

December 9, 2021

Applicant(s): Bijou Penland, Lindsay Perez, and Blanca Pesquera
Ecstasy Bar & Restaurant, LLC t/a My Cousin's Place
3925-27 East Lombard Street 21224

Class: "BD7" Beer, Wine & Liquor License

Request for a hardship extension.

(a) **Ownership Breakdown:** (1) Bijou Penland (25%); (2) Lindsay Perez (25%); and (3) Blanca Pesquera (50%).

(b) **Corporate Standing:** Ecstasy Bar & Restaurant, LLC is a MD LLC and as of 11/23/2021 is in good standing.

(c) **Timeline of request:** On 11/12/2021 staff received a request to grant a 180-day hardship extension under Alcoholic Beverages Article 12-2202. On or about 5/18/2021, the premises caught fire and the building was burned completely, as noted by a BLLC inspection dated 5/31/2021. Due to the Governor's Executive Order, all timelines were tolled from 3/20/2020 until 6/30/2021. Therefore, the statutory requirement to not cease operations selling alcoholic beverages under Alcoholic Beverages Article 12-2202(A) runs until 12/28/2021. This hardship letter was filed within 180 legal days of the closure (on or before December 28, 2021), thus the hardship extension request meets the requirements of Alcohol Beverage Article 12-2202(B).

Board's Decision:

LAW OFFICES
MELVIN J. KODENSKI, ESQUIRE
320 N. Charles Street
Baltimore, Maryland 21201
melvinjkodenski@hotmail.com
410-685-5100
Fax No: 410-685-5825

November 11, 2021

RECEIVED

HAND-DELIVERED

Baltimore City Liquor Board
Attn.: Nicholas Blendy

NOV 12 2021

Baltimore City
Liquor Board

re: Ecstasy Bar and Restaurant, LLC
3927 E. Lombard Street
Baltimore, Maryland 21224

Dear Mr. Blendy:

Kindly accept this letter as a request for a hardship extension regarding the above-referenced licensed premises.

They had a fire sometime around May 17 or 18, 2021 and they have been closed since that time and therefore; they will need a hardship extension.

Enclosed please find a check in the amount of \$100.00 made payable to 'Director of Finance'.

Please put this matter in for a hearing.

Thank you.

Very truly yours,

Melvin J. Kodenski

MJK\ep
MJK\4468
Enclosure



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 340** Cert Num: **0888** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2021 License Year: 2021
 CR Number: 16496217
 Payment Date: 07-20-21

2020 - 2021 TPP Paid
 2021 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **ECSTASY BAR AND RESTAURANT ,LLC**
 Trade Name: **MY COUSIN'S PLACE**
 Zone Code: 11
 Phone: 630-886-1915

 Block Num: 3925-27 Street: LOMBARD STREET EAST
 City: BALTIMORE State: MD Zip: 21224

 CR Number: 16496217

Portion of Business Used:
 CONTINUE TO USE AS A RESTAURANT WITH LIVE ENTERTAINMENT AND DANCING WITH
 OUTDOOR TABLE SERVICE- CHANGE OF OWNERSHIP

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
BIJOU	PENLAND	7833 GOUGH STREET	Baltimore	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
LINDSAY	PEREZ	1506 KIA COURT, APT 2A	Baltimore	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
BLANCA	PESQUERA	3904 E. PRATT STREET	Baltimore	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
11/15/2021	Submitted a Request for Hardship Extension (Melvin Kodenski); Invoice #123456..../sb	Delete
01/06/2021	01/05/2021: PAID IN FULL for Violation Hearing dated December 01, 2020; Invoice #12067..../sb	Delete
12/17/2020	Given an Invoice to Chief Inspector John for Violation Hearing fee dated on December 1, 2020 Fine Fee to be paid \$725.00.... /mb	Delete
12/01/2020	12/1/2020 - Virtual Public Hearing Re: Violation of Rule 4.16 Illegal Conduct; Violation of Rule 3.12 General Welfare; Violation of Rule 4.16 Illegal Conduct; and Violation of Rule 3.12 General Welfare - DENIAL - GUILTY - Rule 4.16(8/16/2020)-Fined \$150; Rule 3.12(8/16/2020)-Fined \$150; Rule 4.16(8/30/2020)-Fined \$150; and Rule 3.12(8/30/2020)-Fined \$150; \$600 + \$125 admin fee = \$725 total fine, 30 days to pay (3-0 vote)..../jr	Delete
07/10/2020	Denial letter for request to Temporarily Expand Outdoor Seating due to COVID-19 outbreak, hand delivered to licensee. Copy to file. TRA.	Delete
08/22/2019	Submitted 2018 Trader's License during renewal... /sb	Delete
06/28/2019	5/23/2019 - Public Hearing Re: Violation of Rule 4.08(a) Relations with Wholesalers - GUILTY - Rule 4.08(a)-Fined \$1,000; \$1,000 + \$125 admin fee; \$1,125 total fine, 30 days to pay (3-0 vote)...../jr	Delete
06/24/2019	Violation PAID IN FULL hearing dated 05/23/2019. Please check invoice #117045...k/r	Delete
01/25/2019	****STATE OF MD TAX HOLD, letter sent to the Business address on January 25, 2019.****/mb	Delete
01/24/2019	PAID \$2,625.00 IN FULL for Violation Hearing January 17, 2019; Invoice #114017.... /sb	Delete
01/22/2019	1/17/2019 - Public Hearing Re: Violation of Rule 4.01 (a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01 (a)-Fined \$2,500; \$2,500 + \$125 admin fee; \$2,625 total fine, 30 days to pay (3-0 vote)...../jr	Delete
01/02/2019	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on January 2, 2019..../mb.	Delete
12/17/2018	12/13/2018 - Public Hearing RE: Violation of Rule 4.01 (a) Sales to Minors - POSTPONED...../jr	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
06/28/2018	**** PAID IN FULL PLEASE CHECK INVOICE# 112917****Public Hearing RE: Violation of Rule 3.12 General Welfare; Violation of Rule 3.12 General Welfare and Violation of Rule 3.12 General Welfare (4/20/18) - GUILTY - Rule 3.12 (4/7/2018) Fined \$250; Rule 3.12 (4/8/2018) Fined \$250; Rule 3.12 (4/20/2018) Fined \$250; \$750 + \$125 admin fee = \$875 total fine, 30 days to pay (3-0 Vote)...../kr	Delete
06/15/2018	6/14/2018 - Public Hearing RE: Violation of Rule 3.12 General Welfare; Violation of Rule 3.12 General Welfare and Violation of Rule 3.12 General Welfare (4/20/18) - GUILTY - Rule 3.12 (4/7/2018) Fined \$250; Rule 3.12 (4/8/2018) Fined \$250; Rule 3.12 (4/20/2018) Fined \$250; \$750 + \$125 admin fee = \$875 total fine, 30 days to pay (3-0 Vote)...../jr	Delete
03/19/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 2/8/2018 /kk	Delete
02/07/2018	Re-send 2018-2019 Renewal Application to Licensees home addresses.... /sb	Delete
02/06/2018	Returned To Sender; Not Deliverable As Addressed; Unable To Forward.... /sb	Delete
01/30/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.****/mb	Delete
01/26/2017	01/13/17 - PAID Appeal Fee of \$100.00; Invoice #104653... /sb	Delete
01/26/2017	Alcohol Awareness expires 01/10/21 (Jose H. Slameron, Sandra L. Ocampo, Erick Huevo, & Dora Lara) /sb	Delete
01/26/2017	Alcohol Awareness expires 01/08/21 19 attendees: Ledy W. Santos Baca, Reina Barahona, Santos E. Martinez, Sandra Y. Tercios, Erica C. Arellanos, Susan L. Herrador Enamorado, Heidi A. Rodriguez Padilla, Lilian A. Rodriguez Franco, Brenda D. Rivera Paz, Estela C. Gufierrez Zelaya, Andy Y. Menjivar Coto, Aide Milla, Melissa Salguero, Ingrid Y. Menjivar, Rut Hernandez, Maria L Martinez Guardado, Noe Dejesus Norio Villalobos, Esmeralda T. Bargas, & Daniel T. Pesquera) /sb	Delete
01/24/2017	Re: 1/19/17 Public Hearing for Violation of Rule 4.01 (a) - PAID IN FULL \$1,125 - Invoice #104693 /kk	Delete
01/24/2017	1/19/17 Public Hearing for Violation of Rule 4.01 (a) (Sales to Minor) - GUILTY Fined \$1,000 + \$125 Admin fee (\$1,125 total fine) 30 days to pay	Delete

