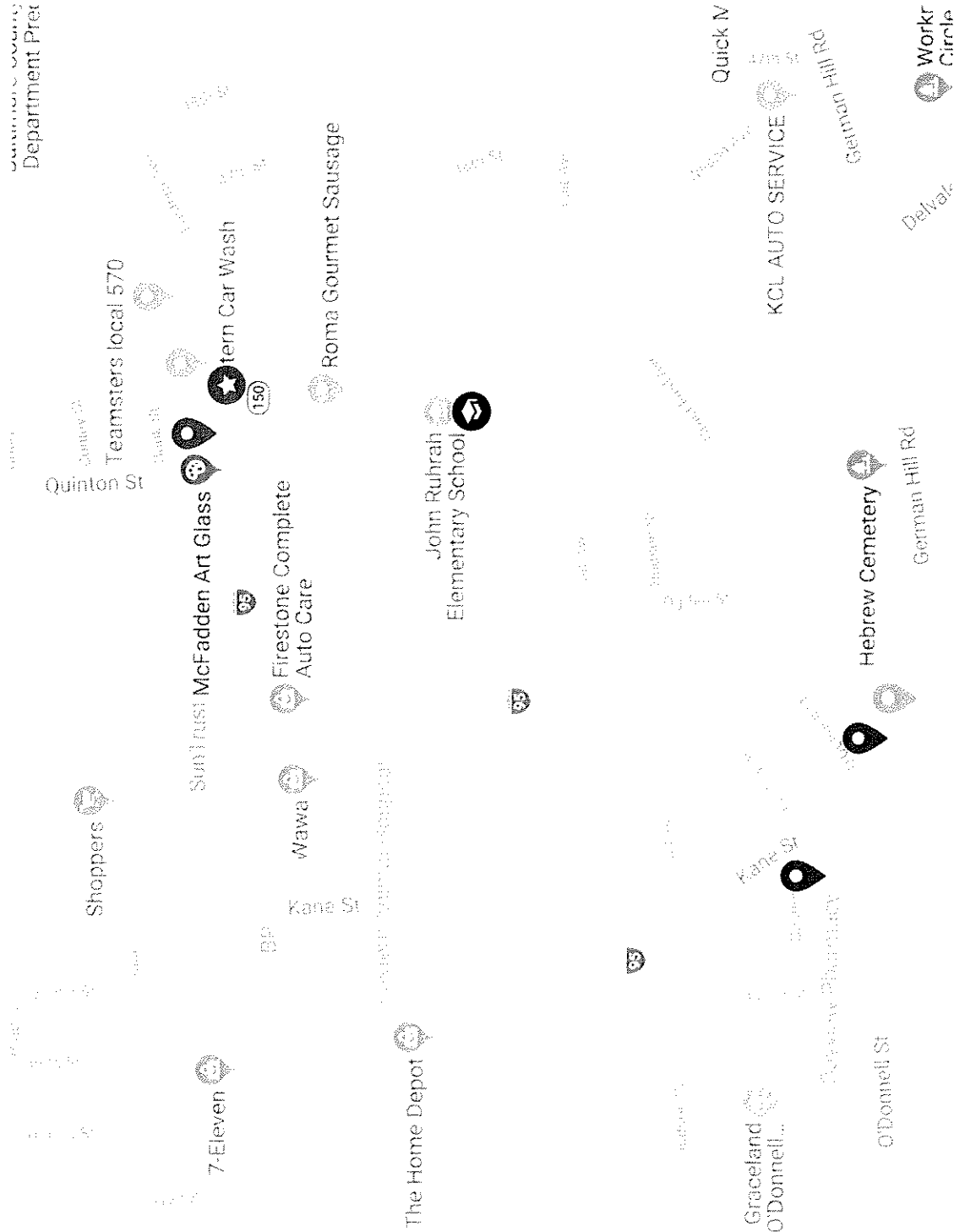
6820 Eastern Ave

Licensed Establishments

-  Club Seduction LB
-  The Glass Grill LB
-  Broadway Diner LB
-  Playbook LBD7
-  Genies Liquors LA
-  Joe's Tavern LBD7

Schools

-  John Ruhrah Elementary School



Back

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	<input type="text" value="Club Seduction"/>
Corporation Name:	<input type="text" value="Club Seduction, LLC"/>
Location Address:	<input type="text" value="6820 Eastern Ave"/>
License Type:	Class "B" Beer, Wine and Liquor <input type="button" value="v"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="button" value="v"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="button" value="v"/>
Date Posted?	<input type="text" value="11/8/2019"/>
Estimated Date of Removal?	<input type="text" value="11/18/2019"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="button" value="v"/>

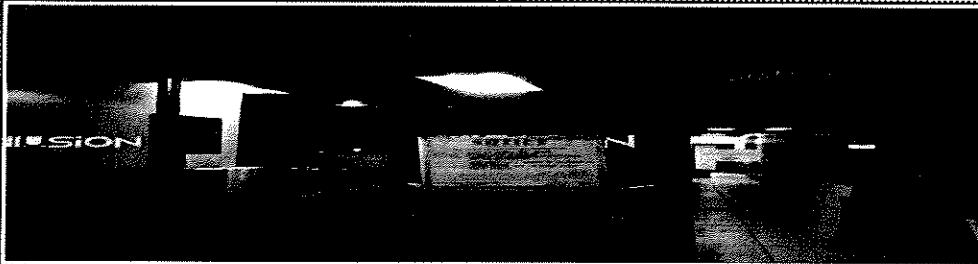
Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application for transfer of ownership with live entertainment including DJ-ing, and karaoke.
The establishment is not open and operating due to construction and the establishment is a secure creditor.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="i:0#.w baltimore\terri.chase"/>	<input type="text" value="11/13/2019"/>	<input type="text" value="6:25:26 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
Submit		

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

Summary on location of sign posted:

Sign is posted on the front window.

