

July 10, 2025

Applicant(s): Lucia Catalan Guzman
Costa De Oro, LLC T/a Costa De Oro
4330 E. Lombard Street 21224

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership with continuation of live entertainment.

(a) **Applicant(s) Information:** (1) Lucia Catalan Guzman was born in Mexico in June of 1976. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Lucia Catalan Guzman (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$275,000. A deposit of \$18,000 was paid. Remaining balance to be paid at settlement.

(d) **Qualified Voters:** Beth Hawks, Jay Sapperstein, and Kimberly Heckman are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises first floor as tavern/restaurant with live entertainment, and basement for storage. (New Operator).

(f) **Corporate Standing:** Costa De Oro, LLC is a MD LLC and as of 6/26/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/13/2025 and checked on 6/23/2025. This meets the 10-day rule. There are 8 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-1; "D" BWL-2; and "BD7" BWL-4.

(h) **Attorney of Record:** Stephen Fogelman

(i) **Timeline:** During the 2023 Maryland Legislative Session, HB 917 allowed the license to be considered unexpired for the purpose of transferring the license to a new owner providing that the license was renewed to the current year. License is viable

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

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

Board's Decision

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

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

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

EXPLANATION OF REQUEST: Transfer of ownership CLASS TYPE: D

Please select one option and fill out the requested information

- A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: N/A
- B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 4330 E. Lombard Street
- C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: N/A
- TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: N/A
- D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Costa De Oro LLC TRADE NAME: Costa De Oro

BUSINESS PHONE NUMBER: 443-801-0622 BUSINESS EMAIL ADDRESS: oscaraguilar1981@gmail.com

ATTORNEY FOR THE APPLICANT: Stephan W Fogleman Esq ADDRESS: 1720 Thames St #300 21231 PHONE: 410-258-8500

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

Live Entertainment provided? ☒ Yes ☐ No What Kind (Ex. DJ, Band, Etc.)? DJ, 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: 60

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

Lucia Catalan Guzman 443-768-9996 oscaraguilar1981@gmail.com

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

227 Grundy Street Baltimore MD 21224 2 years

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

6/76 F Mexico

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

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

RECEIVED: BALC
1/10/2025 PM 4:30

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

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

Applicant A ☐ B ☐ C ☐

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

Name	Address	Phone	Email
Oscar Rodriguez	227 Grundy St	443 801-0622	Oscaragui1981@gmail

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: Lidia Catalon Guzman ADDRESS: 227 Grundy St TITLE: Owner %OF STOCK HELD: 100
 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

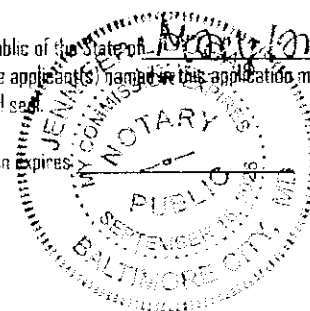
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

[Signature]
 Signature of Applicant A

I hereby certify that on the 1 day of May, 2025, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Lidia Catalon Guzman 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]
 Printed Name: Kenneth L. Dugas

(Notary Seal) My Commission Expires _____



Signature of Applicant B

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

Signature: _____ (Notary Seal) My Commission Expires _____

Printed Name: _____

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission Expires _____

Printed Name: _____

Name and Address of the owners of the premises/landlord: 4330 E Lombard St Phone Number: 710-653-4600

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

(I, WE) Mark Sapperstein HEREBY CERTIFY,
That (I am, we are) the owner(s) of the property located at 4330 E 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]
Signature of Owner of the Property

I hereby certify that on the 5th day of MAY, 2025 before me, the subscriber, a notary public of the State of MARYLAND, in and
for Baltimore City, personally appeared MARK SAPPERSTEIN 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: Melody A. Widener (Notary Seal) My Commission expires December 15, 2026
Notary Printed Name: MELODY A. WIDENER

Melody Widener
NOTARY PUBLIC
Anne Arundel County
MARYLAND
My Commission Expires December 15, 2026

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)
Jay Sapperstein	1511 Lowman St	<u>[Signature]</u>	07/92	3 yrs

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

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

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

(I, WE) _____ HEREBY CERTIFY
That (I am, we are) the owner(s) of the property located at _____, Baltimore, City with a Zip
Code of _____, which is named in the present application made to 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)
Beth Hawkes	420 Washington Blvd Balto, Md 21230		04/61	19 years (since 2006)

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4322

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

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

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

(I, WE) _____ HEREBY CERTIFY
That (I am, we are) the owner(s) of the property located at _____, Baltimore, City with a Zip
Code of _____, which is named in the present application made to 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: _____

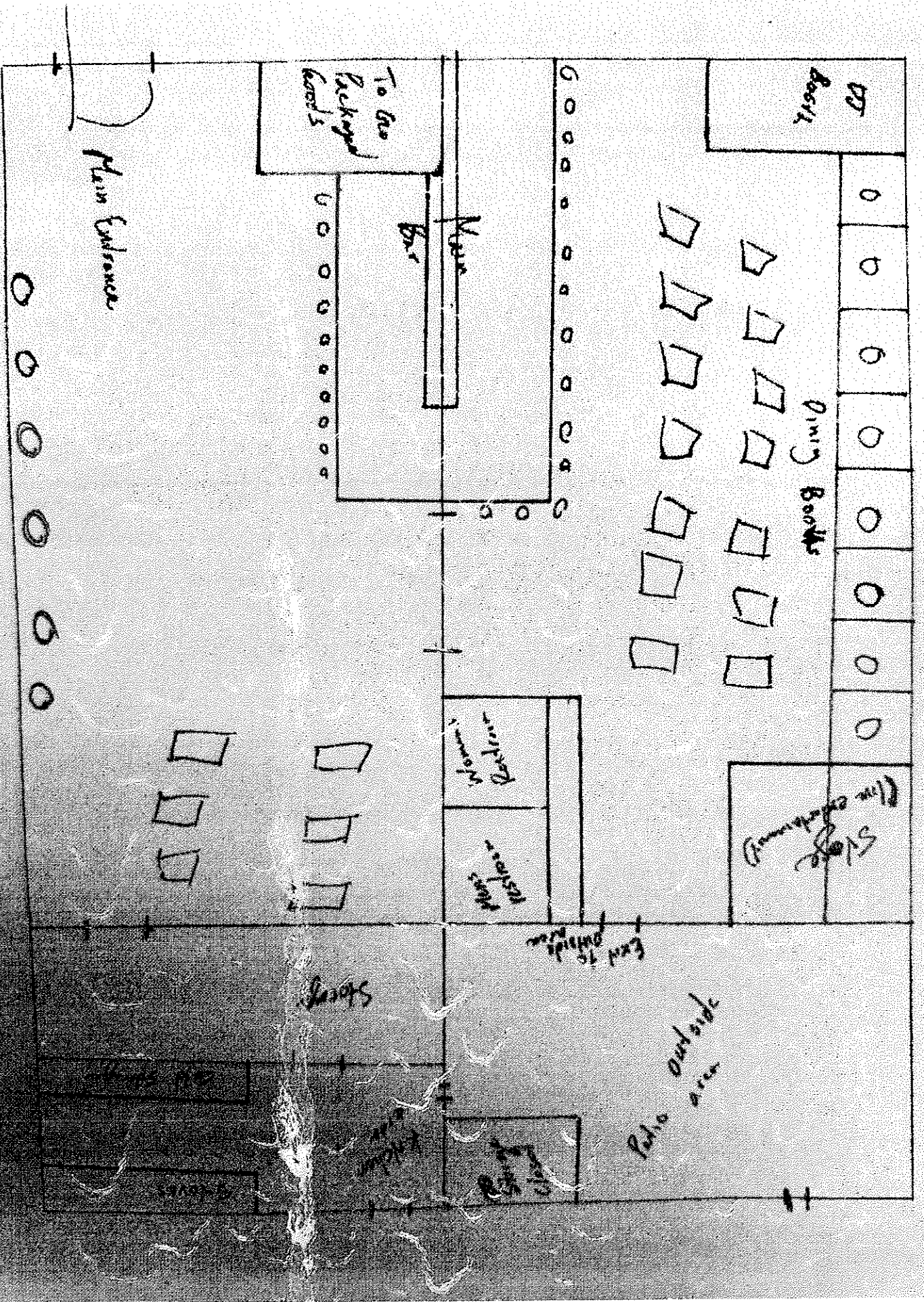
The following certificates must be signed by at least 3 persons.

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)
Kimberly Heekman	5215 Decker Ave	Kim Heekman	7/66	1 month

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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





Liquor Board System

Version 1.0

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

License Detail

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

License Info

License Num: **LBD7 385**

Cert Num: **1070**

\$2,336.00 Status: **Renewed**
Fee:

License Date: 5/1/2025

License Year: 2025

CR Number: 17270340

Payment Date: 05-07-25

2024 - 2025 TPP Paid ☐

2025 Trader's License ☐

[Update Info](#)[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **CLUB XPECTATIONS, LLC**

Trade Name: **CLUB XPECTATIONS**

Zone Code: 11

Phone: 410-624-5180

Block Num: 4330

City: BALTIMORE

Street: LOMBARD STREET EAST

State: MD

Zip: 21224

CR Number: 17270340

Portion of Business Used:

USE 1ST FLOOR AS A TAVERN RESTAURANT WITH LIVE ENTERTAINMENT BASEMENT FOR STORAGE.

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
SUSAN	HAWKINS	2715 WALDOR DRIVE	BALTIMORE	MD	21234	443-468-5711	SUSAN.HAWKINS@REMICHEL.COM	Edit	Remove Owner

CLINT	SPENCER	2715 WALDOR DRIVE	BALTIMORE	MD	21234	410- 624- 5180	SUSAN.HAWKINS@REMICHEL.COM	Edit	Remove Owner
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Comments

Date	Comment	Action
05/12/2025	Application for transfer of ownership with continuation of live entertainment filed on behalf of Costa De Oro, LLC T/a Costa De Oro, Lucia Catalan Guzman on 5/6/2025 /kk	Delete
05/07/2025	* Licensee(s) changed during 2025 renewal period - Katherine Jones was removed as licensee (death) * /kk	Delete
05/06/2025	Application for a transfer of ownership with continuous of live entertainment was submitted from attorney's office Stephan W. Fogleman but was place on hold due to missing items; see invoice# 139324..k/r	Delete
02/27/2025	Personal Property Tax letter returned 02/27/2025.../SRM	Delete
02/11/2025	***STATE OF MD TAX HOLD LETTER RETURNED 02/10/2025.... /SRM	Delete
01/27/2025	**** STATE OF MD TAX HOLD, letter sent to the business address on January 27,2025. .../SRM	Delete
09/03/2024	8/22/2024 - Public Hearing Re: Request to reopen - GRANTED (3-0 vote).../jr	Delete
08/08/2024	During the 2023 Maryland Legislative Session, HB 917 allowed the license to be considered unexpired. License is viable and permitted to reopen if the Board grants the approval at a hearing and the Licensee completes the renewal process for outstanding years. MW	Delete
07/22/2024	During the 2023 Maryland Legislative Session, HB 917 allowed the license to be considered unexpired. Per DKP, the licensee may file one \$50 application fee and one check with the full total of the license fees for 2021, 2022, 2023, and 2024 (2020 license fees were waived), totaling \$6,296.00 in order to bring the license up to date. Please see invoice #135058. /kk	Delete
07/22/2024	7/22/2024 Letter of request to reopen was submitted from licensee (Susan Hawkins); see invoice#135059..k/r	Delete
07/15/2024	As per K. Robinson \$50.00 was processed.... /SRM	Delete
07/15/2024	2024-2025 Renewal application was submitted before July 1st but placed on hold until new law was passed per D.Paige and K.Kerns original \$50.00 application is still effective; see invoice#135010..k/r	Delete
10/12/2022	*****RELEASED STATE OF MD TAX HOLD****; THIS LICENSEE HAS NOT RENEWED THEIR LIQUOR LICENSE SINCE YEAR 2019; SO THIS RELEASED WILL BE PLACED IN PARENT FILE...../sb	Delete
08/26/2022	Alcohol Awareness expires on 07/30/2026; SUSAN HAWKINS (certified by John S. Murray)..../sb	Delete
02/01/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/mb	Delete
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
06/27/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this transfer application until today's date. The transfer application was received and processed by the BLLC on 6/21/2019. Please check invoice# 117284..k/r	Delete
04/29/2019	*****RELEASED STATE OF MD TAX HOLD*****.... /sb	Delete
04/12/2019	4/11/2019 - Public Hearing Re: Request for transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*...../jr	Delete
03/25/2019	03/25/19 - Requested for a Transfer Hardship; Invoice #114831.... /sb	Delete
02/13/2019	02/12/2019 150 Day pending transfer letters were sent. Please check folder for more details.....k/r	Delete
02/13/2019	90 Day pending transfer letter(s) were sent on 2/12/2019...k/r	Delete
01/25/2019	****STATE OF MD TAX HOLD, letter sent to the Business address on January 25, 2019.****/mb	Delete
01/15/2019	BALANCE PAID \$125.00 from Violation Hearing dated on December 06, 2019; Invoice #113984.... /sb	Delete
01/11/2019	PAID \$1,500.00 for Violation Hearing dated December 06, 2018; Invoice #113979 = \$500.00, Invoice #113980 = \$500.00, and Invoice #113981 = \$500.00. There is a balance \$125.00.... /sb	Delete
01/11/2019	PAID \$1,500.00 for Violation Hearing dated December 06, 2018; Invoice #113979 = \$500.00, Invoice #113980 = \$500.00, and Invoice #113981 = \$500.00. There is a balance \$125.00.... /sb	Delete

12/20/2018	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on December 6, 2018; Fine Fee to be paid for \$1,625.00.... /mb.	Delete
12/10/2018	12/6/2018 - Public Hearing RE: Violation of Alc. Bev. Art 12-2102(c) Nudity and Sexual Displays; Violation of Rule 4.15(b) Sexual Practices and Obscenity; and Violation of Rule 4.10 False Statements - GUILTY - Alc. Bev. Art 12-2102(c)- ADMISSION-Fined \$500; Rule 4.15(b)-ADMISSION - Fined \$500; Rule 4.10-DENIAL- GUILTY-Fined-\$500; \$1,500 + \$125 admin fee; \$1,625 total fine, 30 days to pay (3-0 vote)...../jr	Delete
12/07/2018	12/5/2018 90 Day pending transfer letters were sent. Please check folder for more details.....k/r	Delete
09/28/2018	9/27/2018 - Public Hearing RE: Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 vote)...../jr	Delete
09/26/2018	PAID IN FULL \$225.00 for Violation Hearing dated August 30, 2018; Invoice #113435..../sb	Delete
09/18/2018	Given an Invoice to Inspector John Howard for Violation Hearing fee dated on August 30, 2018; Fine Fee to be paid for \$225.00.... /mb.	Delete
09/04/2018	8/30/2018 - Public Hearing RE: Violation of Alcoholic Beverage Rule 4.01(a) Sales to Minors and Violation of Rule 4.16 illegal Conduct - Rule 4.01(a)- MOTION TO DISMISS - MOTION GRANTED; Rule 4.16- GUILTY - Fined \$100, \$100 + \$125 admin fee = \$225 total fine, 30 days to pay...../jr	Delete
08/15/2018	Application for transfer of ownership with continuation of live entertainment filed on behalf of Club Xpectations, LLC T/a Club Xpectations, Susan Hawkins, Clint Spencer, and Katherine Jones on 8/7/18 /kk	Delete
04/24/2018	****RELEASED STATE OF MD TAX HOLD****..... /sb	Delete
04/18/2018	Alcohol Awareness expires 04/15/22 (Susan D. Hawkins and Clint J. Spencer) for Club Xpectations.... /sb	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 2/8/2018 /kk	Delete
01/30/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018. ****/mb	Delete
07/03/2017	License can be released per Court Order issued on June 30, 2017. 2017-2018 License must be paid. See Court Order in file....per D.Paige/sb	Delete
04/21/2017	Sheriff Mark Scherr from BCSO has seized liquor license for this location due to writ of execution. Please hold onto this license and do not issue until further notice or if the licensee makes payment. TRA	Delete
11/30/2015	Licensee came in and PAID \$100.00 Hearing Fee dated April 03, 2014, Invoice #100062... /sb	Delete
10/15/2015	Sent letter to licensee about past due administration fee of \$100.00 from hearing date April 03, 2014.... /sb	Delete
11/25/2014	10/27/2014 ***CITY LAW DEPT HOLD*** Rita & Dale's Inc t/a Port in a Storm needs to file their 2013 and 2014 Personal Property tax returns and pay any taxes	Delete
04/22/2014	04/03/2014 Public Hearing re: Application to transfer ownership from secured creditor, request for live entertainment. Board APPROVED transfer with live entertainment	Delete
10/15/2008	10/14/08 \$100 COMPLIANCE CONF.FEE PAID IN FULL #65152	Delete

Print History (Print Card)

License num: LBD7 385

Address: 4330 LOMBARD STREET EAST

Trade Name: CLUB XPECTATIONS

Comment:

Add Comment

Hold Info

Powered by:

COSTA DE ORO LLC: W26010843

Department ID Number:	W26010843
Business Name:	COSTA DE ORO LLC
Principal Office: 	4330 E LOMBARD STREET BALTIMORE MD 21224
Resident Agent: 	LUCIA CATALAN GUZMAN 227 GRUNDY 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:	04/16/2025
State of Formation:	MD
Stock Status:	N/A
Close Status:	N/A

PROPOSED LOCATION: 4330 LOMBARD STREET EAST 21224

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

"A" BEER & WINE

"B" BEER & WINE

"C" BEER & WINE

"D" BEER & WINE

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR

"D" BEER, WINE & LIQUOR 2

"BD7" BEER, WINE & LIQUOR 4

ARENA

HOTEL/MOTEL

RACING

PREPARED BY R. Jordan DATE: 06/23/2025

1330 LOMBARD STREET EAST 21224

Proposed Location

- Costa de Oro LD

Licensed Establishments

- 1 Fishtail Liquors LA
- 2 Tiffany Catering LB
- 3 Trio LBD7
- 4 Urban Axes LBD7
- 5 My Cousins Place LBD7
- 6 O'Ryan's Pub LBD7
- 7 Old Line Spirits LD
- 8 Monument Brewing LD



TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Costa De Oro

Corporation Name

COSTA DE ORO, LLC

Location Address

4330 LOMBARD STREET EAST 21224

License Type

Class "D" Beer, Wine and Liquor

Date Posted?

06/13/2025

Estimated Date of Removal?

06/23/2025

Is the location within 300 feet of Church and/or School?

No

Are there any other licensed establishments within a two block radius?

Yes

Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)

No

Other licensed locations - Describe/Note

Refer to the attached map for other licensed locations.

Comments and Follow-up Items(s)

Explanation of Request: "Transfer of Ownership" Location is closed.