01/12/2017	Lawyer's office(Melvin Kodenski) turn in appeal letter without submitting paying of \$100 (appeal fee). Letter will be put on hold until the fee has been paid in full.....k/r	Delete
01/11/2017	PAID IN FULL for Violation Hearing dated December 15, 2016; Invoices # 104641 = \$500.00, #104642 = \$125.00.... /sb	Delete
01/05/2017	12/15/19- Violation of Rule 3.12 General Welfare- GUILTY(3-0 vote)- \$500 fine + \$125 admin fee. Total Fine \$625- 30 days to pay	Delete
01/04/2017	Gave invoice to Chief Inspector, M. Fosler, to take to establishment that Violation Hearing Fine dated on December 15, 2016 is due on January 17, 2017, in the amount of \$625.00..... /sb	Delete
12/30/2016	TAX RELEASE FOR TRANSFER OF OWNERSHIP (CR#13673114). ON 10/07/2016.....K/R	Delete
12/29/2016	9/1/16- Public Hearing re:Application to transfer ownership; request for outdoor table service. APPROVED (3-0 vote)	Delete
09/06/2016	Alcohol Awareness expires on 08/29/20 (Priscilla Irizarry)	Delete
09/01/2016	Hearing dated 09/01/16: \$100.00 fee paid when application was submitted on 07/22/16, Invoice #103848.... /sb	Delete
10/15/2010	10/15/10 \$100 CONF.FEE PAID IN FULL #75127	Delete
09/17/2010	9/10 Request to add outdoor table service, BD7-BWL, Gene Baker, Diann Baker, First Cousin Once Removed, Inc.	Delete
12/30/2009	8/6/09 Public hearing re: Application to transfer ownership and to add live entertainment APPROVED	Delete
07/15/2009	07/09 Transfer of Ownership & request to add live entertainment, BD7-BWL, Charles G. Baker, Jr & Diann H. Baker, First Cousin Once Removed, Inc.	Delete

Print History (Print Card)

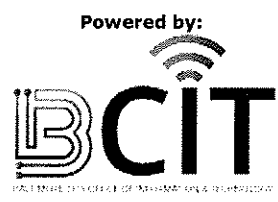
License num: LBD7 340 Address: 3925-27 LOMBARD STREET EAST
Trade Name: MY COUSIN'S PLACE

Comment:

[Empty comment box]

Add Comment

Hold Info



ECSTASY BAR AND RESTAURANT, LLC: W17357989

Department ID Number:

W17357989

Business Name:

ECSTASY BAR AND RESTAURANT, LLC

Principal Office: ⓘ

3925-27 EAST LOMBARD ST.

BALTIMORE MD 21224

Resident Agent: ⓘ

BLANCA PESQUERA

3904 E. PRATT ST.

BALTIMORE MD 21224

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

07/06/2016

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

December 9, 2021

Applicant(s): Douglas Lancaster Atwell
New Make Hay, LLC, T/a Trade Name Pending
529 S. Bond Street 21230

Class: "BD7" Beer, Wine & Liquor License

Request for a transfer hardship extension.

Board's Information:

(a) **Ownership Breakdown:** (1) Douglas Lancaster Atwell (80%); (2) Charles Jefferson (10%); (3) Jeffrey Atwell (5%); and (4) Bret Matthew Holmes (5%).

(b) **Corporate Standing:** New Make Hay, LLC is a MD LLC and as of 11/23/2021 is not in good standing.

(c) **Timeline of request:** On 10/21/2021 staff received a request to grant a 90-day transfer hardship extension under Alcoholic Beverages Article 12-1705(B). On 2/25/2021, the Board approved a transfer of ownership application for the licensed premises. Due to the Governor's Executive Order, all timelines were tolled from 3/20/2020 until 6/30/2021. Therefore, the statutory requirement to complete a transfer under Alcohol Beverage Article 12-1705(A) runs until 12/28/2021. This hardship letter was filed within 180 legal days after approval by the Board (on or before December 28, 2021), thus the transfer hardship extension request meets the requirements of Alcohol Beverage Article 12-1705(B).

Board's Decision:

LAW OFFICES
MELVIN J. KODENSKI, ESQUIRE
320 N. Charles Street
Baltimore, Maryland 21201
melvinjkodenski@hotmail.com
410-685-5100
Fax No: 410-685-5825

October 27, 2021

Baltimore City Liquor Board
1 N. Charles Street – Suite 1500
Baltimore, Maryland 21201
Attn: Nicholas Blendy

Re: New Make Hay, LLC
529 S. Bond Street

Dear Mr. Blendy:

I am not really sure where we are on completion of this transfer. To the sum and extent we may need a hardship extension, I am enclosing a check for \$100.00 to request a hardship extension for the Amended Application that was filed.

Thank you for your kind cooperation.

Very truly yours,



Melvin J. Kodenski

MJK:dl
Enclosure
MJK\4441

RECEIVED

OCT 27 2021

Baltimore City
Liquor Board



Liquor Board System

Version 1.0

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

License Detail

Close the License | Print License | Print Renewal Letter | << Go Back

License Info

License Num: LBD7 313 Cert Num: 0853 Fee: \$1,320.00 Status: Renewed
License Date: 5/1/2021 License Year: 2021
CR Number: 14419191
Payment Date: ****

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

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: JUAN PORTILLO, LLC
Trade Name: SANTA CLARA
Zone Code: 23
Phone: 410-522-0245

Block Num: 529 Street: BOND STREET SOUTH
City: BALTIMORE State: MD Zip: 21231

CR Number: 14419191

Portion of Business Used:
USE PORTION OF PREMISES 1ST FLOOR AS A RESTAURANT WITH LIVE ENTERTAINMENT (KARAOKE) PER BMZA 11-405 APPROVED 12/20/11

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JUAN J.	PORTILLO	1606 MALVERN STREET	BALTIMORE	MD	21224	Edit	Remove Owner