Summary on location of sign rechecked:

Sign still posted on the front window

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises:

6820-24 Eastern Ave 21224

Class of License:

BEER WINE & LIQUOR

Scope of Application:

TRANSFER OF OWNERSHIP WITH CONTINUATION OF LIVE ENTERTAINMENT

Application filed by:

CLUB SELECTION, LLC TRADING AS CLUB SELECTION

Present Licenseholder(s):

SEYMOUR FREEMAN
SECOND CRO-MAG T/A NO TRADE NAME
COLLIN STREET

The hearing concerning this application will be held on or after **NOV 28 2019**. 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
410-396-6577**

Alvin J. Whitehead, Jr. Chairman
James J. O'Connell, II. Clerk
Richard A. White, III. Secretary
Dorothy B. Taylor, Treasurer

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

Applicant Copy

No: **USE2019-55076**

Property Address: 6820 EASTERN
Block/Lot: 6354/009

Plan No: -

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

Applicant:
JEREMY FREEMAN

Owner/Lessee:
Owner COLLIN SCARLETT
Lessee CLUB SEDUCTION LLC

Contractor:

Use & Occupancy Draft

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

Expiration:	WORK COST:	District: 203	MINOR PRIVILEGE:
-------------	------------	---------------	------------------

CONTINUE TO USE THE 1ST & 2ND FLOOR AS A RESTAURANT/TAVERN (WITH LIVE ENTERTAINMENT ON 2ND FLOOR ONLY)

December 5, 2019

Applicant(s): Clarke Foreman and Jennifer St. Germain
Wineco, LLC, T/a Bin 604 Wine Sellers
711 S. Central Avenue, Suite 200 21202

Class: "BD7" Beer, Wine & Liquor License

Application to transfer location of a Class "BD7" Beer, Wine, and Liquor License presently located at 1001 Fleet Street to 711 S. Central Avenue, Suite 200, requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Clarke Foreman was born in Baltimore, MD in June of 1970. He lives in Lutherville, MD; and (2) Jennifer St. Germain was born in Boston, MA in May of 1965. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Clarke Foreman (33.884%); and (2) Jennifer St. Germain (0%). (see attached for additional members)

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

(d) **Qualified Voters:** Bonnie Maher, Devy Russell, and Ronald Theodore Murphy are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a retail goods establishment with alcohol sales and accessory tasting area.

(f) **Corporate Standing:** Wineco, LLC is a MD LLC and as of 11/19/2019 is active and in good standing.

(g) **Posting Report:** The location was posted on 11/10/2019, and checked on 11/19/2019. This meets the 10-day rule. There are 14 licensed liquor establishment(s) in the 4x4 area: "B" BWL-12; "BD7" BWL-1; and "Hotel/Motel"-1.

(h) **Timeline:** Last Inspection by BLLC was performed 8/29/2019. 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:

2019 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 location and license conversion from Class BD-7 to Class A-7 CLASS TYPE: A-7

Please select one option and fill out the requested information

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

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

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 1001 Fleet Street, Baltimore, MD 21202
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 711 S. Central Avenue, Suite 200, Baltimore, MD 21202

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Wineco, LLC TRADE NAME: Bin 604 Wine Sellers

BUSINESS PHONE NUMBER: 410-576-0444 BUSINESS EMAIL ADDRESS: matt@bin604.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles St., 21st Fl., Baltimore, MD 21202 PHONE: 410-727-6600

Part of Premises Used (Note: Floors and Areas for Storage): Suite 200 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: 25

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

Clarke Foreman _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 804 Branford Circle _____
 (Residence) Street _____ City _____ State _____ Zip Code _____
 06/1970 _____ Male _____ Baltimore, MD _____
 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth) _____
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

2. Applicant B

Jennifer St. Germain _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 220 Wendover Road _____
 (Residence) Street _____ City _____ State _____ Zip Code _____
 05/1965 _____ Female _____ Boston, MA _____
 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth) _____
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

3. Applicant C

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

 (Residence) Street _____ City _____ State _____ Zip Code _____

 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth) _____
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

RECEIVED

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

Applicants A and B are the current licensees on the subject license to be transferred herein.

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 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:

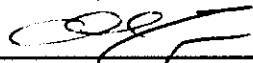
Name	Address	Phone	Email
Matthew Anderson	711 S. Central Avenue, Suite 200, Baltimore, MD 21202		

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: Clarke Foreman ADDRESS: 804 Branford Circle, Lutherville, MD 21093 TITLE: Authorized % OF STOCK HELD: 37.884%
- 2) NAME: Jennifer St. Germain ADDRESS: 220 Wendover Road, Baltimore, MD 21218 TITLE: Authorized % OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____

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

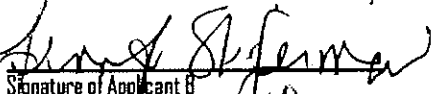
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied 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.