Licensee Name

SUSAN HAWKINS

Inspector Name

BALTIMORE\Rosalba Jordan

Photo(s) Taken

Choose Files

No file chosen

Submission Date

06/23/2025

07:42 PM

NOTICE

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 4330 E. Lombard St. 21224

Class of License: BOTT - Beer, Wine + Liquor

Scope of Application: Transfer of ownership with continuation
of live entertainment

Application filed by: Costa De Oro, LLC T/A Costa De Oro

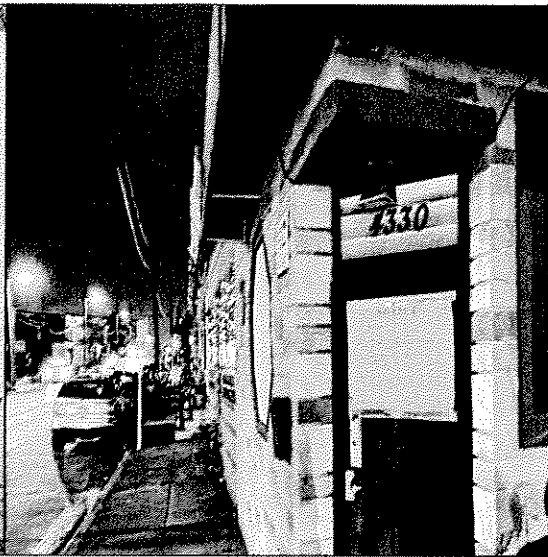
LUCIA Catalan Guzman

Present Licensees: Clunk Operations, LLC T/A Clunk Operations
Susan Hawkins and Cliff Spencer

The hearing concerning this application will be held on or about **July 10, 2025**
at the office of the Board of Liquor License Commissioners located at 200 St. Paul Place,
Suite 2100, Baltimore, Maryland 21202 at 10:30 AM. Please visit baltimorecity.gov under
the link for "Hearing Schedules" for confirmation of the date, time and place for all matters
being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

For more information, please visit
baltimorecity.gov
or call 410-396-4377



Cancel

Posting Sign Report

Applicants Name

Lucia Catalan Guzman

Premises Address

4330 LOMBARD STREET EAST 21224

Inspector Name

BALTIMORE\Rosalba Jordan

Posted Date/Time

06/13/2025

10:30 PM

Rechecked Date/Time

06/23/2025

10:30 PM

Manager

CLOSED

Posted Summary

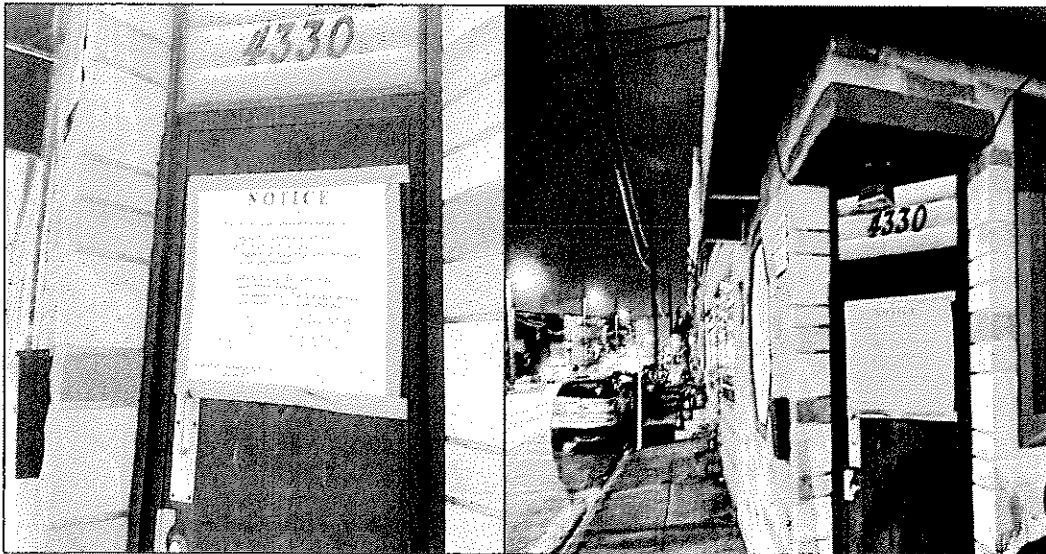
Notice was posted on the front of building.

Rechecked Summary

Notice remained as posted on the front of building.

Photo(s) Taken

No file chosen



Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 4330 E. Lombard St. 21224
Class of License: B017 - Beer, Wine + Liquor
Scope of Application: Transfer of ownership with continuation of live entertainment

Application filed by: Costa De Oro, LLC T/A Costa De Oro
Lucia Catalan Guzman
Present Licensee(s): Club Xpectations, LLC T/A Club Xpectations
Susan Hawkins and Clint Spencer

The hearing concerning this application will be held on or after July 10, 2025 at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place, Suite 2300, Baltimore, Maryland 21202 at 10:30 AM. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Matricciani, Jr., (Ret.) *Chairman*
Edward L. Resinger *Commissioner*
Granville Templeton, III, Esq. *Commissioner*
Douglas K. Paige *Executive Secretary*



Select language
English | Spanish | Translate

Logged in as: Stephan Fogleman Collections (0) *Cart (0) Account Management Logout 

Search 

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[Create an Application](#) [Search Applications](#) [Schedule an Inspection](#)

Record BUSE-25-001837:
Use and Occupancy Permit
Record Status: Pending
Expiration Date: 05/02/2025

[Add to cart](#)
[Add to collection](#)

[Record Info](#)  [Payments](#) 

Work Location

4330 E LOMBARD ST. 21224-1718 *

Record Details

Applicant:

Stephan Fogleman
Costa De Oro LLC
Primary Phone: 410-258-8500
marylandlegal@gmail.com
Mailing
4330 E. Lombard Street
Baltimore, MD, 21224
United States

Project Description:

4330 E Lombard Street
Continue to use 1st floor as tavern/restaurant with live e
basement for storage (New Operator: Costa de Oro LLC)

Owner:

HAWKINS, SUSAN D. *

[* More Details](#)

July 10, 2025

Applicant(s): Desanni Penn
Clase' Define, Inc. T/a Clase' Define Lounge
2709-11 Washington Boulevard 21230

Class: "BD7" Beer, Wine & Liquor License

Amended application to transfer ownership from a secured creditor.

(a) **Applicant(s) Information:** (1) Desanni Penn was born in Baltimore, MD in November of 1998. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Desanni Penn (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$175,000. A deposit of \$1,000 was paid. The remaining balance is to be paid over 10 years at 10%.

(d) **Qualified Voters:** Angela Beard-Hardy, Rosalind Thomas, and Tiffany Broadway are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises on the first floor and basement as tavern/liquor store and basement for storage.

(f) **Corporate Standing:** Clase' Define, Inc. is an MD Corporation and as of 6/26/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/13/2025 and checked on 6/23/2025. This meets the 10-day rule. There are 2 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; and "BD7" BWL-1.

(h) **Attorney of Record:** Shawn Harby

(i) **Timeline:** On 5/6/25, Staff received an amended application to transfer ownership. This application amends the application submitted on 12/3/24 and approved by the Board on 1/30/25. License is viable.

(j) **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

AMENDED APPLICATION - REMOVAL OF OFFICER

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

EXPLANATION OF REQUEST: AMENDED TRANSFER OF OWNERSHIP CLASS TYPE: LBD7BWL

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: 2709-11 WASHINGTON BLVD 21230

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: CLASE' DEFINE INC TRADE NAME: CLASE' DEFINE LOUNGE

BUSINESS PHONE NUMBER: 443-426-8010 BUSINESS EMAIL ADDRESS: desannipenn@gmail.com

ATTORNEY FOR THE APPLICANT: SHAWN HARBY ESQ ADDRESS: 309 S CONKLING ST 21224 PHONE: 410-675-4461

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

Live Entertainment provided? ☐ Yes ☒ No What Kind (Ex. DJ, Band, Etc.)? N/A 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: 40

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

DESANNI PENN 443-425-8010 desannipenn@gmail.com

(Full name)	(Telephone no.)	E-mail (Required)
3000 IONA TERRACE	BALTIMORE MD 21214	26YRS
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
11/1998	F 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?		

2. Applicant B

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

3. Applicant C

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

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

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

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

Applicant A ☐ B ☐ C ☐

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-109 (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: DESANNI PENN ADDRESS: 3000 IONA TERRACE 21214 TITLE: PRE/SEC/TR %OF STOCK HELD: 100
 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

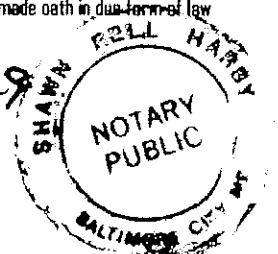
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

Desanni Penn
 Signature of Applicant A

I hereby certify that on the 1st day of MAY, 2025, before me, the subscriber, a notary public of the State of MARYLAND in and for BALTIMORE CITY, personally appeared DESANNI PENN 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: Shawn R. Harby (Notary Seal) My Commission expires 01/05/2029
 Printed Name: SHAWN R. HARBY



Signature of Applicant B

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

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

Signature of Applicant C

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

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

CLASE' DEFINE INC. T/A CLASE' DEFINE LOUNGE
ASSIGNMENT
OF NINETY-FIVE PERCENT (95.0%) STOCK OWNERSHIP

THIS ASSIGNMENT OF NINETY-FIVE PERCENT (95.0%) STOCK OWNERSHIP, (hereinafter, the "Assignment") is dated this 1st day of May, 2025, by and between CHRISTOPHER COLEMAN, his heirs, personal representatives and assigns, (hereinafter collectively referred to as "Assignor"), party of the first part; and, DESANNI PENN, her heirs, personal representatives and assigns, (hereinafter collectively referred to as "Assignee"), party of the second part; and, CLASE' DEFINE INC., a Maryland close corporation, its successors and assigns, (hereinafter referred to as, "Corporation"), party of the third part.

WHEREAS, by Special Meeting of the Stockholders on the 30th day of April, 2025, it was resolved that all of Assignor's shares of stock in the corporation be transferred and assigned unto the Assignee with the intent and purpose of the Assignee thereafter to hold a 100% stock majority ownership in the Corporation.

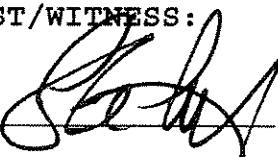
NOW, THEREFORE, THIS ASSIGNMENT OF STOCK WITNESSETH:

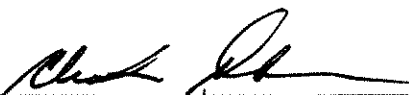
1. That the Whereas Clause above set forth is incorporated into this Assignment of Stock as if once again set forth below in their entirety.

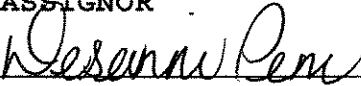
2. That the said Assignor does hereby transfer, deliver and assign, without recourse, unto the Assignee, and the Assignee does hereby accept transfer, delivery and assignment of all of the Assignor's 95.0% of the shares of stock in the Corporation formerly held by the Assignor, to the end and intent that the Assignee shall henceforth hold a 100% share interest in all outstanding and issued common stock of the Corporation.

IN WITNESS WHEREOF, the undersigned parties signed and sealed this Assignment of Stock on the day and year first above written.

ATTEST/WITNESS:

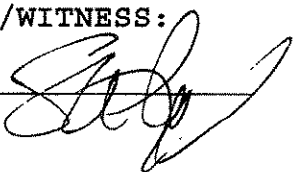


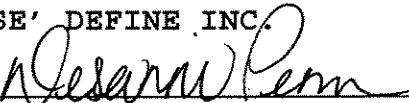



CHRISTOPHER COLEMAN
ASSIGNOR


DESANNI PENN
ASSIGNEE

ATTEST/WITNESS:



CLASE' DEFINE INC.
By: 

DESANNI PENN, President
CORPORATION

Name and Address of the owners of the premise/landlord: Norino Properties, LLC Phone Number: 410-663-9444

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

(I, WE) JOHN ZORZIT, Managing Member, Norino Properties LLC HEREBY CERTIFY,
That (I am, we are) the owner(s) of the property located at 2109-11 Washington Blvd, 21230, Baltimore, City with a Zip
Code of 21230, 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 3rd day of December, 2024 before me, the subscriber, a notary public of the State of Maryland, in and
for Baltimore City, personally appeared JOHN ZORZIT, Managing Member, 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: Shawn R Harris

Notary Printed Name: SHAWN R HARRIS



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)
Angela Hardy	4327 Plainfield Ave Baltimore MD	[Signature]	06/77	7 YRS
Roseline Thomas	2010 Winford 670 North Eumail	[Signature]	12/49	6 YRS
Kibrom Gimeske	Baltimore MD 21241	[Signature]	12/81	12 years

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

Name and Address of the owners of the premises/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.

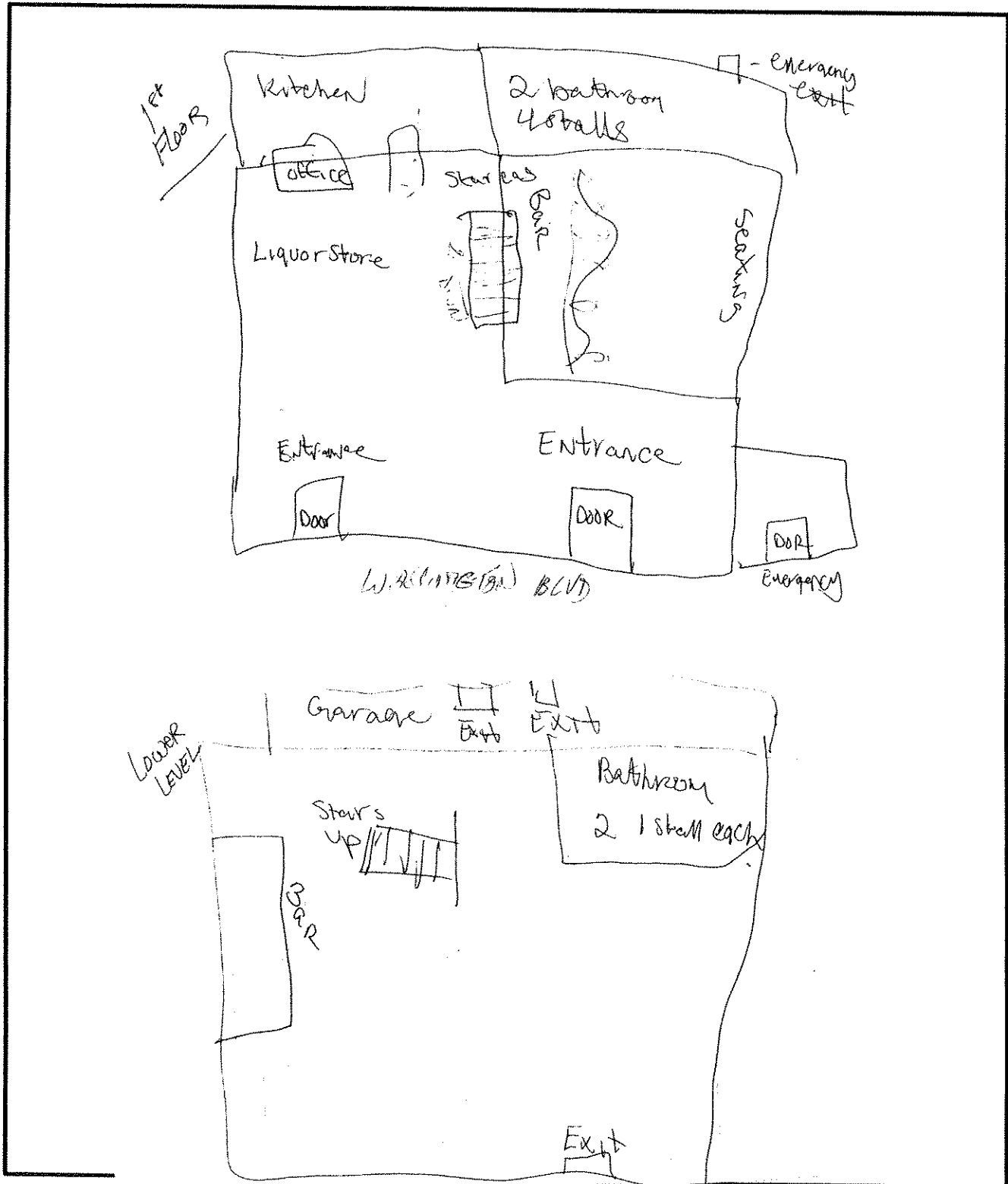
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business
covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to
us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Tiffany Brachman	3662 Kenyon Ave	[Signature]	09/1980	12 YRS

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
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.



SHAWN R. HARBY

ATTORNEY AT LAW
309 S. CONKLING STREET
BALTIMORE, MD 21224

(410) 675-4461
FAX (410) 675-4728

Email: SRHARBY@AOL.COM

May 5, 2025

SENT BY FED EX

Baltimore City Liquor Board
200 St. Paul Street,
Suite 2300
Baltimore, MD 21202

RE: AMENDED APPLICATION FOR TRANSFER OF OWNERSHIP
CLASE' DEFINE INC. T/A CLASE' DEFINE LOUNGE
2709-2711 WASHINGTON BLVD. 21230

Dear Sir/Madam:

The above mentioned application for transfer of ownership was filed, heard and approved at public hearing on January 30, 2025. Last week, I received a telephone call from your Ms. Kerns indicating that Christopher Coleman, one of the individual applicants, was disqualified to hold an interest in this tavern owing to a felony conviction appearing on his criminal background check.

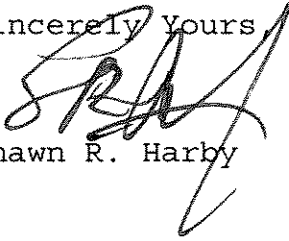
Accordingly, I am enclosing an Amended Application for Transfer of Ownership which amendment removes Mr. Coleman as an individual applicant but continues the other individual applicant, Ms. Desanni Penn, for transfer. Also enclosed please find Ms. Penn's Financial Affidavit and a copy of the assignment of Mr. Coleman's entire shares of stock in the applicant corporation over to Ms. Penn who now proceeds with the application as One Hundred Percent (100%) shareholder and sole officer.

I suggest no need for re-publication or for additional hearing since the only corrective action taken hereby is the removal of one of the pre-approved applicants.

Thank you for your help in this regard. If you have any questions or problems with the enclosed, please feel free to contact me by phone or email.

Thank you, as always, for your help.

Sincerely Yours


Shawn R. Harby

SRH:bml
cc: Clase' Define Inc
Enclosures

RECEIVED: BLC
MAY 6 2025 PM 1:23



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 190**

Cert Num: **0503**

Fee: **\$2,336.00** Status: **Renewed**

License Date: 5/1/2025

License Year: 2025

CR Number: 00000000

Payment Date: 05-12-25

2024 - 2025 TPP Paid ☐

2025 Trader's License ☐

[Update Info](#)[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **SECURED CREDITOR**

Trade Name: **N/A**

Zone Code: 5

Phone: 410-663-9444

Block Num: 2709-11

City: BALTIMORE

Street: WASHINGTON BOULEVARD

State: MD

Zip: 21230

CR Number: 00000000

Portion of Business Used:

TRANSFER OF OWNERSHIP OF LIQUOR LICENSE WITH CONTINUE USE AS A TAVERN
BUSINESS K/A JOE'S TAVERN - CONTINUED CONDITIONAL USE. ANY CHANGES OR
ALTERATION TO USE SUBJECT TO BMZA APPROVAL.