Comments

Date	Comment	Action
10/28/2021	Received Transfer Hardship Extension letter from attorney Melvin Kodenski; Invoice #123406..../jr	Delete
03/03/2021	2/25/2021 - Virtual Public Hearing Re: Amended application to transfer ownership with continuation of live entertainment - APPROVED (3-0 vote)..../jr	Delete
02/25/2021	2/25/2021 Transfer Hearing Preliminary Approval Letter mailed today to Attorney Melvin Kodenski.../jr	Delete
01/12/2021	Application for transfer of ownership with continuation of live entertainment filed on behalf of New Make Hay, LLC T/a Trade Name Pending, Douglas Lancaster Atwell on 1/5/2021 /kk	Delete
06/30/2020	Temporary Outdoor Table Service letter was returned..../sb	Delete
04/28/2020	04/17/20 - COVID-19 Letter was Returned..../sb	Delete
01/27/2020	1/23/2020 - Public Hearing Re: Request for a transfer hardship extension - APPROVED (3-0 vote) *Additional 90 days granted for transfer...../jr	Delete
01/15/2020	1/7/2020 150 day pending warning letter was sent to all applicant(s) and their lawyer(s)....k/r	Delete
12/10/2019	REQUEST FOR TRANSFER HARDSHIP. PLEASE CHECK INVOICE # 118412....K/R	Delete
11/18/2019	11/13/2019 90 day pending warning letter was sent to all applicant(s) and their lawyer(s)....k/r	Delete
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
08/09/2019	8/8/2019 - Public Hearing Re: Amended application to transfer ownership with continuation of live entertainment - APPROVED (3-0 vote)...../jr	Delete
07/01/2019	Application for transfer of ownership with continuation of live entertainment filed on behalf of Make Hay, LLC T/a Trade Name Pending, Douglas Atwell on 5/24/19, June 2019 Ad. (Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this application) /kk	Delete
06/27/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this amendment application until today's date. The amendment application was received and processed by the BLLC on 5/24/2019.Please check invoice #117317...k/r	Delete
06/26/2019	5/9/2019 Public Hearing Re: Request for a transfer hardship extension - Additional 90 days Granted (3-0 vote) S.R	Delete
04/09/2019	Client submitted a transfer hardship letter . Please check invoice # 115402...k/r	Delete
03/13/2019	3/12/2019 150 day transfer pending letter(s) were sent to all applicant(s)....k/r	Delete
01/08/2019	1/4/2019 90 day transfer pending letter(s) were sent to all applicant(s)....k/r	Delete
12/10/2018	12/10/18 - Return To Sender-Not Deliverable As Addressed-Unable To Forward (Sales of Dangerous Knives and certain Packaging Products)..... /sb	Delete
11/26/2018	Personal Property tax letter not mailed to Licensee(s) because the Corporation is pending for transfer.../mb	Delete
10/19/2018	10/18/2018 - Public Hearing RE: Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 vote)...../jr	Delete
09/13/2018	Amended application for transfer of ownership with continuation of live entertainment filed on behalf of Axios Bond Street, LLC T/a Trade Name Pending, Brian Diamond and Christina Kokorelis on 9/4/18 /kk	Delete
07/13/2018	7/12/2018 - Public Hearing RE: Application to transfer ownership with continuation of live entertainment - POSTPONED...../jr	Delete
06/12/2018	6/7/2018 - Public Hearing RE: Application to transfer ownership with continuation of live entertainment - POSTPONED...../jr	Delete
05/04/2018	Application for transfer of ownership filed on behalf of Sole Proprietorship T/a Santa Clara, Sharon Detore on 3/23/18 /kk	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
02/02/2018	Sent 2018-2019 Renewal Application to Licensee Home Address..../sb	Delete
01/30/2018	01/29/17 - Return To Sender; Attempted-Not Known; Unable To Forward.... /sb	Delete
10/30/2017	10/19/17 Public Hearing RE: Request for hardship extension - GRANTED (3-0 VOTE)... /sb	Delete
10/02/2017	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE,letter sent to Licensee on October 2, 2017.*** /mb	Delete
	Ms Robinson received a hardship extension request & Check for \$100 (check #1401) on 9/14/17 from Mr. Paul Oliver. The request was not processed at that time because the 2017	

09/15/2017	license fee was not paid. Mr Oliver was contaced and will be in to make payment. Hardship letter and check were secured S.R.	Delete
03/21/2017	ACCORDING TO 2017 RENEWAL ESTABLISHMENT WILL BE CLOSED AS OF APRIL 2017.	Delete
04/11/2016	Licensee came in & paid in full \$375.00 violation hearing fine; Invoice #101804... /sb	Delete
04/09/2016	Gave Chief Inspector Foster an invoice to deliver concerning violation fine owed to Liquor Board..... /sb	Delete
03/09/2016	*****AGENCY HOLD - VIOLATION HEARING FEE DUE BY 04/03/16, AMOUNT OF \$330.00 *** /sb	Delete
03/04/2016	3/3/16 Vioation of Rule 3.12 Public Welfare (Feb 6, 2016) \$205 Fine Violation of Rule 4.16 Illegal Conduct- DISMISSED \$375 Total Fine **30 days to pay	Delete
03/27/2015	Alcohol Awareness Cert. Expires 03/02/2019 { Completed By: Juan Portillo}	Delete
09/17/2012	9/13/2012 Public Hearing re: VIOLATION of Rule 4.05(a)Serving after hours. VIOLATION of Rule 4.05(b) Serving after hours. VIOLATION of Article 2Bsection 11-304(d)(2)Activity after hours. VIOLATION of Rule 3.03(c) Records. VIOLATION of Rule 4.18 Limited Liability Charter not in good standing. Rule 4.05(a)GUILTY \$500 suspended \$250. Rule 4.05(b) DISMISSED. Article 2Bsection 11-340(d)(2) DISMISSED. Rule 3.03(c) GUILTY \$50. Rule 4.18 GUILTY \$250. TOTAL FINE \$550.	Delete
01/06/2012	1/5/2012 Public Hearing re: Expansion to add live entertainment.GRANTED subject to zoning approval.	Delete
12/13/2011	12/11 Request to add live entertainment, BD7-BWL, Juan Portillo, Portillo, LLC	Delete
03/15/2011	3/11 Transfer of ownership, BD7-BWL, Juan Portillo, Portillo, LLC	Delete

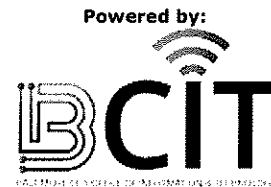
Print History (Print Card)

License num: LBD7 313 Address: 529 BOND STREET SOUTH
 Trade Name: SANTA CLARA

Comment:

Add Comment

Hold Info



NEW MAKE HAY, LLC: W21129622

Department ID Number:

W21129622

Business Name:

NEW MAKE HAY, LLC

Principal Office: ⓘ

529S. BOND ST

BALTIMORE MD 21231

Resident Agent: ⓘ

DOUGLAS ATWELL

410 S. WOLFE ST

BALTIMORE MD 21231

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS NOT IN GOOD STANDING

Reason(s) Entity is NOT in Good Standing:

Annual Report Due For 2021

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

11/17/2020

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

December 9, 2021

Applicant(s): Richard Nelson and Kevia Beard Moore
Richie's Entertainment, LLC, T/a Good Times Liquor & Bar Lounge
1600 W. Baltimore Street 21223

Class: "BD7" Beer, Wine & Liquor License

Request for a transfer hardship extension.

Board's Information:

(a) **Ownership Breakdown:** (1) Richard Nelson (100%); and (2) Kevia Beard Moore (0%).

(b) **Corporate Standing:** Richie's Entertainment, LLC is a MD LLC and as of 11/23/2021 is in good standing.

(c) **Timeline of request:** On 11/1/2021 staff received a request to grant a 90-day transfer hardship extension under Alcoholic Beverages Article 12-1705(B). On 6/25/2020, the Board approved a transfer of ownership application for the licensed premises. Due to the Governor's Executive Order, all timelines were tolled from 3/20/2020 until 6/30/2021. Therefore, the statutory requirement to complete a transfer under Alcohol Beverage Article 12-1705(A) runs until 12/28/2021. This hardship letter was filed within 180 legal days after approval by the Board (on or before December 28, 2021), thus the transfer hardship extension request meets the requirements of Alcohol Beverage Article 12-1705(B).