Signature of Applicant A

I hereby certify that on the 29th day of October, 2019 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County personally appeared Clarke Foreman 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 7/19/2021
Printed Name: Anne-Sophie Ledieu

Anne-Sophie Ledieu
Notary Public
Baltimore County
State of Maryland


Signature of Applicant B

I hereby certify that on the 29th day of October, 2019 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County personally appeared Jennifer St. Germain 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 7/19/2021
Printed Name: Anne-Sophie Ledieu

Anne-Sophie Ledieu
Notary Public
Baltimore County
State of Maryland

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: _____

Foreman Wolf Group
 Summary of Members & Ownership Percentages

<u>Name</u>	<u>Wineco</u>	<u>WSI Grp</u>
Barbara Gail Gamse		8.80000%
Rudolf Christopher Hoehn-Saric		8.80000%
Jacob Gayle Becker		1.57000%
Gregory Becker		1.57000%
J. Mark Schapiro (JM's father)		3.14000%
Molly Shattuck		3.14000%
John J. Strouse		0.94000%
Roma W. Cohen		3.14000%
Nancy Berkinshaw-Cohen		1.57000%
Jessica Bronfein		1.81000%
Judith G. Fader		1.81000%
Jay Miller	15.00000%	8.33000%
WSI Group, LLC	70.00000%	
Natalie C Beatty	15.00000%	
Clarke Foreman		54.12000%
Ann Watson		1.26000%
	<u>100.00000%</u>	<u>100.00000%</u>

Name and Address of the owners of the premises/landlord: Liberty-Retail, LLC, 650 S. Exeter St. #200 Baltimore, MD 21202 Phone Number: [REDACTED]

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

(I, WE) Liberty-Retail, LLC HEREBY CERTIFY.

That (I am, we are) the owner(s) of the property located at 711 S. Central Avenue, Suite 200 (Condo Unit RTL-1), Baltimore, City with a Zip Code of 21202, which is named in the present application made to 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.

Liberty-Retail, LLC

Signature of Landlord

I hereby certify that on the 30th day of October, 2019, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. City, personally appeared George Philippou, Authorized Person the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Patricia Ann Berkey

(Notary Seal) My Commission expires April 14, 2020

Notary Printed Name: Patricia Ann Berkey



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

We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding 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.

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 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 Landlord

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: _____

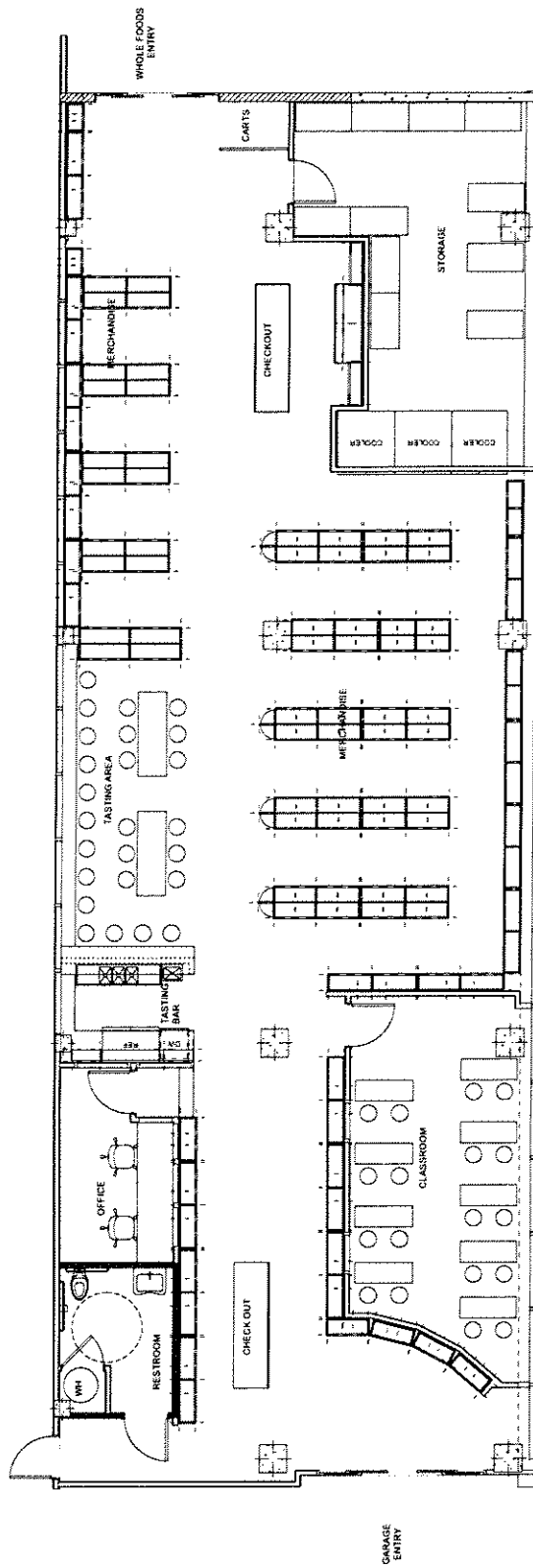
The following certificates must be signed by at least 3 persons.