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
JOSEPH	ZORZIT	2503 FLEET STREET	BALTIMORE	MD	21224			Edit	Remove Owner

Comments

Date	Comment	Action
05/15/2025	On 5/6/25, Staff received an amended application to transfer ownership. This application amends the application submitted on 12/3/24 and approved by the Board on 1/30/25. License is viable. MW	Delete
05/12/2025	Application for transfer of ownership filed on behalf of Clase' Define, Inc. T/a Clase' Define Lounge, Desanni Penn on 5/6/2025 /kk (Amended)	Delete
01/28/2025	**** STATE OF MD TAX HOLD, letter sent to the business address on January 27,2025. .../SRM	Delete
12/18/2024	Hardship extension received by BLLC staff on 10/15/24 which was 153 days after establishment ceased alcoholic beverage sales on 4/30/24. Hardship was granted on 11/7/24. BLLC staff received transfer application on 12/3/24 which was 216 days after closure. License is viable per requirements of MD Alcoholic Beverages & Cannabis Article § 12-2202 as it was filed within the 360 days after closure. MW	Delete
12/06/2024	Application for transfer of ownership filed on behalf of Clase' Define, Inc. T/a Clase' Define Lounge, Desanni Penn and Christopher Coleman on 12/3/2024 /kk (Special Ad)	Delete
11/12/2024	11/7/2024 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)..../jr	Delete
10/21/2024	Received letter from Shawn Harby indicating that the liquor license will be auctioned off on 11/7/24 at 9:15 am. MW	Delete
10/18/2024	Hardship extension received by BLLC staff on 10/15/24 which was 153 days after establishment ceased alcoholic beverage sales on 4/30/24. License is viable as hardship request received within 180 days as required by § 12-2202(a)(3). MW	Delete
10/15/2024	Received letter from Shawn Harby requesting for a Hardship Extension; Invoice #135533...../sb	Delete
10/15/2024	2024 Annual Application and the Annual License was Paid; Invoice #135531 & 135532...../sb	Delete
10/08/2024	COMPLETED SUBSTITUTE: Substitute issued, TO A SECURED CREDITOR (JOSEPH ZORZIT). See Invoice #135494...../sb	Delete
10/08/2024	Spoken with Attorney, Shawn Harby, that the corporation have not submitted the 2024 Annual Renewal...../sb	Delete
10/07/2024	Substitute Application submitted TO A SECURED CREDITOR (JOSEPH ZORBIT). Received on OCTOBER 07, 2024; see Invoice #135480...../sb	Delete
11/09/2023	Given an Invoice to Chief Inspector John for Violation Hearing fee dated on October 19, 2023; Fine Fee to be paid for \$165.00.... /mb.	Delete
10/26/2023	10/19/2023 - Public Hearing Re: Violation of Rule 3.03(a) – Records (Purchases of Alcoholic Beverages); Violation of Rule 3.03(c) – Records (Employees); Violation of Rule 3.03(d)(ii) – Records (Trader's License); and Violation of Rule 3.06(b) – Records (Liquor License on Display)-ADMISSION OF GUILT - Rule 3.03(a)-Fined \$10; Rule 3.03(c)-Fined \$10; Rule 3.03(d)(ii)-Fined \$10; and Rule 3.06(b)-Fined \$10, \$40 + \$125 admin fee = \$165 total fine, 30 days to pay (3-0 vote)/jr	Delete
10/06/2023	10/05/2023 - Public Hearing Re: Violation of Rule 3.03(a) – Records (Purchases of Alcoholic Beverages); Violation of Rule 3.03(c) – Records (Employees); Violation of Rule 3.03(d)(ii) – Records (Trader's License); and Violation of Rule 3.06(b) – Records (Liquor License on Display)-**This matter has been postponed for a future hearing date of 10/19/2023**..../jr	Delete
01/25/2023	Provided 2022 Traders License .../sb	Delete
01/26/2021	Application for Transfer of Ownership issued to BLU INK CORPORATION. t/a JOE'S TAVERN, YUMEA HOWARD on JANUARY 21, 2021; see Invoice #120308.../ sb	Delete
01/26/2021	The debt with Bond Distributing has been paid in full..../sb	Delete
12/02/2020	Alcohol Awareness expires on 11/12/24 Yumea Howard(certified by John S. Murray)..../sb	Delete
07/24/2020	07/23/2020 Virtual Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)..../sb	Delete
07/16/2020	As of July, 16, 2020 via fax: Establishment is indebted to Bond Distributing in the he amount of \$1,171.13.... /sb	Delete
06/23/2020	Temporary Outdoor Table Service letter was returned...../sb	Delete
06/04/2020	Application for transfer of ownership filed on behalf of Blu Ink Corporation T/a Joe's Tavern, Yumea Howard on 5/27/2020 /kk	Delete
04/28/2020	04/17/20 - COVID-19 Letter was Returned..../sb	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb	Delete
09/27/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 27, 2019.*** /mb	Delete

06/26/2019	6/25/2019- Establishment was closed by the Baltimore City Health Dept. due to no electricity, spoiled and rotten food inside of refrigerators. Facility must pass a re-inspection prior to opening. per J. Chrissomallis/ S.R	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 2/15/2018 /kk	Delete
01/10/2018	Mailed letter of recognition for underage drinking compliance check on 12/19/2017 /kk	Delete
09/26/2017	Mailed letter of recognition for underage drinking compliance check on 6/13/17 /kk	Delete
05/19/2017	02/06/2017 Gave invoice to Chief Inspector, M. Foster, to take to establishment that Violation Hearing Fine dated on January 19, 2017 is due on February 21, 2017, in the amount of \$3,125.00..... /sb	Delete
05/19/2017	1/19/17-Violation of Rule 4.01(a)& Violation Rule 4.16 - (Dismissed) - Board imposed a \$3,000 fine + \$125 admin fee - 30 days to pay	Delete
03/18/2016	Clearance submitted for 2015-2016 personal property tax acct#D13779277 dkp	Delete
03/18/2016	Delivery Registration Application Form filed 3/17/16. dkp	Delete
11/02/2015	Violation Fine \$1625.00 PAID re: 10/1/2015 Hearing Invoice #99877	Delete
10/07/2015	10/01/2015 Public Hearing re:(Trotter & Hafey 2-0 vote Neal- submit) Violation 4.18 (\$500 fine) Violation 3.03(c)(\$500 fine) Violation of Rule 4.18(\$500 fine) GUILTY of all charges \$1500 fine +\$125 admin fee \$1625 total fine owed ***30 days to pay	Delete
08/05/2015	Alcohol Awareness expires 05/29/19 (Surinder Singh).	Delete
02/26/2013	2/21/2013 Public Hearing re: Violation of Rule 4.01(a) Sale to minor 1/16/13. VIOLATION of Rule 4.18 Illegal conduct; no trader's license. VIOLATION of Article 2Bsection10-505 Liquor license not displayed. Rule 4.01(a) GUILTY \$2250 Rule 4.18 DISMISSED Article 2Bsection10-505 DISMISSED Total Fine \$2250	Delete
09/30/2011	9/8/2011 Public Hearing re: Violation of Rule 4.01(a) Sale to minor. Violation of Rule 3.03(c) Records. Violaton of Rule 3.02 Failure to cooperate. Violation of Rule 5.03(a)Failure to operate as a tavern. Rule 4.01(a) GUILTY \$500. Rule 3.03(c) GUILTY \$100. Rule 3.02 GUILTY \$100. Rule 5.03(a) GUILTY \$500. Total Fine \$1200	Delete
06/03/2011	4/21/11 Public Hearing re: Protest of Renewal under Article 2B section 10-301(a) by ten or more residents, commercial tenants who are not holders or applicant for any license issued under Article 2B, or real estate owners in the immediate vicinity of the licensed premises. DISMISSED. LICENSED RENEWED.	Delete
11/23/2010	11/10 Transfer of ownership, BD7-BWL, Surinder Singh, MP & AP, Inc.	Delete
11/03/2010	10/28/10 Public Hearing re: Violation of rule 3.12,3.02 & rule 4.05(a).DECISION: RULE 3.12(8/15/10)GUILTY \$500/SUSPEND \$250,RULE 3.12(8/22/10)GUILTY \$1750/SUSPEND \$1500,RULE 3.02 NOT GUILTY & RULE 4.05(a)GUILTY \$100.FINE \$600 + \$125 ADM.FEE=\$725.	Delete

Print History (Print Card)

License num: LBD7 190

Address: 2709-11 WASHINGTON BOULEVARD

Trade Name: N/A

Comment:

Add Comment

Hold Info

Powered by:



CLASE' DEFINE INC: D25557885

Department ID Number: D25557885

Business Name: CLASE' DEFINE INC

Principal Office:  2709-2711 WASHINGTON
BLVD
BALTIMORE MD 21230

Resident Agent:  DESANNI PENN
3000 IONA TERRACE
BALTIMORE MD 21214

Status: INCORPORATED

Good Standing: THIS BUSINESS IS IN GOOD
STANDING

Business Type: CORPORATION

Business Code: 03 ORDINARY BUSINESS -
STOCK

Date of Formation/Registration: 11/13/2024

State of Formation: MD

Stock Status: STOCK

Close Status: YES

PROPOSED LOCATION: 2709-11 Washington Blvd

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Chase DATE: 6/23/25

2709-11 Washington Blvd

License Establishments



Clase Define Lounge BD7



Hawley's Pub BD7

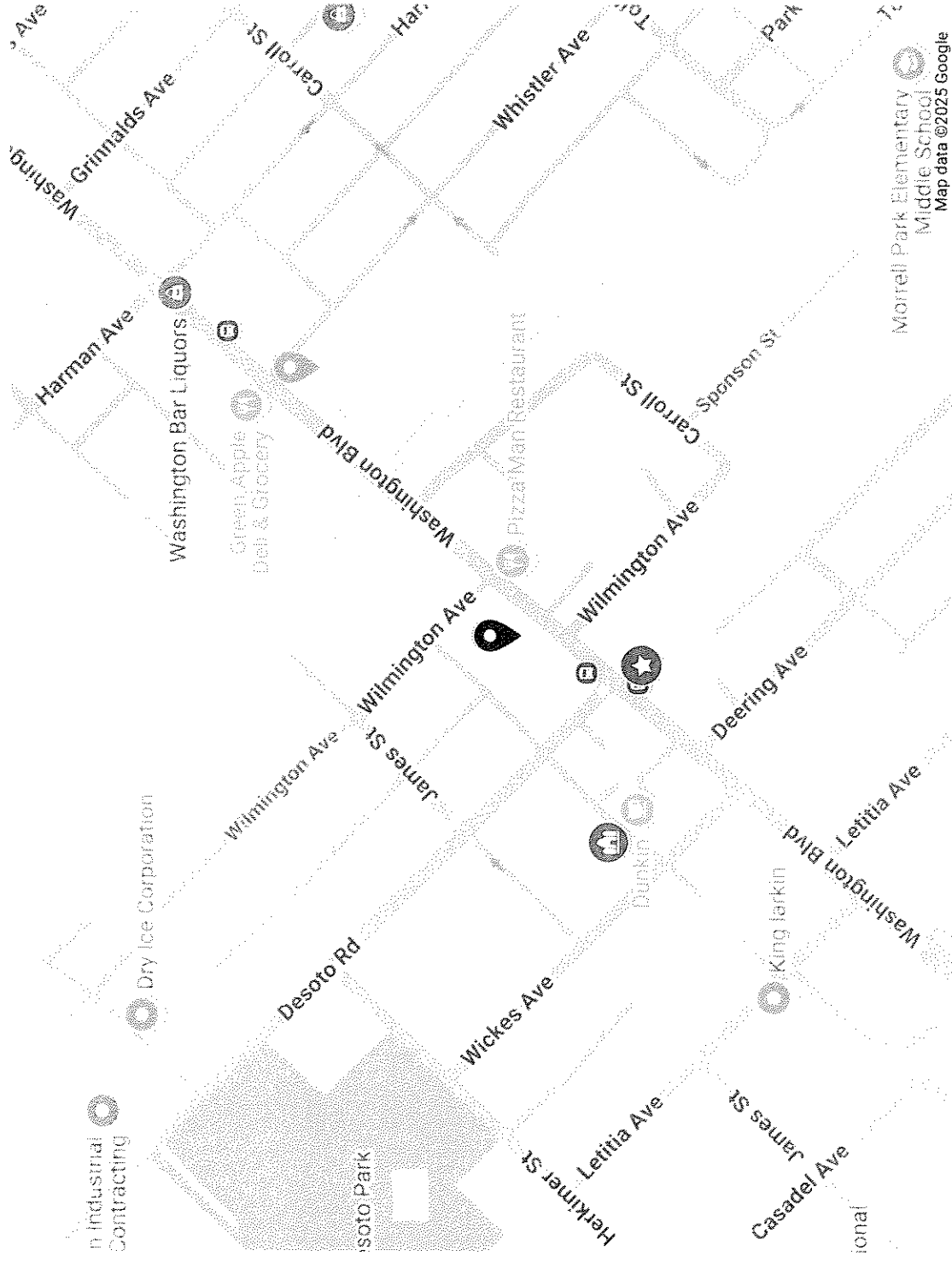


Bernie's Liquors LA

Church



St Mark's United Church Christ



TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Class* Define Lounge

Corporation Name

Class* Define Inc

Location Address

2709-11 Washington Blvd

License Type

Class* BD7* Beer, Wine and Liquor

Date Posted?

06/16/2025

Estimated Date of Removal?

06/23/2025

Is the location within 300 feet of Church and/or School?

Yes

Are there any other licensed establishments within a two block radius?

Yes

Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)

No

Other licensed locations - Describe/Note

Please see maps for additional locations

Comments and Follow-up Items(s)

Filed application for an amended transfer of ownership. The establishment is not open and operating.

Licensee Name

Desanni Penn

Inspector Name

BALTIMORE\Terri.Chase

Photo(s) Taken

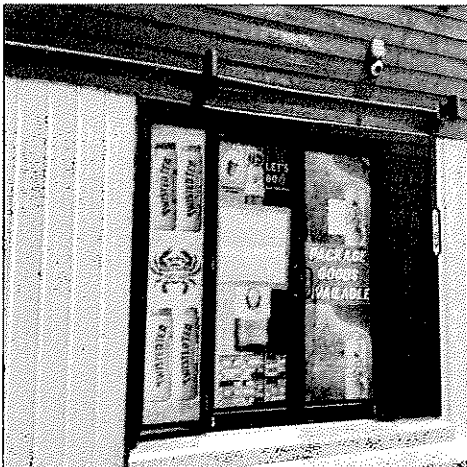
Choose Files

No file chosen

Submission Date

06/17/2025

11:02 AM



Submit

Cancel

Posting Sign Report

Applicants Name

Desanni Perrin

Premises Address

2709-11 Washington Blvd

Inspector Name

BALTIMORE Terri Chase

Posted Date/Time

06/13/2025

02:41 PM

Rechecked Date/Time

06/23/2025

02:00 PM

Manager

N/A

Posted Summary

The sign is posted on the front door.

Rechecked Summary

The sign is still posted on the front door.

Photo(s) Taken

No file chosen



Cancel

PROUD SPONSOR OF
THE ORIOLES

GREAT TASTE. 96 CALS.

NOTICE

Board of Liquor License Commissioners for Baltimore City

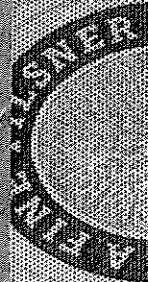
Address of Premises 2709-11 Washington Blvd. 21230
Class of License 807-Beer, wine + liquor
Scope of Application Transfer of ownership (Amended)

Application filed by Close' Define, Inc. 71A Close' Define Lounge
Desanni Penn
Present Licensee(s) Zorzit, Joseph (Secured Creditors)

The hearing concerning this application will be held on or after July 10, 2025
at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place,
Suite 2300, Baltimore, Maryland 21202 at 10:30 AM. Please visit the Baltimorecity.gov under
the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters
being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Mansueti, Jr. (Pres.) Chairman
Edward J. Resinger Commissioner
Granville Templeton, III, Esq. Commissioner
Executive Secretary





BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



[Home](#) > [Permits](#) > [Update Permit Information](#)

Account: [srharby@aol.com](#)

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Project Name:CLASE DEFINE

[Guest Access](#)

TRANSFER OF OWNERSHIP OF EXISTING TAVERN/LIQUOR STORE WITH CONTINUED USE ON FIRST FLOOR AND BASEMENT (LOWER LEVEL) FOR BUSINESS AND ALCOHOL STORAGE



Mayor Brandon M. Scott & Alice Kennedy, Commissioner



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



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New! On-Line Inspection Scheduler: Now, you may schedule inspections on-line; use the Inspection Scheduler feature below

Add Application: [License Management](#) [Inspection Scheduler](#)

☒ Most Current (Past 3 months) ☐ All Active ☐ Archived ☐ Deleted

Show 10 entries

Search:

				ID Appl	Project Number	Project Name	Original Submit Receipt	Status	Pay Date	Fee Amount	Notes
Manage	Message(1)	Status		190240	USE2020-51915	JOE'S TAVERN	5/1/2020 5/1/2020 5/4/2020	Issued 11/16/2020		\$98.00	LIQ LIC TRANSFR OWNERSHP
Manage	Contact us	Status		334346	USE2022-55173	HUCK'S AMERICAN CRAFT	8/19/2022 8/19/2022 8/23/2022	Issued 12/1/2022		\$96.00	USE/OCCUPANCY
Manage	Message(1)	Status		276182	USE2021-54674	SHELDON LOUNGE	9/30/2021 9/30/2021 10/5/2021	Issued 5/18/2022		\$98.00	
Manage	Contact us	Status		170470	USE2019-55426	PPI TAVERN INC	12/31/2019 12/31/2019 1/2/2020	Issued 6/16/2020	USE_FEE_DUE \$98.00 Pay		PPI BAR
Manage	Contact us			204981	TMP2020-50191	TEMP EXPANSION NORTENO BAR	7/31/2020 7/31/2020 8/3/2020	Issued 9/1/2020		\$248.00	SEEKING TEMP OUTDOOR TABLE SERVICE
Edit				340375	USE2022-55692	SHELDON LOUNGE AMENDMENT	9/19/2022	Rejected			USE/OCCUPANCY
Manage	Contact us			490108	USE2024-55378	CLASE DEFINE	12/3/2024 12/3/2024	Submitted			
Manage	Message(1)	Status		329815	USE2022-54880	TAMBERS	7/29/2022 7/29/2022 8/2/2022	Submitted	USE_FEE_DUE \$98.00 Pay		USE/OCCUPANCY
Manage	Message(1)	Status		119605	USE2019-51048	PPI BAR	2/27/2019 2/27/2019 2/28/2019	Submitted		\$98.00	
Manage	Message(1)	Status		57234	USE2018-50742	SHELDON LOUNGE	2/9/2018 2/9/2018 2/12/2018	Submitted		\$98.00	

Showing 1 to 10 of 10 entries

[Previous](#) [1](#) [Next](#)



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

No: USE2020-51915

Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
25	02	7863	020	11/16/20	803

PROPERTY ADDRESS: 2709-2711 WASHINGTON BLVD

OWNER: NORINO PROPERTIES LLC ADDR: 8100 HARFORD ROAD BALTIMORE
LESSEE: BLU INK CORPORATION ADDR: 1335 GLYNDON BALTIMORE MD 21222

LAND USE CODES 3-56

TRANSFER OF OWNERSHIP OF LIQUOR LICENSE WITH CONTINUED USE AS A TAVERN
BUSINESS K/A JOE'S TAVERN - CONTINUED CONDITIONAL USE. ANY CHANGES OR
ALTERATIONS TO USE SUBJECT TO BMZA APPROVAL.

1001-000000-2600-159400-400540 PER. INSP	1001-000000-2600-158009-400480 MISC.	1001-000000-2600-158009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-400490 ADDITIONS
		45.00		
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRO/HEAT/STEAM HEAT
1001-000000-2600-158902-400510 DISTRIB. EXH.	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DISP. TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159100-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-2700-508801-401811 CHAP	1001-000000-1500-102800-400230 TAX
	0.00			3.00
1001-000000-2600-158306-400490 BLAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES
	50.00			98.00

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



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.