Board's Decision:

**LAW OFFICES
MELVIN J. KODENSKI, ESQUIRE
320 N. Charles Street
Baltimore, Maryland 21201
melvinjkodenski@hotmail.com
410-685-5100
Fax No: 410-685-5825**

November 1, 2021

(original letter placed in drop-box at Liquor Board)

Baltimore City Liquor Board
1 N. Charles Street – Suite 1500
Baltimore, Maryland 21201
Attn: Nicholas Blendy, Esq.

Re: Richie's Entertainment, LLC, t/a Good Times Liquor & Bar Lounge
1600-02 W. Baltimore Street

Dear Mr. Blendy:

I am in receipt of your letter dated September 29, 2021, in which you advised me that my client has until December 28, 2021 to complete the transfer of the Class LBD7 beer, wine and liquor license.

In the abundance of caution, we are requesting a hardship extension. I am enclosing a check for \$100.00 made payable to 'Director of Finance' to request a hardship extension for the transfer of ownership application that was filed.

Thank you for your kind cooperation.

Very truly yours,


Melvin J. Kodenski

MJK\ep
MJK\5095
Enclosure



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 404** Cert Num: **1174** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2021 License Year: 2021
 CR Number: 13723071
 Payment Date: 10-06-21

2020 - 2021 TPP Paid
 2021 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **GOOD TIMES, LLC**
 Trade Name: **GOOD TIMES LIQUOR & BAR LOUNGE**
 Zone Code: 28
 Phone: 410-233-6004

 Block Num: 1600 Street: BALTIMORE STREET WEST
 City: BALTIMORE State: MD Zip: 21223

 CR Number: 13723071

Portion of Business Used:
 USE FIRST FLOOR OF PREMISES AS A TAVERN INCLUDING LIVE ENTERTAINMENT & DANCING; BASEMENT & SECOND FLOOR FOR STORAGE

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
THOMAS	YONG	KIM	1600 W. BALTIMORE STREET #2	BALTIMORE	MD	21223	<input type="button" value="Edit"/> <input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
11/04/2021	Request for hardship pending transfer on 11/02/2021. see invoice#123421...k/r	Delete
10/06/2021	9/27/21 90 day transfer pending letters were sent...k/r	Delete
09/28/2021	****Processed 2021 Renewal Application; Invoice # 123121.../sb***	Delete
08/21/2020	PAID IN FULL \$125.00 for Violation Hearing dated July 09, 2020; Invoice # 119941..../sb	Delete
07/23/2020	Given an Invoice to Chief Inspector John for Violation Hearing fee dated on July 9, 2020 Fine Fee to be paid \$125.00.... /mb.	Delete
07/13/2020	07/10/2020 Received Liquor License from Chief Inspector John Chrissomallis, that was suspended for seven (7) due to Hearing Violation. License will be returned on Thursday, July 16, 2020 by an Inspector..... /sb	Delete
07/09/2020	Violation hearing dated 7/9/2020 Penalty Assessment Notice mailed to atty: Steven Fogleman/jr	Delete
06/26/2020	6/25/2020 - Virtual Public Hearing Re: Application to transfer ownership with continuation of live entertainment, requesting delivery of alcoholic beverages - APPROVED (3-0 vote)...../jr	Delete
06/25/2020	Mailed preliminary approval letter to atty. Mel Kodenski from 6/25/2020 hearing..../jr	Delete
05/11/2020	Application for transfer of ownership with continuation of live entertainment, requesting delivery of alcoholic beverages filed on behalf of Richie's Entertainment, LLC T/a Good Times Liquor & Bar Lounge, Richard Nelson and Kevia Beard Moore on 5/1/2020 /kk	Delete
02/26/2020	Paid in Full for Violation Hearing dated February, 13, 2020; Invoice # 118768.../sb	Delete
02/19/2020	2/13/2020 - Public Hearing Re: Violation of Rule 3.08(b)Sanitation and Safety - Violation of Rule 3.08(b)Sanitation and Safety - ADMISSION OF GUILT - Rule 3.08(b)-Fined \$750; \$750 + \$125 admin fee; \$875 total fine, 30 days 30 days to pay (3-0 vote)...../jr	Delete
12/23/2019	Issued Duplicate 2019-20 Liquor License to licensee; Invoice # 118481...../jr	Delete
07/08/2019	Submitted 2018 Trader's License.... /sb	Delete
04/26/2019	Re: Public Hearing 4/25/2019 - Protest of Renewal - Voted to renew (3-0 vote) /kk	Delete
03/06/2019	Balance was "Paid In Full" \$1,625.00 for Violation Hearing dated on February 07, 2019; Invoice #114294..... /sb	Delete
03/05/2019	Given an Invoice to Inspector John for the remaining Violation Hearing fee dated on February 7, 2019; Fine Fee to be paid for \$1,625.00.... /mb.	Delete
02/27/2019	Licensee made partial payment of \$1,500.00 but still owes balance of \$1,625.00. I advised licensee that balance must be paid in full by the close of business day on March 06, 2019 or your license will be confiscated; Invoice #114197..../sb	Delete
02/27/2019	Motion for reconsideration filed by Mr. Prevas on 2/22/2019 denied by Chairman. TRA.	Delete
02/23/2019	Motion for reconsideration filed by attorney Prevas for 2/7/2019 conviction and fine. TRA.	Delete
02/08/2019	2/7/2019 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$3,000; \$3,000 + \$125 admin fee; \$3,125 total fine, 30 days to pay (3-0 vote)...../jr	Delete
12/17/2018	Personal Property Tax Owed to City of Baltimore was cleared on December 17, 2018..../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensees Home Address on 11/19/18../mb	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 2/15/2018 /kk	Delete
10/10/2017	PAID IN FULL \$1,625.00 for Violation Hearing dated September 07, 2017; Invoice # 108815... /sb	Delete
09/25/2017	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on September 7, 2017; Fine Fee to be paid for \$1,625.00.... /mb.	Delete
09/11/2017	09/07/17 - Public Hearing re: Violation of Rule 4.01(a) - Sales to Minors-June 21, 2017. ADMISSION OF GUILT (3-0 VOTE). Fined \$1,500.00 + \$125.00 Admin fee = \$1,625.00, 30 days to pay.... /sb	Delete
02/09/2017	Alcohol Awareness expires 01/30/21 (Thomas Y. Kim).... /sb	Delete
07/23/2015	PAID Fine of \$2125.00 for Hearing dated 05/28/15. Invoice #99258.... /sb	Delete
05/29/2015	05/28/15 Public Hearing re: Violation of Rule 4.01(a) Minors - January 15, 2015... Fine is \$2,000.00 + \$125.00 Admin Fee = Total \$2,125.00. 60 days to Pay (Aug 21)	Delete
06/03/2011	3/24/11 Public Hearing re: Violation of: Rule 3.12 (Disturbing the community), Rule 3.06 (Health department violation), Rule 3.02 (Failure to cooperate). GUILTY Rule 3.12 \$250, GUILTY Rule 3.06 \$250, GUILTY Rule 3.02 no fine.	Delete

05/14/2009	5/09 Transfer of Ownership & Request to add portion of 2nd floor for storage, Mu S. Lee, Thomas Y. Kim, Good Times, LLC	Delete
08/21/2006	7/6/06 Public hearing re: request to expand licensed premises to include 1602 W. Baltimore Street and to provide live entertainment - APPROVED	Delete

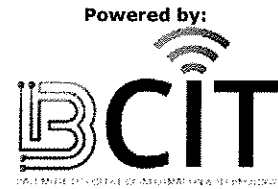
[Print History \(Print Card\)](#)

License num: LBD7 404 Address: 1600 BALTIMORE STREET WEST
Trade Name: GOOD TIMES LIQUOR & BAR LOUNGE

Comment:

[Add Comment](#)

Hold Info




RICHIE'S ENTERTAINMENT LLC: W20433413

Department ID Number:

W20433413

Business Name:

RICHIE'S ENTERTAINMENT LLC

Principal Office: 

2037 BRADDISH AVE
APT #1
BALTIMORE MD 21216

Resident Agent: 

RICHARD NELSON
2037 BRADDISH AVE
APT #1
BALTIMORE MD 21216

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

04/13/2020

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

December 9, 2021

Licensee(s): Sam Yong Lee, Sue Hee Suk Lee, and Beth Ann Thomas
S and H Liquors, Inc. t/a Village Liquors
4220 Edmonson Avenue 21229

Class: "A-2" Beer, Wine & Liquor License

Request to reopen.