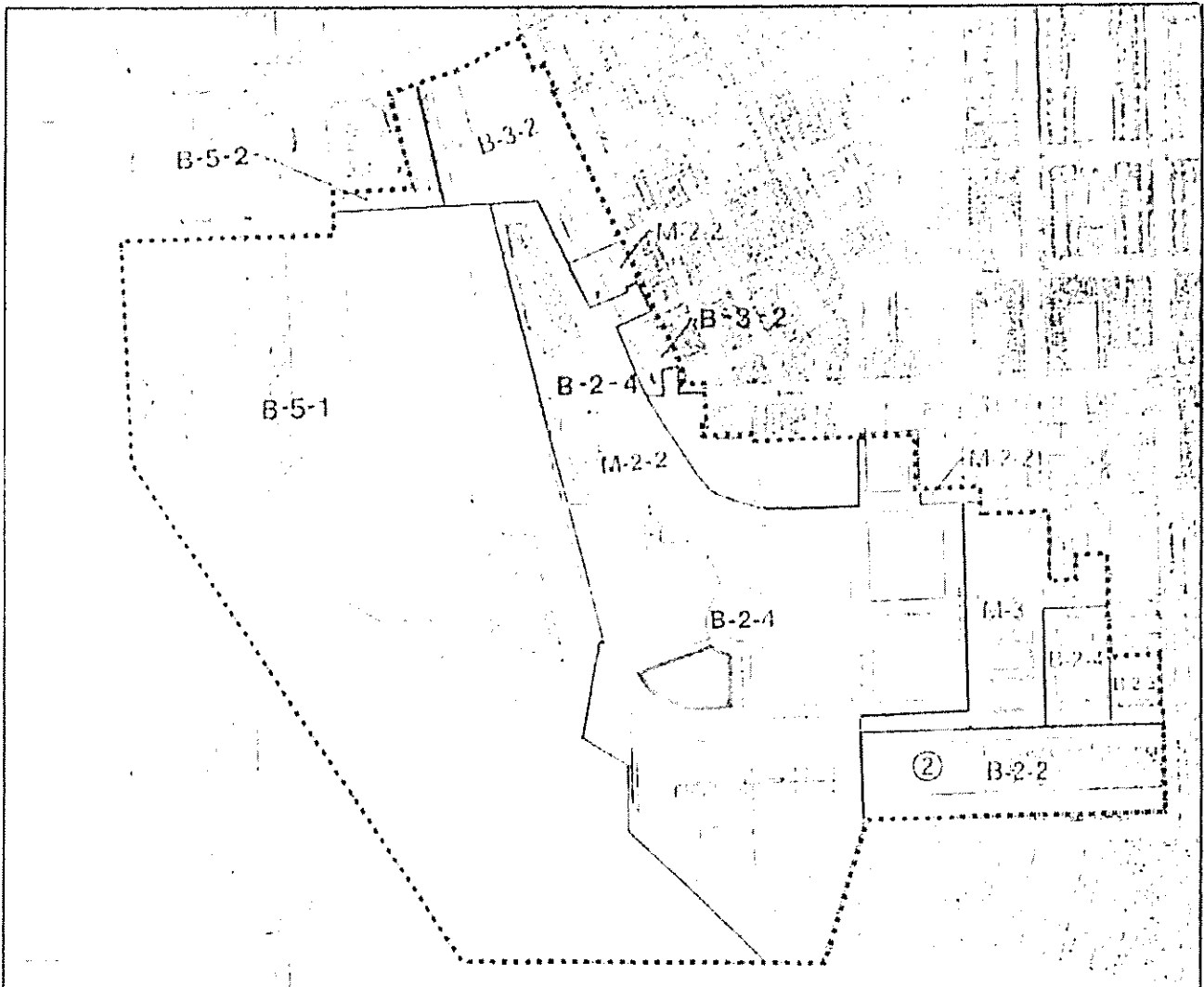
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Bonnie L. Mather	2908 Sylvan Ave Baltimore, MD 21214		6/65	15 yrs
Doug Russell	3921 Juniper Rd Baltimore, MD 21212		3/66	10 years
Theodore "TED" Murphy	4107 K... Baltimore, MD 21210		5/70	5 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.





LEGEND

----- Project Area Boundary

———— Zoning Boundary

ZONING DISTRICT CHANGES

② M-3 to B-2-2

100 0 100 200 300 400'



INNER HARBOR EAST

DATE: 06/25/82

REVISIONS:

01-24-82 06-30-82
 04-17-82 07-13-82
 03-06-81 04-02-83
 12-02-81 05-10-83

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BALTIMORE DEVELOPMENT CORPORATION
 BALTIMORE, MARYLAND

ZONING

EXHIBIT

E



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 067**Cert Num: **0634**Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2019

License Year: 2019

CR Number: 10438862

Payment Date: 04-26-19

2018 - 2019 TPP Paid 2019 Trader's License

[Click to Start License Renewal!](#)

Add Adult Entertainment License

Location

Corp Name: **WINECO, LLC**Trade Name: **BIN 604 WINE SELLERS**

Zone Code: 23

Phone: 410-576-0444

Block Num: 1001

Street: FLEET STREET

City: BALTIMORE

State: MD

Zip: 21202

CR Number: 10438862

Portion of Business Used:

USE PORTION OF PREMISES K/A 604 S. EXETER STREET AS A TAVERN NOT INCLUDING LIVE ENTERTAINMENT OR DANCING

Restriction:

LICENSEE MAY PROVIDE DELIVERY SERVICES.