July 10, 2025

Applicant(s): Jose N. Portillo, Maria Rita Zavala Vilacorta, and George Spyridon Sevdalis
Pupuseria Mama Tana, LLC T/a Pupuseria Mama Tana
4707 Eastern Avenue 21224

Class: "D" Beer & Light Wine License

Amended application to transfer ownership and location of a Class "D" BW license presently located at 426 S. Newkirk Street to 4707 Eastern Avenue requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Jose N. Portillo was born in El Salvador in August of 1983. He lives in Baltimore, MD; (2) Maria Rita Zavala Vilacorta was born in El Salvador in November of 1991. She lives in Baltimore, MD; and (3) George Spyridon Sevdalis was born in Greece in October of 1958. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Jose N. Portillo (60%); (2) Maria Rita Zavala Vilacorta (0%); and (3) George Spyridon Sevdalis (40%).

(c) **Purchase Price of Business:** The purchase price of the business is \$20,000.

(d) **Qualified Voters:** Emmanuel Karellas, Grigorios Katidiotis, and Abraham Hurdle are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises as a restaurant with delivery of alcohol.

(f) **Corporate Standing:** Pupuseria Mama Tana, LLC is a MD LLC and as of 6/26/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/13/2025 and checked on 6/24/2025. This meets the 10-day rule. There are 11 licensed liquor establishment(s) in the 2x2 area: "B" BWL-2; and "BD7" BWL-9.

(h) **Attorney of Record:** Melvin Kodenski

(i) **Timeline:** SB 662 (2025) allows license to be moved within 300 feet of a church if they receive a letter of support from the church and enter into an MOU with the community association within the bounded area. On 7/11/24 the Board approved application to transfer license from 426 Newkirk to 4707 Eastern. 1/16/25 Board granted transfer hardship extension. Amended application submitted to BLLC Staff on 4/4/25 which was 266 days after the transfer was approved. Per § 12-1705(b)(3), License is viable.

(j) **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: change of membership ownership CLASS TYPE: WD

Please select one option and fill out the requested information

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

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

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 426 S. Newkirk Street, Baltimore, Maryland 21224

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: 4707 Eastern Avenue, Baltimore, Maryland 21224

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Pupuseria Mama Tana LLC TRADE NAME: Pupuseria Mama Tana

BUSINESS PHONE NUMBER: 410-327-6262 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 fl. and basement Outdoor Table Service Provided? ☐ Yes ☒ No Delivery of alcohol? ☒ Yes ☐ No

Live Entertainment provided? ☐ Yes ☒ No What Kind (Ex. DJ, Band, Etc.)? N/A 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: 51 - fire capacity

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

1. Applicant A

Jose N. Portillo 443-500-8714 napoexpress@hotmail.com

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

7910 Saint Claire Lane Baltimore MD 21222 N/A

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

08/1983 Male El Salvador

(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

Maria Rita Zavala Villacorta 410-499-1440 napoexpress@hotmail.com

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

6603 Bushey Street, Apt. A Baltimore MD 21224 5 years

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

11/1991 Female El Salvador

(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

George Spyridon Sevdalis 443-570-9234 psevdalis@msn.com

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

1222 48th Street Baltimore MD 21222 N/A

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

10/1958 Male Greece

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

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



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

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

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

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

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.

The WD is being transferred (ownership & location) From 426 S NewKirkS.

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 ☐

There is a business operating at 4707 Eastern Ave. but currently it has no liquor there.
* There is a transfer and nothing. This is an

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.*

1) NAME: Jose N. Portillo ADDRESS: 7910 Saint Claire Lane Dundalk, MD 21222 TITLE: Member %OF STOCK HELD: 60%

2) NAME: Maria Rita Zavala Villacorta ADDRESS: 6603 Bushey St. Apt A Balto, MD 21224 TITLE: Sec %OF STOCK HELD: 0% *will be compensated monthly*

3) NAME: George S. Sevdolis ADDRESS: 1222 48th St Dundalk, MD 21222 TITLE: Member %OF STOCK HELD: 40%

4 NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

Signature of Applicant A: [Signature]
 I hereby certify that on the 3rd day of April, 2025, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Jose N. Portillo the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.
 Signature: Elaine Pappas (Notary Seal) My Commission expires 04/27/27
 Printed Name: Elaine Pappas **Notary Public Baltimore County Maryland**
 My commission expires:

Signature of Applicant B: [Signature]
 I hereby certify that on the 3rd day of April, 2025, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Maria Rita Zavala Villacorta the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.
 Signature: Elaine Pappas (Notary Seal) My Commission expires 04/27/27
 Printed Name: Elaine Pappas **Notary Public Baltimore County Maryland**
 My commission expires:

Signature of Applicant C: [Signature]
 I hereby certify that on the 3rd day of April, 2025, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared George the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.
 Signature: Elaine Pappas (Notary Seal) My Commission expires 04/27/27
 Printed Name: Elaine Pappas **Notary Public Baltimore County Maryland**
 My commission expires:

Name and Address of the owners of the premise/landlord: George Sevdalis
1222 48th Street Phone Number: 443-570-9234
Baltimore, MD 21222

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

(I, WE) George Sevdalis HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 4707 Eastern Avenue, 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.

George Sevdalis
 Signature of Owner of the Property

I hereby certify that on the 3rd day of April, 2025, before me, the subscriber, a notary public of the State of Maryland, in and
 for Baltimore Co., personally appeared George Sevdalis 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.

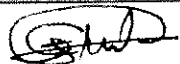
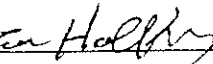
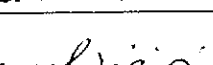
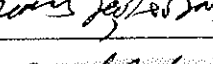
Notary Signature: Elaine Pappas (Notary Seal) My Commission expires Maryland

Notary Printed Name: Elaine Pappas

Elaine Pappas
Notary Public
Baltimore County
Maryland
 My commission expires:
04/27/27

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)
①	EMANUEL KARELAS	427 S NEW KIRK ST BALTIMORE MD 21224		8-57	50 YEARS
②	Emman Hallkian	117 S Havoc St on Hallkian		28-54	12 years
③	Richard Thibon	420 Oldham St		10-55	30 years
④	CASSANDRA KATIDICTIS	KATIDICTIS 6609 O'DONNELL ST		05-57	30 years
⑤	Imre Ntatis	502 Canal St Baltimore, MD 21224		11-95	10 years

Board of Liquor License Commissioners for the City of Baltimore
 200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
 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.

4707 Eastern Ave

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.

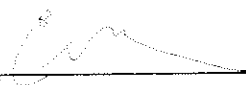
As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

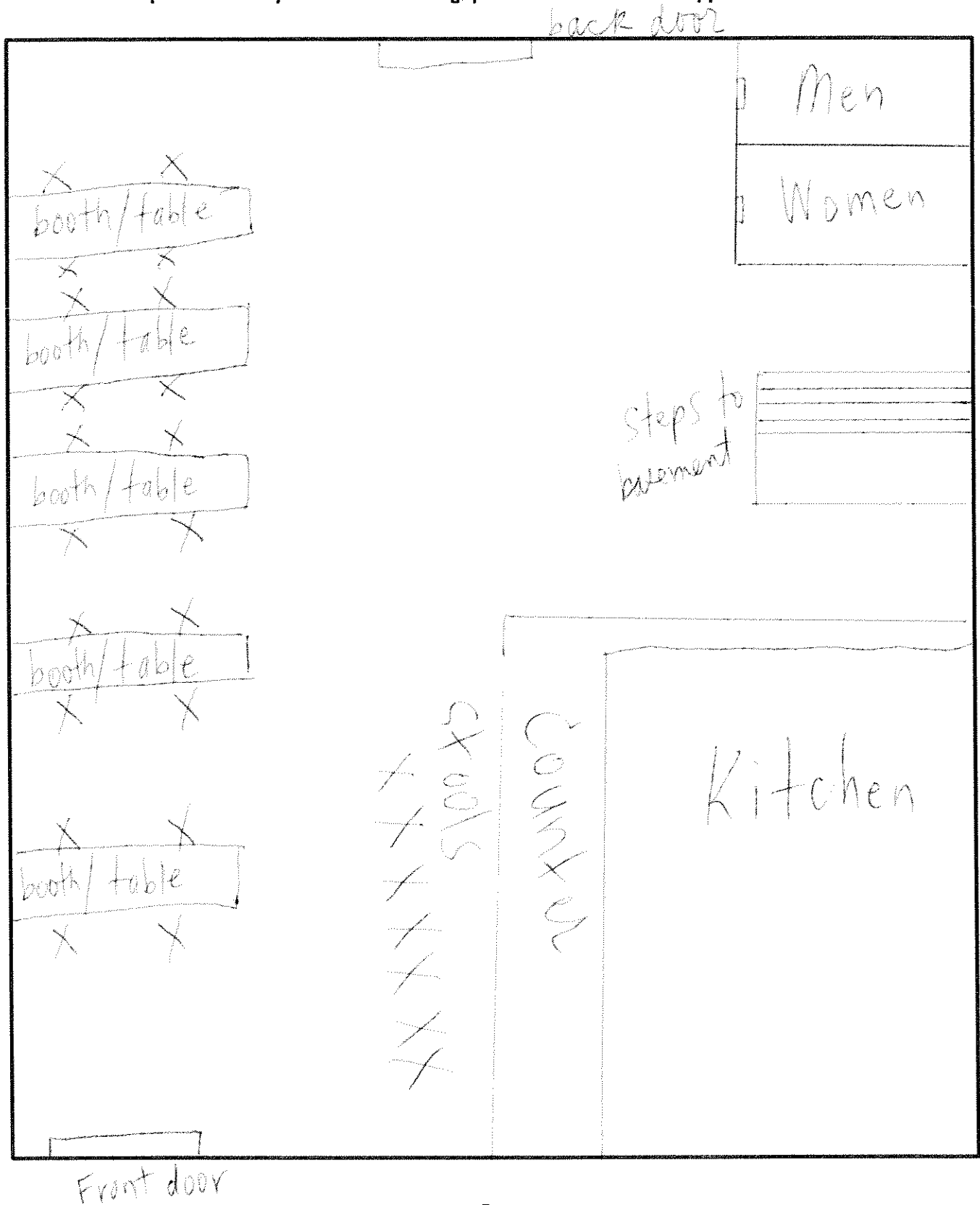
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
6 Abraham Hurdle	1949 Eastern Ave		4/82	2 yrs

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
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.



LAW OFFICES
MELVIN J. KODENSKI, ESQUIRE
320 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

TELEPHONE (410-685-5100)
FACSIMILE (410-685-5825)
melvinjkodenski@hotmail.com

April 4, 2025

HAND-DELIVERED

Board of Liquor License Commissioners
for Baltimore City
200 St. Paul Place - #2300
Baltimore, Maryland 21202
Attn.: Staci L. Russell

Re: transfer of ownership and location
From: 426 S. Newkirk Street – Karelas Café, LLC
To: 4707 Eastern Avenue -- Pupuseria Mama Tana, LLC, t/a Pupuseria Mama Tana

AMENDED TRANSFER APPLICATION

Dear Ms. Russell:

I am filing an amended liquor license application for 4707 Eastern Avenue.

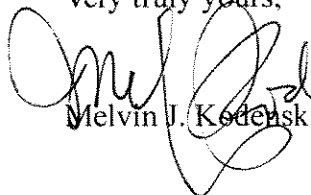
It becomes necessary to file this amended application due to the change of ownership, with George Sevdalis now becoming and being added as a licensee and a 40% owner.

I am enclosing the amended application and a check in the amount of \$600.00.

All the other information has been supplied.

Thank you for your kind cooperation.

Very truly yours,


Melvin J. Kodenski

MJK\ep
MJK\5460
EnclosureS



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: **WD 016**

Cert Num: **0500**

Fee: **\$260.00**

Status: **Renewed**

License Date: 5/1/2025

License Year: 2025

CR Number: 14897722

Payment Date: 05-01-25

2024 - 2025 TPP Paid ☐

2025 Trader's License ☐

[Update Info](#)[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **KARELAS CAFE, LLC**

Trade Name: **KARELAS CAFE**

Zone Code: 12

Phone: 410-563-2073

Block Num: 426

City: BALTIMORE

Street: NEWKIRK STREET SOUTH

State: MD

Zip: 21224

CR Number: 14897722

Portion of Business Used:

CONTINUE TO USE AS A CAFE/RESTAURANT WITH THE SALE OF BEER & WINE AND
ACCESSORY OUTDOOR TABLE SERVICE AS APPROVED BY BMZA 2012-190

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
EUGENIA	KARELAS	427 S. NEWKIRK STREET	BALTIMORE	MD	21224	443- 708- 8383	NICKKARELAS0223@GMAIL.COM	Edit	Remove Owner

Comments

Date	Comment	Action
05/20/2025	SB 662 (2025) allows license to be moved within 300 feet of a church if they receive a letter of support from the church AND enter into an MOU with the community association within the bounded area. MW	Delete
05/20/2025	On 7/11/24 the Board approved application to transfer license from 426 Newkirk to 4707 Eastern. 1/16/25 Board granted transfer hardship extension. Amended application submitted to BLLC Staff on 4/4/25 which was 266 days after the transfer was approved. Per § 12-1705(b)(3), License is viable. MW	Delete
05/12/2025	Application for transfer of ownership and location of a Class "D" BW license presently located at 426 S. Newkirk Street to 4707 Eastern Avenue requesting delivery of alcoholic beverages filed on behalf of Pupuseria Mama Tana, LLC T/a Pupuseria Mama Tana, Jose N. Portillo, Maria Rita Zavala Vilacorta, and George Spyridon Sevdalis on 4/4/2025 /kk (Amended)	Delete
01/16/2025	1/16/2025 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) **Additional 90 days granted for transfer**..../jr	Delete
12/19/2024	Received Transfer Hardship request letter from Mel Kodneski office; Invoice #135731.../jr	Delete
10/09/2024	Received a letter from Senator Ferguson and Del Clippinger indicating that HB 1052 and SB 1100 had a drafting error but it was their intent to require the applicant to enter into an MOU with the Greentown Neighborhood Association. They will be fixing the drafting error in the 2025 legislative session. MW	Delete
07/15/2024	7/11/2024 - Public Hearing Re: Application to transfer ownership and location of a Class "D" BW license presently located at 426 S. Newkirk Street to 4707 Eastern Avenue requesting delivery of alcoholic beverages - APPROVED (3-0 vote) * MOU to be made a part of the license * - * Applicant must present signed letter of support from Church and signed MOU before license is able to be issued */jr	Delete
11/17/2023	11/16/2023 - Public Hearing Re: Application to transfer ownership and location of a Class "D" BW license presently located at 426 S. Newkirk Street to 4707 Eastern Avenue requesting delivery of alcoholic beverages - POSTPONED until next docket - *Must appear with letter from church due to feet to feet to church*..../jr	Delete
10/06/2023	Application for transfer of ownership and location of a class "D" BW license presently located at 426 S. Newkirk Street to 4707 Eastern Avenue requesting delivery of alcoholic beverages filed on behalf of Pupuseria Mama Tana, LLC T/a Pupuseria Mama Tana, Jose N. Portillo and Maria Rita Zavala Villacorta on 10/2/2023 /kk	Delete
07/28/2023	On July 28, 2023, a Class "BD7" BWL License was transferred to this premises. Per § 12-1710 of the ABC Art.: A person may transfer a license to a holder of another license that already exists for use on the same location if: (1) no provision of this article prohibits the license from being transferred to the location; (2) the Board: (i) determines that the existing license is inoperative; and (ii) 1. revokes the existing license within 180 days after the effective date of the transfer; or 2. approves the transfer of the existing license to a new holder and location. As the Board has approved the transfer of the Class BD7 licenses at a public hearing, by issuing the transfer this day, it has determined that this Class D Beer and Light Wine License is inoperative, and the license will be deemed revoked, per ABC Art. § 12-1710(2)(ii) 1. of the ABC Art., on or about January 24, 2024, which is 180 days from today's date, unless a transfer of location application is filed on or before that date, per ABC Art. § 12-1710(2)(ii) 2 and BLLC Rule 2.05(d)..../ntrb	Delete
05/22/2023	5/18/2023 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*..../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
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
06/13/2012	5/31/12 Public Hearing re: Transfer of ownership and location with outdoor table service to 426 S Newkirk St. APPROVED.	Delete
05/14/2012	5/12 Transfer of ownership & location from 3928 Eastern Avenue to 426 S. Newkirk Avenue, request for outdoor table service, D-B&W, Eugenia Karelak, Karelak Cafe, LLC	Delete
11/09/2005	11/03/05 Public Hearing Conf. re: applicaion to transfer ownership & location to 3928 Eastern Avenue. DECISION: APPROVED	Delete
10/24/2005	10/4/05 Application filed to transfer ownership & location of license to Araceli G. Soriano & Kathryn McNeil, La Serenita II, Inc. to the new location 3928 Eastern Avenue; application includes request for outdoor table service	Delete

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

License num: WD 016

Address: 426 NEWKIRK STREET SOUTH

Trade Name: KARELAS CAFE

Comment:

[Add Comment](#)

Hold Info

Powered by:



PUPUSERIA MAMA TANA LLC: W16295669

Department ID Number:	W16295669
Business Name:	PUPUSERIA MAMA TANA LLC
Principal Office: 	4707 EASTERN AVE. BALTIMORE MD 21224
Resident Agent: 	JOSE N PORTILLO 1303 ANGLESEA ST., APT.2B 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:	01/22/2015
State of Formation:	MD
Stock Status:	N/A
Close Status:	N/A

PROPOSED LOCATION:

4707 Eastern Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA

11

"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 2

"C" BEER, WINE & LIQUOR

"D" BEER, WINE & LIQUOR

"D7" BEER, WINE & LIQUOR 9

ARENA

HOTEL/MOTEL

RACING

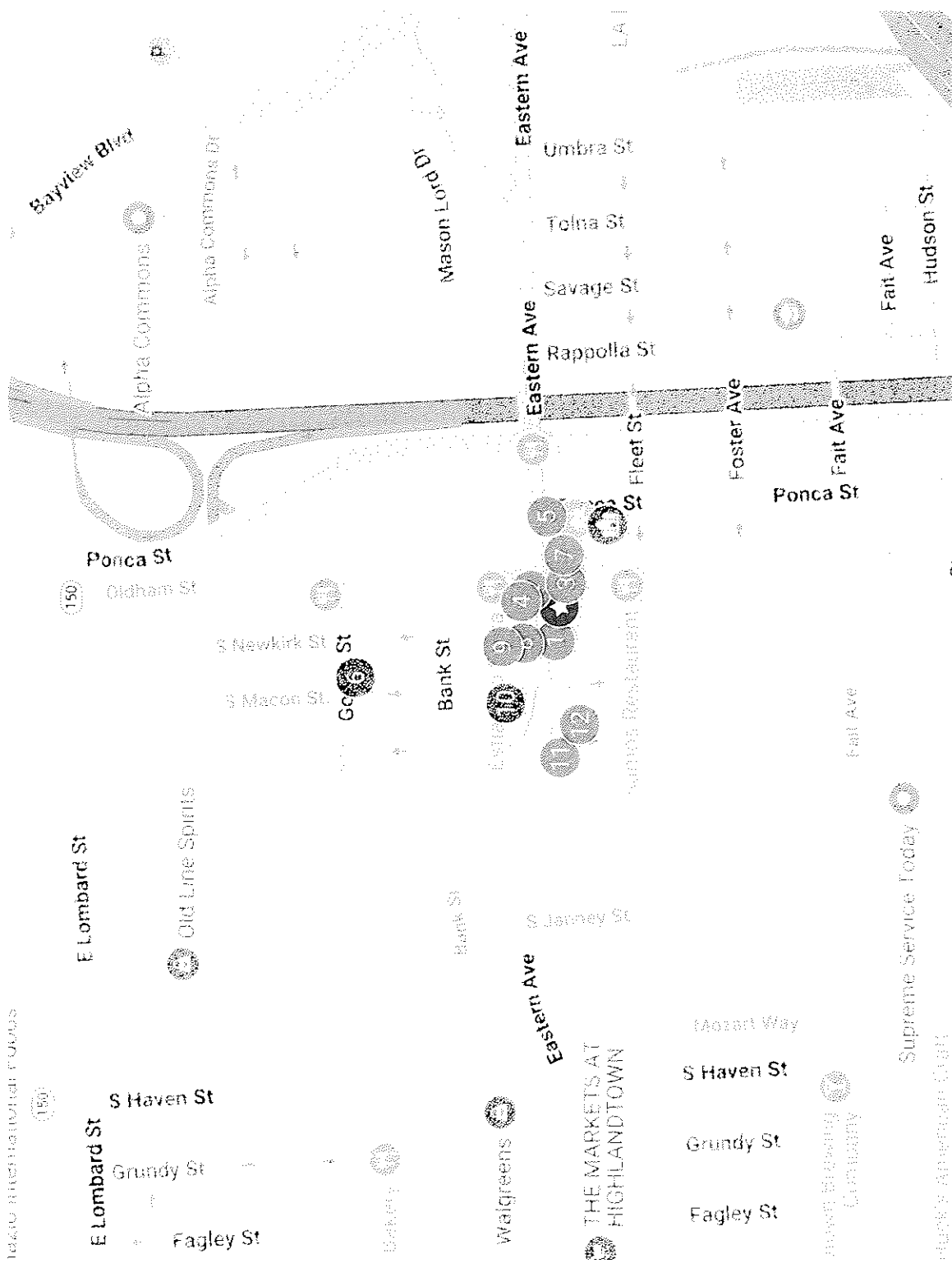
PREPARED BY:

