

December 15, 2022

Licensee(s): Michael Benevento and Julianne Hamilton
Current Clubhouse, LLC T/a Current Clubhouse
421 N. Howard Street 21201

Class: "BD7" Beer, Wine & Liquor License

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

(a) **Service on Licensee(s):** Summons issued to the licensee(s) on 12/1/2022.

(b) **Witnesses Summoned:** Summons issued to Inspector Tudhope and Inspector Jordan on 12/1/2022.

(c) **Violation History of Current Licensee:** The current corporation has no history of violations.

(d) **License Transfer Date:** The license transferred to the above named entity on 7/6/2022.

Board's Decision:

State of Maryland

Board of Liquor License Commissioners

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

NOTICE

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

Date: December 1, 2022

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

You are hereby notified to appear before the Board of Liquor License Commissioners for Baltimore City at 10:30 o'clock AM on the 15th day of December 2022, at **City Hall, 100 North Holliday Street, Room 215, Baltimore, MD 21202**, to show cause why your Alcoholic Beverages License and other permits issued by this Board to you under the provisions of the Alcoholic Beverages Article, as amended, should not be suspended or revoked as required by this Board by Section 4-604 of said Article, following your conviction and/or violation of said law, to wit:

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

Violation of Rule 3.12 – General Welfare – August 27, 2022 – On August 27, 2022, 311 complaint #22-00685407 arrived for the establishment for Disturbing the Peace/Front Door Open/Noise/Loud Music at approximately 9:10pm. Board of Liquor License Commissioners (BLLC) Agent Inspector Cindy Tudhope and Inspector Rosalba Jordan responded to the 311 complaint and arrived on scene near the establishment at approximately 9:40pm. BLLC inspectors parked in the parking lot at the rear of the location, where Inspectors Tudhope and Jordan could hear the music playing at a high volume coming from the stage area at the rear of the building while seated inside their vehicle. Inspectors Tudhope and Jordan entered the establishment and made contact with the licensee, Mr. Michael Benevento and made him aware of the complaint. Mr. Benevento stated that the live music would end at 10:00pm, and that the establishment always ends any live music by 10:0pm. Inspector Tudhope then informed Mr. Benevento that he would be receiving a violation for the music being extremely loud. Establishment had previously been warned about the high volume of the loud music by Agent Chase on August 13, 2022, when she responded to 311 Complaint #22-00642482. Inspector Tudhope issued a violation for the loud music and both inspectors left without further incident.

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

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

Albert Matricciani, Jr., Chairman

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

Board of Liquor License Commissioners

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

VIOLATION REPORT

<i>Location Address:</i>	421 HOWARD STREET NORTH 21201	
<i>Licensee Information (Trade Name):</i>	CURRENT CLUBHOUSE	
<i>Corporation Name</i>	CURRENT CLUBHOUSE, LLC	
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor	
<i>Contact:</i>		
<i>Bouncer/Security Name (if applicable):</i>		D.O.B. <input style="width: 100px;" type="text"/>
<i>Date Violation Issued:</i>	<input style="width: 150px;" type="text" value="8/27/2022"/>	<input style="width: 100px;" type="text" value="9:40:00 PM"/>

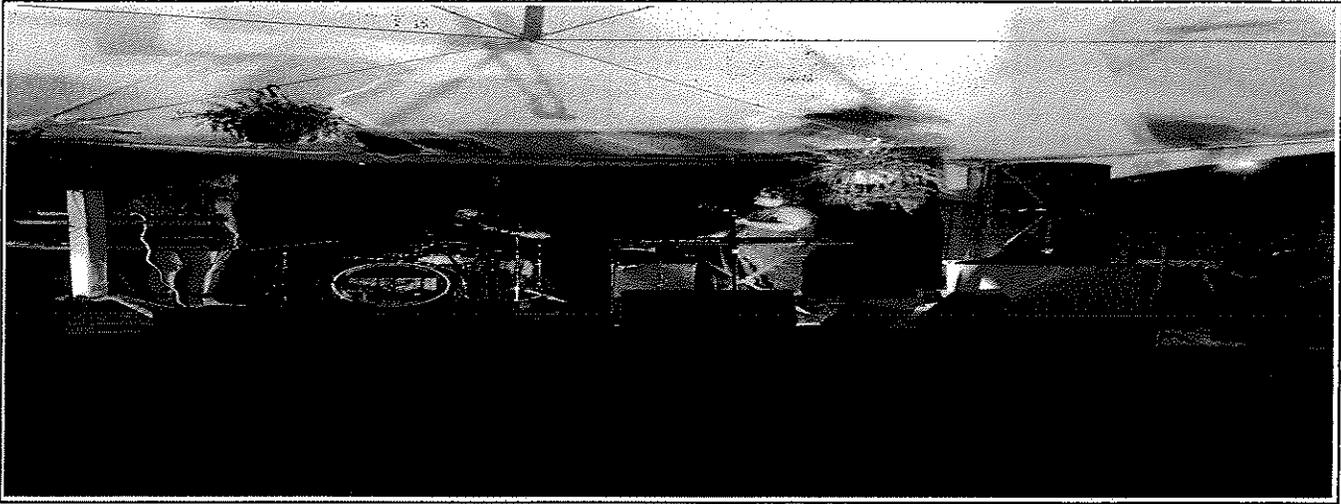
Violation Reporting Facts:

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

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

Photos Taken:





Report Prepared By:

Inspector(s)

Submission Date

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

8/30/2022

A large, dark, handwritten scribble or signature that overlaps the bottom of the form table. It appears to be a stylized signature or initials.

Service Request Summary Report

22-00685407

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

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

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

Location: 421 N HOWARD ST, Baltimore City, 21201

Location Details:
Description:

Service Questions

Table with 2 columns: Questions, Answers. Row 1: Is this issue concerning a private residence or a commercial and/or licensed business? Business. Row 2: Name of business: Current Space. Row 3: What is the issue? Disturbing the peace/noise/loud music/front door open.

Contact Information

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

Service Activities

Table with 6 columns: Activity Name, Status, Assigned To, Outcome, Outcome Reason, Finish Date. Row 1: Service Response, Not Started

Resolution Questions

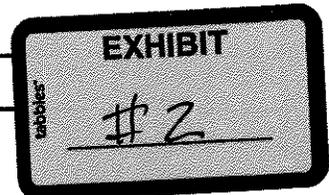
Table with 3 columns: Service Activity, Resolution Question, Resolution Answer

Comments

Table with 3 columns: Comment, Comment By, Created Date. Row 1: Staff arrived at approximately 9:40pm and found the music to be at a excessive volume. Staff made contact with manager and made him aware of complaint. Manager stated all live music ends at 10pm. Staff made manger aware that they would be receiving a violation for loud music. Complainant was contacted. If you have any further questions or concerns Complainant is urged to please contact the Liquor Board at 410-396-4377 and ask to speak with an agent in charge Badge #005 #012 Get Outlook for iOS<https://aka.ms/o0ukef> Balt311 Admin 8/27/2022 10:14 PM

Related Child Service Requests

Related Parent Service Requests



Service Request Summary Report

22-00642482

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

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

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

Location: 421 N HOWARD ST, Baltimore City, 21201

Location Details:
Description:

Service Questions

Questions

Answers

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

Business

Name of business:

Current Space

What is the issue?

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

Contact Information

Name

Address

Email

Phones/Extensions

Service Activities

Activity Name

Status

Assigned To

Outcome

Outcome Reason

Finish Date

Service Response

Not Started

Resolution Questions

Service Activity

Resolution Question

Resolution Answer

Comments

Comment

Comment By

Created Date

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

Balt311 Admin

8/13/2022 9:23 PM



If a noise complaint is founded there is no more warnings at this location. Violation is to be issued. They have now received multiple warnings during founded complaints and citizens are complaining about this location. Thank you. John D.

Balt311 Admin

8/15/2022 12:06 PM

Chrissomallis

[cid:0ce479da-fb2a-4980-962f-93633b13aad7]

Chief Baltimore City Liquor Board 1 North

Charles Street, Suite 1500 Baltimore MD 21201

Office: 410.396.4384 Complaints Dial 311

EMERGENCIES Dial 911

Related Child Service Requests

Related Parent Service Requests

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



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 391**

Cert Num: **1117**

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

License Date: 7/6/2022

License Year: 2022

CR Number: 19263355

Payment Date: 07-06-22

2021 - 2022 TPP Paid

2022 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **CURRENT CLUBHOUSE, LLC**

Trade Name: **CURRENT CLUBHOUSE**

Zone Code: 0

Phone: 832-797-9431

Block Num: 421

City: BALTIMORE

Street: HOWARD STREET NORTH

State: MD

Zip: 21201

CR Number: 19263355

Portion of Business Used:

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

Restriction:

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

Edit the License Location Info

Alternate Mailing Address

License Owners

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

Comments

Date	Comment	Action
11/30/2022	new class "BD7" license with courtyard for art gallery, art studios, live entertainment and tavern issued to Current Clubhouse, LLC T/A Current Clubhouse, Michael Benevento and Julianne Hamilton on 7/6/2022; invoice# 126746..k./r	<input type="button" value="Delete"/>

License num: LBD7 391

Address: 421 HOWARD STREET NORTH

Trade Name: CURRENT CLUBHOUSE

Comment:

Hold Info

Powered by:



CURRENT CLUBHOUSE LLC: W22001788

Department ID Number:

W22001788

Business Name:

CURRENT CLUBHOUSE LLC

Principal Office: 

421 N HOWARD ST
BALTIMORE MD 21201

Resident Agent: 

MICHAEL BENEVENTO
1203 MORLING AVE
BALTIMORE MD 21211

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

07/19/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

December 15, 2022

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

Class: "B" Beer, Wine & Liquor License

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

(a) **Service on Licensee(s):** Summons issued to the licensee(s) on 12/1/2022.