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
CLARKE	FOREMAN	804 BRANFORD CIRCLE	LUTHERVILLE	MD	21093	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
JENNIFER	ST. GERMAIN	220 WENDOVER ROAD	BALTIMORE	MD	21218	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

--	--	--

Date	Comment	Action
11/12/2019	Application for transfer of location of a Class "BD7" BWL License presently located at 1001 Fleet Street to 711 S. Central Avenue, Suite 200 requesting delivery of alcoholic beverages filed on behalf of Wineco, LLC T/a Bin 604 Wine Sellers, Clarke Foreman and Jennifer St. Germain on 11/4/2019 /kk	Delete
11/01/2019	Requested Outdoor Extension for Friday, November 1, 2019, Permit #ROW2019-SE1024503; Invoice #118231..... /kr	Delete
09/05/2019	Requesting for an Extension for Saturday, September 07, 2019; Invoice #117855..../sb	Delete
04/25/2019	Requested Outdoor Extension for Saturday, April 27, 2019, Permit #ROW2019-SE1022545; Invoice #116131..... /kr	Delete
10/31/2018	Requested Outdoor Extension for Saturday, November 03, 2018, Permit #ROW2018-SE1021373; Invoice #113669..... /sb	Delete
10/25/2018	Alcohol Awareness expires on 10/22/22 (Georgann Nedwell) John S Murray..../sb	Delete
11/03/2016	PAID \$625.00 for Violation Hearing dated 10/27/16; Invoice #104377.... /sb	Delete
10/28/2016	10/27/2016- public hearing re: Violation of rule 4.01(a) sales to minor-Guilty- \$500 fine + \$125 adminn fee- total fine \$625- 30 days to pay	Delete
10/06/2016	Alcohol Awareness expires on 10/03/20 (Elizabeth Samolis & Mary Fogerty)... /sb	Delete
12/16/2015	Mail all Information from this address (Company Name, ATTN Anne-Sophie Ledieu, 4800 Roland Ave- Suite 301 Baltimore, MD 21210)	Delete
04/01/2015	Alcohol Awareness expires 02/25/2019 (Natlie Anne Lightner)	Delete
04/01/2015	Alcohol Awareness expires 02/25/2019 (Samuel Dunlop Massa and Leah Dorin Greenberg)	Delete
06/17/2009	06/12/09 \$625 FINE PAID IN LIEU OF 6/18/09 HEARING #69370	Delete
09/19/2008	7/31/08 Hearing re: application to transfer ownership and location of Class BD7 license presently located at 230 N. Linwood Avenue to the applicants at the new location 1001 Fleet Street where they currently hold a Class "D" BWL license APPROVED	Delete
01/29/2008	01/24/08 Hearing Conf.re: Hearing to determine the status of a license under the provisions of Article 2B,Sec.10-504(d)(2) & (4) 180 days after the holder of any license issued under the provisions of this article has closed the business or ceased active alcoholic beverages business operations of the business for which the license is held,the license shall expire.DECISION: CASE HELD SUB-CURIA.BOARD WILL ISSUE A DECISION WITHIN 7 DAYS.	Delete

Print History (Print Card)

License num: LBD7 067 Address: 1001 FLEET STREET
 Trade Name: BIN 604 WINE SELLERS

Comment:

Add Comment

Hold Info

Powered by:



WINECO, LLC: W06206783

Department ID Number:

W06206783

Business Name:

WINECO, LLC

Principal Office:

CHARLESTON RESTAURANT
1000 LANCASTER STREET
BALTIMORE MD 21202

Resident Agent:

BENJAMIN ROSENBERG, ESQ.
SUITE 2115
25 SOUTH CHARLES STREET
BALTIMORE MD 21201

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:

02/15/2001

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 711 S. Central Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 15

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A"¹ BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 12