Agent Price

DATE:

6/24/25

4707 Eastern Ave



Proposed Location

 Pupusena Mama Tana

Licensed Establishments

-  Charro Negro- LB
-  Plaka Tavern LBD7
-  Tom's Bar-LBD7
-  Lou's Bar -LBD7
-  Jordy's bar- LBD7
-  O'Connor's LBD7
-  Byzantio Cafe LBD7
-  Karellas Cafe LBD7
-  Secured Creditor- LB
-  Luxury 360 LBD7



Gus's Sports Bar

Schools & Churches



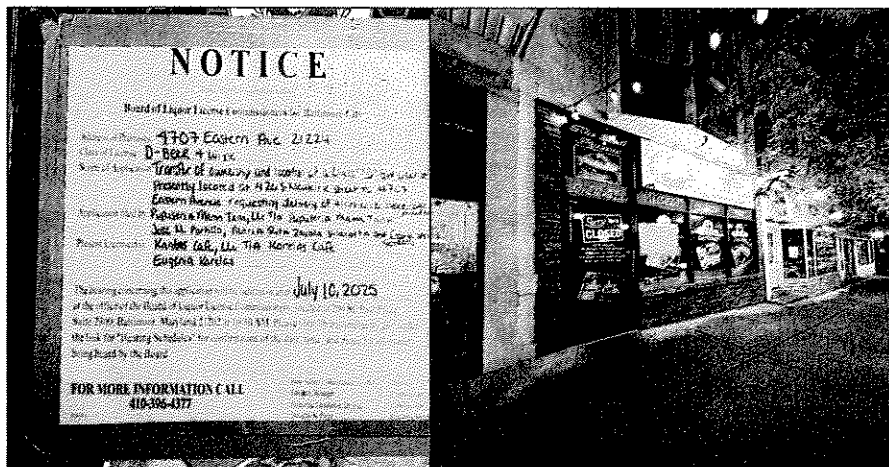
St. Nicholas Bilingual Early
Education Center



St. Nicholas Greek Orthodox
Church

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)	Corporation Name	Location Address
Popusera Mama Tana	Popusera Mama Tana LLC	4707 Eastern Ave
License Type	Date Posted?	Estimated Date of Removal?
Class "D" Beer and Wine	06/13/2025	06/23/2025
Is the location within 300 feet of Church and/or School?	Are there any other licensed establishments within a two block radius?	Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)
Yes	No	Yes
Other licensed locations - Describe/Note	Comments and Follow-up Items(s)	
See attached map	Application filed for transfer of ownership and location of a class WD (Beer & Wine) presently located at 426 S. Newkirk St to 4707 Eastern Ave.	
Licensee Name	Inspector Name	
EUGENIA KARELAS	BALTIMORE\Andy Perez	
Photo(s) Taken	Submission Date	
Choose Files No file chosen	06/17/2025 04:11 PM	



Cancel

Posting Sign Report

Applicants Name

Jose Porullo, Maria Zavala Villacorta, Co

Premises Address

4707 Eastern Ave

Inspector Name

SALTIMORE\Andy Perez

Posted Date/Time

06/10/2025

10:30 PM

Rechecked Date/Time

06/14/2025

10:20 AM

Manager

CLOSED

Posted Summary

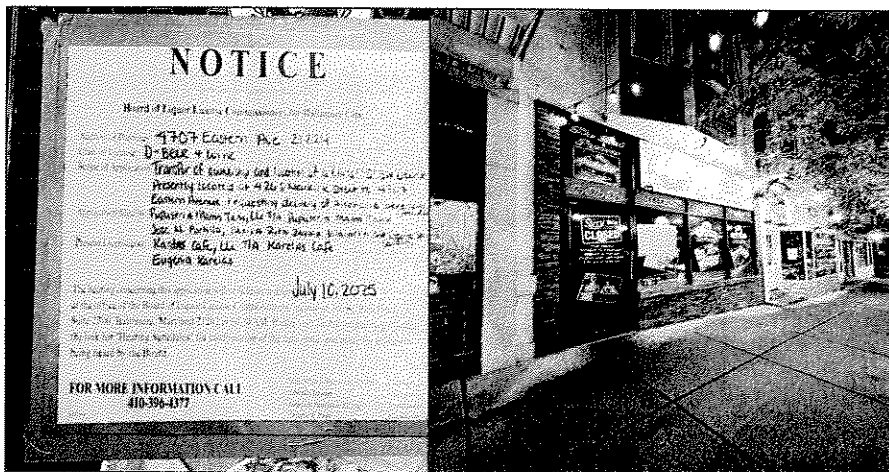
Sign posted on front window

Rechecked Summary

Sign remained as posted for the required 10 days period.

Photo(s) Taken

No file chosen



NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 4707 Eastern Ave 21224

Class of License: D-Beer + Wine

Scope of Application: Transfer of ownership and location of a Class "D" BW License
Presently located at 426 S. Newkirk Street to 4707
Eastern Avenue requesting delivery of alcoholic beverage

Application filed by: Pupuseria Mama Tana, LLC TIA Pupuseria Mama Tana *Amended*

Jose M. Portillo, Maria Rita Zavala Vilacorta and George Spivey

Present Licensee(s): Kardas Cafe, LLC TIA Kardas Cafe *Sevastian*

Eugenia Karelas

The hearing concerning this application will be held on or after July 10, 2025
at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place,
Suite 2300, Baltimore, Maryland 21202 at 10:30 AM. Please visit lb.baltimorecity.gov under
the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters
being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

1210-32.4

Hon. Albert J. Matracciani, Jr., (Ret.)	Chairman
Edward L. Reisinger	Commissioner
Granville Templeton, III, Esq.	Commissioner
Douglas K. Paige	Executive Secretary

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

No: USE2015-00264

Certificate of Occupancy

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

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

WARD	SEC	BLOCK	LOT	ISSUE DATE	DISTRICT
26	03	6553	004	2/24/15	202

PROPERTY ADDRESS: 4707 EASTERN AVE

OWNER: GEORGE SEVDALIS ADDR: 4707 EASTERN AVE BALTIMOR
LESSEE: JOSE N PORTILLO PUPUSERIA MAMADT: 1303 ANGLESEA ST APT 2B BALTI

LAND USE CODES 5810 0000 0000 0000

USE PORTION OF PREMISES 1ST FLOOR AS A RESTAURANT

1001-000000-2600-13600-400500 PER. INSP.	1001-000000-2600-13600-400500 MISC.	1001-000000-2600-13600-400500 CH. USE	1001-000000-2600-13600-400500 NEW BLDG.	1001-000000-2600-13600-400500 ADDITIONS
		45.00		
1001-000000-2600-13600-400500 ALTERATION	1001-000000-2600-13600-400500 REPAIRS	1001-000000-2600-13600-400500 MISC CONST.	1001-000000-2600-13600-400500 ELECT.	1001-000000-2600-13600-400500 HYDRONIC/STEAM HEAT
1001-000000-2600-13600-400500 DISTRIB/P.	1001-000000-2600-13600-400500 AIR COND.	1001-000000-2600-13600-400500 DISP. TANKS	1001-000000-2600-13600-400500 FIRE	1001-000000-2600-13600-400500 FUEL-BURNING EQUIPMENT
1001-000000-2600-13600-400500 ELEVATOR	1001-000000-2600-13600-400500 PLUMBING	1001-000000-2600-13600-400500 S & E CONTROL	1001-000000-2600-13600-400500 CHAP	1001-000000-2600-13600-400500 TAX
	0.00			3.00
1001-000000-2600-13600-400500 BLAZING	1001-000000-2600-13600-400500 FILING FEE	1001-000000-2600-13600-400500 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-13600-400500 PENALTY	TOTAL FEES
	50.00			98.00

THE
UNTI
AND

CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED
ALL OF THE FEES APPEARING HEREON HAVE BEEN PAID
HEREOF 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.

July 10, 2025

Licensee(s): Vernita Jean Blackwell and Rishi Sharma
New R&J, LLC T/a New Bergers One Tavern
5523 Belair Road 21206

Class: "BD7" Beer, Wine & Liquor License

Request to add live entertainment.

(a) **Applicant(s) Information:** (1) Vernita Jean Blackwell was born in Chester, PA in January of 1970. She lives in Baltimore, MD; and (2) Rishi Sharma was born in Nepalgunj, Nepal in December of 1992. He lives in Perry Hall, MD.

(b) **Ownership Breakdown:** (1) Vernita Jean Blackwell (1%); and (2) Rishi Sharma (99%).

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

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

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises on the first floor as tavern/restaurant and basement for storage adding outdoor seating and live entertainment.

(f) **Corporate Standing:** New R&J, LLC is a MD LLC and as of 6/26/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/13/2025 and checked on 6/23/2025. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; and "BD7" BWL-2.

(h) **Attorney of Record:** N/A

(i) **Timeline:** Last Inspections by BLLC were performed on 3/5/2025 and 12/4/2024. At those times, the establishment was open and operating. BLLC staff received an application to add live entertainment on 3/27/2025.

(j) **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: Live Entertainment 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: _____

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: 5523 Belair Road, Balt, MD 21206

CORPORATE/LLC/LLP/PARTNERSHIP NAME: New R&J LLC TRADE NAME: New Bergers One Tavern

BUSINESS PHONE NUMBER: 4105134058 BUSINESS EMAIL ADDRESS: rishi.debonairweb@gmail.com

ATTORNEY FOR THE APPLICANT: _____ ADDRESS: _____ PHONE: _____

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

Live Entertainment provided? ☐ Yes ☒ No What Kind (Ex. DJ, Band, Etc.)? _____ Off Premise Catering of Food and Alcohol? ☐ Yes ☒ No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? ☒ Yes ☐ No Estimated Seating Capacity: _____

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

1. Applicant A

Vernita Jean Blackwell 4435701514 vernita.blackwell-amos@tdavila.com

(Full name)	(Telephone no.)	E-mail (Required)
5202 Pembroke Ave	Baltimore MD 21206	10+ years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
01/1970	Female	Chester, PA
(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

Rishi Sharma 4105134058 rishi.debonairweb@gmail.com

(Full name)	(Telephone no.)	E-mail (Required)
7 Dallington CT	Perry Hall MD 21128	4 Years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
08/1983	Male	Nepalgunj, Nepal
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

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: BLC
MAR 23 2025 4:51 PM
12/15/24

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

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

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

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

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

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

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

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

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

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

Applicant A ☒ B ☒ C ☐

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

Name	Address	Phone	Email
Rishi Sharma	7 Dallington CT	(410) 513-4058	rishi.sharma@veritas.com

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: Vernita Jean Blackwell ADDRESS: 5202 Pembroke Ave, Baltimore, MD. 21206 TITLE: Member %OF STOCK HELD: 1%
 2) NAME: Rishi Sharma ADDRESS: 7 Dallington CT, Perry Hall, MD 21128 TITLE: Member %OF STOCK HELD: 99%
 3) NAME: ADDRESS: TITLE: %OF STOCK HELD:
 4) NAME: ADDRESS: TITLE: %OF STOCK HELD:

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

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

Vernita J. Blackwell
 Signature of Applicant

I hereby certify that on the 21st day of March, 2025 before me, the subscriber, a notary public of the State of Maryland in and for Vermetta Blackwell 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: William P. Shroyer [Notary Seal] My Commission expires 12-31-2028
 Printed Name: William P. Shroyer

Rishi Sharma
 Signature of Applicant B

I hereby certify that on the 21st day of March, 2025 before me, the subscriber, a notary public of the State of Maryland in and for Rishi Sharma 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: William P. Shroyer [Notary Seal] My Commission expires 12/31/2028
 Printed Name: William P. Shroyer

Signature of Applicant C

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

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

Name and Address of the owners of the premise/landlord: Raju Acharya Phone Number: 410-949-4005

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

(I, WE) RAJU ACHARYA HEREBY CERTIFY,
That (I am, we are) the owner(s) of the property located at 5523 Belair Road, Baltimore, City with a Zip
Code of 21206, 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

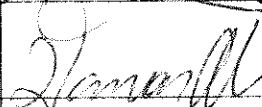
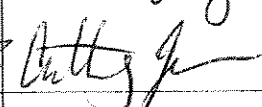
I hereby certify that on the 21st day of March, 2025, before me, the subscriber, a notary public of the State of Maryland, in and
for Baltimore County personally appeared Raju Acharya the
landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Ukenna P. Ekwunonu [Notary Seal] My Commission expires 12/31/2028
Notary Printed Name: Ukenna P. Ekwunonu

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

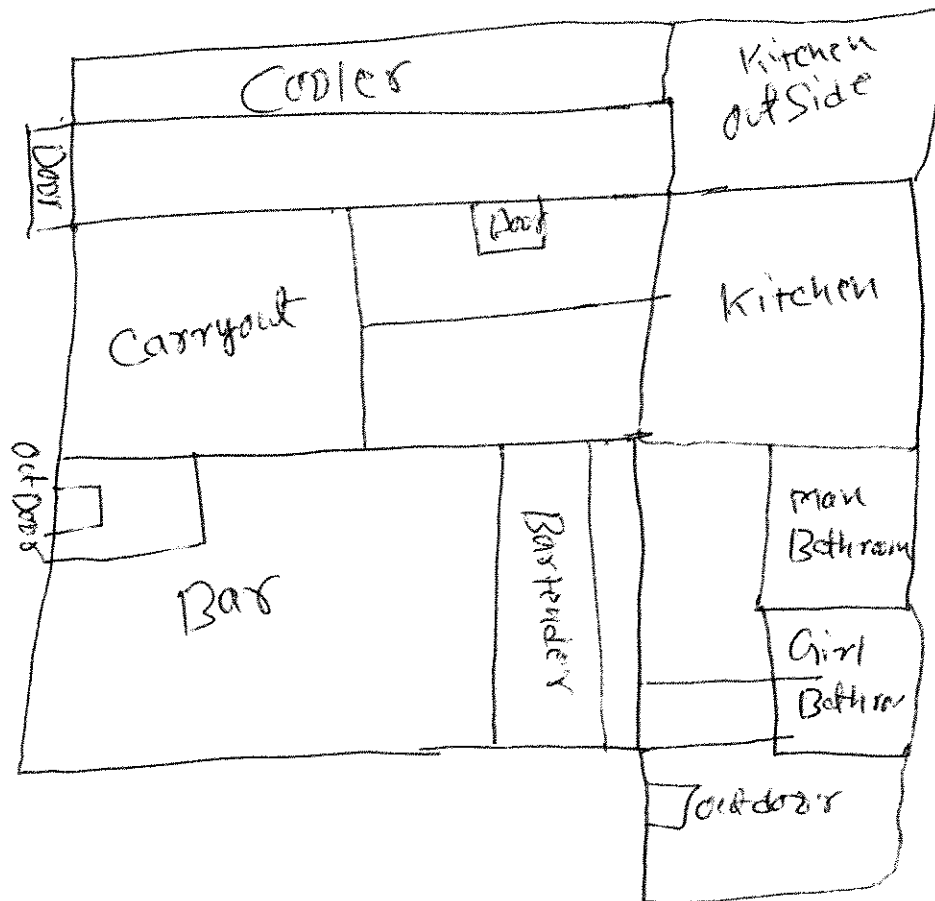
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business
covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to
us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
✓ Rita Hickey-Ihosi	3017 Orlando Ave		31/1/68	20+
Damon Allen	3007 Roselawn		12/1/76	20 YR
✓ Damon Briley	390 Lynsde Ave	Dam B. J.	7/1/1968	20 YR
Anthony Jones	1409 Stonewood		31/1/67	6 years
✓ Ray Deeser	4413 Parkwood	Ray Deeser	8/1/58	46 years

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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

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





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 143**

Cert Num: **0449**

Fee: **\$2,336.00** Status: **Renewed**

License Date: 5/1/2025

License Year: 2025

CR Number: 19661812

Payment Date: 04-17-25

2024 - 2025 TPP Paid ☐

2025 Trader's License ☐

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **NEW R&J, LLC**

Trade Name: **NEW BERGERS ONE TAVERN**

Zone Code: 43

Phone: 410-513-4058

Block Num: 5523

City: BALTIMORE

Street: BELAIR ROAD

State: MD

Zip: 21206

CR Number: 19661812

Portion of Business Used:

CONTINUE 1ST FLOOR AS TAVERN/RESTAURANT, BASEMENT FOR STORAGE ADD
OUTDOOR SEATING.

Restriction:

MOU BETWEEN FRANKFORD AND WALTHERSON COMMUNITIES IS INCORPORATED INTO
LICENSE.

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
VERNITA JEAN	BLACKWELL	5202 PEMBROKE AVENUE	BALTIMORE	MD	21206	443- 570- 1514	VERNITA.BLACKWELL- AMOS@DAVITA.COM	Edit	Remove Owner

RISHI	SHARMA	7 DALLINGTON CT.	PERRY HALL	MD	21128	410-513-4058	RISHI.DEBONAIRWEB@GMAIL.COM	Edit	Remove Owner
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Comments

Date	Comment	Action
06/23/2025	Mail Returned: Certified 5/2/2025 Monetary Penalty Summons for R. Sharma on 6/23/2025 /kk	Delete
05/30/2025	MPILH Admission and payment submitted on 5/30/2025. Paid \$500 invoice#139682..k/r	Delete
05/19/2025	On 3/27/25, Staff received an application to add live entertainment. Establishment was open and operating during when inspected on 3/5/25, 12/4/24. License is viable. MW	Delete
05/12/2025	Application requesting to add live entertainment filed on behalf of New R&J, LLC T/a New Bergers One Tavern, Vernita Jean Blackwell and Rishi Sharma on 3/27/2025 /kk	Delete
06/30/2023	Processed and Issued transfer license to New R&J, LLC t/a New Bergers One Tavern, Vernita Jean Blackwell and Rishi Sharma; Invoice #130801..../jr	Delete
06/07/2023	Provided 2023 Traders License .../sb	Delete
05/24/2023	90 DAY TRANSFER PENDING WARNING LETTERS WERE SENT TO APPLICANT'S AND ATTORNEY'S..K/R	Delete
04/12/2023	*****RELEASED STATE OF MD TAX HOLD*****..... /mb	Delete
02/27/2023	2/23/2023 - Public Hearing Re: Application to transfer ownership requesting outdoor table service - APPROVED (3-0 vote) - *MOU to be made a part of the license* - *Applicant must present signed MOU before license is able to be issued*/jr	Delete
01/30/2023	1/26/2023 - Public Hearing Re: Application to transfer ownership requesting outdoor table service - Request for continuation until February 23, 2023 hearing was - GRANTED/jr	Delete
01/27/2023	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2023.****/mb	Delete
12/09/2022	Application for transfer of ownership requesting outdoor table service filed on behalf of New R&J, LLC T/a Trade Name Pending, Vernita Jean Blackwell and Rishi Sharma on 12/6/2022 /kk	Delete
08/26/2022	PAID IN FULL \$3,125.00 for Violation Hearing dated July 28, 2022: Invoice #127048..../sb	Delete
08/18/2022	Given an Invoice to Chief Inspector John Chrissonmallis for Violation Hearing fee dated on July 28, 2022; Fine Fee to be paid \$3,125.00.... /mb	Delete
08/03/2022	7/28/2022 - Public Hearing Re: Violation of Rule 4.07(a) Open Containers and Illegal Possession and Consumption of Alcoholic Beverages; Violation of Rule 4.14 Live Entertainment Without Authorization; and Violation of Rule 3.12 General Welfare - Rule 4.07(a)-fined \$1,000; Rule 4.14-fined \$1,000; and Rule 3.12-fined \$1,000; \$3,000 + \$125 admin fee = \$3,125 total fine, 30 days to pay (3-0 vote)...../jr	Delete
04/08/2022	PAID IN FULL AMOUNT FOR VIOLATION HEARING DATED 4/7/2022; INVOICE#125011.... K/R	Delete
04/08/2022	4/7/2022 - Virtual Public Hearing - Violation of Rule 4.01(a) Sales to Minors -ADMISSION OF GUILT - Rule 4.01(a)-Fined \$250; \$250 + \$125 admin fee = \$375 total fine, 30 days to pay (3-0 vote)...../jr	Delete
01/13/2022	Per previous note received replacement checks for bounced check for substitute application; Money order for \$250; Invoice #123709 and \$30 bounced check fee; Invoice #123710; And Money order for \$200; Invoice #123711 and \$30 bounced check fee; Invoice #123712...../jr	Delete
01/06/2022	Substitute Application fee paid on 07/27/21 Inv. # 122754 and Inv. 122752 was returned due to insufficient fund. I informed to the Licensee to pay with cashier check or money order amount \$250.00 \$200.00 and \$30.00 (two) for returned check fee....mb.	Delete
08/30/2021	Alcohol Awareness expires on 07/22/2025 Vernita J. Blackwell (certified by John S. Murray)..../sb	Delete
08/05/2021	Alcohol Awareness expires on 07/25/25 Rachana Homagain and Mriendra Homagain (certified by John S. Murray)..../sb	Delete
07/27/2021	TRANSFER COMPLETED: Please note the initial applicant Wallace Hines was substituted with Vernita Blackwell before was completed substitute applicant due to death; See Invoice #122754	Delete
07/27/2021	Transfer Application Substitute submitted due to death of applicant, Wallace Hines, completed on July 27, 2021, to be replaced with Vernita Blackwell. See Substitute Application; See Invoice #122752.../sb	Delete
07/24/2020	07/23/2020 Virtual Public Hearing re: Amended application to transfer ownership from a contract purchaser - APPROVED (3-0 vote)..../sb	Delete
06/04/2020	Application for transfer of ownership filed on behalf of New Berger's, Inc. T/a Berger's Tavern, Wallace Hines and Rachana Homagain on 4/6/2020 /kk	Delete

04/06/2020	SUBSTITUTE APPLICATION SUBMITTED REQUEST(CONTRACT PURCHASER). PROCESSED ON 4/6/2020;SEE INVOICE#119471...K/R	Delete
04/06/2020	SUBSTITUTE APPLICATION SUBMITTED REQUEST(CONTRACT PURCHASER). RECEIVED ON 4/6/2020;SEE INVOICE#119469 ...K/R	Delete
02/25/2020	02/25/20-Resended 2020-2021 Renewal Application to home addresses (1)..../sb	Delete
02/25/2020	02/25/20 - Return To Sender;Not Deliverable As Addressed; Unable To Forward..../sb	Delete
02/18/2020	2/13/2020 - Public Hearing Re: Application to transfer ownership - POSTPONED..../jr	Delete
01/27/2020	1/23/2020 - Public Hearing Re: Application to transfer ownership - POSTPONED..../jr	Delete
12/12/2019	Application for transfer of ownership filed on behalf of Sole Proprietorship T/a Berger's Tavern, Wallace Hines on 12/3/2019 /kk	Delete
11/25/2019	11/21/2019 - Spoke with atty. Mel Kodneski at City Hall before hearings started in regards to putting in a transfer application by 12/3/2019. Atty. Kodneski stated that he was aware of the expiration date needed to put in application before license expires and would have one in by Dec 3, 2019...../jr	Delete
11/12/2019	Called and Spoke to Atty. Jeffrey Ziegler who represents Licensee Mr. Berger who states that the property and license was sold to a client of Atty. Mel Kodenski and that I would need to contact him about status of any action on license. Called and Spoke with Elaine from Atty Kodenski office and she states that she will talk to Kodenski to find out about what they are doing with license. I then advised Elaine that this license is set to expire on 12/3/2019 so we would need a Transfer application before then...../jr	Delete
09/11/2019	250 Day Hardship Extension Warning Letter mailed to Licensee and copy placed in file..../jr	Delete
06/28/2019	6/13/2019 - Public Hearing Re: Request for a hardship extension - APPROVED (3-0 vote)..../jr	Delete
06/28/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when this (transfer hardship/hardship) was received and processed. The (transfer hardship/hardship) received and processed by the BLLC on 5/16/2019; Invoice #117401...../jr	Delete
06/25/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter licensee issuance information until today's date. (CLOSED) /kk	Delete
06/25/2019	Re: 6/13/2019 Public Hearing - Request for Hardship Extension - GRANTED (3-0 vote) /kk	Delete
04/17/2019	According to BLLC records, the establishment has not had an open inspection and has not provided information to verify if establishment was open. License has since expired and will not be renewed for 2019-2020 license year unless information can be provided. /kk	Delete
04/08/2019	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
02/07/2019	****STATE OF MD TAX HOLD, letter sent to the Licensee's Home address on 02/07/19****/mb	Delete
02/07/2019	State Tax Hold Letter mail was returned to the sender on 02/04/19 "Unable to forward" ../mb	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee on January 25, 2019.*** /sb	Delete
04/26/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
04/18/2018	Alcohol Awareness expires 04/10/22 (Henry Berger, Jr)..... /sb	Delete
03/13/2018	Personal Property Tax Cleared.../mb	Delete
02/26/2018	Personal Property Tax is paid for years 2017/2018.... /sb	Delete
02/07/2018	Re-send 2018-2019 Renewal Application to Licensees home addresses.... /sb	Delete
02/07/2018	****STATE OF MD TAX HOLD, letter re-send to Licensee Henry Berger, JR Home Address on February 7, 2018.****/mb	Delete
02/07/2018	State Tax Hold Letter mail was returned to the sender on 02/06/18 "Unable to forward" ../mb	Delete
02/06/2018	Returned To Sender; Not Deliverable As Addressed; Unable To Forward.... /sb	Delete
01/30/2018	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE for year 16/17, 2nd Letter sent to Licensee on January 23, 2018.*** /mb	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
11/20/2017	Licensee has clearance for YR 2017/2018 also..... /sb	Delete
11/17/2017	Received a letter that showed Personal Property Tax Owed to City of Baltimore was cleared on 10/31/17...mb	Delete
10/17/2017	Personal Property tax letter mailed to Licensee (Henry Berger, JR.) Home Address...mb.	Delete
10/17/2017	Mail was returned to the sender on 10/17/17 "Vacant, Unable to Deliver" ../mb.	Delete
10/02/2017	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, letter sent to Licensee on October 2, 2017.*** /mb	Delete

08/08/2017	Spoke with the licensee regarding operations of establishment. As per Mr. Berger he is opened once every other week for short periods of time. Inspection to occur on 8/25/2017 to verify all documents are in compliance with State and local law. TRA	Delete
02/27/2013	Information obtained that establishment closed October-November 2012	Delete
09/15/2006	09/14/06 Public Hearing re: Violation of rule 4.01(a)(1ST) GUILTY \$250 & (2ND) GUILTY \$250 DECISION: GUILTY \$500/SUSP \$300.FINE \$200 + \$125 ADM.FEE = \$425.	Delete

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

License num: LBD7 143

Address: 5523 BELAIR ROAD

Trade Name: NEW BERGERS ONE TAVERN

Comment:

[Add Comment](#)

Hold Info

Powered by:



NEW R&J L.L.C.: W23420508

Department ID Number: W23420508

Business Name: NEW R&J L.L.C.

Principal Office:  5523 BELAIR ROAD
BALTIMORE MD 21206

Resident Agent:  RISHI SHARMA
7 DALLINGTON CT
PERRYHALL MD 21128

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: 11/03/2022

State of Formation: MD

Stock Status: N/A

Close Status: N/A

PROPOSED LOCATION: 5523 Belair Rd.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

"A" BEER & WINE

"B" BEER & WINE

"C" BEER & WINE

"D" BEER & WINE

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR

"B" BEER, WINE & LIQUOR

"C" BEER, WINE & LIQUOR

"D" BEER, WINE & LIQUOR

"BD7" BEER, WINE & LIQUOR 2

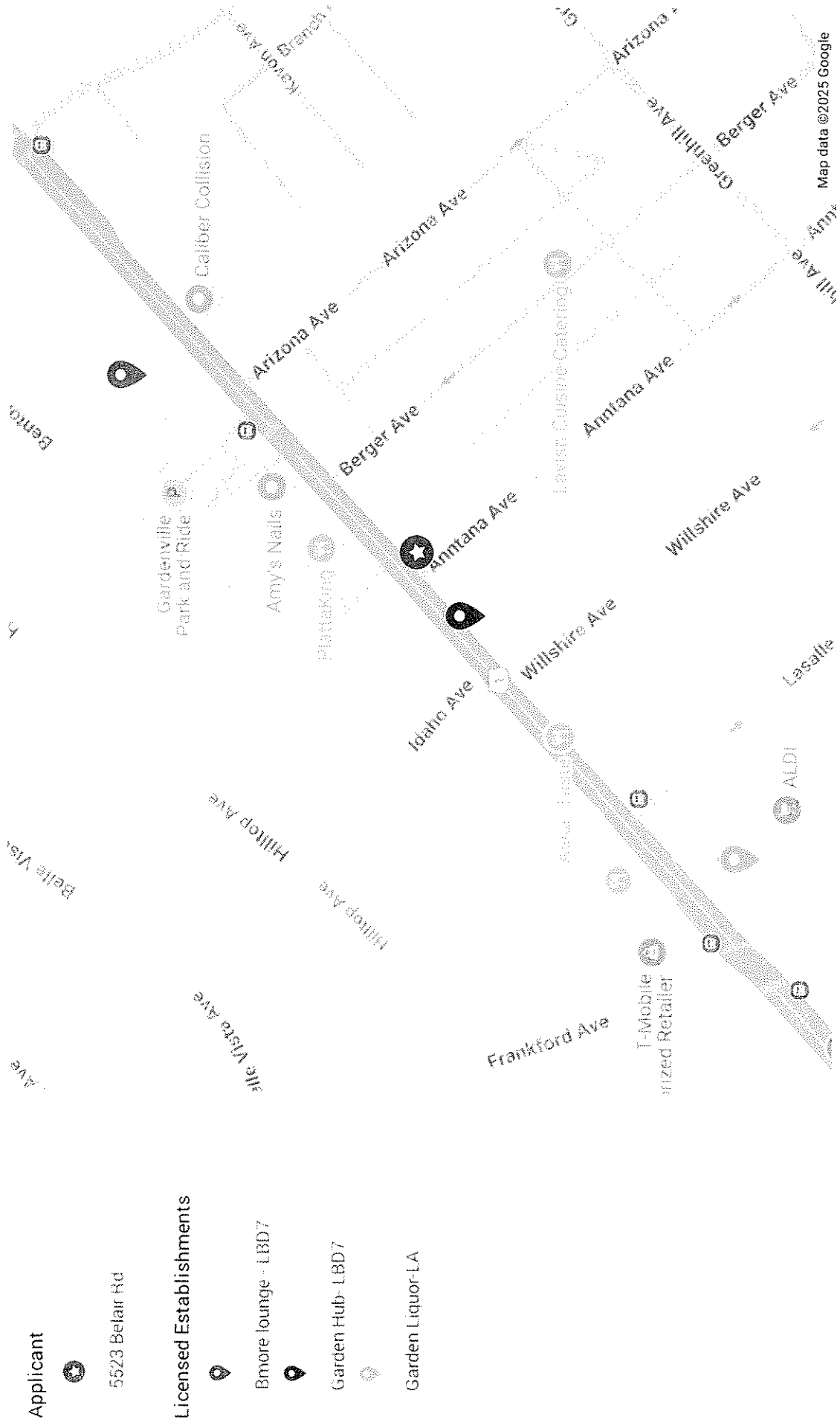
ARENA

HOTEL/MOTEL

RACING

PREPARED BY: Andy Luthope DATE: 6-23-25

5523 Belair Road



TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

NEW BERGERS ONE TAVERN

Corporation Name

NEW R&L LLC

Location Address

5523 Belair Road

License Type

Class "BD7" Beer, Wine and Liquor

Date Posted?

06/13/2025

Estimated Date of Removal?

06/23/2025

Is the location within 300 feet of Church and/or School?

No

Are there any other licensed establishments within a two block radius?

Yes

Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)

Yes

Other licensed locations - Describe/Note

Please see attached map

Comments and Follow-up Items(s)

Requesting to add live entertainment

Licensee Name

Vernita Jean Blackwell; Rishi Sharma

Inspector Name

BALTIMORE\Cindy Leigh Tudhope

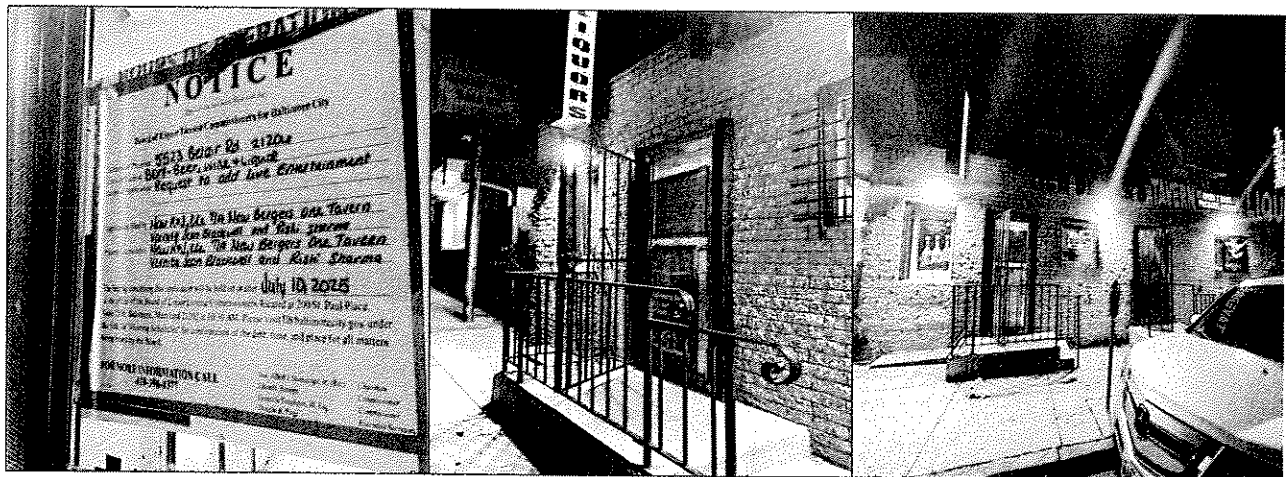
Photo(s) Taken

Choose Files No file chosen

Submission Date

06/17/2025

03:07 PM



Cancel

Posting Sign Report

Applicants Name

Vernita Jean Blackwell, Rishi Sharma

Premises Address

5523 Belair Road 21206

Inspector Name

BALTIMORE\Cindy Leigh Tudhope

Posted Date/Time

06/13/2025

10:12 PM

Rechecked Date/Time

06/13/2025

03:00 PM

Manager

N/A

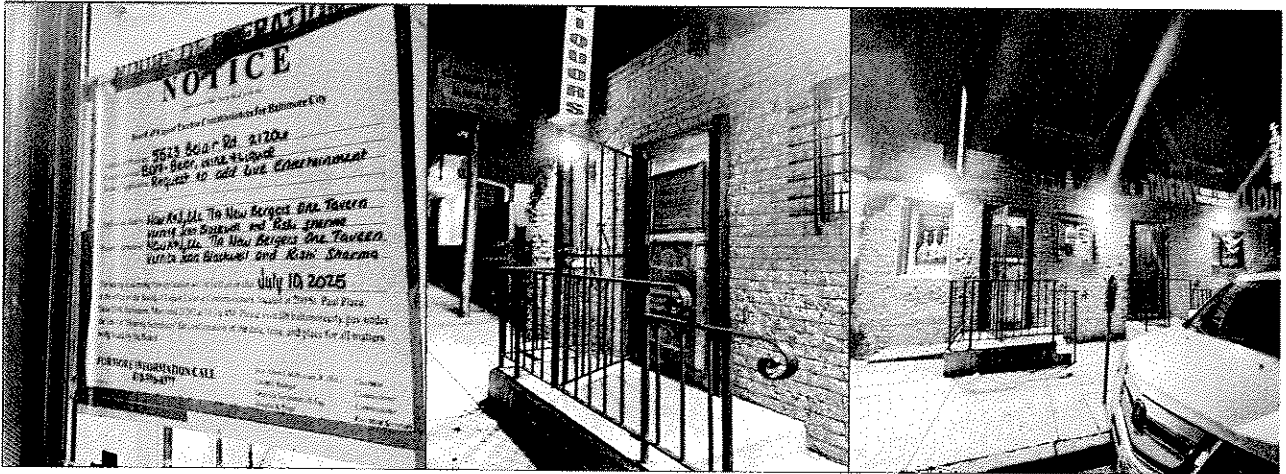
Posted Summary

Front left door on package goods side

Rechecked Summary

Photo(s) Taken

No file chosen



NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 5523 Belair Rd. 21206

Class of License: 807-Beer, Wine & Liquor

Scope of Application: Request to add live Entertainment

Application filed by: New Rd, LLC 71A New Berbers One Tavern

Present Licensee(s): Vernita Jean Blackwell and Rishi Sharma

New Rd, LLC 71A New Berbers One Tavern

Vernita Jean Blackwell and Rishi Sharma

The hearing concerning this application will be held on or after July 10, 2025

at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place,

Suite 2300, Baltimore, Maryland 21202 at 10:30 AM. Please visit lb.baltimorecity.gov under

the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters

being heard by the Board.

FOR MORE INFORMATION CALL

410-396-4377

Hon. Albert J. Matricciani, Jr., (Ret.) Chairman

Edward L. Reisinger Commissioner

Granville Templeton, III, Esq. Commissioner

Douglas K. Paige Executive Secretary

BLLC Routine Inspection

Address	Trade Name	Corporation Name
1521 BELAIR ROAD (1200)	NEW BERGERS ONE TAVERN	NEW R&J LLC
Type of License	Inspection Date/Time	Manager/Licensee
Class 'BD7' Beer Wine and Liquor	01/02/2025 07:33 PM	Min Bahdur Konwar
Open/Closed	Closed Date	Clean and Free of Debris
Open	mm/dd/yyyy	Satisfactory
Location of Bar	Shape of Bar	Condition of Bar Area/Floors
Front	Straight	Satisfactory
Hot Water	Disinfectant Solution	Three Compartment/Washer
Yes	Yes	Yes
Bulletproof Partitioning	Separate Pkg. Goods Dept.	Separate Pkg. Goods Store
Yes	N/A	Yes
Bar/Tavern Open and Operating	Selling Household/Grocery	Capacity
Yes	N/A	
Location of Dining Area	Condition of Dining Area/Floors	Sanitation
	N/A	N/A
Menu	Traders License	Alcohol Awareness Certification Date Issued
N/A	Yes	11/12/2024
Employee Records	Alcohol Beverage Invoice Numbers	Invoice Date
Yes	Bond Inv #1257168	02/05/2025

Inspector Kitchen Comments

Inspector Restroom Comments

Front
Satisfactory Sanitation Conditions

Rear
Satisfactory Sanitation Conditions

Exits Marked, Unobstructed

Yes

Fire Capacity

✓ 12

Outdoor Seating Capacity

License is Valid

N/A

Dancers Present 18 and older

✓ N/A

Cleanliness of Dressing Room

✓ N/A ✓

Live Entertainment (Describe)

Outdoor Table Service

Yes ✓

Violations Noted

Live entertainment.

Violation Issued

Yes ✓

Instructions Given to Licensee

Inspector's Comments

HP 4/21/25 Phone: 410-513-4058

Photo(s) Taken

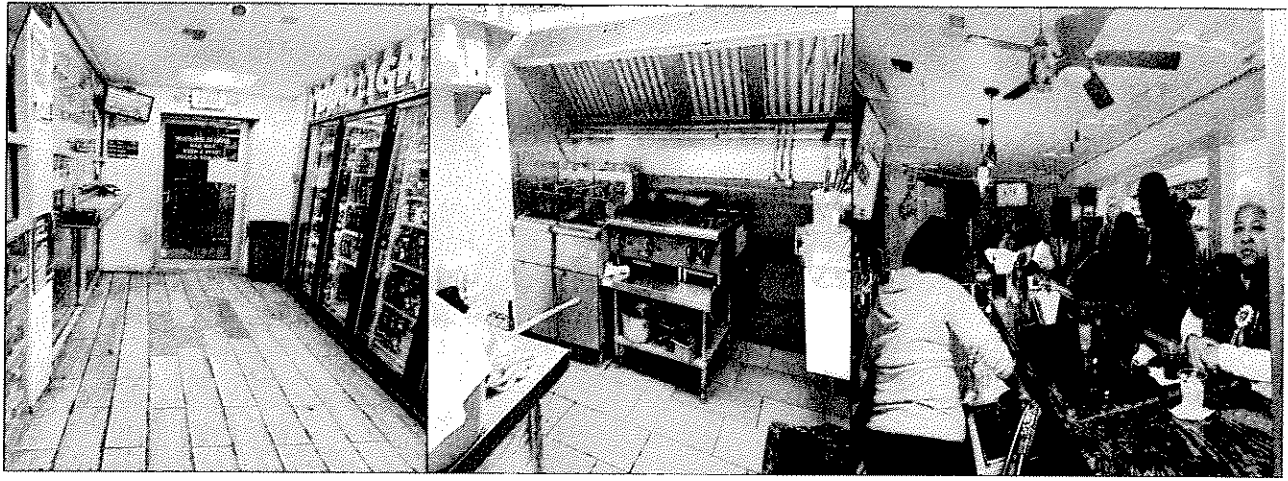
Owner Email

Submitted by Inspector

[Choose Files](#) No file chosen

BALTIMOREayana bass





Cancel



Record BUSE-25-001095:
Use and Occupancy Permit
Record Status: Fees Paid
Expiration Date: 03/25/2025

Record Info Payments

Work Location

5523 BELAIR RD, 21206-3615 *

Record Details

Project Description:

New Bergers One Tavern
continue 1st floor as tavern/restaurant basement for storage add
outdoor seating and adding Live entertainment.

Owner:

55 BELAIR INC *

More Details

July 10, 2025

Licensee(s): James Eric Schleibaum and Vesselin Vassilev
Curtis Avenue Associates, LLC T/a Thumpers
4600 Curtis Avenue 21226

Class: "BD7" Beer, Wine & Liquor License

Request to expand current licensed premises and add outdoor table service.

(a) **Applicant(s) Information:** (1) James Eric Schleibaum was born in Columbus, IN in February of 1984. He lives in Catonsville, MD; and (2) Vesselin Vassilev was born in Ethiopia in February of 1984. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) James Eric Schleibaum (50%); (2) Vesselin Vassilev (0%); and (3) Samantha O'Neil (50%).

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

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

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises as a tavern with live entertainment as permitted by USE2020-51063.

(f) **Corporate Standing:** Curtis Avenue Associates, LLC is a MD LLC and as of 6/26/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 6/13/2025 and checked on 6/23/2025. This meets the 10-day rule. There are 5 licensed liquor establishment(s) in the 2x2 area: "A" BWL-2; "C" BWL-1; and "BD7" BWL-2.

(h) **Attorney of Record:** Drew E. Tildon

(i) **Timeline:** Last Inspections by BLLC were performed on 3/18/2025 and 10/23/2024. At those times, the establishment was open and operating. BLLC staff received an application to add outdoor table service on 5/6/2025.

(j) **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: To expand the licensed premises and to add outdoor table service CLASS TYPE: BD-7

Please select one option and fill out the requested information

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

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

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

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: 4600 Curtis Avenue, Baltimore, MD 21226

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Curtis Avenue Associates, LLC TRADE NAME: Thumpers

BUSINESS PHONE NUMBER: 703-282-0619 BUSINESS EMAIL ADDRESS: sbaum54@hotmail.com

ATTORNEY FOR THE APPLICANT: Drew E. Tildon, Esq. ADDRESS: 25 S. Charles Street, 21st Fl., Baltimore, MD 21201 PHONE: 410-727-6600

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

Live Entertainment provided? ☒ Yes ☐ No What Kind (Ex D.J. Band, Etc.)? Bands 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: 50

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

James Eric Schleibaum 703-282-0619 sbaum54@hotmail.com
(Full name) (Telephone no.) E-mail (Required)
1904 Edmondson Avenue Catonsville MD 21228 N/A
(Residence) Street City State Zip Code (period of residency in Baltimore City)
02/1984 Male Columbus, IN
(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

Vesselin Vassilev 410-258-2698 vass_v@gmail.com
(Full name) (Telephone no.) E-mail (Required)
1743 S. Hanover Street Baltimore MD 21230 15+ years
(Residence) Street City State Zip Code (period of residency in Baltimore City)
02/1984 Male Ethiopia
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
Check: ☒ Yes ☐ No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

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

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

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

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

Current Licensees.

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 ☐

James Eric Schleibaum has a current financial interest in Curtis Avenue Associates, LLC, trade name Thumpers.

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

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

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

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

Applicant A ☐ B ☐ C ☐

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

Name	Address	Phone	Email
James Eric Schleibaum	4600 Curtis Avenue Baltimore MD 21226	703-282-0619	sbaum54@hotmail.com

Applicants Applying as Business Entities - (One 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 Alts. Bev. Art. § 4-105 (a)(1)(i). 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: James Eric Schleibaum ADDRESS: 1904 Edmondson Avenue Catonsville MD 21228 TITLE: Managing Member % OF STOCK HELD: 50%

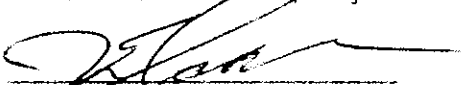
2. NAME: Vesselin Vassilev ADDRESS: 1743 S. Hanover Street Baltimore MD 21206 TITLE: Authorized Member % OF STOCK HELD: 0%

3. NAME: ADDRESS: See attachment TITLE: % OF STOCK HELD:

4. NAME: ADDRESS: TITLE: % OF STOCK HELD:

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

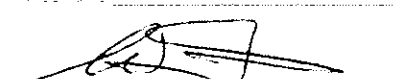
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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


Signature of Applicant 1

I hereby certify that on the 22 day of April, 2025, before me, the subscriber, a notary public of the State of MARYLAND, in and for EXPANSION, personally appeared JAMES ERIC SCHLEIBAUM, 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: Craig S. Lofton
Printed Name: CRAIG S. LOFTON

(Notary Seal) My Commission Expires 9/10/2027
CRAIG S LOFTON
NOTARY PUBLIC
CITY OF BALTIMORE
MARYLAND
MY COMMISSION EXPIRES SEPTEMBER 10, 2027


Signature of Applicant 2

I hereby certify that on the 22 day of April, 2025, before me, the subscriber, a notary public of the State of MARYLAND, in and for EXPANSION, personally appeared VESSELIN DIMITROV VASSILEV, 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: Craig S. Lofton
Printed Name: CRAIG S. LOFTON

(Notary Seal) My Commission Expires 9/10/2027
CRAIG S LOFTON
NOTARY PUBLIC
CITY OF BALTIMORE
MARYLAND
MY COMMISSION EXPIRES SEPTEMBER 10, 2027

Signature of Applicant 3

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: _____
Printed Name: _____

(Notary Seal) My Commission Expires _____



Outlook

Re: Expansion Application - 4600 Curtis Avenue - Curtis Avenue Associates, LLC t/a Thumpers

From Lisa Bikle <lbikle@rosenbergmartin.com>

Date Thu 5/8/2025 11:53 AM

To Robinson, Kirsten (LLB) <Kirsten.Robinson@baltimorecity.gov>; Brooke Garman <bgarman@rosenbergmartin.com>

CAUTION: This email originated from outside of Baltimore City IT Network Systems.

Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to Phishing@baltimorecity.gov

Kirsten,

Below is a breakdown of the Ownership percentages for Curtis Avenue Associates, LLC:

100% is owned by a holding company - Caderock Holdings, LLC of which Eric Schleibaum is 50% owner and Samantha O'Neil of 1904 Edmonson Avenue, Catonsville, MD, 21228, member, owns the other 50%.

Please let us know if you have any questions.

Thank you,
Lisa

Get [Outlook for iOS](#)

Lisa Bikle

Paralegal

Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
(410) 727-6600
(410) 649-4985 Direct
(410) 727-1115 Fax



Rosenberg
Martin
Greenberg, LLP



Name and Address of the owners of the premise/landlord: Curtis Avenue Associates, LLC

Phone Number: 703-282-0819

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

(I, WE) Curtis Avenue Associates, LLC HEREBY CERTIFY

That (I am, we are) the owner(s) of the property located at 4600 Curtis Avenue Baltimore, City with a Zip Code of 21236 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 22 day of April, 2025, before me, the subscriber, a notary public of the State of Maryland, ownership personally appeared James Eric Schillerbaum and the landlord/property owner named in this application made each in due form of law that the matter and facts contained in said application are true and correct.

In witness, my hand and notarial seal

Notary Signature: Craig S. Lofton

(Notary Seal) My Commission expires Sept 10, 2027

Notary Printed Name: CRAIG S. LOFTON

CRAIG S LOFTON
NOTARY PUBLIC
CITY OF BALTIMORE
MARYLAND
MY COMMISSION EXPIRES SEPTEMBER 10, 2027

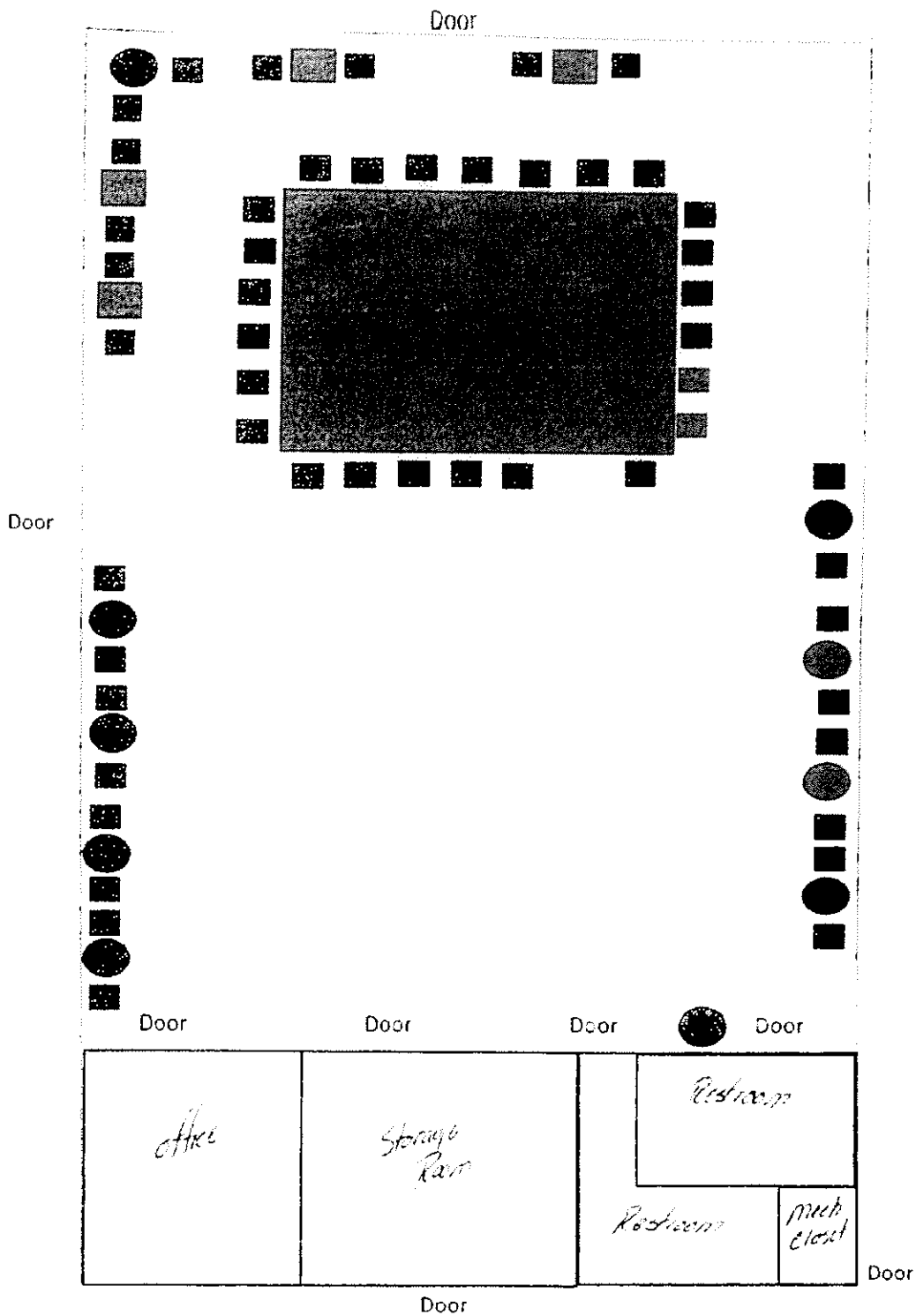
The following certificates must be signed by at least 3 persons.

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

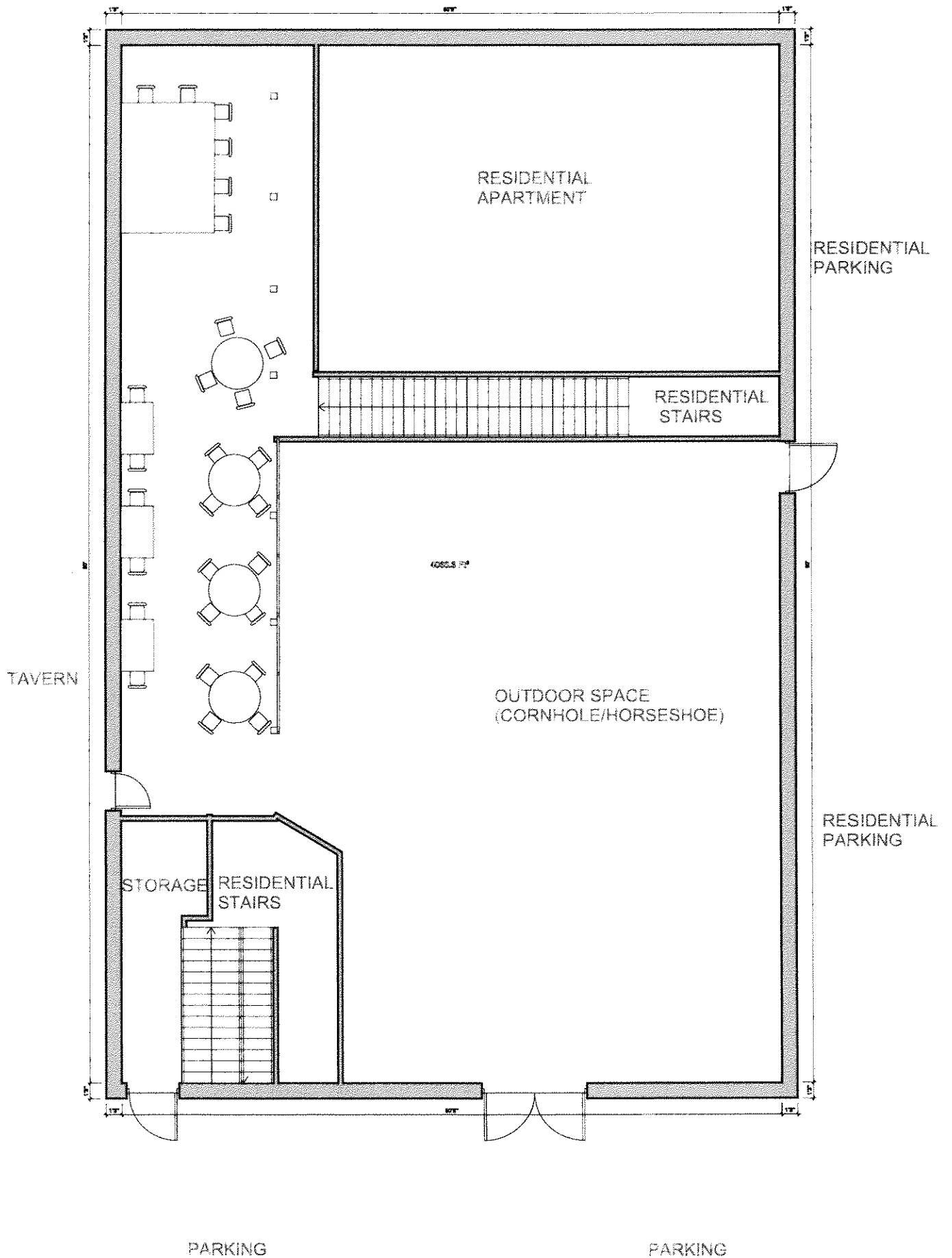
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2800, Baltimore, Maryland 21202
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.



CURTIS AVENUE





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 276**

Cert Num: **0760**

\$2,336.00

Status: **Renewed**

Fee:

License Date: 5/1/2025

License Year: 2025

CR Number: 17997980

Payment Date: 05-01-25

2024 - 2025 TPP Paid ☐

2025 Trader's License ☐

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **CURTIS AVENUE ASSOCIATES, LLC**

Trade Name: **THUMPERS**

Zone Code: 2

Phone: 703-282-0619

Block Num: 4600

City: BALTIMORE

Street: CURTIS AVENUE

State: MD

Zip: 21226

CR Number: 17997980

Portion of Business Used:

CONTINUE TO USE THE 1ST FLOOR AS A TAVERN WITH LIVE ENTERTAINMENT

Restriction:

THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS TO BE SOLD OVER THE BAR. RANDY SMITH, JR. BARRED FROM THE PREMISES IN ANY CAPACITY.

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
JAMES ERIC	SCHLEIBAUM	1904 EDMONDSON AVENUE	CANTONSVILLE	MD	21228	703- 828- 0619	SBAWM54@HOTMAIL.COM	Edit	Remove Owner

VESSELIN	VASSILEV	1743 S. HANOVER STREET	BALTIMORE	MD	21230	410- 258- 2698	VASS_V@YMAIL.COM	Edit	Remove Owner
----------	----------	------------------------------	-----------	----	-------	----------------------	------------------	----------------------	------------------------------

Comments

Date	Comment	Action
05/19/2025	On 5/6/25, Staff received an application to add live entertainment. Establishment was open and operating during when inspected on 3/18/25, 10/23/24. License is viable. MW	Delete
05/12/2025	Application requesting to expand current licensed premises and add outdoor table service filed on behalf of Curtis Avenue Associates, LLC T/a Thumpers, James Eric Schleibaum and Vesselin Vassilev on 5/6/2025 /kk	Delete
04/11/2025	Alcohol Awareness expires on PATSY LYNN BROWN, JAMES SCHLEIBAUM, TAMMY RUSSO, LYNN D. STEAHLE, STACEY BISHOP and KIM SEARCY; (certified by John S. Murray)..../sb	Delete
09/01/2020	Application for transfer of ownership issued to Curtis Avenue Associates, LLC T/a Thumpers - James Schleibaum and Vesselin Vassilev on 9/1/2020; see invoice# 119953.... k/r	Delete
05/22/2020	5/21/2020 - Virtual Public Hearing - Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 vote)..../jr	Delete
05/21/2020	Transferred the license from licensee's to a contract purchaser via substitute application- Invoice # 119732 (No license issued)..../jr	Delete
05/21/2020	Received Substitute application removing licensee's and adding contract purchaser; Invoice # 119731..../jr	Delete
05/21/2020	Preliminary approval sent to attorney/applicant on 5/21/2020..../kr	Delete
03/06/2020	Application for transfer of ownership with continuation of live entertainment filed on behalf of Curtis Avenue Associates, LLC T/a Thumpers - James Schleibaum and Vesselin Vassilev on 2/28/2020 /kk	Delete
09/26/2019	Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19..... /sb	Delete
07/25/2019	Submitted 2018 Trader's License during renewal.... /sb	Delete
04/30/2019	Per Court Order, license to be renewed under Shirley Mitchell and Estate of Theodore B. Stanford (PR: Theodore B. Sanford III) for 2019 /kk	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 2/15/2018 /kk	Delete
02/03/2016	Alcohol Awareness Training (Theodore B. Sanford) expires on 1/30/2020 John S Murray	Delete
04/22/2015	RELEASED STATE OF MD TAX HOLD..... /sb	Delete
02/02/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
12/30/2013	11/21/13 Public Hearing re Violation of Rule 4.01(a) GUILTY \$500 Admin Fee \$125 Total Fine \$625 Fine PAID	Delete
10/09/2013	09/19/2013 Public Hearing re: Violation of Rule 4.01(a). FTA. Board ordered license to be seized.	Delete
06/27/2005	06/23/05 Public Hearing re: Violation of rule 4.01(a) DECISION: GUILTY \$500 OR 5 DAYS SUSPENDED \$200.FINE \$300 OR DAYS + \$125 ADM.FEE= \$425 06/27/05 FINE \$425 PAID IN FULL # 53611	Delete
11/12/2004	11/12/04 FINE \$325 PAID IN FULL # 59855	Delete
11/05/2004	11/04/04 Public Hearing re: Violation of rule 4.15 DECISION: GUILTY \$200 OR 2 DAYS + \$125 ADM.FEE = \$325	Delete
03/01/2004	12/14/95 Beer sold to minor police cadet CC 9L-9003 (To be handled by Board) 2/22/96 Public hearing re: Violation of Rule 4.01(a)(Sale to a i minor) Guilty 5 days or \$500 fine reduced to 3 days or \$300 2/28/96 \$300 fine paid BT 00934	Delete

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

License num: LBD7 276

Address: 4600 CURTIS AVENUE

Trade Name: THUMPERS

CURTIS AVENUE ASSOCIATES, LLC: W19809680

Department ID Number:	W19809680
Business Name:	CURTIS AVENUE ASSOCIATES, LLC
Principal Office: 	1904 EDMONDSON AVENUE CATONSVILLE MD 21228
Resident Agent: 	JAMES ERIC SCHLEIBAUM 1904 EDMONDSON AVE CATONSVILLE MD 21228
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:	07/16/2019
State of Formation:	MD
Stock Status:	N/A
Close Status:	N/A

PROPOSED LOCATION: 4600 Curtis Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 5

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 2

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Terra Chase DATE: 6/23/25

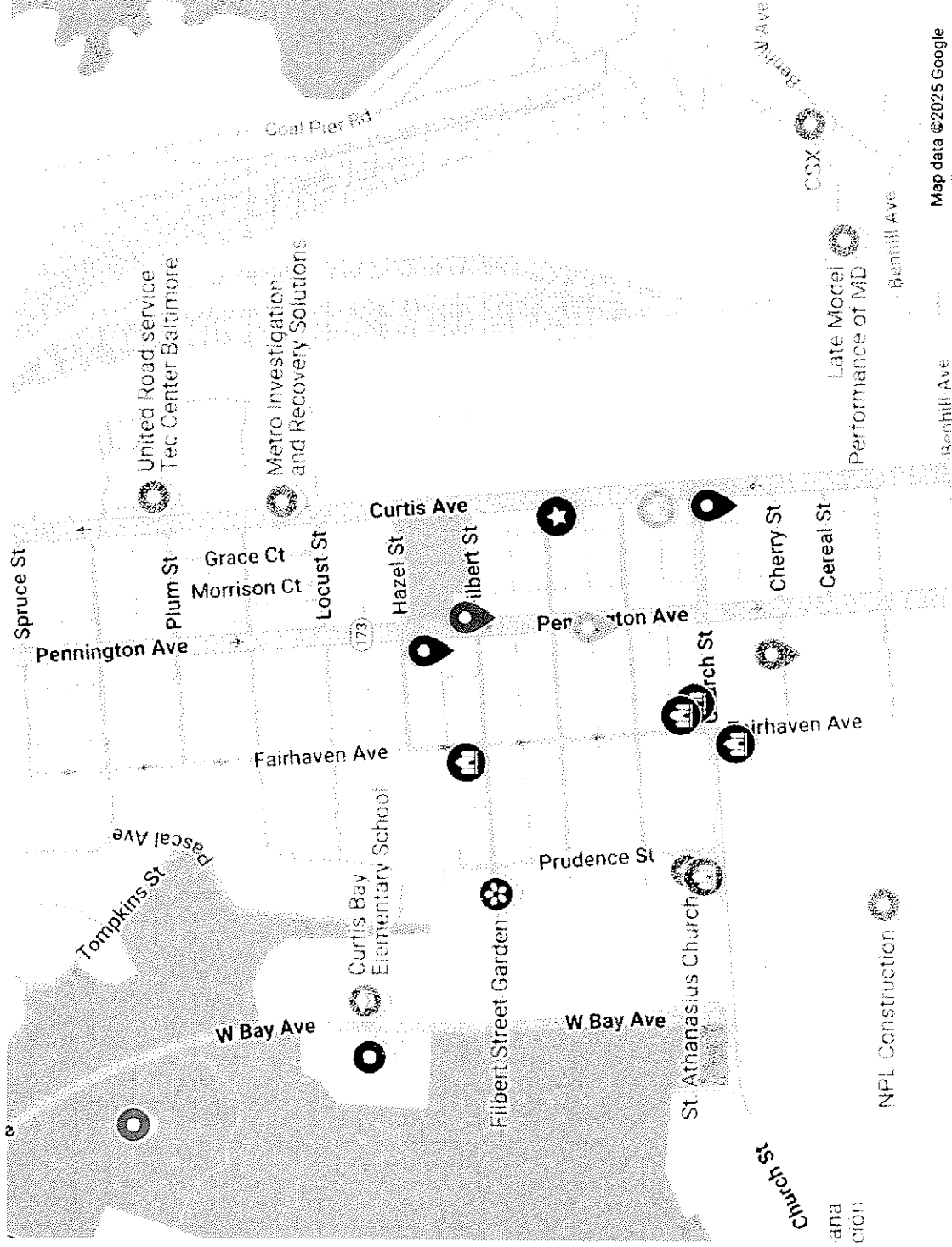
4600 Curtis Ave

Licensed Establishments

-  Frank's Bay Tavern LBD7
-  One Stop Liquors LA
-  Jim Dandy's LBD7
-  Thumpers LBD7
-  Brooklyn/ Curtis Bay American Legion #187 LC
-  Sea Top Grocery and Liquors LA

Chruches

-  St Peter & Paul's Ukranian Church
-  St. Athanasius Church
-  Omega Fire Ministries (OFM) Baltimore
-  Antioch Temple Church of God





Curtis Bay Church of God



Fair Havens AME Church

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Thumpers

Corporation Name

Curtis Avenue Associates, LLC

Location Address

4600 Curtis Ave

License Type

Class "BD?" Beer, Wine and Liquor

Date Posted?

06/16/2025

Estimated Date of Removal?

06/23/2025

Is the location within 300 feet of Church and/or School?

yes

Are there any other licensed establishments within a two block radius?

Yes

Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)

Yes

Other licensed locations - Describe/Note

Please see maps for additional locations

Comments and Follow-up Items(s)

Filed application to expand the licensed premise and add outdoor table service with live entertainment which includes Bands.

Licensee Name

James Eric Schleibaum; Vesselin Vassilev

Inspector Name

BALTIMORE/Terri Chase

Photo(s) Taken

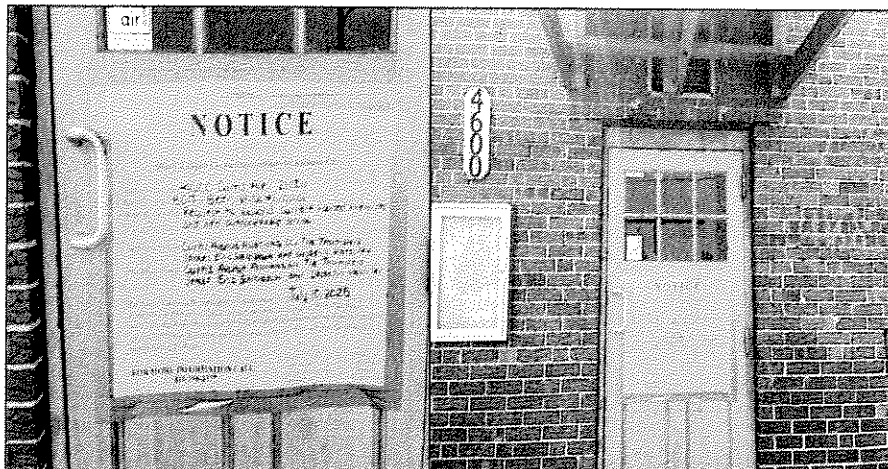
Choose Files

No file chosen

Submission Date

06/17/2025

11:07 AM



1 of 1

Cancel

Posting Sign Report

Applicants Name

James Eric Schiefbaum; Vesselin Vassilev

Premises Address

4600 Curtis Ave

Inspector Name

BALTIMORE/Term Chase

Posted Date/Time

06/13/2025

01:53 PM

Rechecked Date/Time

06/23/2025

12:00 PM

Manager

Tammy Russo

Posted Summary

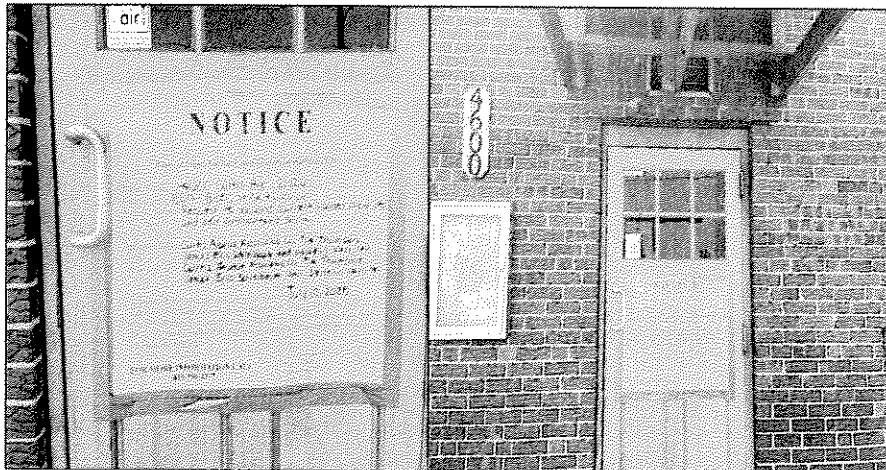
The sign is posted on the front door.

Rechecked Summary

The sign is still posted on the front door.

Photo(s) Taken

No file chosen



1 of 1

Cancel

air
SMOKE AND VAPE FREE
TOBACCO STANDARDS

NOTICE

Application was filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: **4600 Curtis Ave. 21226**
Class of License: **BOTT-BEER, WINE & LIQUOR**
Scope of Application: **Request to expand current licensed premises and add outdoor table service**

Application filed by: **Curtis Avenue Associates, LLC TIA Thumpers**
James Eric Schleibaum and Vesselin Vassilev
Present Licensee(s): **Curtis Avenue Associates, LLC TIA Thumpers**
James Eric Schleibaum and Vesselin Vassilev

July 10, 2025

The hearing concerning this application will be held on or after at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place Suite 2300, Baltimore, Maryland 21202 at 10:30 AM. Please visit baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

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

Hon. Albert J. Minerva (D-Ret.) Chairman
Hon. J. R. Rosser Commissioner
Hon. William J. H. Lee Commissioner
Hon. K. P. P. P. Commissioner

BLLC Routine Inspection

Address	Trade Name	Corporation Name
4600 CURTIS AVENUE 21226	THOMPERS	CURTIS AVENUE ASSOCIATES, LLC
Type of License	Inspection Date/Time	Manager/Licensee
Class "BD7" Beer, Wine and Liquor	06/13/2025 01:47 PM	Tammy Russo
Open/Closed	Closed Date	Clean and Free of Debris
Open	mm/dd/yyyy	Satisfactory
Location of Bar	Shape of Bar	Condition of Bar Area/Floors
Front	Rectangle	Satisfactory
Hot Water	Disinfectant Solution	Three Compartment/Washer
Yes	Yes	Yes
Bulletproof Partitioning	Separate Pkg. Goods Dept.	Separate Pkg. Goods Store
N/A	N/A	N/A
Bar/Tavern Open and Operating	Selling Household/Grocery	Capacity
Yes	N/A	150
Location of Dining Area	Condition of Dining Area/Floors	Sanitation
	N/A	N/A
Menu	Traders License	Alcohol Awareness Certification Date Issued
N/A	Yes	04/02/2025
Employee Records	Alcohol Beverage Invoice Numbers	Invoice Date
Yes	Southern Glazer Inc# 2803961	06/12/2025
Inspector Kitchen Comments	Inspector Restroom Comments	

N/A

Rear, clean, have all required products/ Satisfactory condition

Exits Marked, Unobstructed

Yes

Fire Capacity

150

Outdoor Seating Capacity

License is Valid

No

Dancers Present 18 and older

N/A

Cleanliness of Dressing Room

N/A

Live Entertainment (Describe)

Yes

Outdoor Table Service

N/A

Violations Noted

Violation Issued

N/A

Instructions Given to Licensee

Inspector's Comments

Healthpermit expires 8/26/25. Inspected on 6/13/25 by Chase.

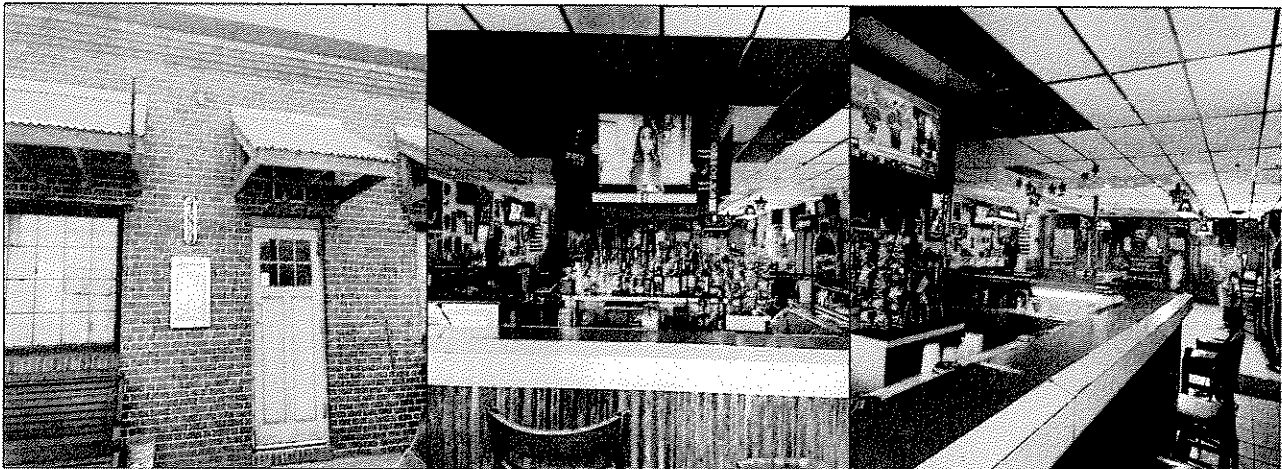
Photo(s) Taken

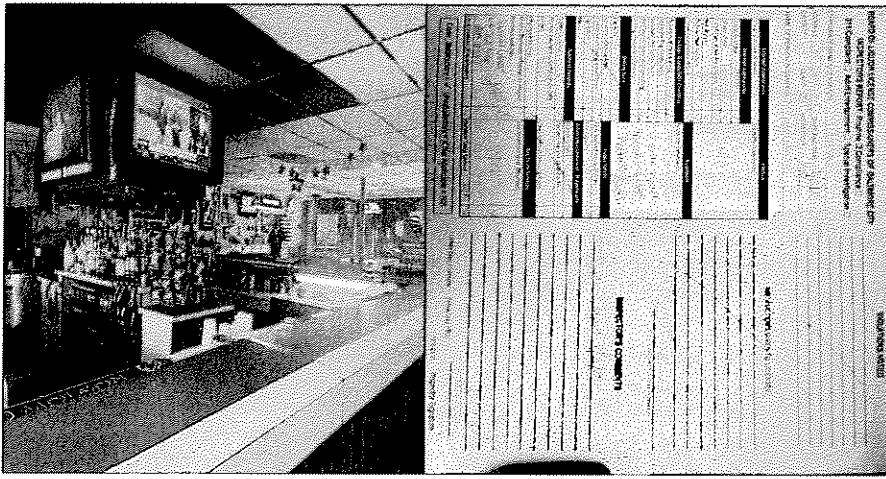
Choose Files No file chosen

Owner Email

Submitted by Inspector

BALTIMORE\Terr.Chase





OK

Cancel



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Record Info * Payments *

Work Location

Record Details

Project Description:

DORIS CORNUCCI ASSOCIATES, LLC *

• **More Details**

Related Contacts

Property Owner information