(b) **Witnesses Summoned:** Summons issued to Agent Han and Agent Clark on 12/1/2022.

(c) **Violation History of Current Licensee:** The current corporation has no history of violations.

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

Board's Decision:

State of Maryland

Board of Liquor License Commissioners

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

NOTICE

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

Date: December 1, 2022

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

You are hereby notified to appear before the Board of Liquor License Commissioners for Baltimore City at 10:30 o'clock AM on the 15th day of December 2022, at **City Hall, 100 North Holliday Street, Room 215, Baltimore, MD 21202**, to show cause why your Alcoholic Beverages License and other permits issued by this Board to you under the provisions of the Alcoholic Beverages Article, as amended, should not be suspended or revoked as required by this Board by Section 4-604 of said Article, following your conviction and/or violation of said law, to wit:

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

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

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

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

Albert Matricciani, Jr., Chairman

BOARD OF LIQUOR LICENSE
COMMISSIONERS
FOR BALTIMORE CITY

Board of Liquor License Commissioners

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

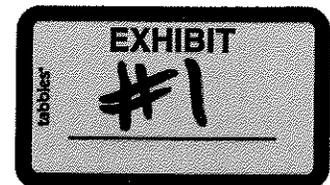
VIOLATION REPORT

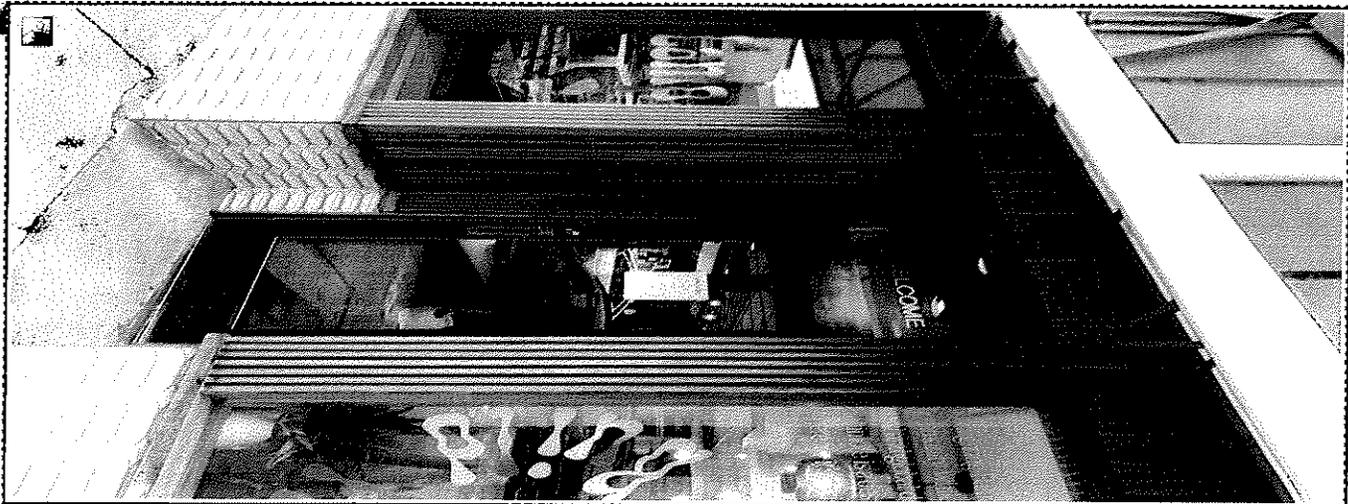
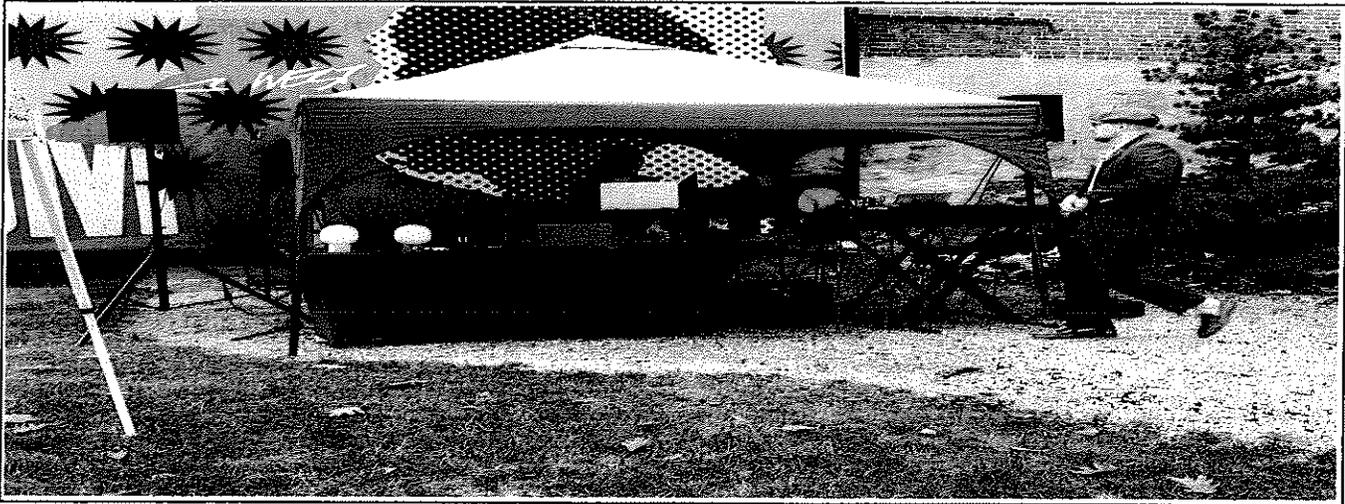
Location Address:	3827-33 FALLS ROAD 21211	▼
Licensee Information (Trade Name):	GOOD NEIGHBOR	
Corporation Name	GOOD NEIGHBOR, INC.	
License Type:	Class "B" Beer, Wine and Liquor	▼
Contact:		
Bouncer/Security Name (if applicable):		D.O.B. <input type="text"/>
Date Violation Issued:		

Violation Reporting Facts:

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

Photos Taken:





Attach Additional Photos

Report Prepared By:

Inspector(s)

Submission Date

i:0#w|baltimore\darryl.clark

10/6/2022

Approve

Disapprove

Board of Liquor License Commissioners

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

VIOLATION REPORT

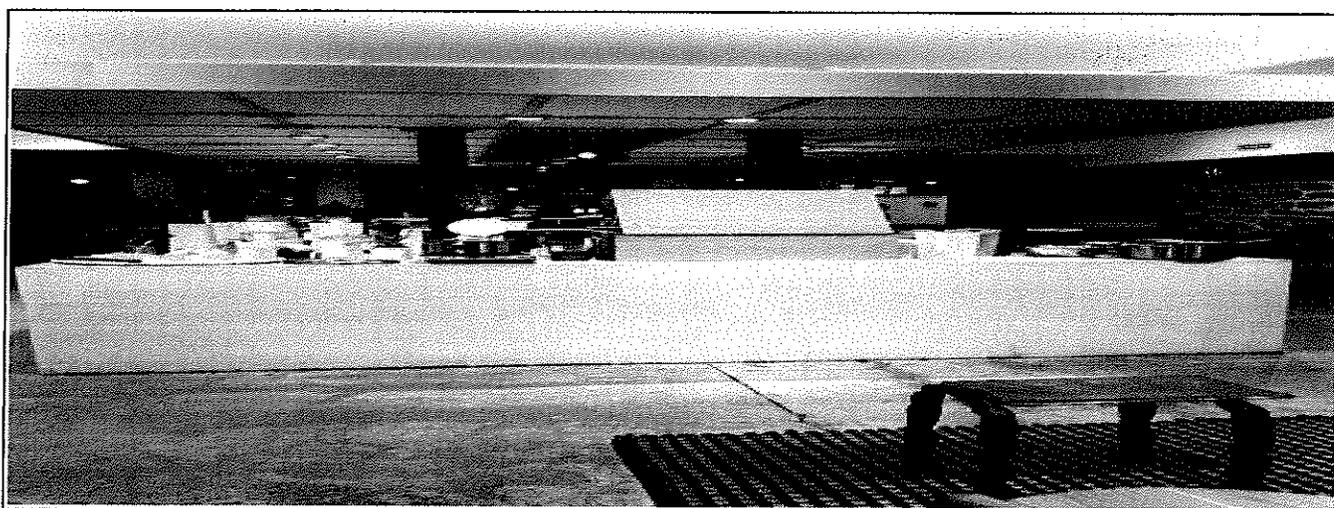
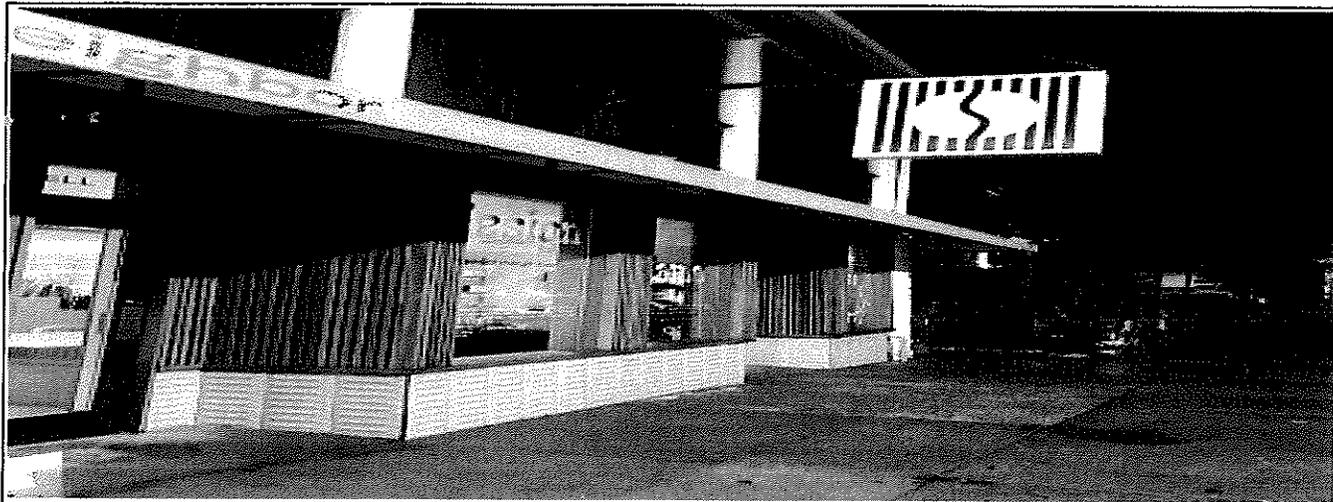
Location Address:	3827-33 FALLS ROAD 21211
Licensee Information (Trade Name):	GOOD NEIGHBOR
Corporation Name	GOOD NEIGHBOR, INC.
License Type:	Class "B" Beer, Wine and Liquor
Contact:	
Bouncer/Security Name (if applicable):	
Date Violation Issued:	8/9/2022 9:05:00 PM