Board's Information:

(a) **Ownership Breakdown:** (1) Sam Yong Lee (50%) ;(2) Sue Hee Suk Lee (50%); and (3) Beth Ann Thomas (0%).

(b) **Corporate Standing:** S and H Liquors, Inc. is a MD Corporation and as of 11/23/2021 is active and in good standing.

(c) **Timeline of request:** On 11/2/2021 staff received a request to reopen under Alcoholic Beverages Article 12-2203 from licensee. The establishment was closed on 4/4/2020 due to an emergency condemnation and demolition order from the Department of Housing and Community Development (HCD) Code Enforcement Division. Due to the Governor's Executive Order, all timelines were tolled from 3/20/2020 until 6/30/2021. The request to reopen letter was received more than 90 days but fewer than 180 legal days from the date of closure (on or before December 28, 2021), thus the request to reopen meets the requirements of Alcohol Beverage Article 12-2202 and 12-2203.

Board's Decision:

PREVAS & PREVAS

Attorneys at Law
309 North Charles Street
Suite 200
Baltimore, MD 21201
prevasandprevas@verizon.net

Tel: 410-752-2340
Fax: 410-332-0474

Stephen L. Prevas
Peter A. Prevas
Harry K. Prevas
Konstantine J. Prevas (1924-2011)

RECEIVED

NOV 07 2021

Baltimore City
Liquor Board

Douglas Paige, Executive Secretary
Board of Liquor License Commissioners
for Baltimore City
One North Charles Street, 15th Floor
Baltimore, MD 21201

RE: S & H Liquors, Inc. t/a Village Liquors
4220 Edmondson Avenue, Baltimore, MD 21229

REQUEST TO REOPEN

Dear Mr. Paige:


I represent S & H Liquors, Inc. Pursuant to Alcohol Beverages Article §12-2203 and Liquor Board Rule 2.14 the Licensee requests a hearing for approval to reopen after having been closed for more than ninety (90) consecutive days. The premises closed on April 22, 2020 after an attempted smash and grab incident where a vehicle was intentionally driven through the front wall of the premises in an attempt to steal the ATM. At a hearing on October 22, 2020 the Board previously granted the 180 day hardship request.

All repairs have been made and all inspections have been completed and approved. The issuance of a new use and occupancy permit will be obtained shortly once all necessary inspectors have signed off in the system.

Enclosed please find my check payable to Director of Finance in the amount of \$100.00 for the hearing fee.

Thank you for your consideration.

Yours truly,


Peter A. Prevas

PAP:jl
ENCLOSURE



Liquor Board System

Version 1.0

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

License Detail

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

License Info

License Num: **LA-2 002**Cert Num: **0039**Fee: **\$858.00**Status: **Renewed**

License Date: 5/1/2021

License Year: 2021

CR Number: 06840916

Payment Date: 05-05-21

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

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **S AND H LIQUORS, INC.**Trade Name: **VILLAGE LIQUORS**

Zone Code: 34

Phone: 410-945-3347

Block Num: 4220

City: BALTIMORE

Street: EDMONDSON AVENUE

State: MD

Zip: 21229

CR Number: 06840916

Portion of Business Used:

RES. APPR. ENTIRE BUILDING FOR BUSINESS

Restriction:

NO MINORS PERMITTED ON PREMISES AT ANY TIME.

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
SAM YONG	LEE	2807 ENGLISH BOND COURT	WOODSTOCK	MD	21163	Edit	Remove Owner
SUE HEE SUK	LEE	2807 ENGLISH BOND COURT	WOODSTOCK	MD	21163	Edit	Remove Owner
BETH ANN	THOMAS	4126 POTTER STREET APT 202	BALTIMORE	MD	21229	Edit	Remove Owner

S AND H LIQUORS, INC.: D03679107

Department ID Number:

D03679107

Business Name:

S AND H LIQUORS, INC.

Principal Office: ⓘ

4220 EDMONDSON AVE
BALTIMORE MD 21229

Resident Agent: ⓘ

SAM YONG LEE
4220 EDMONDSON AVE
BALTIMORE MD 21229

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

06/18/1993

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

December 9, 2021

Applicant(s): Abebech Kumbi, Chala K. Teressa, and Beredu Teressa
Guder, LLC, T/a The Avenue Bar and Liquors
1238 Greenmount Avenue 21202

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Abebech Kumbi was born in Ethiopia in April of 1969. She lives in Baltimore, MD; (2) Chala K. Teressa was born in Ethiopia in December of 1984. He lives in Suffolk, VA; and (3) Beredu Teressa was born in Ethiopia in September of 1962. She lives in Rosedale, MD. Ms. Kumbi was a licensee at 2448 N. Charles Street t/a Seena Liquors from 2001 to 2017.

(b) **Ownership Breakdown:** (1) Abebech Kumbi (10%); (2) Chala K. Teressa (50%); and (3) Beredu Teressa 4(0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$450,000 to be paid at closing.

(d) **Qualified Voters:** Nkiambi Jean Lema, Terence J. Dickson, and Abiot Gebremariam are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property 1st floor as a tavern and liquor store, with no live entertainment, 2nd floor as office and storage and the basement for storage.

(f) **Corporate Standing:** Guder, LLC is a MD LLC and as of 11/23/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/5/2021, and checked on 8/16/2021. This meets the 10-day rule. There are 2 licensed liquor establishment(s) in the 2x2 area "D" BWL-1; and "BD7" BWL-1.

(h) **Timeline:** Last inspection by BLLC was performed 8/9/2021. At that time, the establishment was open and operating.

(j) **Letters of Support/Opposition:** At this time the Board has one letter of opposition from community.

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of Ownership CLASS TYPE: BD7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1238 Greenmount Avenue, Baltimore, MD 21202

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: Guder, LLC TRADE NAME: The Avenue Bar and Liquors

BUSINESS PHONE NUMBER: 443-255-7033 BUSINESS EMAIL ADDRESS: durooma@yahoo.com

ATTORNEY FOR THE APPLICANT: Peter A. Prevas ADDRESS: 309 N. Charles Street, Suite 200, Baltimore, MD 21201 PHONE: 410-752-2340

Part of Premises Used (Note: Floors and Areas for Storage): First Floor, Second Floor and basement for 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: 20

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

Abebech Kumbi _____
 (Full name) (Telephone no.) E-mail (Required)
 27 E. 25 1/2 Street Baltimore MD 21218 18 Years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 4/1969 F Ethiopia
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

Chala K. Teressa _____
 (Full name) (Telephone no.) E-mail (Required)
 3919 Breezport Way, Apartment 105 Suffolk VA 23435
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 2/1988 M Ethiopia
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

Beredu Teressa _____
 (Full name) (Telephone no.) E-mail (Required)
 4824 Bucks School House Road Rosedale MD 21237
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 12/1984 F Ethiopia
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