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL 1

RACING _____

PREPARED BY: Steven Han DATE: 11/14/2019

717 S. Central Ave

Licensed Establishments

- Bin 604 Wines Sellers A-7
- RA Sushi Bar Restaurant LB

Keystone Kormer Baltimore LB

Cinghiale LB

Lebanese Taverna LB

Taco Fiesta LB

seum

Harbor East Delicatessen & Pizzeria LB

Chiu's Sushi LB

Bar Vasquez LB

Teavolve LB

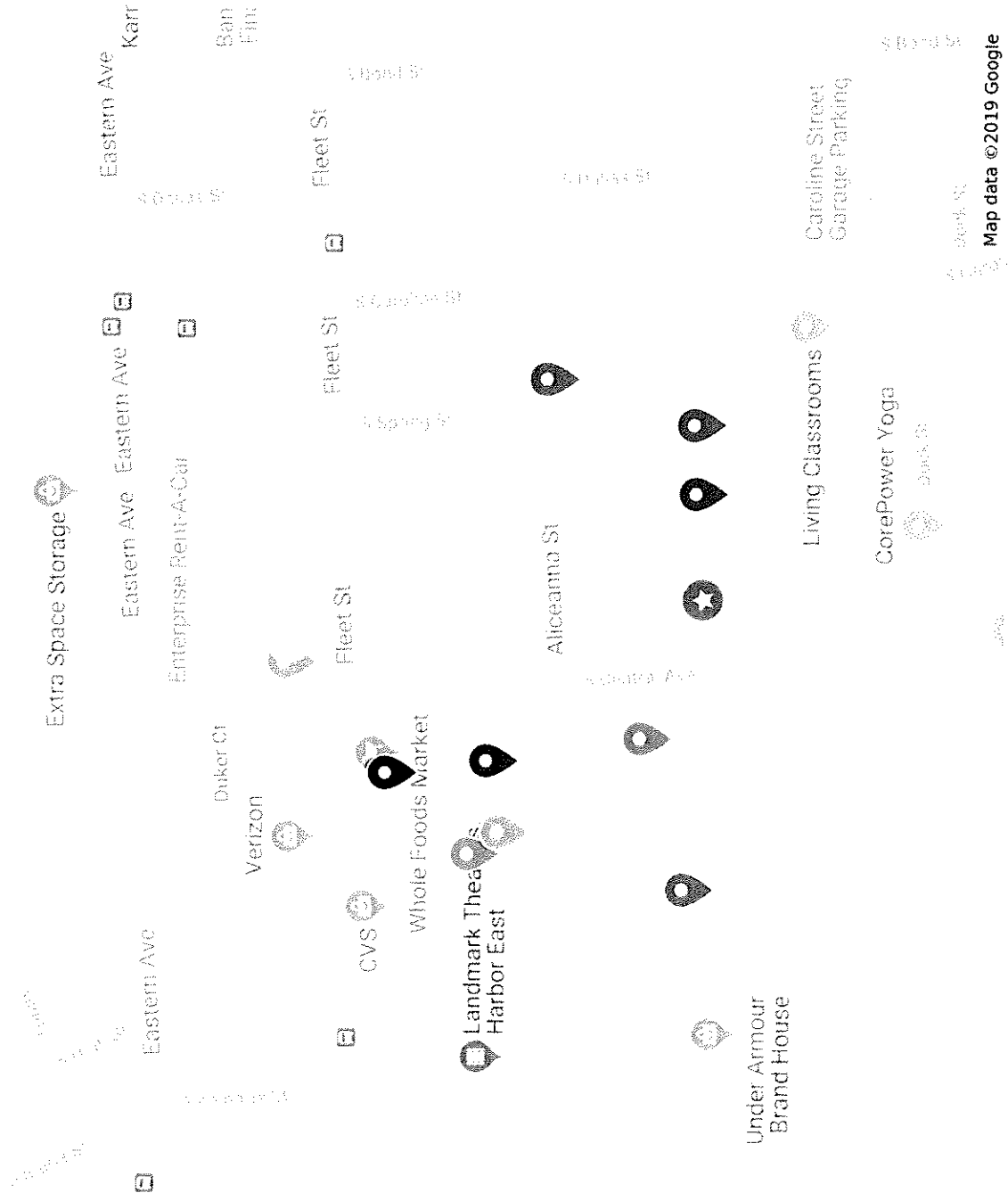
Ouzo Bay LB

Courtyard by Marriott
Baltimore Downtown/Inner
Harbor LBHM

The Oceanaire Seafood Room
LBD-7

Nando's Peri-Peri LB

Cava Mezze - Harbor East
Baltimore LB



Back

Board of Liquor License Commissioners

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

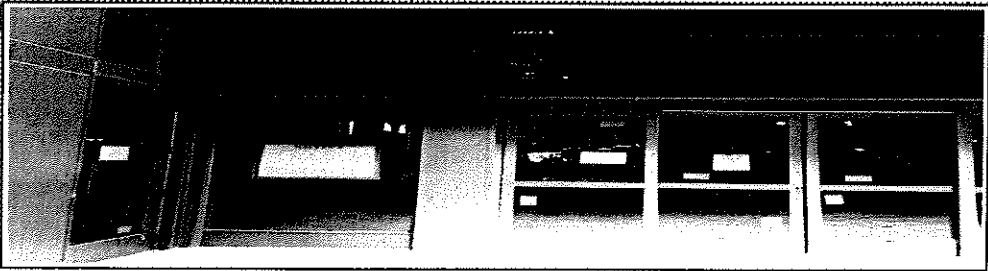
INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	<input type="text" value="Bin 604 Wine Sellers"/>
Corporation Name:	<input type="text" value="Wineco, LLC"/>
Location Address:	<input type="text" value="711 S. Central Ave, Suite 200"/>
License Type:	Special Sunday "A" License <input type="button" value="v"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="button" value="v"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="button" value="v"/>
Date Posted?	<input type="text" value="11/10/2019"/>
Estimated Date of Removal?	<input type="text" value="11/19/2019"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="button" value="v"/>

Other licensed locations - Describe/Note:

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

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="i:0#.w/baltimore\terri.chase"/>	<input type="text" value="11/13/2019"/>	<input type="text" value="8:32:48 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
Submit		

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Clarke Foreman; Jennifer St. Germain
Address of Premises:	711 S. Central Ave
Inspector:	i:0#.w baltimore\terri.chase
Date Posted:	11/10/2019
Time Posted:	8:00 PM
Date Rechecked:	11/19/2019
Time Rechecked:	4:00 PM
Manager or Owner when sign posted:	