Violation Reporting Facts:

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

Photos Taken:





Attach Additional Photos

Report Prepared By:

Inspector(s)

Submission Date

Approve

Disapprove



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

September 8, 2022

3827 Falls Road LLC
Attn: Jeremy Landsman

Lou Catelli

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

Dear Property Owner:

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

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

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



Sincerely,

ghanshyampatel

Ghanshyam Patel
Assistant Commissioner Permits and Plans Review
Permits & Litigation

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

Service Request Summary Report

22-00786294

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

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

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

Location: 3827 FALLS RD, Baltimore City, 21211

Location Details:

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

Service Questions

Table with 2 columns: Questions, Answers. Contains details about a private residence/business issue and noise disturbance.

Contact Information

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

Service Activities

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

Resolution Questions

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

Comments

Table with 3 columns: Comment, Comment By, Created Date. Contains a comment from BCLB staff dated 10/1/2022.

Related Child Service Requests

Related Parent Service Requests

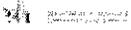


Images

15:42



Date: USE2022-5347A_4.PDF



Page 1 of 1

USE 2022-5347A

Page 1 of 1

40. Revision of Form 990 (2021)

Page 1 of 1

Instructions for Form 990 (2021) are available at <https://www.irs.gov/pub/irs-soi/2140101.pdf>.

The instructions for Form 990 (2021) are available at <https://www.irs.gov/pub/irs-soi/2140101.pdf>.

The instructions for Form 990 (2021) are available at <https://www.irs.gov/pub/irs-soi/2140101.pdf>.

Form 990 (2021)

Page 1 of 1

USE 2022-5347A

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



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LB 067**

Cert Num: **0310**

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

License Date: 5/1/2022

License Year: 2022

CR Number: 17644774

Payment Date: 04-25-22

2021 - 2022 TPP Paid

2022 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

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

Trade Name: **GOOD NEIGHBOR**

Zone Code: 48

Phone: 443-240-5730

Block Num: 3827-33

City: BALTIMORE

Street: FALLS ROAD

State: MD

Zip: 21211

CR Number: 17644774

Portion of Business Used:

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

Restriction:

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

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
SHAWN	CHOPRA	2076 ERIC SHAEFER WAY	BALTIMORE	MD	21211	Edit	Remove Owner

Comments

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

License num: LB 067

Address: 3827-33 FALLS ROAD

Trade Name: GOOD NEIGHBOR

Comment:

Hold Info



GOOD NEIGHBOR INC: D19605948

Department ID Number:

D19605948

Business Name:

GOOD NEIGHBOR INC

Principal Office: ⓘ

2076 ERIC SHAEFER WAY

BALTIMORE MD 21211

Resident Agent: ⓘ

MICHAEL LESTNER

7 CHURCH LN

#17

BALTIMORE MD 21208

Status:

CONVERTED

Good Standing:

Good Standing for this Business is Unavailable.

Please email sdatt.charterhelp@maryland.gov with questions.

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

04/22/2019

State of Formation:

MD

Stock Status:

STOCK

Close Status:

NO

December 15, 2022

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

Class: "B" Beer, Wine & Liquor License

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

(a) **Service on Licensee(s):** Summons issued to the licensee(s) on 12/1/2022.

(b) **Witnesses Summoned:** Summons issued to Chief Chrissomallis and Inspector Robinson on 12/1/2022.

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

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

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

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

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

Board's Decision:

State of Maryland

Board of Liquor License Commissioners

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

NOTICE

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

Date: December 1, 2022

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

You are hereby notified to appear before the Board of Liquor License Commissioners for Baltimore City at 10:30 o'clock AM on the 15th day of December 2022, at **City Hall, 100 North Holliday Street, Room 215, Baltimore, MD 21202**, to show cause why your Alcoholic Beverages License and other permits issued by this Board to you under the provisions of the Alcoholic Beverages Article, as amended, should not be suspended or revoked as required by this Board by Section 4-604 of said Article, following your conviction and/or violation of said law, to wit:

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

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

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

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

Albert Matricciani, Jr., Chairman

BOARD OF LIQUOR LICENSE
COMMISSIONERS
FOR BALTIMORE CITY

[Back](#)

Board of Liquor License Commissioners
 For Baltimore City
 1 North Charles Street, 15th Floor
 Baltimore, Maryland, 21201

VIOLATION REPORT

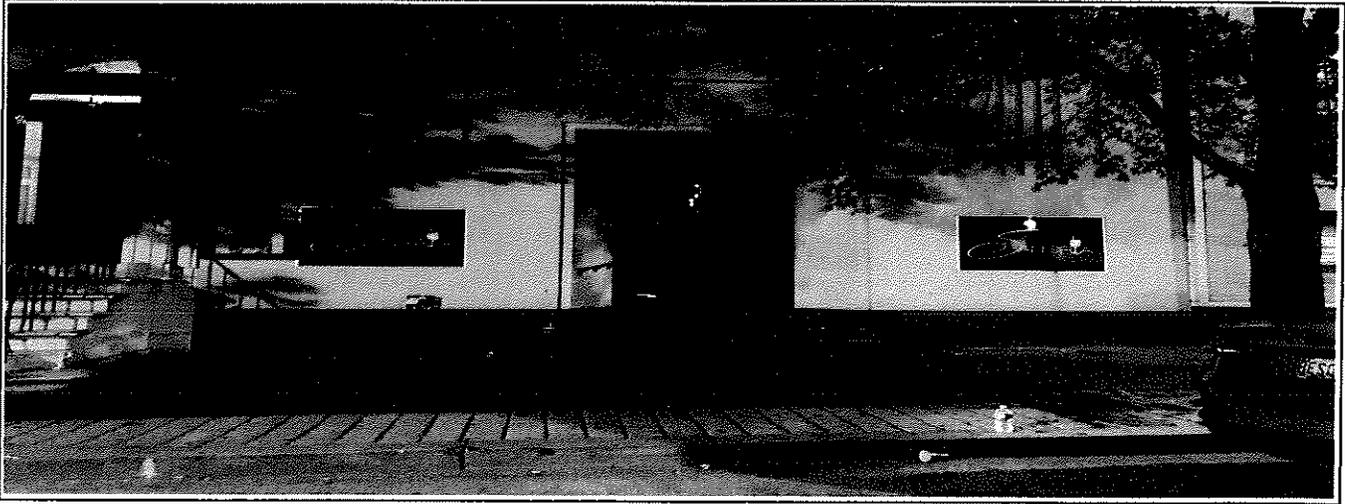
<i>Location Address:</i>	930 CHARLES STREET NORTH 21201	▼
<i>Licensee Information (Trade Name):</i>	SANGRIA	
<i>Corporation Name</i>	SANGRIA, LLC	
<i>License Type:</i>	Class "B" Beer, Wine and Liquor	▼
<i>Contact:</i>		
<i>Bouncer/Security Name (if applicable):</i>		D.O.B. <input type="text"/>
<i>Date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

Violation Reporting Facts:

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

Photos Taken:





Attach Additional Photos

Report Prepared By:

Inspector(s)

Submission Date

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

9/28/2022

Submit

ORIGINAL

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CITY OF BALTIMORE
BOARD OF LIQUOR LICENSE

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

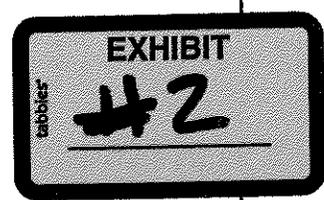
Decision

City Hall
Baltimore, Maryland

January 19, 2017

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

Reported by:
Bryson Dudley



D E C I S I O N

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CHAIRMAN MATRICCIANI: On the basis of the materials that are provided in the application and those which have been introduced into evidence this morning at the hearing as well as proffer from counsel and testimony of Ms. McGuire I would vote to approve the transfer.