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

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

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

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

2449 N. CHARLES ST, BALTO, MD 21218 - 200 (OLD ADDRESS) TO 2817 Seena Liquors

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

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

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

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

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

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

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

Name	Address	Phone	Email

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

- 1) NAME: Abebech Kumbi ADDRESS: 27 E. 25 1/2 Street TITLE: Member %OF STOCK HELD: 10
- 2) NAME: Chala K. Teressa ADDRESS: 3919 Breezeport Way, Apartment 105 TITLE: Member %OF STOCK HELD: 50
- 3) NAME: Beredu Teressa ADDRESS: 4824 Bucks School House Road TITLE: Member %OF STOCK HELD: 40
- 4 NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

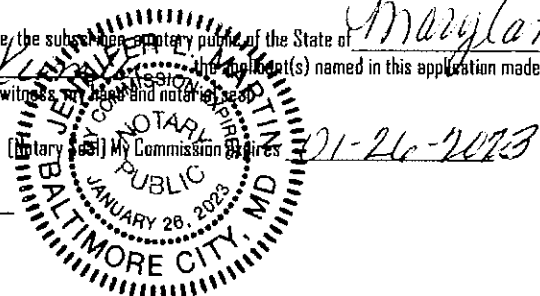
*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.

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

Abebech Kumbi
Signature of Applicant A

I hereby certify that on the 24th day of March, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Abebech Kumbi, 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 notary seal.

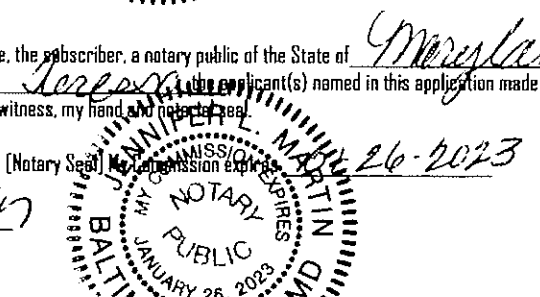
Signature: Jennifer L. Martin
Printed Name: Jennifer L. Martin



Chala K. Teressa
Signature of Applicant B

I hereby certify that on the 24th day of March, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Chala K. Teressa, 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 notary seal.

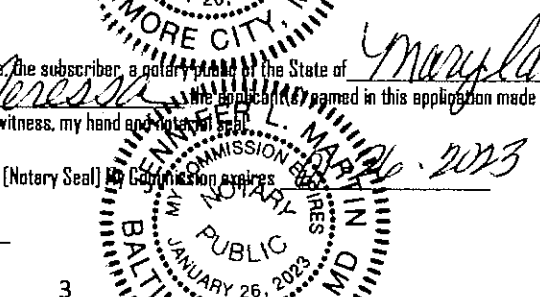
Signature: Jennifer L. Martin
Printed Name: Jennifer L. Martin



Beredu Teressa
Signature of Applicant C

I hereby certify that on the 24th day of March, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Beredu Teressa, 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 notary seal.

Signature: Jennifer L. Martin
Printed Name: Jennifer L. Martin



Name and Address of the owners of the premise/landlord: Jae W. Park

Phone Number: [REDACTED]

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

(I, WE) Jae W. Park

HEREBY CERTIFY

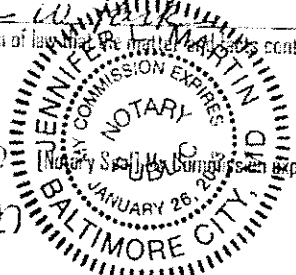
That (I am, we are) the owner(s) of the property located at 1238 Hammond Avenue, Baltimore, City with a Zoning Code of 21202, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Owner of the Property Jae W. Park

I hereby certify that on the 3rd day of May, 2021, before me, the subscriber, a notary public of the State of Maryland and for Baltimore City, personally appeared Jae W. Park the landlord/property owner named in this application made in due form of law that the facts contained in said application are true and correct

As witness, my hand and notarial seal.

Notary Signature: Jennifer L. Martin



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. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
NKIAMB I JEAN LEMA	309 E 25th St Baltimore, MD 21218	<u>[Signature]</u>	06/1958	22 years
Larry M Daniel	219 E 25th St Baltimore, MD 21218	<u>[Signature]</u>	1/1975	10 years
TELEACE J DICKSON	103 E 25th St. Baltimore MD.	<u>[Signature]</u>	01/1964	15 YEARS
Abiat Creboremar Liam	4313 Loch Raven Bldg Baltimore MD 21218	<u>[Signature]</u>	08/1981	20 Years

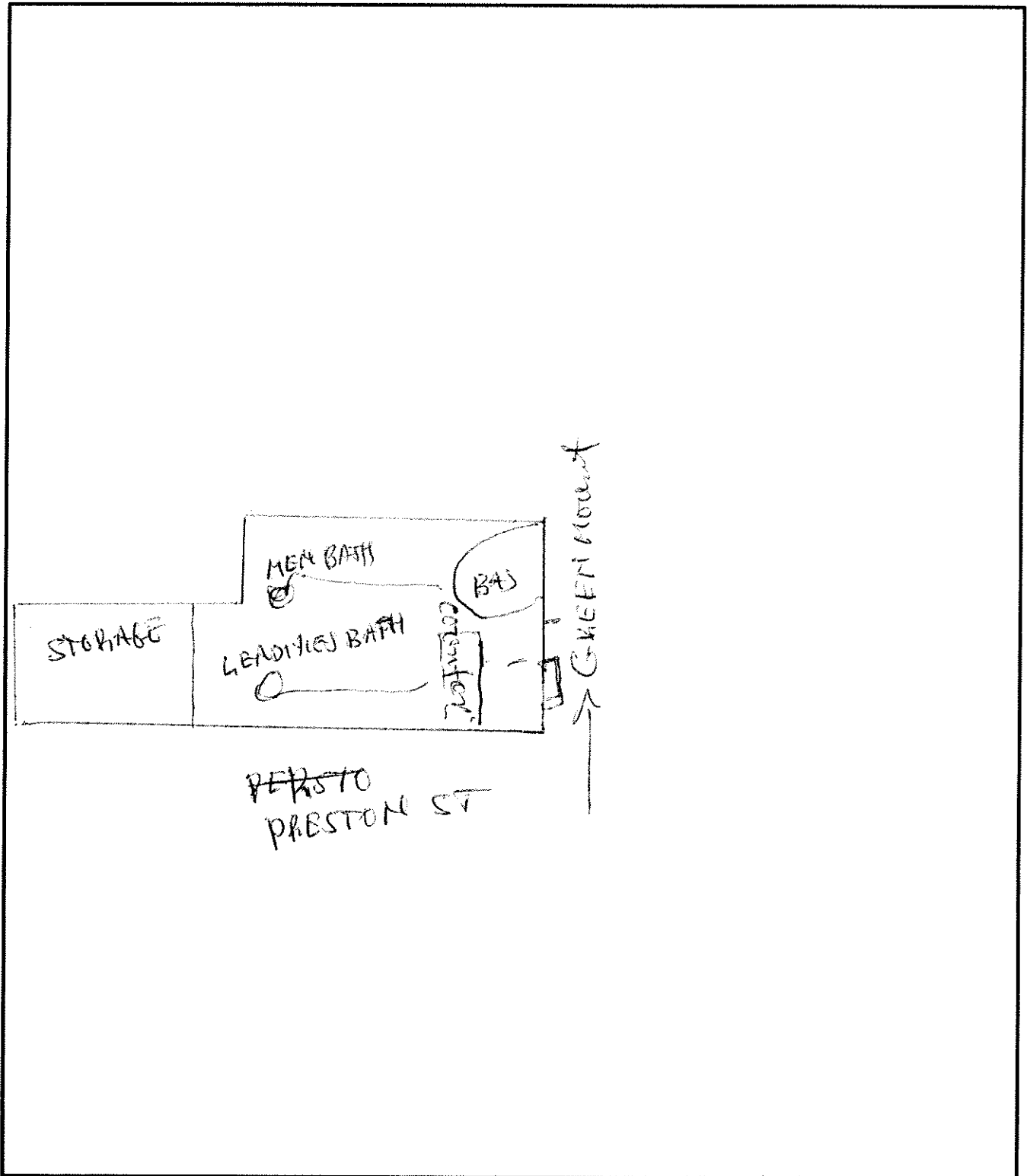
RECEIVED

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

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

Baltimore City
Liquor Board

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





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 363** Cert Num: **1009** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2021 License Year: 2021
 CR Number: 13136301
 Payment Date: 07-29-21