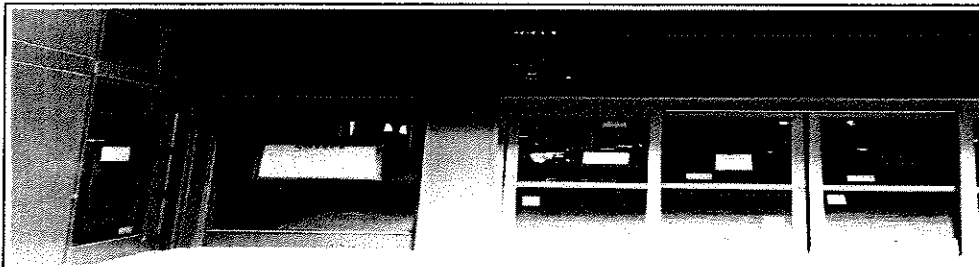
Summary on location of sign posted:

Sign posted on the side door

Summary on location of sign rechecked:

Sign is still posted on the side door.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: *711 S. Central Avenue, Suite 200, 21202*
Class of License: *Class "B" Beer, Wine & Liquor License*
Scope of Application: *Transfer of Location of a Class "B" Beer, Wine & Liquor License from
Lombard and Root Street to 711 S. Central Avenue, Suite
200, Baltimore, Maryland*
Application filed by: *Depotco, delivery of alcoholic beverages
Wineco, LLC, 70 Lincoln Wine Sellers*
Present License(s): *State AS Above*

The hearing concerning this application will be held on or after *November 26, 2019*
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 protestors will be notified of the hearing date and time.

FOR MORE INFORMATION CALL
410-396-4377

STATE OF MARYLAND
DEPARTMENT OF REVENUE
BALTIMORE, MARYLAND

BLLC Routine Inspection

Licensee Information

Address: 1001 FLEET STREET 21202 ▼

Trade Name:

Corporation Name

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

Date/Time of Inspection:

Manager/Licensee

Open/Closed Status

Open/Closed: Open ▼

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory ▼

Internal Appearance

Location of Bar: Center ▼

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: Yes ▼

Selling Household/Grocery: N/A ▼

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 2/1/2016

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 N/A

Violations

Violation Issued: No

Violations Noted:

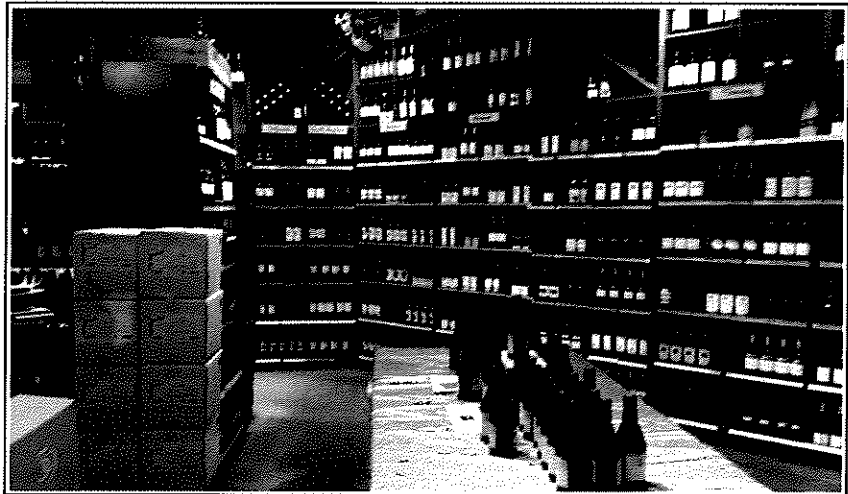
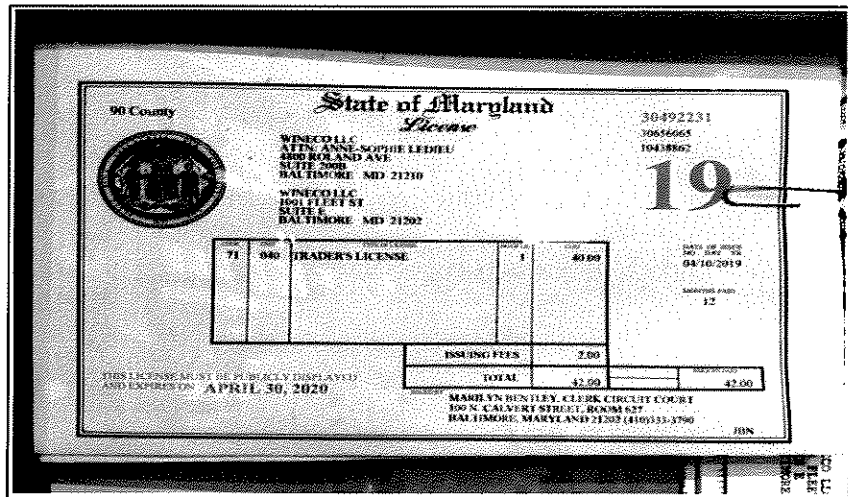
Wrap-Up

Instructions Given to Licensee:

Inspector's Comments:

health permit 4/16/2020
#7234
inspection on 8/27/2019

Photo Taken:





Attach Additional Photos

Owner Email:

Submitted by Inspector

[Update/Resubmit](#)

[Print View](#)

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

**Online Use & Occupancy Permit
Application**

Property Address: 0711 S CENTRAL AVE RTL-1
Block/Lot: 1805/007

Permit No: **USE2019-55122**

Applicant:
MARGARET GIORDANO

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

Owner/Lessee:
Owner LIBERTY-RETAIL, LLC

Total : **98.00**

Lessee WINECO, LLC

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

Property Use & Occupancy Information:

Existing Use : (N/A) Vacant House/Building/Structure
Proposed Use : (Commercial) Retail Goods Establishment (With Alco
Dwelling: Roomming: Efficiency:
Existing Count: 0 0 0
Proposed Count: 0 0 0

Description	Created	Completed	Assigned To
CHESAPEAKE CRITICAL AREA	10/24/2019		BATT
F02 - REGULATED FLOODPLAIN BFE	10/24/2019		VUKP
FIRE INSPECTION	10/24/2019		LDZI
HEALTH DEPARTMENT INSPECTION	10/24/2019		JWEL
One Stop Permit Office Review	10/17/2019		ELLY
Application Received		10/16/2019	
Zoning Sign-off	10/16/2019	10/16/2019	

District: 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 PORTION OF PREMISES AS A RETAIL GOODS ESTABLISHMENT WITH ALCOHOL SALES AND ACCESSORY TASTING AREA.

AFFIDAVIT BY: MARGARET GIORDANO

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

Project Name: 711 S CENTRAL AVE

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: LIBERTY-RETAIL, LLC

Applicant: GIORDANO,MARGARET

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:



Statutes Text

Article - Alcoholic Beverages

[Municipalities](#)

[Publications](#)

[Related Links](#)

[About](#)

[Previous](#) [Next](#)

§12–1706.

(a) The Board may not transfer a license into the area bounded by Twenty–Fifth (25th) Street on the north, Centre Street on the south, Howard Street on the west, and Guilford Avenue on the east.

(b) (1) Except as provided in paragraphs (2), (3), and (4) of this subsection, the Board may not transfer a license into:

- (i) ward 1, precincts 4 and 5;
- (ii) ward 23, precinct 1; or
- (iii) ward 24, precinct 5.

(2) The Board may allow the transfer of one Class D license into the residential planned unit development for Silo Point located in ward 24, precinct 5 that was enacted by the Mayor and City Council of Baltimore City in Ordinance 04–697 on June 23, 2004, if the Class D license holder operates the establishment in accordance with the provisions of Ordinance 04–697.

(3) The Board may allow the transfer of:

(i) a Class B–D–7 beer, wine, and liquor license from an area in ward 1, precinct 4 bounded on the north by Elliott Street, on the west by South Robinson Street, on the south by Toone Street, and on the east by Southeast Avenue into an area in ward 1, precinct 5 bounded on the north by Fait Avenue, on the west by South Kenwood Avenue, on the south by Hudson Street, and on the east by South Streeper Street; and

(ii) a Class D beer, wine, and liquor license from an area in ward 1, precinct 5 bounded on the north by Fait Avenue, on the west by South Kenwood Avenue, on the south by Hudson Street, and on the east by South Streeper Street into an area in ward 1, precinct 4 bounded on the north by Elliott Street, on the west by South Robinson Street, on the south by Toone Street, and on the east by Southeast Avenue.

(4) (i) The Board may allow the transfer of not more than two Class B beer, wine, and liquor licenses, so that the cumulative number of licenses issued or transferred is two, into the area of 829 through 919 E. Fort Avenue only if:

1. the Board has executed a memorandum of understanding between the community associations in Riverside and Locust Point regarding the nature of the proposed establishment; and
2. the Board enforces the memorandum of understanding against any license holder that obtains a license under § 12–1604 of this title and seeks to transfer the license.

(ii) The Board may not allow a license to be transferred out of the area described in subparagraph (i) of this paragraph and into any other area of ward 24, precinct 5.

(c) The Board may not authorize:

- (1) the transfer of any license into the 46th alcoholic beverages district;
 - (2) the transfer of a new Class B beer, wine, and liquor license to another location within the 46th alcoholic beverages district; or
 - (3) a change of classification of a new Class B beer, wine, and liquor license within the 46th alcoholic beverages district.
- (d) (1) Except as provided in paragraph (2) of this subsection, a license may not be transferred into or within:
- (i) ward 1, precincts 2 and 3;
 - (ii) ward 2 in its entirety;
 - (iii) ward 3, precinct 3; and
 - (iv) ward 26, precincts 3 and 10.
- (2) This subsection does not apply to an application for a new license or a transfer from within the areas described in paragraph (1) of this subsection if the new license or transfer is for:
- (i) a hotel;
 - (ii) an establishment located in a planned unit development if the application for the planned unit development was filed or approved before December 31, 1995;
 - (iii) an establishment located in an area governed by the Inner Harbor East Urban Renewal Plan; or
 - (iv) an establishment that has:
 1. a seating capacity of fewer than 150 individuals; or
 2. average daily receipts from the sale of food that are at least 51% of the total daily receipts of the establishment.

[Previous](#) [Next](#)