COMMISSIONER PETERSON-MOORE: I would, as well.

COMMISSIONER GREENFIELD: I would concur. Are we making this part -- the MOU part of the license?

CHAIRMAN MATRICCIANI: Yes, yes. Thank you. I meant to say that. So these will --

(Simultaneous comments.)

CHAIRMAN MATRICCIANI: -- today I'm still very much with it hopefully, but this will -- these will be restrictions on the license. Okay? Thank you, so much.

(Whereupon, the proceedings ended.)

C E R T I F I C A T E

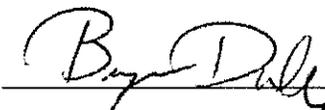
1
2 This is to certify that the attached
3 proceedings before the Board of Liquor License
4 Commissioners for Baltimore City in the matter of:
5 Julieanna McGuire, Sangria, LLC, t/a Sangria, 930 N.
6 Charles Street - Class "B" Beer, Wine & Liquor License -
7 Application to transfer ownership with continuation of
8 live entertainment and outdoor table service

9 BEFORE: Albert Matricciani, Jr., CHAIRMAN

10 DATE: January 19, 2017

11 PLACE: Baltimore, Maryland

12 were held as herein appears, and that this is the
13 transcript thereof for the file of the Department.

14
15 
16 _____
17 Bryson Dudley, Reporter
18 FREE STATE REPORTING, INC.

MEMORANDUM OF UNDERSTANDING

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

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

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

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

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



*Applicant
Exhibit
3*

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

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

9. **Assignment.** No party may assign, transfer, or otherwise dispose of this Agreement to any other person, firm, organization, corporation, governmental body or any other entity, absent the written Agreement of all parties to this Agreement.
10. **Amendment.** This Agreement may not be modified or amended except in writing and signed by the parties hereto.
11. **Entire Agreement.** This Agreement constitutes the entire Agreement between the parties with respect to this subject matter. This Agreement supersedes all prior Agreements, arrangements, and communications between the parties, whether oral or written. This Agreement is intended to be an integrated writing and any prior oral or written Agreement between the parties are merged into this Agreement and extinguished.
12. **Jointly Drafted.** This Agreement shall be deemed to have been drafted by all parties while under the option of representation of legal counsel and, in the event of a dispute, shall not be construed against either party.
13. **Notices.** All notices regarding this Agreement shall be delivered to the other parties by United States certified mail with return receipt requested at the addresses set forth:
 - a. If to Licensee:

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

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

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

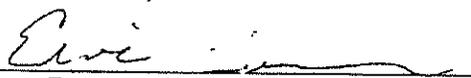
Dated: January __, 2017

SANGRIA, LLC

By: _____
Title: _____

Dated: January __, 2017

MOUNT VERNON-BELVEDERE
ASSOCIATION, INC

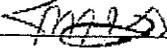


By: ERIC EVANS
Title: MVBA Liquor Committee Chair

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

Dated: January __, 2017

SANGRIA, LLC

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

Dated: January __, 2017

MOUNT VERNON-BELVEDERE
ASSOCIATION, INC

By: _____
Title: _____

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

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



IN THE COURT OF APPEALS OF MARYLAND

No. 128

September Term, 1995

BOARD OF LIQUOR LICENSE
COMMISSIONERS FOR BALTIMORE CITY

v.

FELLS POINT CAFE, INC.

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

JJ.

Opinion by Chasanow, J.

Filed: November 13, 1996

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

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

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

I.

The facts in this case are as follows. On November 4, 1993, a hearing was held by the Board of Liquor License Commissioners for Baltimore City ("the Board") on an application to transfer the ownership of a liquor license to the Licensees¹ and to modify the restrictions that had been placed on the license. The restrictions had been placed on the license as a result of protracted conflict between the previous license holders and the neighborhood residents over the operation of a club called the Sanctuary. The Fells Point Homeowners' Association ("the FPFA"), an organization of neighborhood residents, initially opposed the transfer of the license to the Licensees, most likely because they feared another club like the Sanctuary. In an effort to convince the FPFA not to oppose the transfer of the license, the Licensees agreed to have

¹The Licensees are Justin Walters, Thomas Hicks and Christopher Francis.

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

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

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

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

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

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

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

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

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

The Licensees sought judicial review of the Board's decision in the Circuit Court for Baltimore City and obtained a stay of the Board's Order. The Board and several interested individuals⁴ (collectively "the Petitioners") responded to the Licensees' petition. A hearing was held on May 15, 1995 before the Honorable Hilary D. Caplan. Judge Caplan found that the Board lacked statutory authority to impose any restrictions on a license not expressly provided for in Article 2B and he stated: "the decision of the Board of Liquor License Commissioners is hereby reversed...." The Judge asked counsel to prepare an order to that effect. An order was prepared and was signed by Judge Caplan on May 17, 1995. The order stated that the decision of the Board was "REVERSED for the reasons articulated by the Court in its oral ruling from the bench and in the Court's Memorandum Opinion

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

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

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

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

⁵There was no Memorandum Opinion attached to the Order.

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

II.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

statement merely to memorialize the grounds for his decision.

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

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

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

506, 632 A.2d at 765.

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

III.

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

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

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

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

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

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

In *Hollywood Productions*, we stated:

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

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

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

explained:

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

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

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

IV.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Service Request Summary Report

22-00766525

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

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

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

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

Service Questions

Table with 2 columns: Questions, Answers. Contains questions about business type, name, and issue.

Contact Information

Name Address Email Phones/Extensions

Service Activities

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

Resolution Questions

Table with 2 columns: Service Activity, Resolution Question, Resolution Answer.

Comments

Table with 3 columns: Comment, Comment By, Created Date. Contains comment about inspector arrival and complaint resolution.

Related Child Service Requests

Related Parent Service Requests

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





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LB 087**

Cert Num: **0333**

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

License Date: 5/1/2022

License Year: 2022

CR Number: 16375181

Payment Date: 04-18-22

2021 - 2022 TPP Paid

2022 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **SANGRIA,LLC**

Trade Name: **SANGRIA**

Zone Code: 21

Phone: 443-708-2279

Block Num: 930

City: BALTIMORE

Street: CHARLES STREET NORTH

State: MD

Zip: 21201

CR Number: 16375181

Portion of Business Used:

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

Restriction:

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

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JUILEANNA	MCGUIRE	800 E. FORT AVE #B	BALTIMORE	MD	21230	Edit	Remove Owner

Comments

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

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

License num: LB 087
Trade Name: SANGRIA

Address: 930 CHARLES STREET NORTH

Comment:

[Add Comment](#)

Hold Info

SANGRIA LLC: Z17401225

Department ID Number:

Z17401225

Business Name:

SANGRIA LLC

Principal Office: 

930 N CHARLES ST
BALTIMORE MD 21201

Resident Agent: 

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

Status:

REVIVED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

FOREIGN LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

07/28/2016

State of Formation:

DE

Stock Status:

N/A

Close Status:

N/A

December 15, 2022

Applicant(s): Soon Young Park and Jason Elijah Gelblum
Hopkins Market, LLC, T/a Hopkins Market
110 W. 39th Street 21210

Class: "B" Beer Wine & Liquor License

Application for a new Class "B" Beer, Wine and Liquor restaurant license requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Soon Young Park was born in Seoul, Korea in February of 1965. She lives in Catonsville, MD; and (2) Jason Elijah Gelblum was born in Baltimore, MD in November of 1996. He lives in Baltimore, MD. Mr. Park was a license at Super Liquors in Catonsville, MD from 2001-2009.

(b) **Ownership Breakdown:** (1) Soon Young Park (50%); (2) Elijah Gelblum (0%); (3) Ibrahim Hamideh (50%); and (4) Jason Gelblum (0%).

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

(d) **Qualified Voters:** James Gosnell, Guy Brooks, and Warren Squirewell are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Hopkins Market, LLC is a MD LLC and as of 11/29/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/26/2022 and checked on 10/5/2022. This meets the 10-day rule. There are 4 licensed liquor establishments in the 4x4 area: "B" BWL-4.