2020 - 2021 TPP Paid
 2021 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **N/A**
 Trade Name: **AVENUE LIQUOR & BAR**
 Zone Code: 21
 Phone: 410-752-7261

Block Num: 1238 Street: GREENMOUNT AVENUE
 City: BALTIMORE State: MD Zip: 21202

CR Number: 13136301

Portion of Business Used:
 USE FIRST FLOOR FOR A TAVERN WITH ACCESSORY SALES OF PACKAGE GOODS; NO
 LIVE ENTERTAINMENT OR DANCING; BASEMENT FOR STORAGE

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
SANG KIL	AHN	2216 BROMLEY COURT	WOODSTOCK	MD	21163	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
PERCY WESTRY	JONES	501 E. PRESTON STREET, APT 108	BALTIMORE	MD	21202	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
11/01/2021	10/28/2021- Virtual Public Hearing Re: Application to transfer ownership - POSTPONED...../jr	Delete
07/22/2021	* Licensee(s) changed during 2021 renewal period - Percy Westry Jones replaced Sang Kyu Ahn * /kk	Delete
07/12/2021	Application for transfer of ownership filed on behalf of Guder, LLC T/a The Avenue Bar and Liquors, Abebech Kumbi, Chala K. Teressa, and Beredu Teressa on 5/6/2021 /kk	Delete
08/30/2019	08/29/2019 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors and Violation of Rule 4.20(c)(iii) Class BD7 Licensees: Open and Operating Tavern at all times - GUILTY - Rule 4.01(a)- Fined \$1,000; Rule 4.20(c)(iii)-Fined \$750; \$1,750 + \$125 admin fee; \$1,875 total fine, 30 days to pay (3-0 vote)...../jr	Delete
08/29/2019	Paid in Full (\$1,875.00) for Violation Hearing dated 8/29/2019; Invoice #117824..../jr	Delete
08/09/2019	Submitted 2018 Trader's License during renewal.... /sb	Delete
03/05/2018	3/1/2018 - Public Hearing RE: Violation of Rule 4.01(a) - ADMISSION OF GUILT: Rule 4.01(a) Fined \$1,250 + \$125 admin fee, \$1,375 total fine, 30 days to pay (2-1 Vote)...../jr	Delete
03/01/2018	PAID IN FULL \$1,375.00 for Violation hearing dated March 01, 2018; Invoice #109609... /sb	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 2/15/2018 /kk	Delete
05/28/2015	05/28/15 Hearing Date: Paid \$1500.00 fine + \$125.00 admin. fee = \$1625.00. Invoice #98898.... /sb	Delete
04/21/2015	Administrative transfer on 4/16/15 to add the name of SANG KYU AHN as a licensee on the 2015-2016 renewal license. FOR RENEWAL PURPOSES ONLY	Delete
09/05/2014	09/4/2014 Public Hearing re: Violation of 4.01(a) alcohol sold to a underage police cadet. Guilty \$250+ \$125= \$375 PAID	Delete
11/30/2007	11/29/07 Transfer Conf.re: Transfer of Ownership. DECISION: TRANSFER APPROVED.MUST PAY CONF.FEE \$100	Delete
11/05/2007	11/05/07 \$325 CONF.FEE PAID IN FULL #615539	Delete
11/05/2007	11/01/07 Public Hearing re: Violation of rule 5.03 & rule 3.06.DECISION: RULE 5.03 GUILTY \$250/SUSPENDED \$150 AND RULE 3.06 GUILTY \$250/SUSPENDED \$150.FINE \$300 + \$125 ADM.FEE=\$325.	Delete

Print History (Print Card)

License num: LBD7 363 Address: 1238 GREENMOUNT AVENUE
Trade Name: AVENUE LIQUOR & BAR

Comment:

Add Comment

Hold Info



GUDER, LLC: W21566708

Department ID Number:

W21566708

Business Name:

GUDER, LLC

Principal Office: ⓘ

1238 GREENMOUNT AVENUE
BALTIMORE MD 21202

Resident Agent: ⓘ

BEREDU TERESSA
4824 BUCKS SCHOOL HOUSE ROAD
BALTIMORE MD 21237

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

03/19/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1238 Greenmount Ave.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Inspector Jordan DATE: 8-9-21

1238 Greenmount Avenue

Licensed Establishments



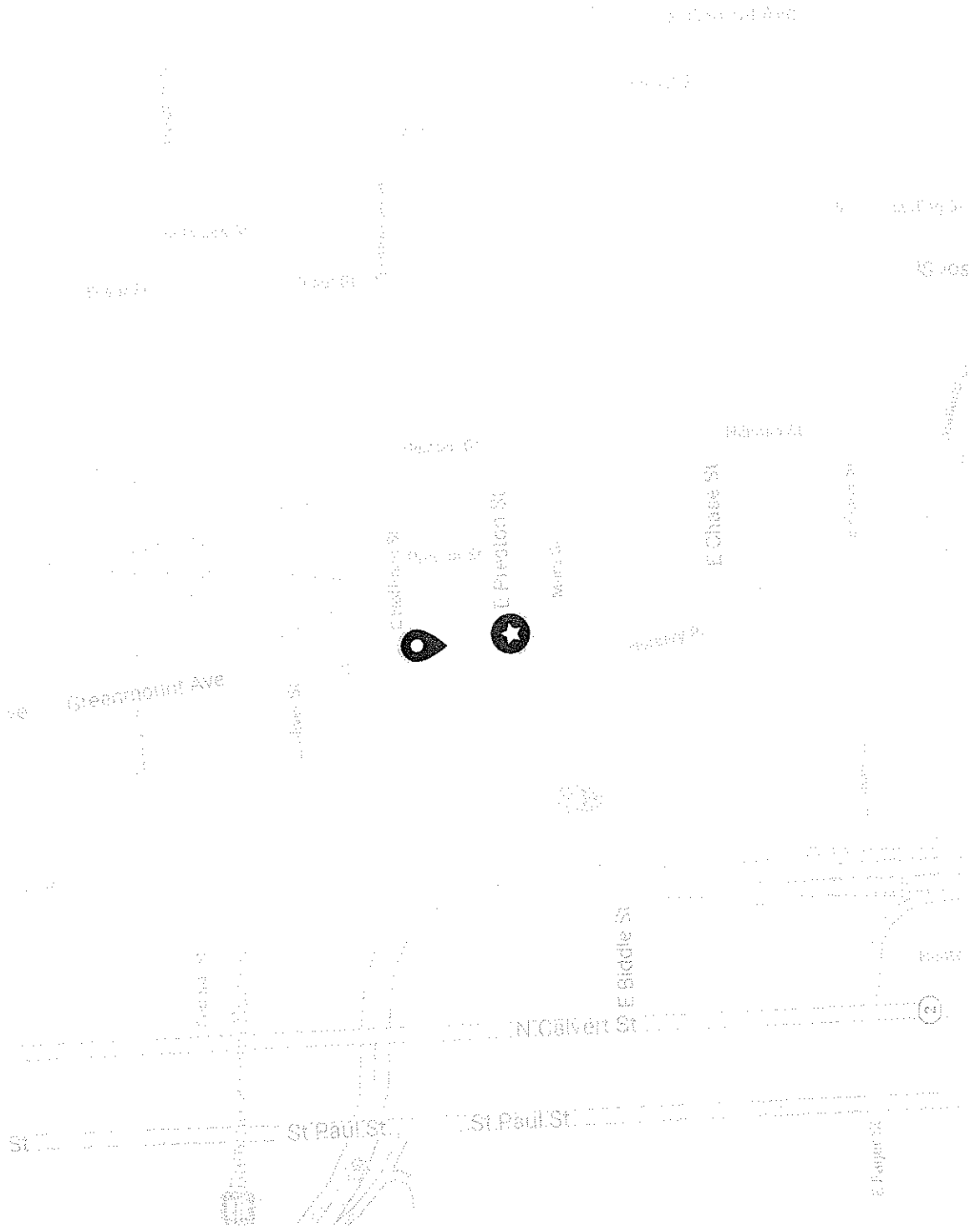
Avenue Bar and Liquors, LBD7



Greenmount Lounge, LBD7



Charm City Meadworks, D



<input checked="" type="checkbox"/> Attach Additional Photos	
Inspector Name	Date and Time
<input type="text" value="i:0#w baltimore\rosalba.jordan"/>	<input type="text" value="8/9/2021"/> <input type="text" value="8:04:18 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>	

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Abebech Kumbi

Address of Premises: 1238 Greenmount Avenue

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

Date Posted: 8/5/2021

Time Posted:

Date Rechecked: 8/16/2021

Time Rechecked:

Manager or Owner when sign posted:

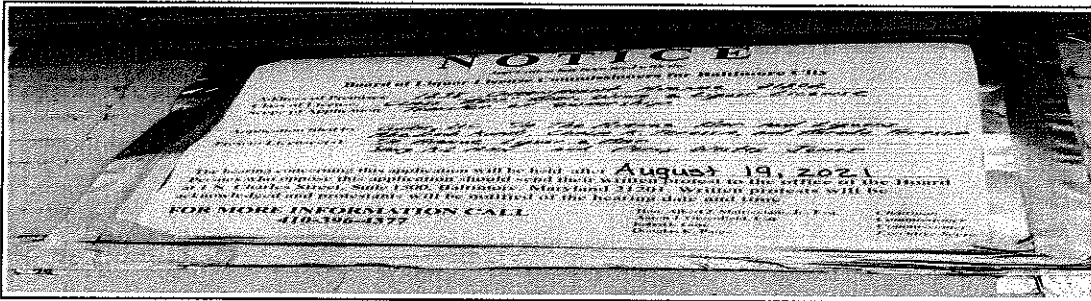
Summary on location of sign posted:

Posted on front brick wall of building.

Summary on location of sign rechecked:

Remained posted for ten days on front brick wall as posted

Insert Photo of Sign and location:





Attach Additional Photos

Submit

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1238 Greenmount Avenue 21202

Class of License: Class "B27" Beer, Wine & Liquor License

Scope of Application: Transfer of Ownership

Application filed by: Guder, LLC 719 The Avenue Bar and Liquors

Present Licensee(s): Akelech Kumbi, Chabba K. Teressa, and Bereddu Teressa

719 Avenue Liquor & Bar

Sany Kil AHN and Percy Westry Jones

The hearing concerning this application will be held after **August 19, 2021**
Persons who oppose this application should send their written protest to the office of the Board
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be
acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL

410-396-4377

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

Chairman

Aaron J. Greenfield, Esq.

Commissioner

Robert E. Guye

Commissioner

Douglas K. Paige

Executive Secy

Back

BLLC Routine Inspection

Address: 1238 GREENMOUNT AVENUE 21202

Trade Name: AVENUE LIQUOR & BAR

Corporation Name: N/A

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

Date/Time of Inspection: 8/9/2021 7:36:25 PM

Manager/Licensee:

Operational Status

Open/Closed: Open

Closed Date:

Inspection Results

Clean and Free of Debris: Satisfactory

Bar Area

Location of Bar: Rear

Shape of Bar: straight

Condition of Bar Area/Floors: Unsatisfactory

Hot Water: N/A

Disinfectant Solution: N/A

Three Compartment/Washer: N/A

Package Goods/BD7 Checklist

Bulletproof Partitioning: Yes

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: No

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

Liquor Service

Traders License: Yes

Alcohol Awareness Certification Date Issued: 1/14/2020

Employee Records: N/A

Alcohol Beverage Information Invoice Numbers and Date: Breakthru Inv. 340555885 5/5/2021

Inspector Comments:

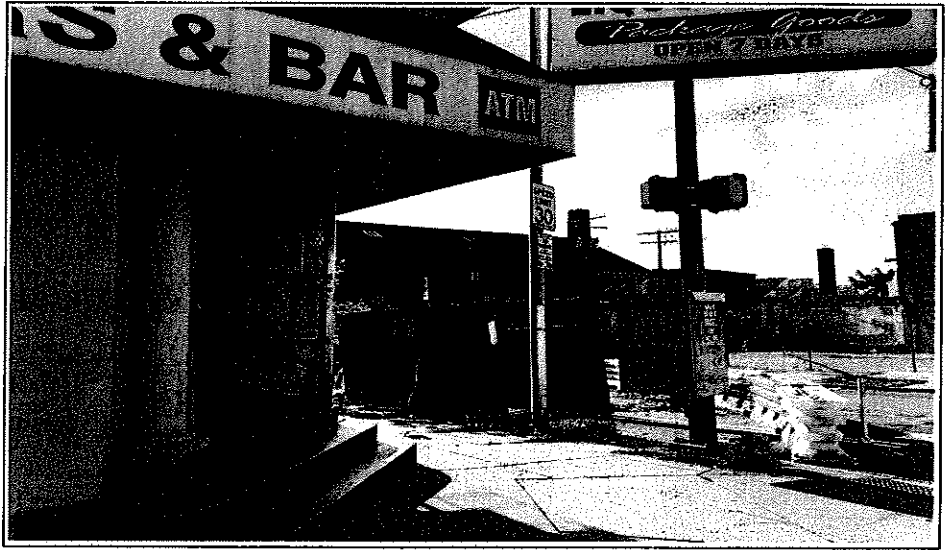
Inspector Comments:

Exits Marked, Unobstructed: N/A

Fire Capacity:

Outdoor Seating Capacity:

License is Valid:



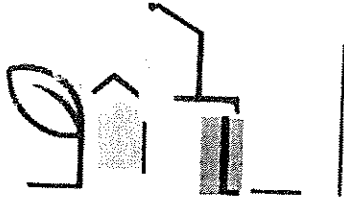
Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > ePermits > Update Permit Information

Account: prevasandprevas@verizon.net

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Project Name: 1238 GREENMOUNT

[Guest Access](#)

CONTINUE TO USE FIRST FLOOR AS A TAVERN AND LIQUOR STORE. NO LIVE ENTERTAINMENT. USE SECOND FLOOR AS OFFICE AND STORAGE AND BASEMENT FOR STORAGE



Mayer Brandon M. Scott & Alice Kennedy, Acting Commissioner



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



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Account: prevasandprevas@verizon.net

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Mayor Brandon M. Scott & Alice Kennedy, Acting Commissioner