(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:

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

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

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

EXPLANATION OF REQUEST: New Restaurant License, New B CLASS TYPE: B (BWL)

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 110 W 39th Street, Baltimore, MD 21210

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: Hopkins Market, LLC TRADE NAME: Hopkins Market

BUSINESS PHONE NUMBER: 4104918997 BUSINESS EMAIL ADDRESS: spark228@gmail.com

ATTORNEY FOR THE APPLICANT: A L Hurdle ADDRESS: 614 Bosley Ave, Towson, MD 21204 PHONE: 410 685 5100 alh@alhurdlelaw.com

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

Live Entertainment provided? Yes No What Kind (Ex. D.J. 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: 78 seats

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

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

2525 Old Frederick Rd Catonsville MD 21228
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

2/65 F Seoul Korea
 (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

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

5604 South Bend Rd Baltimore MD 21209 23
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

11/96 M Baltimore, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

RECEIVED: BLLC
 JUL 14 2022 PM 4:11

3. Applicant C

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

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

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

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

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

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

6505 Balt Nat Pike Catonsville, MD 21228
2001- 2009 (super 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

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 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.*

- Not a licensee
- 1) NAME: Ibrahim Hamideh ADDRESS: 1002 Shepherd Ct. TITLE: member %OF STOCK HELD: 50%
- 2) NAME: Soon Y. Park ADDRESS: 2521 Old Frederick Rd TITLE: MEMBER %OF STOCK HELD: 50%
- 3) NAME: Jason Gelblum ADDRESS: 5604 South Bend Road TITLE: non managing %OF STOCK HELD: 0%
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

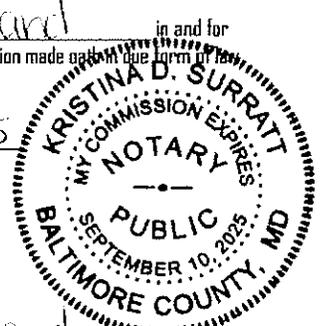
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

[Signature]
Signature of Applicant A

I hereby certify that on the 29th day of June, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co., personally appeared Soon Young Park 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 9/10/25

Printed Name: Kristina Surratt

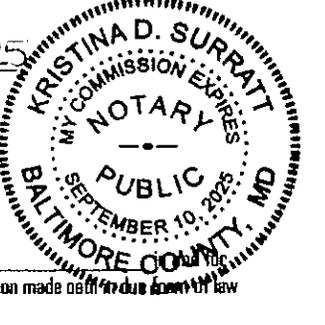


[Signature]
Signature of Applicant B

I hereby certify that on the 29th day of June, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co., personally appeared Jason Gelblum 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 9/10/25

Printed Name: Kristina Surratt



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 premises/landlord: C.W. Properties Limited PARTNERSHIP Phone Number: [REDACTED]

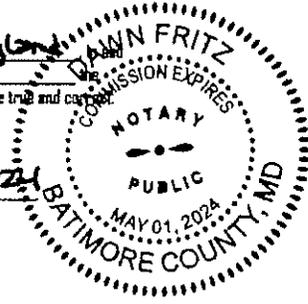
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND
 (I, WE) MARK CAPLAN HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 110 W. 39th St, Baltimore, City with a Zip Code of 21210, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
 Signature of Owner of the Property

I hereby certify that on the 30 day of June, 2022, before me, the subscriber, a notary public of the State of Maryland for Baltimore, personally appeared Mark Caplan landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.
 Notary Signature: [Signature]
 Notary Printed Name: Dawn Fritz

(Notary Seal) My Commission expires 5/1/2024



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.

	Name	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
X	Deb Crawford	1111 LIGHT ST. Apt 811	[Signature]	12/51	3 mos.
	Guy Brooks	4432 Lupkaton	[Signature]	10/65	1 yr.
X	Michelle Miller	110 W 39th St. #409	[Signature]	6/70	2 yrs.
✓	James Greenell	1419 W. 39th St	[Signature]	11/70	4 yrs.
X	JACKIE KREBS	110 W. 39th #1110	[Signature]	8/64	9 mos.

Board of Liquor License Commissioners for the City of Baltimore
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
 Phone: 410-336-4377 Fax: 410-336-4382

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

110 W 39th St

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

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

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

Signature of Owner of the Property _____

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

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

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

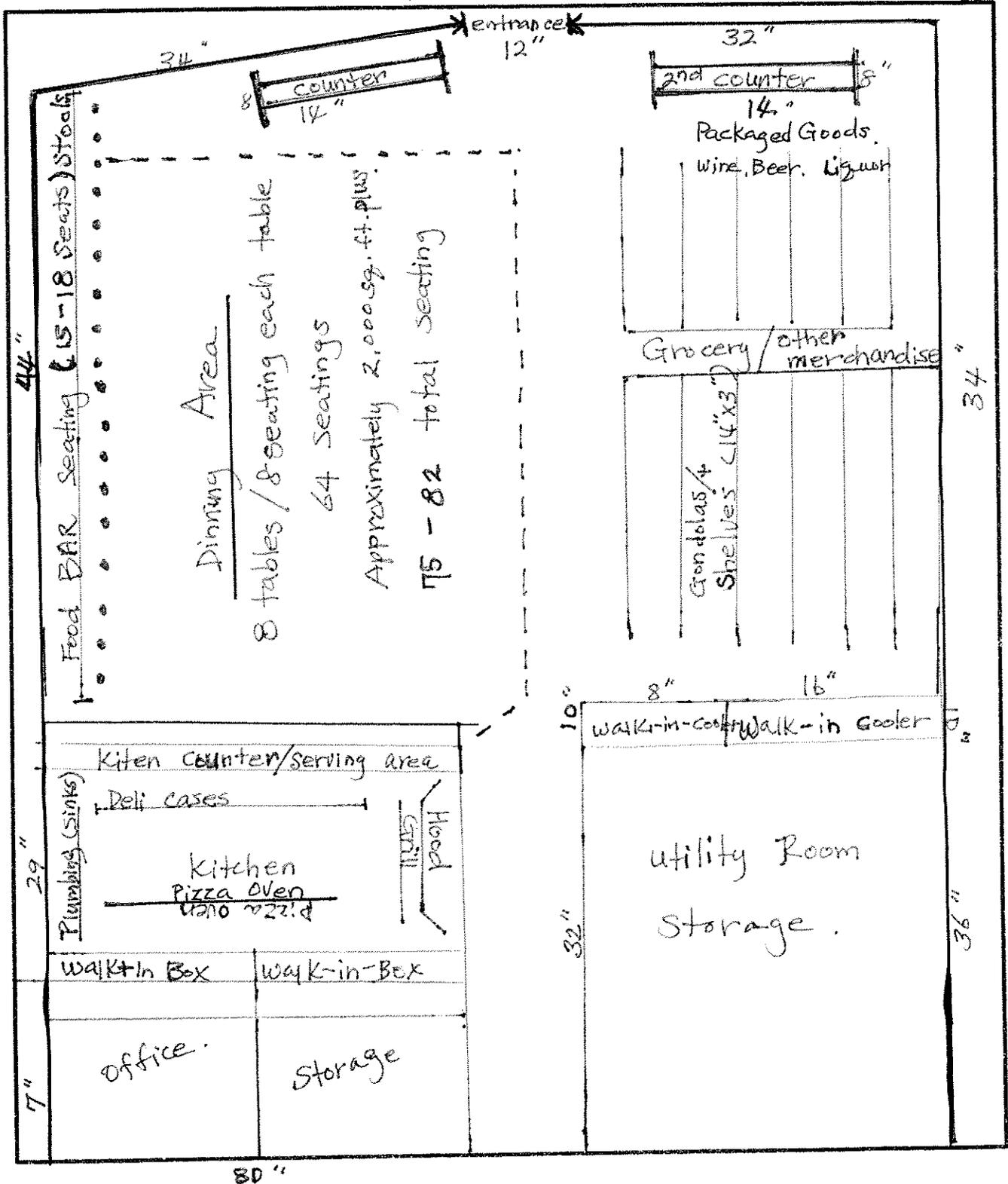
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Walter S. Penell	1941 EATON PL BALTO. MD 2127		12/1957	5 YEARS
Charles L. Uttenreither	21224 626 S. Kenwood Ave	Charles L. Uttenreither	12/55	2 1/2 yrs

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

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

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

78" x 80" = Total 6,240 sqft



HOPKINS MARKET LLC: W23002546

Department ID Number:

W23002546

Business Name:

HOPKINS MARKET LLC

Principal Office: ⓘ

110 W 39TH ST.

BALTIMORE MD 21218

Resident Agent: ⓘ

IBRAHIM HAMIDEH

1002 SHEPHERD CT

GAMBRILLS MD 21054

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:

05/31/2022

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 110 W 39th Street

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 4

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR _____

ARENA _____

HOTEL/MOTEL _____

RACING _____

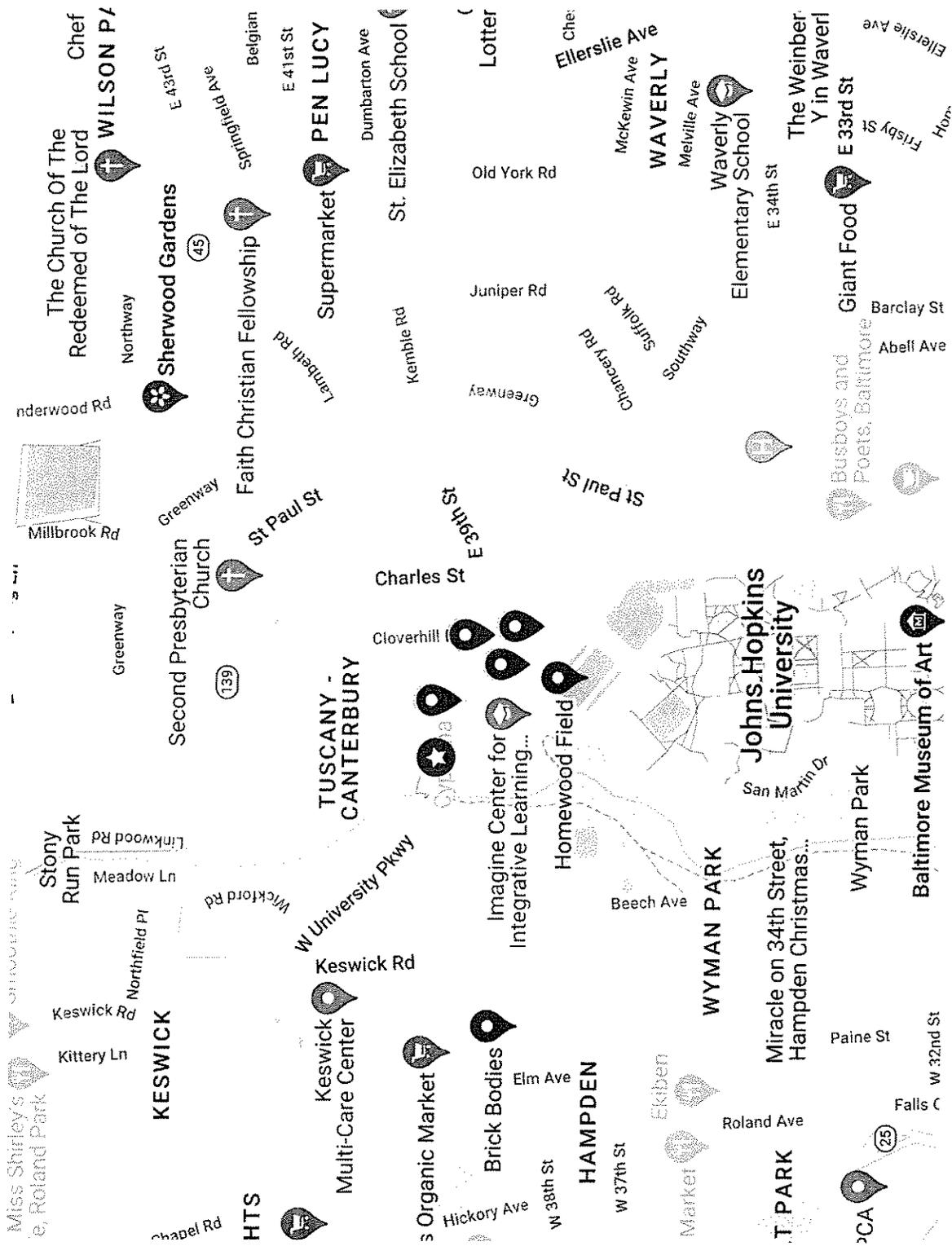
PREPARED BY: Agent Clark DATE: 9/27/22

110 W 39th STREET

ESTABLISHED LIQUOR LICENSES

- ★ 110 W 39th St
- 📍 Cypriana - B
- 📍 Ambassador Dining Room - B
- 📍 One World Cafe - B
- 📍 Alizee - B

NEW CLASS B LICENSE HOPKINS MARKET



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):	Hopkins Market
Corporation Name:	Hopkins Market LLC
Location Address:	110 W 39th Street Baltimore MD 21210
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)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	9/26/2022 <input type="checkbox"/>
Estimated Date of Removal?	10/5/2022 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

Other licensed locations - Describe/Note:

Please see map for other licensed locations

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

New restaurant License New Class (B) License. The establishment is currently closed & not operating.

Insert Photo of Sign and location:

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

Address of Premises: 110 W. 39th St. 21210
Class of License: Beer, Wine & Liquor
Scope of Application: New Restaurant License requesting delivery of alcoholic beverages

Application filed by: Hopkins Market, LLC, 110 Hopkins Market, 39th Street, Baltimore, MD 21210
Present Licensee(s): Sean Young, Bar, and Jason Elijah Galbium

The hearing concerning this application will be held on or after **October 6, 2022**.
Persons who oppose this application should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL:
410-396-4377

Office of the Board of Liquor License Commissioners
1 North Charles Street, Suite 1500
Baltimore, MD 21201
Phone: 410-396-4377
Fax: 410-396-4378
Email: licensing@balco.com

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Soon young Park ; Jason Elijah Gelblum

Address of Premises: 110 W 39th Street Baltimore MD 21210

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

Date Posted: 9/26/2022

Time Posted: 1:08 PM

Date Rechecked: 10/5/2022

Time Rechecked: 6:00 PM

Manager or Owner when sign posted:

Summary on location of sign posted:

Sign was posted on front door

Summary on location of sign rechecked:

Sign is still posted on the front door.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 110 W. 39th St 21210
Class of License: B-Beer, wine & Liquor
Scope of Application: New Restaurant license requesting delivery of alcoholic beverages
Application filed by: Hopkins Market, LLC Jim Hopkins Market, Soon Young Park and Jason Elyan Gelblum
Present License(s):

The hearing concerning this application will be held on or after October 6, 2022.
Persons who oppose this application should send their written protest to the office of the Board at U.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

For more information, contact the Board of Liquor License Commissioners for Baltimore City, 1500 U.N. Charles Street, Baltimore, MD 21201. Phone: 410-396-4377. Website: www.baltimorecity.gov/liquor

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

**Online Use & Occupancy Permit
Application**

Property Address: Block/Lot: 3701F/006

110 W 39TH ST

Permit No: **USE2022-54579**

Applicant:
ABRAHAM HURDLE

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

Owner/Lessee:

Owner CW PROPERTIES LIMITED PARTNERSHIP

Total : **98.00**

Lessee HOPKINS MARKET, LLC NA

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

Dwelling: Rooming: Efficiency:

Existing Count: 272 000 000

Proposed Count: 0 0 0

Description	Created	Completed	Assigned To
F02 - REGULATED FLOODPLAIN BFE FIRE DEPARTMENT REFERRAL	07/21/2022		PLAN
Application Received		07/21/2022	
Zoning Sign-off	07/21/2022	07/21/2022	
One Stop Permit Office Review	07/21/2022		ELLYSHA.NE
HEALTH DEPARTMENT INSPECTION	07/21/2022		JWEL

District:502

MINOR PRIVILEGE:

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

(CONTINUE) USE PORTION OF PREMISES, 1ST FLOOR, AS AN ACCESSORY RESTAURANT.

AFFIDAVIT BY: ABRAHAM HURDLE

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: HOPKINS MARKET

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: CW PROPERTIES LIMITED PARTNERSHIP

Applicant: HURDLE,ABRAHAM

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

December 15, 2022

Applicant(s): Blanca Pesquera and Bijou Penland
New Ecstasy Bar & Restaurant, LLC, T/a My Cousin's Place
3925-27 E. Lombard Street 21224

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership with continuation of live entertainment and outdoor table service, requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Blanca Pesquera was born in Honduras in June of 1976. She lives Baltimore, MD; and (2) Bijou Penland was born in Prince George County, MD in February of 1989. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Blanca Pesquera (100%); and (2) Bijou Penland (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$35,000 to be paid at settlement.

(d) **Qualified Voters:** Marie Branch, Robert Branch, and Vasilios Forakis are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as an tavern/restaurant with live entertainment and dancing, with outdoor table service.

(f) **Corporate Standing:** New Ecstasy Bar & Restaurant, LLC is a MD LLC and as of 11/29/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 8/10/2022, and will be checked on 8/19/2022. This meets the 10-day rule. There are 11 licensed liquor establishment(s) in the 2x2 area: "D" BW-2; "A" BWL-1; "B" BWL-3; and "BD7" - 5.

(h) **Timeline:** Establishment closed on 5/18/2021 due to a fire. Due to the Governor's Executive Order that extended timelines from 3/12/2020 through 6/30/2021. On 11/15/2021, staff received a 180-day hardship extension request. The Board granted hardship extension on 12/9/2021. Application for transfer was filed on 6/17/2022 on or before 7/1/2022. License is valid.

(i) **Letters of Support/Opposition:** At this time the Board has a letter from Highland Community Association and a MOU between Highlandtown Community Association and Applicants.

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: transfer of ownership CLASS TYPE: LBD7

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: 3925-27 E. Lombard Street, Baltimore, MD 21224

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: New Ecstasy Bar & Rrestaurant, LLC TRADE NAME: My Cousin's Place

BUSINESS PHONE NUMBER: 630-886-1915 BUSINESS EMAIL ADDRESS: N/A

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

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

Live Entertainment provided? Yes No What Kind (Ex. D.J. Band, Etc.)? DJ and sm. band 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: n/a

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

1. Applicant A

Blanca Pesquera _____
 (Full name) (Telephone no.) E-mail (Required)
3904 E. Pratt Street Balto. MD 21224 6 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
06/1976 _____ Female _____
 (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

Bijou Penland _____
 (Full name) (Telephone no.) E-mail (Required)
7833 Gough Street Balto. MD 21224 6 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
02/1989 _____ Female _____
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

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

 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

RECEIVED: BLLC
 JUN 17 2022 PM 2:03

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

A. Yes B. Yes → See Liquor Bd. folder.

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

A. Yes B. Yes Both on current license.
Since 2018 Since 2018

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

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

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

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

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

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

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

Name	Address	Phone	Email

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: Blanca Pesquera ADDRESS: 3904 E. Pratt St. 21224 TITLE: Sole Member % OF STOCK HELD: 100%
- 2) NAME: Bijou Penland ADDRESS: 7833 Gough St. 21224 TITLE: Sec. % OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: will be compensated
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: monthly

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

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

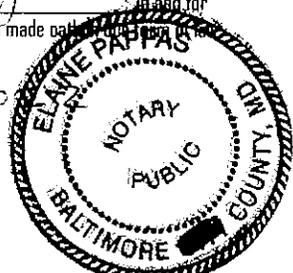
Signature of Applicant A: [Signature]
 I hereby certify that on the 13th day of April, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co., personally appeared Blanca Pesquera the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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



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

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



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

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

James August Baker

Name and Address of the owners of the premise/landlord: 3925 E. Lombard St. Phone Number: 21224

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

(I, WE) James August Baker HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3925-27 Lombard St., Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Owner of the Property

Signature of Owner of the Property James August Baker Maryland I hereby certify that on the 13th day of June, 2022, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. Co., personally appeared James A. Baker the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Elaine Pappas (Notary Seal) My Commission expires 11/19/22 Notary Printed Name: Elaine Pappas



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

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

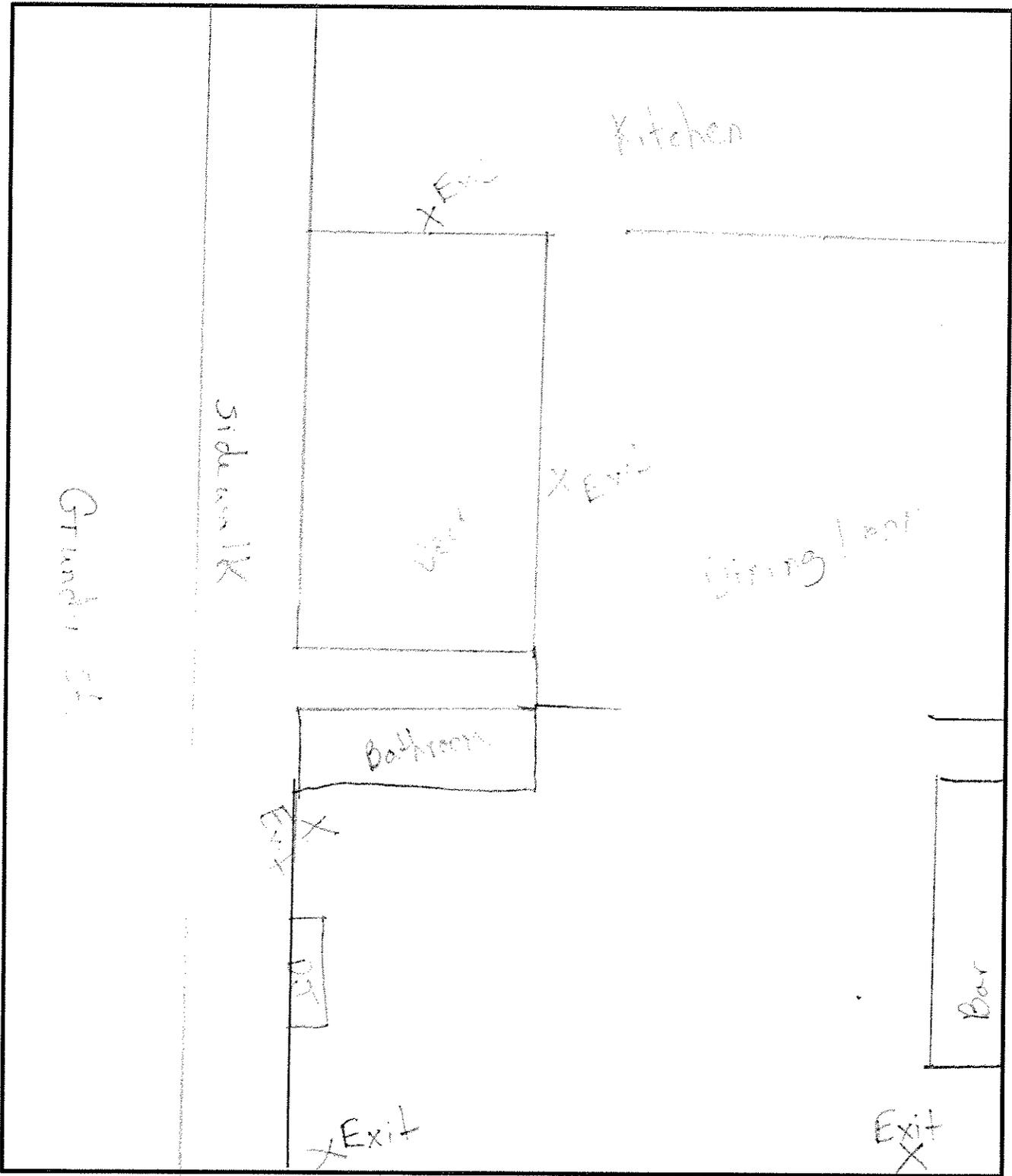
Table with 5 columns: Names, Address, Signature, DOB (Month/Year), Length of time Acquainted with the Applicant(s). Rows include Marie Branch, Robert Branch, Vagelos Fork, Renee Fork, Hazel Heales, and Daniela Batista.

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.

Armedstead

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.



5 Lombard St



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 234** Cert Num: **0604** Fee: **\$1,320.00** Status: **Renewed**
License Date: 5/1/2022 License Year: 2022
CR Number: 16496217
Payment Date: 05-20-22

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

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **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:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
BIJOU	PENLAND	7833 GOUGH STREET	Baltimore	MD	21224	Edit	Remove Owner
LINDSAY	PEREZ	1506 KIA COURT, APT 2A	Baltimore	MD	21224	Edit	Remove Owner

BLANCA	PESQUERA	3904 E. PRATT STREET	Baltimore	MD	21224	Edit	Remove Owner
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Comments

Date	Comment	Action
07/08/2022	Application for transfer of ownership with continuation of live entertainment and outdoor table service, requesting delivery of alcoholic beverages filed on behalf of New Ecstasy Bar & Restaurant, LLC T/a My Cousin's Place, Blanca Pesquera and Bijou Penland on 6/17/2022 /kk	Delete
12/14/2021	12/9/2021 - Virtual Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)...../jr	Delete
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 Huezo, & 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. Gutierrez Zelaya,	Delete

	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	
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	12/15/16- 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. AAPPROVED (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 234 Address: 3925-27 LOMBARD STREET EAST
Trade Name: MY COUSIN'S PLACE

Comment:

[Add Comment](#)

Hold Info



NEW ECSTASY BAR & RESTAURANT, LLC: W23044498

Department ID Number:

W23044498

Business Name:

NEW ECSTASY BAR & RESTAURANT, LLC

Principal Office: ⓘ

3925-27 EAST LOMBARD STREET

BALTIMORE MD 21224

Resident Agent: ⓘ

BLANCA PESQUERA

3925-27 EAST LOMBARD STREET

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:

06/14/2022

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 3925-E. Lombard St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 11

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 5

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Jeret DATE: 9/15/22

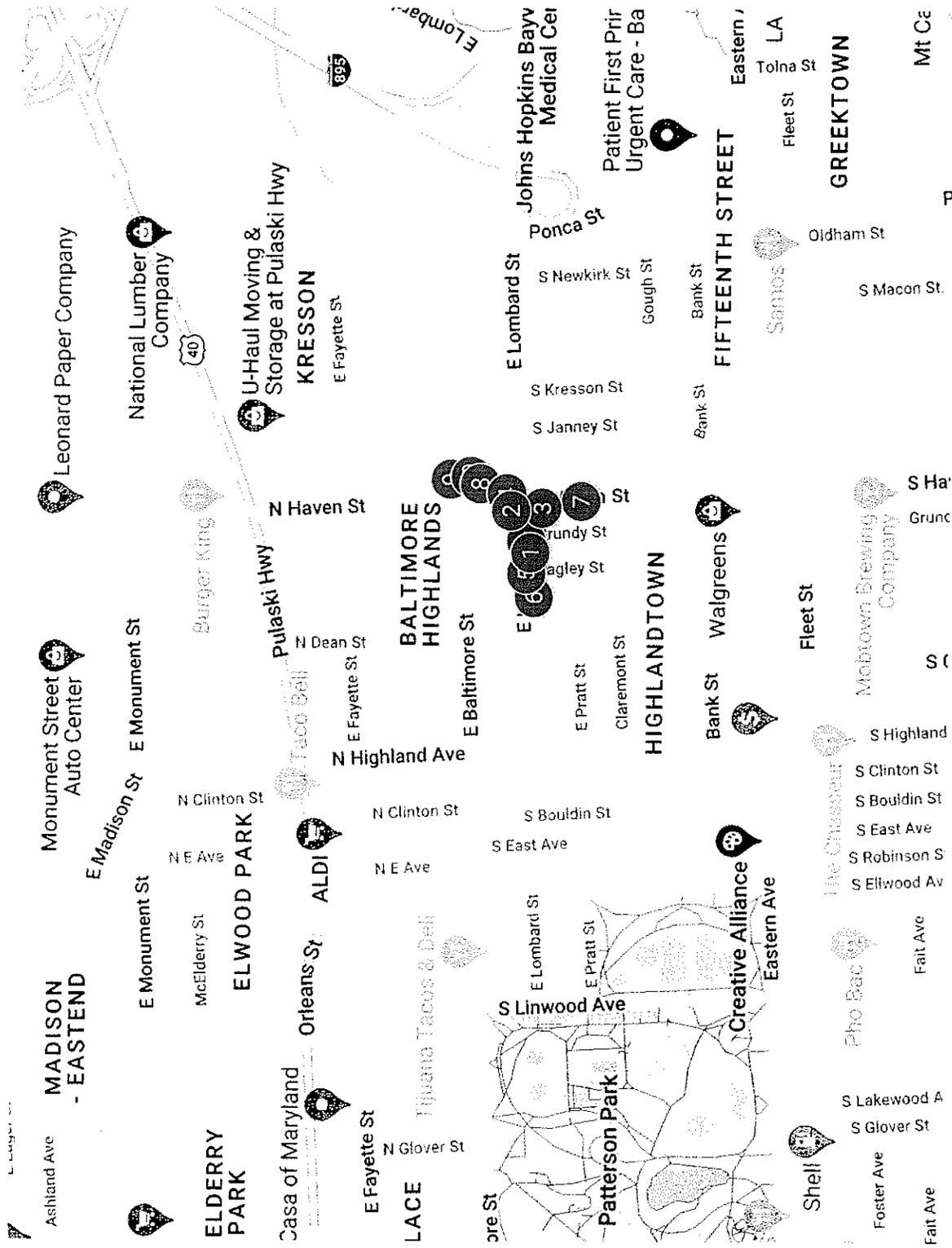
3925-3927 E. Lombard St.

Proposed Location

- 3927 E Lombard St

Licensed Establishments

- 1 Trio Restaurant & Lounge-LB
- 2 El Antro-LBD7
- 3 El Deportivo Sport Bar-LBD7
- 4 El Dorado-LBD7/AE
- 5 El Rancho Blanco-LBD7
- 6 Eaton Liquors-LA
- 7 Two Loueys Cantina-LB
- 8 Urban Axes - LBD7
- 9 Boiler Room LB
- 10 Monument City - Brewery
- 11 Old Line -Distillery



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="My Cousin's Place"/>
<i>Corporation Name:</i>	<input type="text" value="New Ecstasy Bar & Restaurant LLC"/>
<i>Location Address:</i>	<input type="text" value="3925-27 E. Lombard St"/>
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	<input type="text" value="8/10/2022"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="8/19/2022"/>
<i>Are there any other licensed establishments within a two block radius?</i>	No

Other licensed locations - Describe/Note:

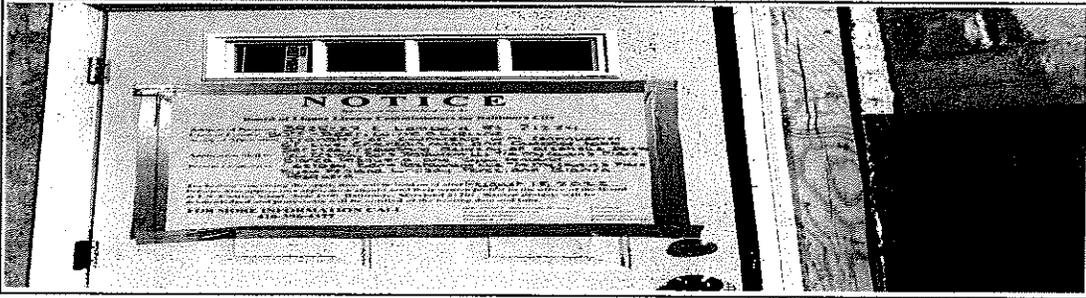
see attached map

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

application filed for transfer of ownership with continuation of outdoor table service and live entertainment, requesting delivery of alcoholic beverages.

Insert Photo of Sign and location:





Inspector Name		Date and Time	
<input type="text" value="i:O#.w baltimore\andy.perez"/>		<input type="text" value="8/16/2022"/>	<input type="text" value="4:07:22 PM"/>
Name of Licensee (if present)			
<input type="text"/>			
<input type="text"/>			

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Blanca Pesquera, Bijou Penland

Address of Premises: 3925-29 E. Lombard St

Inspector: i:0#.w|baltimore\andy.perez

Date Posted: 8/10/2022

Time Posted:

Date Rechecked: 8/19/2022

Time Rechecked:

Manager or Owner when sign posted:

Summary on location of sign posted:

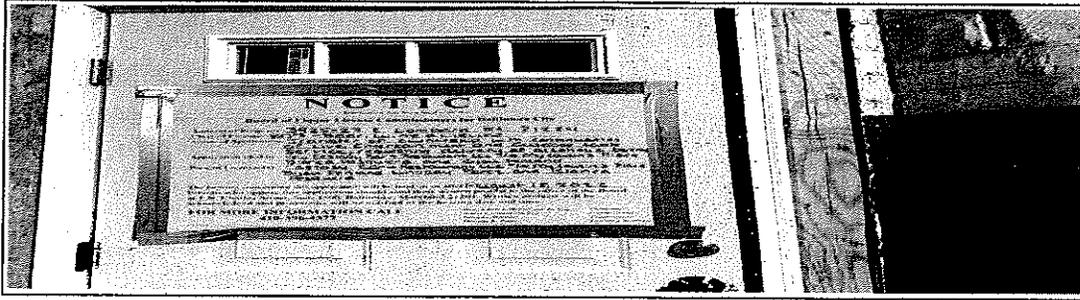
Sign posted on front door

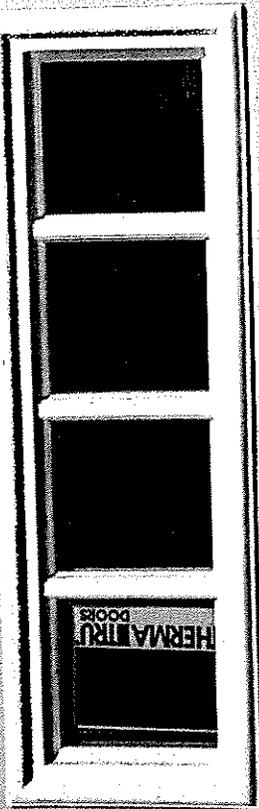
Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:







NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3925-27 E. Lombard St. 21224

Class of License: BDT - Beer Wine & Liquor

Scope of Application: Transfer of ownership with continuation

of live entertainment and outdoor table

service, requesting delivery of alcoholic beverage

Application filed by: New Estaboy Bar + Restaurant LLC, 18 My Cousin's Place

Blanca Resquera and Bijou Penland

Present Licensee(s): Estaboy Bar + Restaurant LLC, 18 My Cousin's Place

Bijou Penland, Lindsay Perez, and Blanca

Resquera

The hearing concerning this application will be held on or after August 18, 2022

Persons who oppose this application should send their written protest to the office of the Board

at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be

acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL

410-396-4377

Hon. Albert F. Manziemi, Jr., Esq.
Commissioner

Edward L. Reisinger
Executive Secretary

Hon. Albert F. Manziemi, Jr., Esq.
Commissioner

Edward L. Reisinger
Executive Secretary

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 100 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
26	16	6282	007	10/6/16	201

PROPERTY ADDRESS: 3925-3927 E LOMBARD ST

OWNER: JAMES BAKER ADDR: 4116 E LOMBARD ST
 LESSEE: ECSTASY BAR & RESTAURANT, LLC ADDR: 3925 E. LOMBARD ST BALTIMORE M

LAND USE CODES 5813

CONTINUE TO USE AS A RESTAURANT WITH LIVE ENTERTAINMENT AND DANCING WITH OUTDOOR TABLE SERVICE - CHANGE OF

1001-000000-2600-159600-408560 PR. INSP.	1001-000000-2600-159600-408560 MISC.	1001-000000-2600-159600-408560 CIL USE	1001-000000-2600-159600-408560 NEW BLDG.	1001-000000-2600-159600-408560 ADDITIONS
1001-000000-2600-159600-408560 ALTERATIONS	1001-000000-2600-159600-408560 REPAIRS	1001-000000-2600-159600-408560 MISC. CONST.	1001-000000-2600-159600-408560 ELECT	1001-000000-2600-159600-408560 HYDRONIC/STEAM HEAT
1001-000000-2600-159600-408560 DISTRIBUTION	1001-000000-2600-159600-408560 AIR COND.	1001-000000-2600-159600-408560 CER. TAGS	1001-000000-2600-159600-408560 FIRE	1001-000000-2600-159600-408560 FUEL BURNING EQUIPMENT
1001-000000-2600-159600-408560 ELEVATOR	1001-000000-2600-159600-408560 PLUMBING	1001-000000-2600-159600-408560 S & E CONTROL	1001-000000-2600-159600-408560 CHAP	1001-000000-2600-159600-408560 TAX
1001-000000-2600-159600-408560 RAZING	1001-000000-2600-159600-408560 FILING FEE	1001-000000-2600-159600-408560 LOW VOLTAGE ELECTRICAL REPAIRS	1001-000000-2600-159600-408560 PENALTY	1001-000000-2600-159600-408560 TOTAL FEES
	0.00	45.00		3.00
	50.00			98.00

THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING HEREON HAVE BEEN PAID AND EVIDENCE THEREOF APPEARS IN THIS SPACE.



Michael Braverman
 MICHAEL BRAVERMAN
 BUILDING OFFICIAL

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.

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

**Online Use & Occupancy Permit
Application**

Property Address: 3925 E LOMBARD ST Block/Lot: 6282/007

Permit No: **USE2022-54117**

Applicant:
ELAINE PAPPAS

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 JAMES BAKER

Total : **98.00**

Lessee NEW ECSTASY BAR & RESTAURANT, LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Tavern

Proposed Use : (Commercial) Tavern

	Dwelling:	Roomming:	Efficiency:
Existing Count:	000	008	000
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	06/15/2022		LDZI
HEALTH DEPARTMENT INSPECTION	06/15/2022		JWEL
Application Received		06/14/2022	
One Stop Permit Office Review	06/15/2022		ELLYSHA.NE
One Stop Permit Office Review	06/15/2022		ELLYSHA.NE
One Stop Permit Office Review	06/15/2022		ELLYSHA.NE
Zoning Sign-off	06/14/2022	06/14/2022	

District:201

MINOR PRIVILEGE:

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

CHANGE OF OPERATOR -- CONTINUE TO USE PREMISES AS A TAVERN/RESTAURANT WITH LIVE ENTERTAINMENT AND DANCING AND WITH OUTDOOR TABLE SERVICE

AFFIDAVIT BY: ELAINE PAPPAS

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: 3925-27 EAST LOMBARD STREET

Owner First Name: JAMES

Role: Agent

Owner Last Name Or BAKER

Applicant: PAPPAS,ELAINE

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip: