

**AGENDA**  
**BOARD OF LICENSE COMMISSIONERS**  
**JUNE 18, 2025**

The public is invited to view this meeting live online at - <https://worcestercountymd.swagit.com/live>  
This portion of the meeting is an Open Meeting, it will be recorded and available online.

1:00 - Administrative Matters and Approval of Minutes

1:05 - Application for Class “B” B/W/L 7 Day License  
T/A: Pizza Mambo  
7111 Coastal Highway/Ocean City

1:15 - Meeting/Pickles Pub  
Class “D” B/W/L 7 Day License  
Request to increase the size of the bar and restaurant  
Request to add four pool tables and 15 arcade games  
Request to add a section for alcoholic beverage storage  
706 N. Philadelphia Avenue/Ocean City

1:30 - Application for Class “B” B/W/L 7 Day License  
T/A: Mila’s Cafe  
11604 Coastal Highway, Unit 101/Ocean City

1:40 - Application for a Transfer of a Class “B” B/W/L 7 Day License  
From Sello’s of OC, LLC to Sello’s Inc.  
Sello’s Oven & Bar/9802 Golf Course Road, Ocean City

1:50 – Meeting/Beach Barrels  
Class “D” B/W/L 7 Day License  
Request to increase amplified music restriction from four to five pieces  
Request for a disc jockey a maximum of two days per week from 4 p.m. until  
11 p.m., on condition that there will be no other amplified or non-amplified  
live entertainment at the same time  
13207 Coastal Highway/Ocean City

2:00 – Miscellaneous and other business

**Worcester County Board of License Commissioners**  
**Open Meetings Act Minutes**  
**May 21, 2025**

**Time:** 1:00 p.m.

**Location:** Worcester County Governmental Center, Board Room, Room 1102

**Attendance:**

**License Commissioners:**

R. Charles Nichols  
Reese Cropper  
William E. Esham, Jr.

**Staff:**

Thomas K. Coates, Esquire  
Hank Fisher, III, Esquire  
April R. Payne, Liquor License Administrator  
Ian Cameron, Inspector  
Kelly Henry, Technical Services Manager  
Maria McVey, Alternate Liquor License Assistant

**I. Call to Order**

**II. Administrative Matters**

Review and Approval of Minutes, April 16, 2025, the Board of License Commissioners reviewed the minutes, and a motion was made by Commissioner Cropper, seconded by Commissioner Nichols and carried unanimously to approve the minutes as submitted.

**III. Closed Session - Administrative Matters with legal counsel to discuss personnel issues.**

The meeting was closed without formal vote (as required by Open Meeting Act) by the Board at the beginning session of the Board.

During the closed session, the Board received legal advice stating that the position of the Inspector for the Board must be a law enforcement officer sworn as set forth in the Alcoholic Beverage and Cannabis statute. As a result, the Board requested that legal counsel speak with the Department of Development, Review and, States Attorney or Worcester County Sheriff for the purpose of obtaining a badge for the Inspector so that he could fulfill his statutory duties.

Additionally, the Board obtained legal advice in regard to the procedure for appointments of new board members in the future and the status of holdover board members if appointments are delayed.

No further business was discussed.

**IV. Open Session**

**V. Adjournment**

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR AMERICAN LEGION SYNEPUXENT POST #166 – LICENSE #11  
MAY 21, 2025

<b>Members Present:</b>	William E. Esham, Jr., Chairman	X	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
	<b>Alternate Board Member:</b> Reese Cropper, III	X				
<b>Staff Present:</b>	April Payne, Administrator	X	Ian Cameron, Inspector		X	
	Thomas K. Coates, Esq., Board Attorney	<input type="checkbox"/>	<b>Alternate Board Attorney:</b> Name: Hank Fisher, III		<input type="checkbox"/>	
	Donna Hughes, Liquor License Specialist	<input type="checkbox"/>	Kelly Henry, Technical Services Manager		X	
<b>Alternate Liquor License Assistant:</b> Name: Maria McVey			Valarie Dawson, Court Reporter		X	
<b>License #:</b>	11	<b>Hearing Date:</b>	May 21, 2025		<b>Time Hearing Started:</b>	1:10 P.M.
<b>Class:</b>	"C"	<b>Type:</b>	B/W/L		<b>Day:</b>	7 Day
<b>For:</b> American Legion Synepuxent Post #166		<b>T/A:</b> American Legion Synepuxent Post #166		<b>Address:</b> 2308 Philadelphia Avenue, Ocean City		
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	<input type="checkbox"/> Yes	<b>Meeting:</b>	X Yes	<b>Violation:</b> <input type="checkbox"/> Yes
<b>Items to be discussed:</b>						
Request to change the outside deck hours of service from noon until 11 p.m. to noon until 1 a.m.						
Request for live entertainment on outside deck with a maximum of three pieces or a Disc Jockey to end by 9 p.m.						
<b>Applicants:</b>	<input type="checkbox"/>	<b>Licensees:</b>	X		<b>Representative:</b>	
1. David C Carey						
2. Thomas A Ottewallder						
<b>Witnesses:</b>		<b>Protestants:</b>				
1.		1.				
<b>Exhibits:</b>		<b>Exhibits:</b>				
1.		1.				
<p><b>Hearing Minutes</b> The licensees appeared before the Board with a request to change the outside deck hours of service from noon until 11 p.m. to noon until 1 a.m. and a request for live entertainment on outside deck with a maximum of three pieces or a Disc Jockey to end by 9 p.m. The licensees were sworn in. Mr. Esham asked them to introduce their case. Mr. Ottewallder, who serves as a volunteer house committee chair, presented the case. He explained that last year their license was upgraded to allow a rooftop deck. They are now requesting to extend the deck's operating hours from 11 PM to 1 AM to match the hours of the downstairs bar. He stated this change would make staff scheduling easier and help them maximize the use of good weather days. Their second request was to allow live entertainment, limited to a maximum of three performers and ending by 9 PM. The goal is to attract more patrons, as they have previously hosted events where guests wanted to sing or play instruments beyond the current restrictions. The organization has approximately 12,000 members, most of whom are over 70 years old. They are a nonprofit organization and donated \$374,000 to the local community last year. Mr. Cropper asked why they need to be open until 1 AM if their clientele is older. Mr. Coates clarified that while their current license allows operation until 2 AM indoors, they voluntarily close earlier. However, they require permission to operate the rooftop deck beyond 11 PM. Mr. Esham asked if they were requesting music outside until 1 AM. Mr. Ottewallder and Mr. Carey clarified that entertainment would end at 9 PM, and the request for the deck to stay open until 1 AM is only for general operation, not entertainment. Ms. Payne stated that both agenda items are related to the outside area. The applicants confirmed this. They noted their normal listed operating hours go up until midnight, and extending the deck hours would provide more flexibility for closing duties and allow patrons more time to enjoy the space. Mr. Carey emphasized that the deck is open from May 1st until around Veterans Day and that live entertainment during the summer is key to drawing in patrons. Mr. Cropper again asked about the rationale behind noise outside until 1 AM. Mr. Ottewallder explained that the venue is located directly on Coastal Highway, with no nearby residential properties, and that highway noise is louder than anything they would generate. Mr. Cropper noted there is a hotel nearby, but Mr. Ottewallder responded that it's across the street and behind the</p>						

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MINUTES FOR AMERICAN LEGION SYNEPUXENT POST #166 – LICENSE #11  
MAY 21, 2025

building. He reiterated that they want to keep the deck open until 1 AM, with all live entertainment ending by 9 PM. He cited examples of veterans wanting to play guitar during events. Mr. Nichols remarked that he was present when the original license was approved and noted the Board had spent considerable time determining proximity to the highway, hours of operation, and entertainment limits. Mr. Esham pointed out that if they normally close at midnight, they may not need the full 1 AM extension. Mr. Ottewallder responded that they would still like the flexibility to stay open later occasionally and align the upstairs and downstairs bar closing times. Mr. Carey added that they often close earlier when business is slow to save on personnel costs. Mr. Esham noted the request includes a disc jockey. Mr. Ottewallder clarified that they were referring to playing music through speakers and not having an actual DJ. Mr. Esham asked if the current license has restrictions on music. Mr. Ottewallder confirmed there is no entertainment allowed on the deck under the current license. Ms. Payne specified the current outdoor hours are from noon to 11 PM, with no DJ or live entertainment permitted on the deck. Mr. Esham acknowledged this restriction. Mr. Ottewallder shared an example of a patron wanting to sing the national anthem on the deck but being unable to due to the license terms. Mr. Nichols informed them that special permission can be requested through Ms. Payne for such exceptions. Mr. Ottewallder said he wasn't aware of that provision but maintained the request for regular approval. Mr. Carey added that hiring live bands could help draw more patrons. Mr. Esham asked if the music is currently played downstairs. The applicants confirmed it is. Mr. Nichols reiterated that the current restrictions were carefully considered. Mr. Ottewallder responded that after a year of operation, they've identified new needs. Mr. Cropper suggested using the special request process for a trial period. Mr. Ottewallder agreed it could work for specific events but noted it wouldn't address daily needs. Mr. Esham asked when the deck must close. Ms. Payne answered: 11 PM. Mr. Esham proposed extending closing time to midnight to match their usual practice and suggested allowing a "music technician" instead of a DJ. Mr. Ottewallder agreed. Mr. Esham emphasized no live entertainment except by special request. Mr. Ottewallder asked whether this would permit someone to play guitar or sing on the deck. Mr. Esham questioned the need to extend hours to midnight, noting the facility is meant for legionnaires, not as a nightclub or public venue. Mr. Ottewallder responded that members would like the option for longer hours, especially during events like Legion Week. Mr. Nichols asked if entertainment ends at 9 PM inside as well. Mr. Ottewallder said the 9 PM restriction would apply only to the deck. Mr. Nichols expressed concern about extending the hours too much and reiterated that the current restrictions were carefully developed. He recommended relying on special requests, which can be granted occasionally. Mr. Esham confirmed that the applicants want to stay open on the deck until either midnight or 1 AM and asked if the Board supports allowing patrons on the deck until midnight. Mr. Nichols expressed no objection. Mr. Esham then suggested allowing music to be played by a technician until 9 PM, with no live entertainment or DJ.

Mr. Cropper made a motion to allow music via technician on the deck until 9 PM and to permit patrons on the deck until midnight. Mr. Nichols seconded the motion.

<b>Motion:</b>	1st	Mr. Cropper	2nd	Mr. Nichols	<b>Approved:</b>	<input checked="checked" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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**Restrictions:** OUTSIDE DECK HOURS OF SERVICE FROM NOON UNTIL 12 MIDNIGHT, MUSIC TECHNICIAN ALLOWED ON OUTSIDE DECK UNTIL 9 P.M., NO LIVE ENTERTAINMENT OUTSIDE DECK, LIVE ENTERTAINMENT ON OUTSIDE DECK BY REQUEST ONLY

**Time Hearing Ended:** 1:22 P.M.



WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR COUNTERCLOX – LICENSE #962  
MAY 21, 2025

<b>Members Present:</b>	William E. Esham, Jr., Chairman	X	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
	Alternate Board Member: Reese Cropper, III	X				
<b>Staff Present:</b>	April Payne, Administrator	X	Ian Cameron, Inspector		X	
	Thomas K. Coates, Esq., Board Attorney	X	Alternate Board Attorney: Name: Hank Fisher, III		X	
	Donna Hughes, Liquor License Specialist	<input type="checkbox"/>	Kelly Henry, Technical Services Manager		X	
<b>Alternate Liquor License Assistant:</b> Name: Maria McVey			Valarie Dawson, Court Reporter		X	
<b>License #:</b>	962	<b>Hearing Date:</b>	May 21, 2025		<b>Time Hearing Started:</b>	1:22 P.M.
<b>Class:</b>	"B"	<b>Type:</b>	B/W/L		<b>Day:</b>	7 Day
<b>For:</b> CounterClox, LLC		<b>T/A:</b> CounterClox		<b>Address:</b> 104 N. Main Street, Berlin		
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	<input checked="" type="checkbox"/> Yes		<b>Meeting:</b>	<input type="checkbox"/> Yes
					<b>Violation:</b>	<input type="checkbox"/> Yes
<b>Items to be discussed:</b> Application for Transfer of a Class "B" B/W/L 7 Day License						
<b>Applicants:</b>	<input checked="" type="checkbox"/> X	<b>Licensees:</b>	<input type="checkbox"/>		<b>Representative:</b>	
1. Patrice Ottey			Kristina Watkowski, Esquire			
2. Meghan Newberger						
3. Fredric Leibowitz						
<b>Witnesses:</b>			<b>Protestants:</b>			
1.			1.			
<b>Exhibits:</b>			<b>Exhibits:</b>			
1. Applicant's Exhibit #1 – Menu Proposal			1.			
2. Applicant's Exhibit #2 – Picture showing liquor locker rental units			2.			

**Hearing Minutes:** The applicants, along with their attorney, Kristina Watkowski, Esquire, appeared before the Board with an Application for a Transfer of a Class "B" B/W/L, 7-Day License. The applicants were sworn in. Watkowski introduced herself to the Board as representing Patrice Ottey, Meghan Newberger and Fredric Leibowitz. She noted that Ms. Ottey brings extensive experience from a long-standing career in law enforcement, serving as a detective sergeant, and as the operator of Homes for Hope. Watkowski submitted Applicant's Exhibit #1, which included the proposed menu. Ms. Ottey explained that the restaurant's concept will center on American cuisine and a theme capturing the historical essence of Berlin as a "step back in time" town. The interior will feature a "pause in time" industrial theme, offering a casual yet nostalgic atmosphere. She further explained that the fire marshal approved a total of 75 seats—divided between an upstairs and a downstairs dining area, which will be utilized as needed. The upstairs space is intended for more private gatherings, such as corporate events or funeral wakes. The applicants introduced a new concept called "liquor cabinets", Watkowski introduced Applicant's Exhibit #2, a pictures showing the liquor locker rental units, which they are requesting as part of their application. The idea involves clients renting a cabinet for a year, where a bottle of liquor—purchased through the restaurant—would be stored and served to the client on their return visits. Clients would pay for setups such as soda or mixers. The bottle would not leave the premises, and customers would not be allowed to handle it directly. The purpose of this offering is to create a unique customer experience and promote repeat visits. Ms. Newberger emphasized that bartenders would regulate all pours and maintain control of inventory. The Board counsel Coates noted that Worcester County Rule 8(B) in the Rules and Regulations Handbook prohibits delivering more than two drinks to a customer at one time. He expressed that this bottle service could violate the Rule, as the regulation applies to bottles of liquor, though not to wine bottles. Coates added that no other establishments in the county currently offer this service for liquor bottles. Mr. Cropper confirmed that a previous attempt to implement wine lockers had also been denied. The applicants noted that Taphouse has a similar service, but Coates clarified that they had specifically requested and received Board permission for that model. Mr. Esham asked Coates to repeat the relevant rule. Coates reiterated that

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MINUTES FOR COUNTERCLOX – LICENSE #962  
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the rule was instituted in response to past concerns about establishments offering multiple drinks per person at once. Ms. Leibowitz reiterated that staff would strictly control service, no more than two drinks at a time, and that the proposed bottle service would be bartender managed. Mr. Esham ultimately stated that the Board would not allow the liquor cabinet service at this time. Watkowski confirmed that Ms. Ottey will be involved in the day-to-day operations. The business will employ between 12 to 50 employees, with a focus on customer service and security measures including greeting protocols and surveillance cameras. The applicants are requesting the same entertainment privileges previously granted to the location, including music, with no games. They also requested reinstatement of a previously approved 8-person upstairs bar, which was revoked due to a failure to meet the required 6-month compliance period. Additionally, they requested the inclusion of one shuffleboard section. Mr. Leibowitz stated he would serve as operations manager and CFO. He has extensive experience with retail and wholesale bagel businesses across the country, has served as a food and beverage director for Interstate Hotels and Resorts, and was the University of Alaska's food director. Ms. Newberger added that she has 13 years of experience in the food and beverage industry and was part-owner of BourAgave. Mr. Esham inquired about the seating arrangements. Ms. Ottey responded that the main floor has 56 seats. Mr. Esham reminded the applicants that a Class "B" license requires a minimum of 70 seats to be available at all times. Ms. Newberger clarified that the upstairs would be used when necessary. Mr. Esham emphasized that the seating must always be set up and available, and that if the upstairs is closed, the establishment would be out of compliance. Mr. Watkowski mentioned the presence of a pizza oven bar, but Mr. Esham clarified that only tables and chairs count toward the seat count. Ms. Ottey assured the Board that they have the necessary furniture to meet the 70-seat requirement and could move it from the upstairs area to the main floor as needed. Mr. Esham agreed, adding that the Board's Inspector would confirm compliance. Mr. Esham made a motion to approve the transfer application, contingent upon seating compliance, to grant the same entertainment privileges previously approved, and to approve one shuffleboard section.

<b>Motion:</b>	1st	Mr. Nichols	2nd	Mr. Cropper	<b>Approved:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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**Restrictions:** LIVE ENTERTAINMENT AMPLIFIED ALLOWED INSIDE WITH A MAXIMUM OF THREE PIECES THREE DAYS PER WEEK FROM 12 NOON UNTIL 9 P.M. ON BOTH FLOORS, LIVE ENTERTAINMENT WILL NOT OCCUR IN BOTH PLACES AT THE SAME TIME, NO DANCE FLOOR ALLOWED, NO DISC JOCKEY ALLOWED, NO MUSIC TECHNICIAN ALLOWED, ONE SHUFFLEBOARD GAME ALLOWED UPSTAIRS, NO OFF SALE

**Time Hearing Ended:** 1:45 P.M.

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR 8<sup>TH</sup> STREET BEER AND WINE – LICENSE #440  
MAY 21, 2025

<b>Members Present:</b>	William E. Esham, Jr., Chairman	X	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
	<b>Alternate Board Member:</b> Reese Cropper, III	X				
<b>Staff Present:</b>	April Payne, Administrator	X	Ian Cameron, Inspector		X	
	Thomas K. Coates, Esq., Board Attorney	X	<b>Alternate Board Attorney:</b> Name: Hank Fisher, III		X	
	Donna Hughes, Liquor License Specialist	<input type="checkbox"/>	Kelly Henry, Technical Services Manager		X	
<b>Alternate Liquor License Assistant:</b> Name: Maria McVey			Valarie Dawson, Court Reporter		X	
<b>License #:</b>	440	<b>Hearing Date:</b>	May 21, 2025		<b>Time Hearing Started:</b>	1:45 P.M.
<b>Class:</b>	"A"	<b>Type:</b>	B/W		<b>Day:</b>	7 Day
<b>For:</b> 8 <sup>th</sup> Street Market, LLC		<b>T/A:</b> 8 <sup>th</sup> Street Beer and Wine		<b>Address:</b> 714 Philadelphia Avenue, Ocean City		
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	X Yes		<b>Meeting:</b>	<input type="checkbox"/> Yes
					<b>Violation:</b>	<input type="checkbox"/> Yes
<b>Items to be discussed:</b> Application for a Transfer of a Class "A" B/W 7 Day License						
<b>Applicants:</b>	X	<b>Licensees:</b>	<input type="checkbox"/>		<b>Representative:</b>	
1. Kinga Jasinka			Joseph E. Moore, Esquire			
2. Hanna Kucuk						
3. Ibrahim Can Aksut						
<b>Witnesses:</b>			<b>Protestants:</b>			
1.			1.			
<b>Exhibits:</b>			<b>Exhibits:</b>			
1. Applicants' Exhibit #1 - Pictures of the outside			1.			
2. Applicants' Exhibit #2 – Site plan			2.			
<p><b>Hearing Minutes:</b> The applicants, along with their attorney, Joseph Moore, Esquire, appeared before the Board with an Application for a Transfer of a Class "A" Beer and Wine, 7-Day License. The applicants were sworn in. Moore introduced himself to the Board as representing Kinga Jasinka, Hanna Kucuk, and Ibrahim Can Aksut. Moore began by questioning Aksut. He stated that Aksut had worked for five years at a local establishment engaged in the sale of beer and wine. Aksut corrected him, noting it has actually been eight years. Moore confirmed that Aksut is TIPS/TAMS certified and currently holds that certification. Aksut has never had any violations. Moore informed the Board that Aksut will serve as the on-site manager. Jasinka and Kucuk are members of the LLC but will not be involved in day-to-day operations. All personnel will be appropriately certified. Moore stated that the premises the applicants will be taking over is currently operating as the E-Z Market. He submitted Applicant's Exhibit #1, consisting of two photographs showing the current exterior of the premises. He noted that the applicants are also requesting to expand the licensed premises, which would include the existing market and an adjacent suite to the left. This suite will be added to the market. When asked when the expansion would be opened, Aksut stated that the expansion would occur within the next year. Moore clarified that the applicants are not requesting any changes to the current license restrictions—only an expansion of the licensed premises. He then submitted Applicant's Exhibit #2, a site plan showing the premises to be licensed. Aksut explained that they plan to operate out of the existing space for the upcoming summer season, provided the transfer is approved. The expansion will be completed later, subject to inspection by the Board and its Inspector. Moore reminded the Board that it has previously found the license reasonably necessary for the public, and therefore, the transfer should also be considered necessary. Mr. Esham asked the Board if any further documentation was needed regarding the expansion. Ms. Payne stated that an inspection of the expanded premises would be required before it could be opened. Mr. Nichols inquired about the number of employees the business would have. Mr. Aksut replied that there would be three to four employees, and he would be managing the business himself as general manager. The applicants confirmed that a lease</p>						

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR 8<sup>TH</sup> STREET BEER AND WINE – LICENSE #440  
MAY 21, 2025

agreement is in place. Mr. Esham asked whether Mr. Aksut would be managing the entire operation alone. Mr. Moore responded that this is a family-run business, and additional staff will be hired as needed during the summer months.

Mr. Nichols made a motion to grant the application for transfer, with the following conditions:

- No seating
- No entertainment
- No games

Mr. Cropper seconded the motion.

<b>Motion:</b>	1st	Mr. Nichols	2nd	Mr. Cropper	<b>Approved:</b>	<input checked="checked" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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**Restrictions:** NEEDS INSPECTION OF NEW AREA BEFORE OPENING

**Time Hearing Ended:** 1:54 P.M.

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR OC DINER - NEW  
MAY 21, 2025

<b>Members Present:</b>	William E. Esham, Jr., Chairman	X	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
	<b>Alternate Board Member:</b> Reese Cropper, III	X				
<b>Staff Present:</b>	April Payne, Administrator	X	Ian Cameron, Inspector		X	
	Thomas K. Coates, Esq., Board Attorney	X	<b>Alternate Board Attorney:</b> Name: Hank Fisher, III		<input type="checkbox"/>	
	Donna Hughes, Liquor License Specialist	<input type="checkbox"/>	Kelly Henry, Technical Services Manager		X	
<b>Alternate Liquor License Assistant:</b> Name: Maria McVey			Valarie Dawson, Court Reporter		X	
<b>License #:</b>	NEW	<b>Hearing Date:</b>	May 21, 2025		<b>Time Hearing Started:</b>	1:54 P.M.
<b>Class:</b>	"B"	<b>Type:</b>	B/W/L		<b>Day:</b>	7 Day
<b>For:</b> Magic Food, LLC		<b>T/A:</b> OC Diner		<b>Address:</b> 12744 Ocean Gateway, Ocean City		
<b>New Application:</b>	X Yes	<b>Transfer:</b>	<input type="checkbox"/> Yes		<b>Meeting:</b>	<input type="checkbox"/> Yes
		<b>Violation:</b>	<input type="checkbox"/> Yes			
<b>Items to be discussed:</b> Application for a Class "B" B/W/L 7 Day License						
<b>Applicants:</b>	X	<b>Licensees:</b>	<input type="checkbox"/>		<b>Representative:</b>	
1. Rifat Boluk						
<b>Witnesses:</b>			<b>Protestants:</b>			
1. Meral Boluk			1.			
<b>Exhibits:</b>			<b>Exhibits:</b>			
<p><b>Hearing Minutes:</b> The applicants were sworn in. Chairman Esham asked them to present their case. Mrs. Boluk and Mr. Boluk appeared before the Board with an new application for a Class "B" Beer, Wine, and Liquor 7-Day License. Mrs. Boluk stated that she has been in the restaurant business for 25 years, and Mr. Boluk has been involved for 35 years. They are not requesting live entertainment or live music; they are only seeking a license to serve alcohol with meals. They confirmed that their lease and business license are in good standing. Both applicants are TIPS/TAMS certified. Ms. Payne suggested that the applicants address the outdoor deck area. Mrs. Boluk explained that the deck can seat 18 people and is enclosed with a gate. There are also signs posted indicating that alcohol cannot be taken beyond the designated area. She confirmed that no music will be played outside. Mr. Nichols asked if the location was formerly where Toast was located. Mrs. Boluk responded that they previously ran TC Diner for over 20 years and had originally planned to retire, but due to high demand from former customers, they decided to open again. Ms. Payne inquired whether there were any speakers on the deck or plans to install any. Mrs. Boluk confirmed that they do not have speakers and do not intend to install any. Chairman Esham noted that if at any point in the future they wish to have speakers outside, they would need to return to the Board to request approval. Mrs. Boluk reiterated that they do not want any music outside. Chairman Esham asked whether the applicants were requesting any off-sale privileges or entertainment licenses. Mrs. Boluk responded no to both. Esham confirmed their intent is solely to serve alcohol with meals. Mrs. Boluk explained that they serve breakfast, including mimosas, Bloody Marys, and similar beverages. Chairman Esham then asked for their hours of operation. Mrs. Boluk stated: 7:00 a.m. to 8:00 p.m. on weekdays and 7:00 a.m. to 9:00 p.m. on weekends. He also inquired about the number of seats inside the restaurant. Mrs. Boluk responded that there are 80 seats. Chairman Esham reminded her that they are required to maintain at least 70 seats at all times. Mrs. Boluk confirmed that they have 80 seats and plan to keep it that way. Mr. Nichols remarked that there have been prior licenses issued for this premise. No further questions were asked. Mr. Cropper made a motion to approve the application as presented, with the condition of no off sale. Mr. Nichols seconded the motion. Chairman Esham concluded by advising the applicants to be mindful of their outdoor deck and to ensure that they do not disturb nearby residents or travelers on Route 50. No restrictions were placed on their hours of operation.</p>						
<b>Motion:</b>	1st	Mr. Nichols	2nd	Mr. Cropper	<b>Approved:</b>	X Yes <input type="checkbox"/> No
<b>Restrictions:</b> NO LIVE ENTERTAINMENT INSIDE OR OUTSIDE, NO GAMES ALLOWED, NO SPEAKERS ON DECK, NO DISC JOCKEY ALLOWED, NO POOL TABLES ALLOWED, NO OFF SALE						
<b>Time Hearing Ended:</b> 2:00 P.M.						

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR LIBERATORE'S TAPAS-WINE BAR-LIBATION - NEW  
MAY 21, 2025

<b>Members Present:</b>		William E. Esham, Jr., Chairman		X	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
		<b>Alternate Board Member:</b> Reese Cropper, III		X				
<b>Staff Present:</b>		April Payne, Administrator		X	Ian Cameron, Inspector		X	
		Thomas K. Coates, Esq., Board Attorney		X	<b>Alternate Board Attorney:</b> Name: Hank Fisher, III		<input type="checkbox"/>	
		Donna Hughes, Liquor License Specialist		<input type="checkbox"/>	Kelly Henry, Technical Services Manager		X	
<b>Alternate Liquor License Assistant:</b> Name: Maria McVey				Valarie Dawson, Court Reporter		X		
<b>License #:</b>	NEW	<b>Hearing Date:</b>	May 21, 2025		<b>Time Hearing Started:</b>	2:01 P.M.		
<b>Class:</b>	"B"	<b>Type:</b>	B/W/L		<b>Day:</b>	7 Day		
<b>For:</b> OC Libs, Inc.			<b>T/A:</b> Liberatore's Tapas-Wine Bar-Libation		<b>Address:</b> 12831 Coastal Highway, Ocean City			
<b>New Application:</b>	X Yes	<b>Transfer:</b>	<input type="checkbox"/> Yes		<b>Meeting:</b>	<input type="checkbox"/> Yes		<b>Violation:</b> <input type="checkbox"/> Yes
<b>Items to be discussed:</b> Application for a Class "B" B/W/L 7 Day License								
<b>Applicants:</b>	X	<b>Licensees:</b>	<input type="checkbox"/>		<b>Representative:</b>			
1. Florence V. Marcantoni					Mark Spencer Cropper, Esquire			
2. Juan C. Liberatore								
3. Jose M. Liberatore								
<b>Witnesses:</b>					<b>Protestants:</b>			
1.					1.			
<b>Exhibits:</b>					<b>Exhibits:</b>			
1. Applicants' Exhibit #1 - Floor Plan					1.			
<p><b>Hearing Minutes:</b> The applicants, along with their attorney, Mark Cropper, Esquire, appeared before the Board with a new application for a Class "B" Beer, Wine, and Liquor 7 Day License. The applicants were sworn in. Cropper introduced himself to the Board and stated he was representing Florence Marcantoni, Juan Liberatore, and Jose Liberatore. Cropper explained that the property subject to the application was previously known as Squarz Pizza. He noted that Ms. Marcantoni, who is the resident agent, will not be involved in the day-to-day operations but works in close proximity to the premises. Cropper submitted a floor plan as Applicant's Exhibit #1, which was the floor plan, and stated that improvements are currently underway at the premises. Cropper read from the Inspector's report and corrected two details: Juan Liberatore has been in the restaurant business for 35 years, not five as stated, and the premises contain 82 seats, not 70. He stated that the planned hours of operation will be 4:00 p.m. to 9:00 p.m. on weekdays, which may be adjusted based on customer demand. Cropper noted that the Liberatore family opened their first location in 1988 and have been in the food and beverage business for over 40 years. They currently operate close to 10 successful locations. The improvements to the new location are expected to be completed by the end of July. Jose Liberatore added that they are a hard-working family committed to running a quality establishment. Cropper stated that there would be no outdoor seating. The applicants are requesting limited live entertainment—specifically, a single amplified performer, two days per week between 4:00 p.m. and 9:00 p.m. They plan to employ 15 full-time staff members, all of whom will be TIPS/TAMS certified. Esham asked the Board to consider the request for limited live entertainment. The Board appeared favorable to the request. No further questions were asked. Mr. Nichols made a motion to approve the application as presented. The motion was seconded by Mr. Cropper.</p>								
<b>Motion:</b>	1st	Mr. Nichols	2nd	Mr. Cropper	<b>Approved:</b>	X	Yes	<input type="checkbox"/> No
<b>Restrictions:</b> LIVE ENTERTAINMENT AMPLIFIED ALLOWED WITH A MAXIMUM OF ONE PIECE FROM 4 P.M. UNTIL 9 P.M. TWO DAYS PER WEEK, NO DISC JOCKEY ALLOWED, NO GAMES ALLOWED, NO POOL TALES ALLOWED, NO OFF SALE								
<b>Time Hearing Ended:</b> 2:11 P.M.								

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR DUCK IN – LICENSE #527  
MAY 21, 2025

<b>Members Present:</b>	William E. Esham, Jr., Chairman	X	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
	<b>Alternate Board Member:</b> Reese Cropper, III	X				
<b>Staff Present:</b>	April Payne, Administrator	X	Ian Cameron, Inspector		X	
	Thomas K. Coates, Esq., Board Attorney	X	<b>Alternate Board Attorney:</b> Name: Hank Fisher, III		X	
	Donna Hughes, Liquor License Specialist	<input type="checkbox"/>	Kelly Henry, Technical Services Manager		X	
<b>Alternate Liquor License Assistant:</b> Name: Maria McVey			Valarie Dawson, Court Reporter		X	
<b>License #:</b>	527	<b>Hearing Date:</b>	May 21, 2025		<b>Time Hearing Started:</b>	2:18 P.M.
<b>Class:</b>	"A"	<b>Type:</b>	B/W		<b>Day:</b>	7 Day
<b>For:</b> Shanvi, Inc.		<b>T/A:</b> Duck In		<b>Address:</b> 607 Lynnhaven Drive, Pocomoke City		
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	<input type="checkbox"/> Yes	<b>Meeting:</b>	<input type="checkbox"/> Yes	<b>Violation:</b> X Yes
<b>Items to be discussed:</b> Violation of Alcoholic Beverages Article, Section 6-304 (Sale to a Minor)						
<b>Applicants:</b>	<input type="checkbox"/>	<b>Licensees:</b>	X		<b>Representative:</b>	
1. Himansukumar M. Patel		Mark Cropper, Esquire				
2. Michael F. Wright						
<b>Witnesses:</b>			<b>Protestants:</b>			
1.			1.			
<b>Exhibits:</b>			<b>Exhibits:</b>			
1. Applicants Collective Exhibit #1 - Non-Profit Organization Certificate of Social Service Hours			1. Boards' Exhibit #1 – Board Inspector's Report			
2. Applicants Collective Exhibit #2 -TIPS/TAMS Certification of all employees			2.			
<p><b>Hearing Minutes:</b> The violation hearing was called to order with the licensees, employees involved, and officers being sworn in. Mr. Coates opened by noting that the Board had received a Report from the Liquor Board Inspector. Included in the record were an aerial photo of the premises, the compliance check history, alcohol awareness certifications, and a report from the Worcester County Sheriff's Department, all of which were submitted as evidence. Attorney Mark Cropper, representing the licensees, stated for the record that the licensees would stipulate that the violation did, in fact, occur. Himansukumar M. Patel, also known as Harry, was identified as the licensee, along with Michael Wright, the resident agent. Cropper clarified that Wright was not present on the premises at the time of the violation and only became aware of the incident after receiving a letter to appear before the Board. Harry Patel owns seventeen similar stores, sixteen of which are located in Virginia. Duck In is his only store in Maryland. His full-time manager, Deepkumar Patel, was on-site with Darshankumar Patel at the time of the incident. Cropper reiterated that they acknowledged the violation and called on Darshankumar Patel to review the Incident Report. Deepkumar Patel had been employed by Harry Patel for about three years and held managerial responsibility, including hiring, firing, and training staff. Cropper read from the sheriff's report, which stated that Deputy Shayne entered the store with the alcohol purchased during the compliance check and observed two clerks behind the counter. When asked who had sold the alcohol, Deepkumar Patel falsely claimed responsibility and apologized, citing emotional distress from a recent shooting as the reason he did not ask for ID. Upon further inquiry, Cadet Sisson re-entered the store and identified Darshankumar Patel as the person who actually completed the sale. Darshankumar Patel initially hesitated but ultimately admitted he was responsible. Both clerks confirmed the accuracy of the report. Deepkumar Patel attempted to take full responsibility, stating that as the store manager, he should have prevented the violation. However, the Board noted that his attempt to shield Darshankumar Patel appeared disingenuous. Prior to hiring attorney Cropper, Deepkumar Patel and others voluntarily performed community service, submitted as Collective Exhibit #2. Darshankumar Patel was terminated as a result of the violation. Exhibit #3, confirming that all employees were TIPS/TAMS certified, was also submitted. This was the second</p>						

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR DUCK IN – LICENSE #527  
MAY 21, 2025

violation on the license. Cropper noted that ID scanners were already in place at the time but have since been updated to prevent any sales from proceeding without a valid ID. Harry Patel has implemented these scanner upgrades in all his stores. He emphasized that no other violations have occurred at his other locations, which he has operated since 2009. Commissioner Cropper asked whether the scanner could be fooled by a fake ID. Harry Patel responded that it would not accept one. Commissioner Nichols inquired about Darshankumar Patel's training. Deepkumar Patel explained that Darshankumar received four hours of training and was TIPS/TAMS certified at the time of the sale. He had only been working for ten days before the violation occurred. Deputy Shayne stood by the accuracy of his report. Commissioner Esham asked whether the location had a history of problems. Deputy Shayne responded that a prior compliance check in 2024 also resulted in a sale, making this a recurring issue. Cropper asked whether the Board recognized a language barrier in the proceedings, pointing out that Deepkumar Patel was responding for Darshankumar Patel during the hearing, as he did during the incident. Deputy Shayne agreed, stating that this mirrored the behavior observed during the violation. Commissioner Nichols asked who made the sale during the 2024 violation. Deepkumar Patel answered that he was the manager but not the individual who made the sale. That clerk was also terminated. Commissioner Esham emphasized that it is the licensee's responsibility to ensure that someone fluent in English is present at the point of sale. After a brief recess, the Board found that the violation did occur on March 25, 2025, and Mr. Cropper made a motion to impose a \$2,000 fine and suspend the license for two weeks, with the store allowed to reopen on June 4th, contingent upon payment of the fine before reopening. Commissioner Nichols seconded the motion. The motion carried.

<b>Motion:</b>	1st	Mr. Cropper	2nd	Mr. Nichols	<b>Approved:</b>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
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**Restrictions:** BOARD FOUND THAT A VIOLATION DID OCCUR BOARD ISSUED A \$2,000 FINE TO BE PAID IN CASH OR CERTIFIED FUNDS PRIOR TO SUSPENSION BEING LIFTED BOARD ISSUED A SUSPENSION EFFECTIVE AT 6 P.M. ON MAY 21ST, 2025 AND THE PROPERTY MAY BEGIN SALES OF BEER AND WINE AT 9 A.M. ON JUNE 4TH, 2025

**Time Hearing Ended:** 2:45 P.M.



WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR OAKED AT THE GLOBE – LICENSE #908  
MAY 21, 2025

<b>Members Present:</b>	William E. Esham, Jr., Chairman	X	R. Charles Nichols	X	Marty W. Pusey	<input type="checkbox"/>
	<b>Alternate Board Member:</b> Reese Cropper, III	X				
<b>Staff Present:</b>	April Payne, Administrator	X	Ian Cameron, Inspector		X	
	Thomas K. Coates, Esq., Board Attorney	X	<b>Alternate Board Attorney:</b> Name: Hank Fisher, III		X	
	Donna Hughes, Liquor License Specialist	<input type="checkbox"/>	Kelly Henry, Technical Services Manager		X	
<b>Alternate Liquor License Assistant:</b> Name: Maria McVey			Valarie Dawson, Court Reporter		X	
<b>License #:</b>	908	<b>Hearing Date:</b>	May 21, 2025		<b>Time Hearing Started:</b>	2:45 P.M.
<b>Class:</b>	"B"	<b>Type:</b>	B/W/L		<b>Day:</b>	7 Day
<b>For:</b> Oaked at The Globe, LLC		<b>T/A:</b> Oaked at The Globe, LLC		<b>Address:</b> 12 Broad Street, Berlin		
<b>New Application:</b>	<input type="checkbox"/> Yes	<b>Transfer:</b>	<input type="checkbox"/> Yes	<b>Meeting:</b>	<input type="checkbox"/> Yes	<b>Violation:</b> X Yes
<b>Items to be discussed:</b> Violation of Alcoholic Beverages Article, 4-109 (b) (2) (Inspection) Violation of the Board's Rules & Regulations – Rule 30						
<b>Applicants:</b>	<input type="checkbox"/>	<b>Licensees:</b>	X		<b>Representative:</b>	
1. Jason A. Welch						
2. Joseph Brittingham						
<b>Witnesses:</b>			<b>Protestants:</b>			
1. Montes Green			1.			
<b>Exhibits:</b>			<b>Exhibits:</b>			
1. Licensee's Exhibit #1 - Charles Chaz Smith Statement			1. Board's Exhibit #1 – Liquor Board Inspector's Report			
<p><b>Hearing Minutes:</b> The licensees, along with their witness, Montes Green, appeared before the Board for the items The applicants were sworn in. The hearing began with Coates confirming that all board members had received Board's Exhibit #1, the Liquor Board Inspector's report. Coates asked if the Board had any questions for Inspector Ian Cameron. Mr. Nichols stated he had no questions. Coates then allowed Welch to present the licensee's side of the events. Welch began by offering a written statement from a witness who could not be present. Coates advised that the letter would be entered into the record as Licensee's Exhibit #1 but would not be considered evidence, as the author could not be cross-examined. Welch then called Green, a staff member involved in the incident, to testify. Green explained that during an all-ladies event at The Globe, he saw a man enter and proceed upstairs. As the event was designated for women only, and Green was stationed by the stage per prior instructions from the March meeting, he followed the man. He encountered him standing behind a group of women and asked him to leave. Green inquired who he was, but the man—later identified as Inspector Ian Cameron—did not provide identification and refused to comply. Green instructed him to go downstairs where a manager could assist him. Cameron allegedly declined and stated that Green was interfering with his duties. According to Green, Cameron then grabbed his wrist. Green shook him off, and a minor physical altercation occurred before Cameron exited the building. Welch clarified that the event had officially ended around 8:30 p.m., and Green was merely performing his assigned duties. He emphasized that signage at the venue clearly indicated it was a private event and that guests were to wait to be seated. Mr. Cropper questioned why Green did not allow Cameron to proceed once he identified himself. Welch insisted that Cameron did not show identification and only claimed to be with the Liquor Control Board after being repeatedly confronted. Green affirmed that no ID was shown, and that the situation could have been avoided had proper identification been presented. Mr. Esham asked if the licensee was suggesting the Inspector's report was inaccurate. Welch confirmed this was their belief. Inspector Cameron then testified. When asked by Coates whether he provided identification, Cameron admitted he did not show his ID, claiming the upstairs area was too dark for it to be visible. He also stated that Green never asked for it. Cameron claimed he verbally identified himself</p>						

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR OAKED AT THE GLOBE – LICENSE #908  
MAY 21, 2025

but was not carrying a badge. He added that no one was stationed at the door when he entered. Mr. Nichols asked Cameron what time he entered. Cameron said it was around 8:30 p.m. Nichols asked if the show was still ongoing. Cameron confirmed it was. Welch presented timestamped photos and videos showing that the event had ended and the building was empty by 9:14 p.m. Mr. Esham asked whether anyone on site knew who Cameron was. Welch replied that no one did, including Green. When asked whether a manager was present, Green explained that the manager, Taylor, had been present most of the evening but had briefly stepped outside to move her car. Welch described the arrival of Sgt. Bissman from the Worcester County Sheriff's Office. Sgt. Bissman recognized Cameron and calmly escorted him back into the venue so he could complete his inspection. This part of the incident, according to Welch, was peaceful and clarified the misunderstanding once Cameron's identity was verified by a third party. Welch added that once the conflict began, he and his team offered to go find the manager. He emphasized that in today's environment, it is not prudent to accept someone's word alone; had Cameron simply shown ID, the entire situation could have been avoided. Mr. Cropper asked Welch if he had known that someone would be sent to verify compliance with April's meeting discussion. Welch affirmed that he did and had no issue with the visit—in fact, he had suggested it. Mr. Esham responded, "So we did." Coates then asked Cameron when he first saw a manager—inside or outside the premises. Cameron responded that the first manager he saw was after he exited the building. When Coates asked how long he had been outside before seeing the manager, Cameron said he immediately called his supervisor, Ms. Payne, and within one to two minutes, Berlin Police arrived. After speaking to them for two to three minutes, a female manager pulled up behind the patrol car in her vehicle and identified herself. Coates noted that the licensee previously stated the manager was by the bar the whole evening. Welch confirmed she had been on-site all night. Coates inquired why she arrived in her car if she had been present. Green explained that she had parked away from the building and was simply moving her car closer. Coates observed that during the confrontation between Green and Cameron, the manager was offsite, albeit briefly. Green added that before the situation escalated, Taylor had seen the man go upstairs, instructed Green to keep an eye on him, and was only gone for approximately two minutes. Nichols questioned how Taylor could have seen Cameron enter if she was not on-site. Green reiterated that she had seen him arrive and then stepped out. Nichols pointed out that Taylor was not present at the hearing. Welch stated that she was unable to attend. Coates asked why the manager would leave if a compliance check was expected. Welch stressed that she wasn't leaving but momentarily relocating her vehicle. Welch also reiterated that Cameron allegedly used foul language, grabbed Green, and failed to show ID. He suggested that too much attention was being placed on the brief moment Taylor moved her car. Mr. Cropper questioned Welch's leadership, asking how a manager could step away during such a situation. Mr. Esham acknowledged that Cameron did not carry a badge and that verbal identification might have been sufficient—but stated Green should have gone to get a manager. Welch defended Green's caution, saying that his staff treats all such cases seriously and that just as they don't take someone's word about being 21+, they verify ID to avoid license violations. Cropper asked if Welch had informed his staff that a compliance visit might occur. Welch said no, explaining he did not want his staff to behave differently because of it. Cropper disagreed, stating he would have notified staff. Welch said he trusts his staff to act appropriately regardless of inspections. Coates then called Sgt. Bissman for his statement. Sgt. Bissman reported that Ms. Payne had asked him to check on the premises during his duty on Sunday, the 30th. He found everything in order. On Monday, the 31st, he went to The Globe after hearing about the incident. He arrived at 20:42 and saw the Berlin Police already there. Not intending to interfere with their investigation, he advised Cameron that he was recording via body cam and asked him to recount the incident, which was documented in his report. At 20:59, a white male in a white hoodie approached him, identified himself as Welch, and accepted responsibility for the situation. Coates asked the Board if they had any questions for Sgt. Bissman. Mr. Esham asked Cameron if Green had put his hands on him. Cameron said yes and elaborated that during a heated conversation; he had extended his hands in a calming gesture. Cameron said he had asked Green multiple times to call the police or a manager, and that Green refused to leave him upstairs alone. Cameron claimed Green pushed his left hand and shoved him into a table. Esham asked if Cameron had verbally identified himself as an Inspector. Cameron said he had done so multiple times. Esham remarked on the conflicting stories. Coates asked Green if Cameron had thrown a punch, referring to a written statement provided by Mr. Welch of another bartender at

WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS  
MINUTES FOR OAKED AT THE GLOBE – LICENSE #908  
MAY 21, 2025

the property that night alleging such. Green denied it, stating Cameron only grabbed his wrist. Coates noted the written statement from another bartender, who was not present at the hearing, mentioned a punch, which Green refuted. After reviewing all statements, Mr. Esham remarked that Cameron insisted on the manager coming upstairs to him rather than going downstairs to find her. Welch stated that moving forward, he would ensure all of his staff show physical ID to staff—and requested the same standard from the Board. Mr. Esham asked Cameron if he had ID at the time. Cameron said he had both his ID and business cards. Esham asked Green why he didn't request to see it. Green replied by questioning why Cameron didn't offer it. Coates asked if Cameron had his ID out upon entry. Cameron said it was in his pocket, ready to be shown. Coates then announced that the Board would move into a closed session for deliberation. Upon returning, based on the testimonies and relevant regulations, Mr. Cropper made a motion that a violation did occur on March 31, 2025, and for a Letter of Reprimand to be issued. Mr. Nichols seconded the motion. Mr. Esham reminded the licensee that, while the letter may be the mildest disciplinary action, it still constitutes a recorded violation.

<b>Motion:</b>	1st	Mr. Cropper	2nd	Mr. Nichols	<b>Approved:</b>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
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**Restrictions:** THE VIOLATION HAS BEEN MADE A PART OF THE FILE FOR THE ESTABLISHMENT

**Time Hearing Ended:** 3:41 P.M.

April Payne  
Liquor License Administrator

410-726-5789  
Business Phone No.

Received 5-15-95  
AKP

WORCESTER COUNTY  
STATE OF MARYLAND  
ALCOHOLIC BEVERAGES LAW

APPLICATION FOR A CLASS "B" B/W/L 7-day LICENSE

"NEW APPLICATION"

For the use of:

(Check one) An Individual ☐ Partnership ☐ Corporation ☐ Unincorporated Association ☐ Limited Liability Co. ☒

To the Board of License Commissioners Worcester County.

Date 05-15, 2025

Application is made by the undersigned under the provisions of Article 2B of the Annotated Code of Maryland, as amended, title "Alcoholic Beverages," for the above license, and the applicant(s) submit(s) and certify(ies) to the following information required by the Article.

Fill in all the blanks:

Applications will NOT be accepted without all Applicant information, including middle name.

1. Applicant(s)

(1) Full Name Mark Steven Mayers Residence 11958 West War Dancer Lane #101, Berlin, MD 21811  
Date of Birth [REDACTED] Period of Residence 14 years in Wor. County 51 years  
Place of Birth Greensburg, PA Naturalized at n/a Year n/a  
Telephone Number (410) 726-5789 Race Caucasian Sex M

(2) Full Name n/a Residence \_\_\_\_\_  
Date of Birth \_\_\_\_\_ Period of Residence \_\_\_\_\_ in Wor. County \_\_\_\_\_  
Place of Birth \_\_\_\_\_ Naturalized at \_\_\_\_\_ Year \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_

(3) Full Name n/a Residence \_\_\_\_\_  
Date of Birth \_\_\_\_\_ Period of Residence \_\_\_\_\_ in Wor. County \_\_\_\_\_  
Place of Birth \_\_\_\_\_ Naturalized at \_\_\_\_\_ Year \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Race \_\_\_\_\_ Sex \_\_\_\_\_

2. The applicant(s) is/are citizen(s) of the United States, and (if the application is for an individual or a partnership), has/have been for two years next preceding the filing of this application (a) resident(s) of Worcester County. The applicant(s) (if applying as a qualifying individual for a corporation) is a registered voter and taxpayer in Worcester County and shall also have resided there for at least two years prior to the filing of this application. The applicant(s) thus qualified is/are: 1( ☒ ) 2( ☐ ) 3( ☐ ) (Check number to correspond with name(s) listed above.)

\*3. State the Retail Sales Tax No.: Applied for

4. If a corporation, state corporate name and trade name, if any: OC Kasyan, LLC  
If other than a corporation, state trade name to be used: Pizza Mambo

5. Address of place to be licensed (Give street number or accurate description): 7111 Coastal Highway, Ocean City, MD 21842

A. Nearest intersecting street: 72nd Street Approximate distance: 100 feet  
B. Tax District where located: 10 Is this an application for a new license? Yes  
C. Is this a transfer from a present licensee? No From Whom? \_\_\_\_\_

(This Board must be furnished releases by the State Comptroller's Office approving the bulk sales transfer and clearing all tax accounts before any license will be transferred.)

D. Are you represented by an attorney? Whom: Mark Spencer Cropper Tel. No.: (410) 723-1400

Address: 6200 Coastal Highway, Suite 200, Ocean City, MD 21842



- E. Describe premises to be licensed: Full service restaurant
- F. If this is a new or proposed building or a building not previously licensed, a copy of the bona fide plans must be filed with this application or presented at the time of the hearing.
6. State name and address of owner of record of premises: Kasyan Properties, LLC, 2 Hidden Cove, Unit 2, Ocean City, MD 21842
7. Have you ever been:
- A. Convicted of a misdemeanor? 1 No 2 n/a 3 n/a
- B. Adjudged guilty of violating alcoholic beverage laws by a court, administrative agency or Board of License Commissioners? 1 No 2 n/a 3 n/a
- C. Adjudged guilty of violating gambling laws? 1 No 2 n/a 3 n/a
- D. Adjudged guilty of any offense against the laws of the United States? 1 No 2 n/a 3 n/a  
If so, when and where: n/a
- E. Convicted of a felony or offered a plea of nolo contendere to a felony indictment and charge was subsequently accepted by a court? 1 No 2 n/a 3 n/a
8. A. Have you ever held a license for the sale of alcoholic beverages? 1 No 2 n/a 3 n/a  
If yes, state when and where: n/a
- B. If so, has such license been suspended or revoked? 1 No 2 n/a 3 n/a  
If answer is yes, give full details: n/a
- C. If so, were you ever found in violation of any alcoholic beverage law? 1 n/a 2 n/a 3 n/a
9. Have you ever applied for an alcoholic beverage license in the State of Maryland? 1 No 2 n/a 3 n/a  
If answer is yes, state when and where: n/a
10. What financial interests do you have in the business to be conducted under this license?  
1 100% 2 n/a 3 n/a
11. Are you financially interested in any other alcoholic beverage business for which a license has been applied for, granted or issued?  
1 No 2 n/a 3 n/a  
If so, give details: n/a
12. Is your wife or husband, as the case may be, a licensee and does her or she have any financial interest in any other alcoholic beverage business in the State of Maryland? 1 n/a 2 n/a 3 n/a  
If so, give details: n/a
13. Is there now, or will there be, during the continuance of the license applied for, any other person financially interested in said license or the business to be conducted thereunder? 1 No 2 n/a 3 n/a  
If so, state name, address, telephone no., age, percent of interest and state whether or not an interest is held in any other alcoholic beverage license: n/a
14. A. Does any manufacturer, brewer, distiller or wholesaler have any financial interest in the premises or business to be conducted under this license? No
- B. Will any such interest be hereafter conveyed or granted to any such manufacturer, brewer, distiller or wholesaler?  
No
15. Do you now have, or will you hereafter have, any indebtedness or other financial indebtedness, directly or indirectly, to any manufacturer, brewer, distiller or wholesaler, other than for purchase of alcoholic beverage? No
16. A. If granted a license, will you conform to all laws and regulations relating to the business in which you propose to engage?  
Yes
- B. If granted a license, will you agree to keep current all state and local tax obligations including, but not limited to, state sales and use tax, withholding tax and admissions tax? Yes
- I/We consent to the Board of License Commissioners being furnished with a copy of my/our arrest record, if any, by any state, local, or federal law enforcement or judicial agency. App. #1 Yes App. #2 n/a App. #3 n/a

LIMITED LIABILITY MEMBERSHIP AFFIDAVIT

Mark Steven Mayers 11958 West War Dancer Lane #101, Berlin, MD 21811

Name Residence Zip Code

14 years (410) 726-5789

Period of Residence Home Telephone No. Office Telephone No.

[REDACTED] M Greensburg, PA [REDACTED]  
Date of Birth Sex Place of Birth Social Security No.

Naturalized Yes ( ) No ☒ Where Naturalized Petition No.

OC Kasyan, LLC

Place of Employment

7111 Coastal Highway, Ocean City, MD 21842 1 month

Address of Employer Length of Employment

1a. What is your ownership interest in the L.L.C.? 100%  
Percent of Ownership

1b. What is your capital contribution to the L.L.C.?

2. Have you ever been convicted of a felony, or have you been adjudged guilty of violating the laws governing the sale of any alcoholic beverages or for the prevention of gambling in the State of Maryland or adjudged guilty of any offense against the laws of the United States?

Yes ( ) No ☒ If yes, please detail.

3. State whether you have had a license for the sale of alcoholic beverages denied or revoked.

Yes ( ) No ☒ If yes, please detail.

4. Have you ever held a license for the sale of alcoholic beverages and if so in what State and what location?

No

5. Are you financially interested in any other place of business that has an alcoholic beverage license in the State of Maryland?

Yes ( ) No ☒ If yes, please detail.

6. As a member, how much time will you spend on the licensed premises?

As necessary to ensure compliance

7. What profit will you derive in proportion to the percentage of ownership?

100%

8. As a member, have you read the Rules and Regulation of the Board?

Yes

9. If you are a qualified Resident Agent, are you a resident of Worcester County, Maryland?

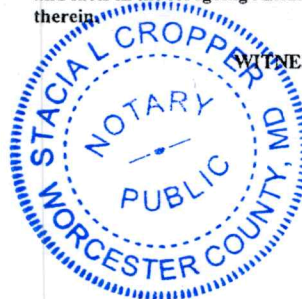
Yes ☒ No ( )

PROVIDE COPY(ies) OF ANY AND ALL AGREEMENTS / CONTRACTS relative to the operation of the business to be conducted under the alcoholic beverage license. (Inclusive of managerial agreements and/or sales contracts.)

Mark S Mayers  
Signature of Member

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Mark Steven Mayers In said County and State on this 14<sup>th</sup> day of MAY, 2025, and made oath in due form of law that the matters and facts in the foregoing Affidavit are true and that they would in fact comply with all statements made therein.

WITNESS my hand and official Seal this 14<sup>th</sup> day of MAY, 20 25



Stacia L Cropper  
Notary Public

My Commission Expires: 06-01-2028



## **Privacy Act Statement**

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

As of 03/30/2018

## **NONCRIMINAL JUSTICE APPLICANT'S PRIVACY RIGHTS**

As an applicant who is the subject of a national fingerprint-based criminal history record check for a noncriminal justice purpose (such as an application for employment or a license, an immigration or naturalization matter, security clearance, or adoption), you have certain rights which are discussed below. All notices must be provided to you in writing. <sup>1</sup> These obligations are pursuant to the Privacy Act of 1974, Title 5, United States Code (U.S.C.) Section 552a, and Title 28 Code of Federal Regulations (CFR), 50.12, among other authorities.

- You must be provided an adequate written FBI Privacy Act Statement (dated 2013 or later) when you submit your fingerprints and associated personal information. This Privacy Act Statement must explain the authority for collecting your fingerprints and associated information and whether your fingerprints and associated information will be searched, shared, or retained. <sup>2</sup>
- You must be advised in writing of the procedures for obtaining a change, correction, or update of your FBI criminal history record as set forth at 28 CFR 16.34.
- You must be provided the opportunity to complete or challenge the accuracy of the information in your FBI criminal history record (if you have such a record).
- If you have a criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the officials deny you the employment, license, or other benefit based on information in the FBI criminal history record.
- If agency policy permits, the officials may provide you with a copy of your FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, you may obtain a copy of the record by submitting fingerprints and a fee to the FBI. Information regarding this process may be obtained at <https://www.fbi.gov/services/cjis/identity-history-summary-checks> and <https://www.edo.cjis.gov>.
- If you decide to challenge the accuracy or completeness of your FBI criminal history record, you should send your challenge to the agency that contributed the questioned information to the FBI. Alternatively, you may send your challenge directly to the FBI by submitting a request via <https://www.edo.cjis.gov>. The FBI will then forward your challenge to the agency that contributed the questioned information and request the agency to verify or correct the challenged entry. Upon receipt of an official communication from that agency, the FBI will make any necessary changes/corrections to your record in accordance with the information supplied by that agency. (See 28 CFR 16.30 through 16.34.)
- You have the right to expect that officials receiving the results of the criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council. <sup>3</sup>

Updated 11/6/2019

\*\*\*\*\*

I acknowledge receipt of the FBI Privacy Act Statement and Noncriminal Justice Applicant's Privacy Rights.

Mark S. Mayers

Print Name



Signature

April 17, 2025

Date

<sup>1</sup> Written notification includes electronic notification, but excludes oral notification. <sup>2</sup> <https://www.fbi.gov/services/cjis/compact-council/privacy-act-statement>  
<sup>3</sup> See 5 U.S.C. 552a(b); 28 U.S.C. 534(b); 34 U.S.C. § 40316 (formerly cited as 42 U.S.C. § 14616), Article IV(c); 28 CFR 20.21(c), 20.33(d) and 906.2(d).



**OC KASYAN, LLC**

Operating Agreement

Exhibit A

List of members, Capital, and Percentages

Name, Address,  
and Taxpayer  
I.D. Number

Initial  
Cash Capital  
Contribution

Percentages

Mark S. Mayers

\$0

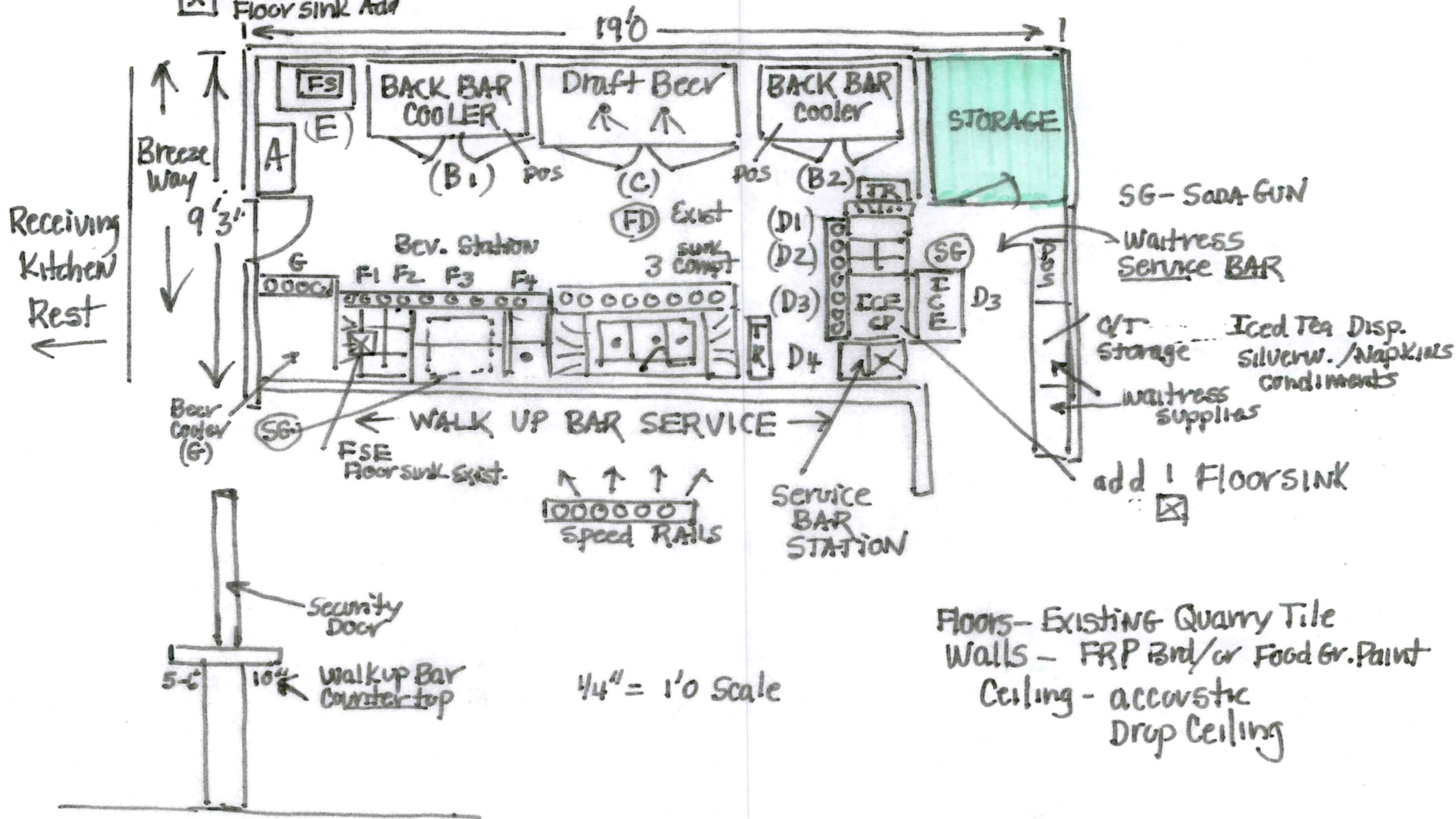
100%

PIZZA MAMBO BAR B/W/L

☒ <sup>FSE</sup> FLOORSINK (Exist)

FD Floor Drain

☒ FSA  
Floor Sink Add



Floors - Existing Quarry Tile  
Walls - FRP Bnd/or Food Gr. Paint  
Ceiling - acoustic  
Drop Ceiling



# ARCHITECTURE ENGINEERING

Delaware

300 N. Main Street  
Suite 200  
Wilmington, DE 19801

The Center for Urban Design  
100 Delaware Boulevard, Suite 300  
Wilmington, DE 19801

North Carolina

300 N. Main Street  
Suite 200  
Wilmington, NC 28401

www.beckermorgan.com

THIS PROJECT HAS BEEN PREPARED BY  
THE BECKER MORGAN GROUP, INC. FOR THE  
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AGREEMENT FOR THE PROJECT. THE BECKER  
MORGAN GROUP, INC. IS NOT RESPONSIBLE FOR  
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STRUCTURAL, MECHANICAL, ELECTRICAL,  
PLUMBING, GEOTECHNICAL, ACoustical,  
Paving, or any other work. THE BECKER  
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ANY OTHER WORK. THE BECKER MORGAN GROUP,  
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THE BECKER MORGAN GROUP, INC. IS NOT  
RESPONSIBLE FOR ANY OTHER WORK.

DATE: 03/08/2007

SCALE: 1/8" = 1'-0"

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PROJECT NO.: 2004012.00

DATE: 03/08/2007

SCALE: 1/8" = 1'-0"

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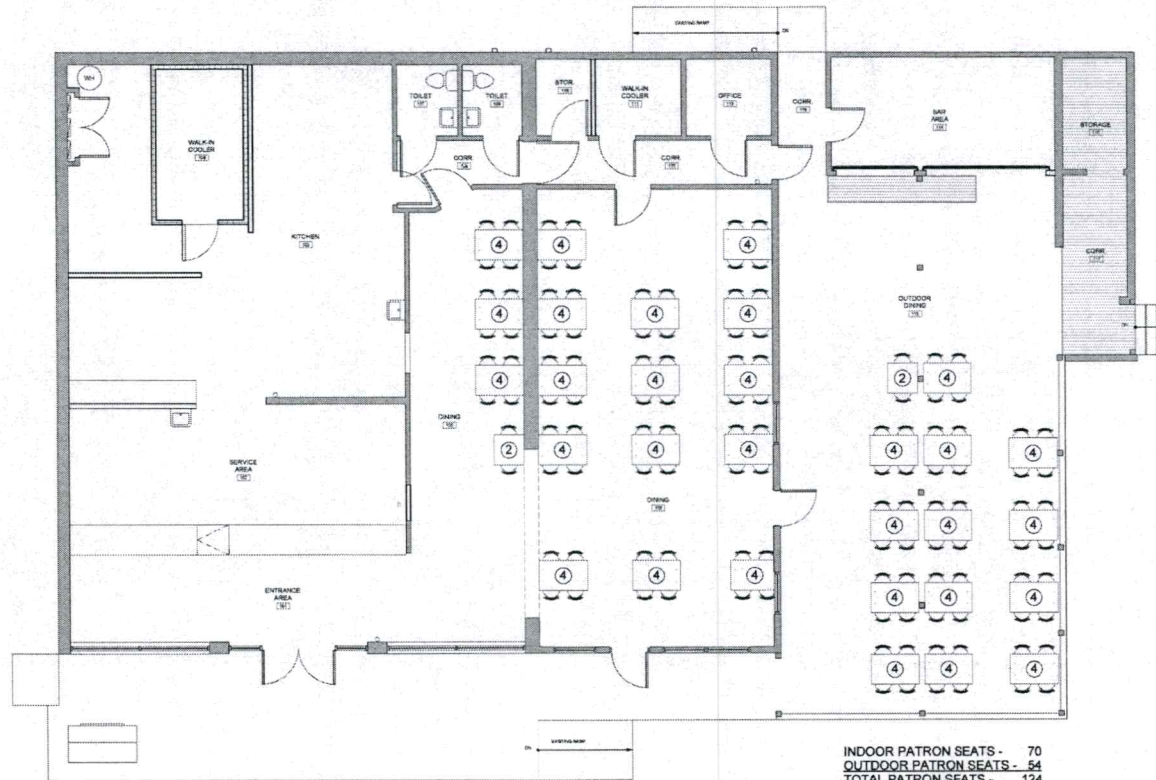
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PROJECT NO.: 2004012.00

DATE: 03/08/2007

SCALE: 1/8" = 1'-0"

DRAWN BY: DTD / PROJ. MGR. / CUB



INDOOR PATRON SEATS - 70  
OUTDOOR PATRON SEATS - 54  
TOTAL PATRON SEATS - 124

## 1 SEATING PLAN

SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

REVISIONS

NO. DATE DESCRIPTION

1. EXISTING BUILDING FOR PERMIT

NO. DATE DESCRIPTION

PROJECT NO.: 2004012.00

DATE: 03/08/2007

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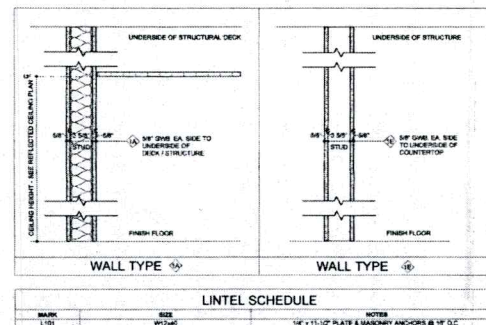
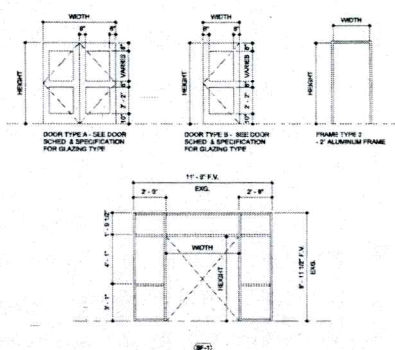
PROJECT NO.: 2004012.00

DATE: 03/08/2007

SCALE: 1/8" = 1'-0"

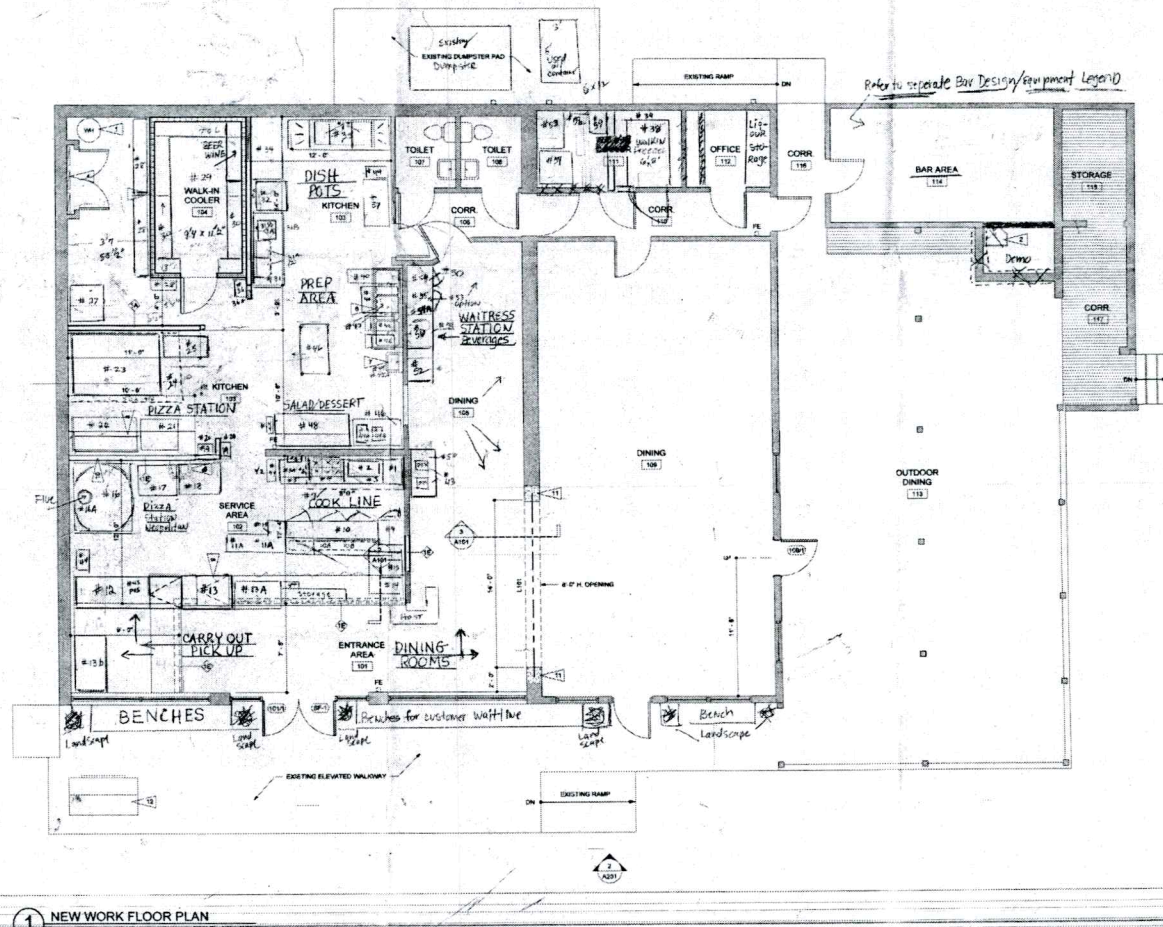
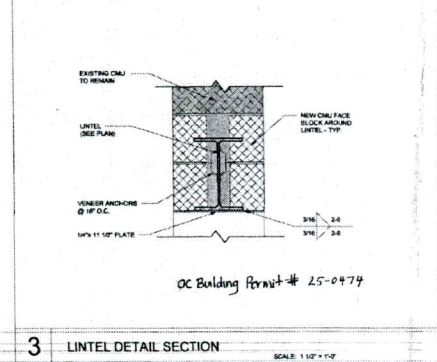
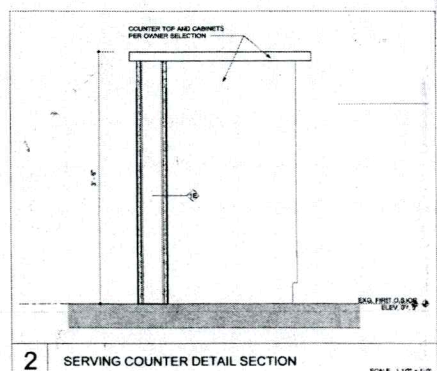
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[illegible]

- ### NEW WORK KEY NOTES
1. EXISTING WATER HEATER TO REMAIN
  2. EXISTING FLOOR MOUNTED UTILITY SINK TO REMAIN
  3. NEW WALK-IN COOLER BY OWNER
  4. EXISTING ELECTRIC PANELS TO REMAIN
  5. EXISTING SINK TO REMAIN IN SAME LOCATION AND BE INSTALLED ON NEW KIOSK WALL
  6. EXISTING THREE COMPARTMENT SINK TO REMAIN
  7. EXISTING HAND WASH SINK TO REMAIN
  8. NEW MANUFACTURED SERVICE COUNTER
  9. DRAW BRIDGE STYLE GATE ENTRY IN NEW COUNTER
  10. 42" KIOSK-WALL WITH SOLID SURFACE MATERIAL, CAP
  11. GREAT VERTICAL GLASS SOLID 18" FROM DA. SIDE OF CHAIR
  12. EXISTING ELECTRIC CORDS TO REMAIN

- | GENERAL NOTES |  |
|---------------|--|
| 1.            | DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE MASONRY, OR METAL STUD UNLESS OTHERWISE NOTED. |
| 2.            | SEE #162 FOR ROOF PLAN.  |
| 3.            | SEE #460-SERIES FOR ENLARGED PLANS AND SECTIONS.   |
| 4.            | COORDINATE REQUIREMENTS OF WORK WITH ALL OTHER TRADES.                                     |

[illegible]



I/We hereby authorize the Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners of Worcester County, its duly authorized agents and employees, any peace officer of Worcester County, to inspect without warrant, the premises upon which said 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, and further state that I/We have personally obtained the signatures of the ten citizens to the certificate which is a part hereof.

(Extract from the 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 the penalties provided by the law for that crime.)

Give name(s) and address(es) of officers:

Mark Steven Mayers, Managing Member, 11958 West War Dancer Lane #101, Berlin, MD 21811

(name)

(title)

(residence)

(name)

(title)

(residence)

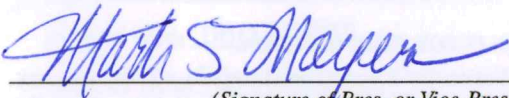
(name)

(title)

(residence)

If applicant is a Corporation, President or Vice-President must sign:

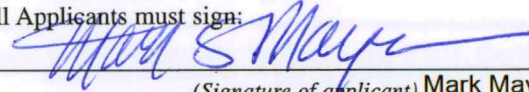
All Applicants must sign:



(Signature of Pres. or Vice-Pres.)

Mark S. Mayers, Managing Member

1.



(Signature of applicant) Mark Mayers

2.

(Signature of applicant)

3.

(Signature of applicant)

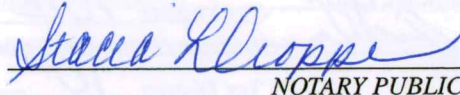
STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before the subscriber, a Notary Public of the State of

Maryland personally appeared Mark S. Mayers

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

  
NOTARY PUBLIC

(Seal)

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ TO WIT:

THIS CERTIFIES, That on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before the subscriber, a Notary Public of the State of

\_\_\_\_\_ personally appeared \_\_\_\_\_

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

NOTARY PUBLIC

(Seal)

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ TO WIT:

THIS CERTIFIES, That on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before the subscriber, a Notary Public of the State of

\_\_\_\_\_ personally appeared \_\_\_\_\_

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

NOTARY PUBLIC

(Seal)



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

I/WE HEREBY CERTIFY, That I am/we the owner(s) of record of the property known as 7111 Coastal Highway, Ocean City  
Maryland, Pizza Mambo

named in the foregoing application made to the Board of License Commissioners under the Alcoholic Beverage Laws of Maryland; that I/we assent to the granting of the license applied for; that I/we hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners for Worcester County, its duly authorized agents and employees, and any peace officer of such county 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.

WITNESS, our/my hand(s) and seal(s) this 14 day of MAY 2025

(seal)

(seal)

(seal)

(seal)

STATE OF MARYLAND COUNTY OF WORCESTER TO WIT:

THIS CERTIFIES, That on the 14TH day of MAY, 2025, before the subscriber, a Notary Public of the State of

Properties, LLC, a Maryland limited liability company

and acknowledged the execution of the foregoing statement to be his own act act.

WITNESS my hand and notarial seal.

(Seal)

NOTARY PUBLIC

(The following certificates must be signed by at least ten persons.)

SIGNATURES MUST BE OBTAINED BY THE RESIDENT, IF APPLICATION IS FOR CORPORATION.

We the undersigned reputable citizens (real estate owners, registered voters with Worcester County and reside within the tax district in which the business covered by the foregoing application is to be conducted) certify that each of us has been personally acquainted with the applicant for the length of time indicated after our respective names; that we have examined the application of the applicant and that we have good reason to believe that all of the statements contained in said application are true, and that we are familiar with the premises upon which the proposed business is to be conducted and we believe such premises are suitable for the conduct of the business of retail dealer in alcoholic beverages, and that we are of the opinion that the applicant is a suitable person to obtain the license applied for:

(Print name above signature)

Address

Voting Residence

Length of time acquainted with applicant(s). If not acquainted prior to application filing, indicate "Just Met." (All three blanks must be filled in.)

Tax District 10th App. 1 35 YRS App. 2 App. 3

Address of property owned 12907 Charles A OL MD 21842

Tax District 10th App. 1 5 YRS App. 2 App. 3

Address of property owned 12937 POND ROAD OCEAN CITY MD 21842

Tax District 10th App. 1 3 YRS App. 2 App. 3

Address of property owned 11937 MAYSTIC PRINCE LANE 103 Berlin 21811

Tax District 10th App. 1 30 Y App. 2 App. 3

Address of property owned 10149 QUEEN'S CIR. O.C. MD 21842

Tax District 10th App. 1 10 YRS App. 2 App. 3

Address of property owned 12626 SUNSET AVE #18 O.C. MD 21842

Tax District 10th App. 1 40 YRS App. 2 App. 3

Address of property owned 10101 Waterman Dr O.C. MD 21842

Tax District 10TH App. 1 15 YRS App. 2 App. 3

Address of property owned 9847 KEYSTONE PT RD

Tax District 10th App. 1 35 YRS App. 2 App. 3

Address of property owned 12918 Riggins Ridge Rd CC MD

Tax District 10th App. 1 35 App. 2 App. 3

Address of property owned 12544 Whispering Woods drive Ocean City

Tax District 10th App. 1 10 App. 2 App. 3

Address of property owned 307 13th ST 44 OCEAN CITY, MD 21842

Tax District 10th App. 1 15 App. 2 App. 3

Address of property owned 12346 OLD BRIDGE RD LOT 221 O.C. MD 21842

Tax District 10th App. 1 JUST MET App. 2 App. 3

Address of property owned 9810 Martha's Landing Dr., O.C., MD 21842

Names and addresses of signers must be printed or typewritten above signatures.

Type: Request to increase the size of the bar & restaurant  
Request to add four pool tables & 15 arcade games  
Request to add a section for alcoholic beverage storage



Law Offices  
**AYRES, JENKINS, GORDY & ALMAND, P.A.**  
6200 COASTAL HIGHWAY, SUITE 200  
OCEAN CITY, MARYLAND 21842  
www.ajgalaw.com

GUY R. AYRES, III (1945-2019)  
JAMES W. ALMAND  
WILLIAM E. ESHAM, III  
MARK SPENCER CROPPER  
BRUCE F. BRIGHT  
HEATHER E. STANSBURY  
MAUREEN F. L. HOWARTH  
RYAN D. BODLEY  
BRADFORD F. KIRBY  
VICTORIA O'NEILL  
SPENCER AYRES CROPPER

OF COUNSEL  
HAROLD B. GORDY, JR.  
M. DEAN JENKINS  
ALVIN I. FREDERICK

EMAIL ADDRESS:  
sacropper@ajgalaw.com

(410) 723-1400  
FAX (410) 723-1861

May 19, 2025

*License #392  
Class "D" Pub 7 Day  
TIA Pickles Pub  
706 N. Philadelphia Avenue  
Ocean City, MD 21842*

Ms. April Payne, Administrator  
Worcester County Board of License Commissioners  
One West Market Street- Room 1201  
Snow Hill, MD 21863

Re: Pickles Pub of OC, LLC / License No. 392  
Modifications to Licensed Premises

Dear Ms. Payne:

On behalf of my client, Pickles Pub of OC, LLC, a Maryland limited liability company ("Pickles Pub") who is the licensee (License # 392) of the subject property, I am submitting this request for a modification to the licensed premises located at 706 N. Philadelphia Avenue, Ocean City, Maryland 21842. Pickles is requesting authority to modify the premises by increasing the size of the bar/restaurant in a manner consistent with the proposed floor plan attached hereto as Attachment "1". Attachment "1" shows the existing layout of requested addition to the licensed premises as well as the proposed layout for that same space. See also Attachment "2", which supplements Attachment "1" by giving further detail as to the number and location of tables, games, and equipment located not only in the existing licensed premises, but also in the requested addition to the licensed premises.

The proposed changes to the licensed premises are as follows:

1. Increase the size of the licensed premises by 1,751 square feet by expanding into the neighboring unit of the subject shopping center, and as reflected in Attachment "1" and Attachment "2";
2. Incorporate 4 pool tables, 15 arcade games, 3 tables, and 12 seats (4 seats per table) into the proposed addition to the licensed premises as described in Attachment "2";
3. Construct an opening and a window into the northern wall of the current licensed premises that connects the current licensed premise to the proposed addition to the licensed premises as reflected in Attachment "1" and Attachment "2"; and
4. Use the furthest east portion of the proposed addition to the licensed premises for



Ms. April Payne  
February 19, 2025  
Page 2

additional storage as reflected in Attachment "2".

Enclosed please find the check for the application fee of \$200.00. Should you have any questions about this letter or any of the enclosures, do not hesitate to give me a call. Your cooperation is greatly appreciated. I look forward to hearing from you. Thank you.

Very truly yours,

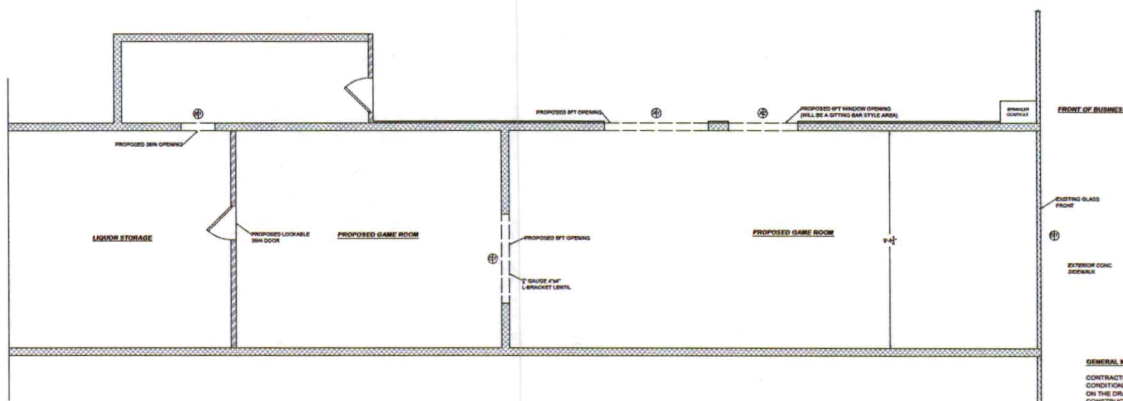
A handwritten signature in blue ink, appearing to read 'S. Cropper', with a long horizontal flourish extending to the right.

Spencer Ayres Cropper

Enclosures



## COVER SHEET



### WOOD FRAMING

UNLESS NOTED OTHERWISE ON THE DRAWINGS, DIMENSIONAL LUMBER JOISTS AND BEAMS SHALL POSSESS THE FOLLOWING MINIMUM PROPERTIES:

- BENDING STRESS (F<sub>b</sub>) = 1150 PSI
- SHEAR STRESS (F<sub>v</sub>) = 175 PSI
- TENSION PARALLEL TO GRAIN (F<sub>t</sub>) = 850 PSI
- COMPRESSION PARALLEL TO GRAIN (F<sub>c</sub>) = 1300 PSI
- MODULUS OF ELASTICITY (E) = 1,900,000 PSI

PLYWOOD SHEATHING FOR WALLS AND ROOFS SHALL BE APA EXPOSURE 1, STRUCTURAL 1 RATED SHEATHING WITH A MINIMUM SPAN RATING OF 24'10". UTILIZE SHEATHING WITH A 3" NOMINAL THICKNESS FOR WALLS AND A 2" NOMINAL THICKNESS FOR ROOFS. WITH PLYWOOD CLIPS AT ALL UNSUPPORTED ROOF BUTT JOINTS. PLYWOOD SUBFLOORING SHALL BE APA EXPOSURE 1 RATED STUD-FLOOR COMBINATION SUBFLOOR UNDERLAYMENT WITH A MINIMUM SPAN RATING OF 24'10". A 2" NOMINAL THICKNESS AND TONGUE-AND-GROOVE EDGES. SUBFLOORING SHALL BE FASTENED UTILIZING THE BLUE NAIL METHOD IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL PLYWOOD SHEATHING AND SUBFLOORING SHALL MEET THE REQUIREMENTS OF THE U.S. DEPARTMENT OF COMMERCE (DOC) STANDARD PS-1.

WOOD EXPOSED TO THE ELEMENTS, IN CONTACT WITH THE GROUND OR WATER, IN CONTACT WITH CONCRETE OR MASONRY, OR DESIGNATED AS 'TREATED' SHALL BE SOUTHERN PINE NO. 2 OR BETTER. PRESURE TREAT MEMBERS WITH WATERBORNE PRESERVATIVE IN ACCORDANCE WITH THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARDS U1, TO THE REQUIREMENTS OF USE CATEGORY UC4B FOR EXTERIOR CONSTRUCTION NOT IN CONTACT WITH THE GROUND AND USE CATEGORY UC4A FOR MEMBERS IN CONTACT WITH THE GROUND. CHROMIATED COPPER/ARSENATE (CCA) TREATMENT IS NOT PERMITTED.

WOOD FRAMING SHALL COMPLY WITH THE 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION' BY THE AMERICAN WOOD COUNCIL (AWC).

WOOD FRAMING SHALL BE FASTENED IN ACCORDANCE WITH THE FASTENING SCHEDULE IN THE APPLICABLE BUILDING CODE (WIND WIND RESIST).

ALL FRAMING LUMBER SHALL BE PROTECTED FROM MOISTURE, HEAT, AND DAMAGE DURING DELIVERY, STORAGE AND ERECTION.

ALL COLUMNS IN INTERIOR AND EXTERIOR WALLS SHALL BE CONSTRUCTED OF THREE (3) 2X4 OR THREE (3) 2X6 STUDS AS APPLICABLE UNLESS NOTED OTHERWISE ON THE DRAWINGS. NAIL EACH FACE OF EACH STUD TO ADJACENT STUD WITH TWO (2) 10D NAILS AT 4' O.C. NAIL SHEATHING TO EACH EDGE OF EACH PLATE OR BUILT-UP COLUMN AT 4' O.C. VERTICALLY. PROVIDE SOLID BLOCKING BELOW ALL COLUMNS TO FACILITATE LOAD TRANSFER DIRECTLY TO FRAMING.

ALL UNSUPPORTED SHEATHING EDGES AT EXTERIOR WALLS SHALL RECEIVE BLOTTING. NAIL ALL PANEL EDGES WITH 8D NAILS AT 4' O.C. AND INTERMEDIATE STUDS WITH 8D NAILS AT 4' O.C.

PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOIST SPAN AND AROUND ALL FLOOR AND ROOF OPENINGS.

PROVIDE BLOTTING, BRACING AND BRACING IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE. AT A MINIMUM, PROVIDE BRACING AT EACH END OF JOISTS AND ONE ROW OF SOLID BRACING AT EACH END OF JOISTS TEN FEET OR GREATER IN SPAN UNLESS NOTED OTHERWISE ON THE DRAWINGS. PROVIDE SOLID BRACING BELOW ALL INTERIOR BEARING PARTITIONS.

BALLOON FRAME ALL END WALLS WITH CATHEDRAL CEILING UNLESS NOTED OTHERWISE ON THE DRAWINGS.

JOIST HANGERS, HURRICANE ANCHORS, POST BASES, AND OTHER FRAMING, ANCHORS AND FASTENERS SHALL BE MANUFACTURED BY EMPLOYING THE USE OF APPROVED EQUAL, AND SHALL BE UTILIZED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS. ALL FASTENERS SHALL BE GALVANIZED AND SHALL BE A MINIMUM OF 16 GAUGE UNLESS NOTED OTHERWISE ON THE DRAWINGS.

## PICKLES PUB GAME ROOM

706 PHILADELPHIA AVE.,  
OCEAN CITY, MD 21843

### INDEX OF SHEETS

- A-1 COVER SHEET
- A-2 EXISTING LAYOUT
- A-3 PROPOSED LAYOUT
- A-4 A/1 WALL DETAIL
- A-5 B/1 WALL DETAIL
- A-6 C/1 WALL DETAIL
- A-7 D/1 WALL DETAIL & LENTIL DETAIL

### GENERAL NOTES:

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS ON THE DRAWINGS AND IN THE FIELD PRIOR TO STARTING ON THE DRAWINGS AND IN THE FIELD PRIOR TO STARTING CONSTRUCTION AND FABRICATION.

ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND IN ACCORDANCE WITH APPLICABLE CONSTRUCTION INDUSTRY STANDARDS.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH ALL BUILDING PERMITTING AND ALL SOIL, CONCRETE, AND METAL STRUCTURE TESTING AND INSPECTIONS REQUIRED DURING CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROJECT MANAGEMENT AND SUPERVISION AND SHALL PROVIDE THE NECESSARY TEMPORARY FACILITIES AND CONTROLS REQUIRED FOR CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL OPENING SIZES AND LOCATIONS WITH THE REQUIREMENTS OF OTHER TRADES PRIOR TO FABRICATION AND ERECTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNING, FURNISHING, ERECTING, AND REMOVING ANY TEMPORARY SHORING AND BRACING DURING CONSTRUCTION.

CONTRACTOR SHALL PROTECT FROM DAMAGES EXISTING BUILDINGS, OWNER EQUIPMENT, ROADS, WALKS, AND UTILITIES. CONTRACTOR SHALL MAINTAIN THESE DURING THE COURSE OF THE WORK, AND SHALL REPAIR ALL DAMAGES AT NO ADDITIONAL EXPENSE TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING DEMOLISHED MATERIALS FROM THE PROJECT SITE AND FOR PROVIDING PROPER AND LEGAL DISPOSAL OF SUCH MATERIALS.

SAFETY AND ENVIRONMENTAL REGULATIONS SHALL BE STRICTLY FOLLOWED BY THE CONTRACTOR AND SUBCONTRACTORS CONTINUOUSLY DURING ALL TIMES OF WORK ON THIS PROJECT AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS, AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION.

THE ARCHITECT OR ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR FOR ACTS OF OMISSION OR THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK IN ACCORDANCE WITH THE CONTRACTOR DOCUMENTS.

CONTRACTOR SHALL COORDINATE THE SEQUENCING OF ALL WORK WITH OWNER SPECIFIED REQUIREMENTS IN ORDER TO MAINTAIN OPERATIONS OF THE EXISTING FACILITY DURING THE COURSE OF CONSTRUCTION.

WORKSHOWN SHALL BE INTERPRETED TO MEAN FURNISH AND INSTALL UNLESS OTHERWISE NOTED.

## EASTERN SHORE DRAFTING & DESIGN

"Redefining Drafting Excellence"

PATRICK SPENCE  
00325283097  
LAUREL, DE  
PATRICK@EASTSHOREDRAFTINGDESIGN.COM

Rev.	Drawn By	Description	Date

### CONTACT NAME:

KYLE HATHORN

### CONTACT ADDRESS:

706 PHILADELPHIA AVE.,  
OCEAN CITY, MD 21843  
CONTACT INFO:  
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MAIL@EASTSHOREDRAFTINGDESIGN.COM

### PROJECT NAME:

PICKLES PUB GAME ROOM

### PROJECT ADDRESS:

706 PHILADELPHIA AVE.,  
OCEAN CITY, MD 21843

### DRAWN BY:

PS

### DATE:

01/21/2025

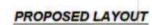
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N/A

### SHEET:

A-1





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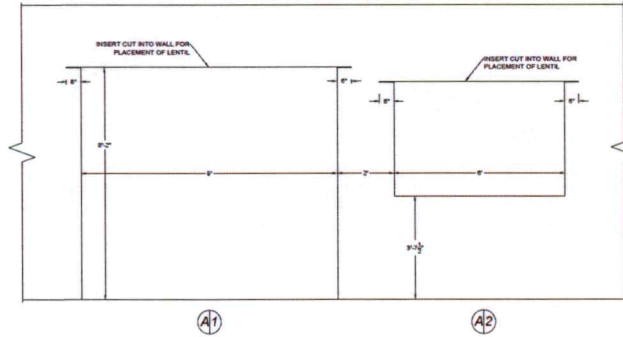
**PATRICK SPENCE**  
(302) 228-3097  
LAUREL, DE  
[PATRICK@EASTERNSHOREDRAFTINGDESIGN.COM](mailto:PATRICK@EASTERNSHOREDRAFTINGDESIGN.COM)

<b>DRAWN BY:</b> PS	<b>SHEET:</b> <b>A-3</b>
<b>DATE:</b> 01/21/2025	
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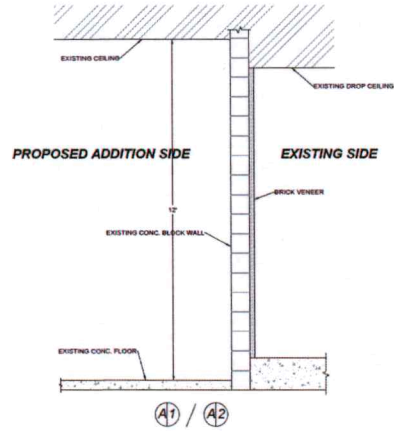
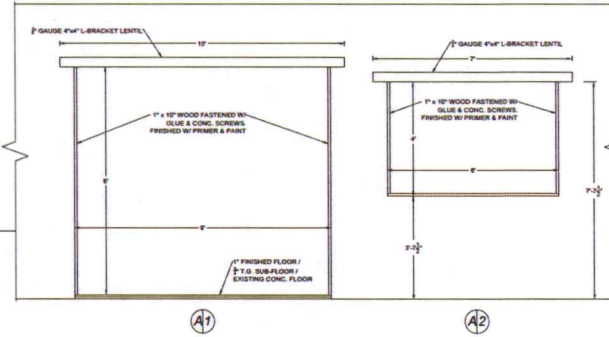
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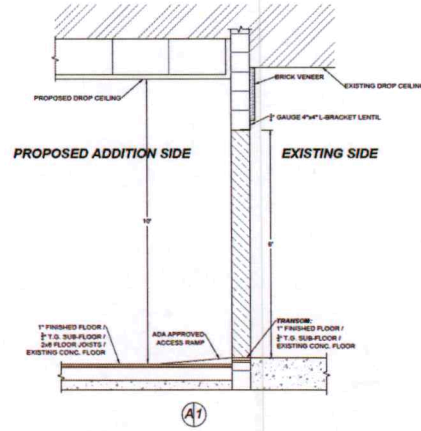
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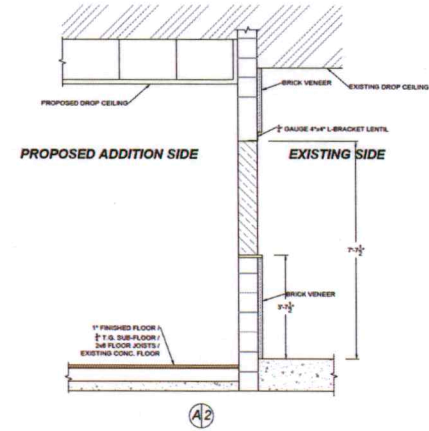
PROPOSED OPENING



EXISTING BLOCK WALL SECTION



EXISTING BLOCK WALL SECTION W/  
W/ PROPOSED 9'0" x 8'0" OPENING



EXISTING BLOCK WALL SECTION W/  
W/ PROPOSED 6'0" x 4'0" WINDOW OPENING

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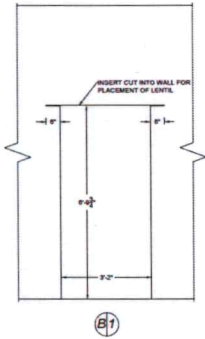
CONTACT NAME:  
KYLE HITCHCOCK  
CONTACT ADDRESS:  
706 PHILADELPHIA AVE.  
OCEAN CITY, MD 21843  
CONTACT INFO:  
(410) 814-4440  
HITCHCOCK@EASTERNSHOREDESIGN.COM

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PICKLES PUB GAME ROOM  
PROJECT ADDRESS:  
706 PHILADELPHIA AVE.  
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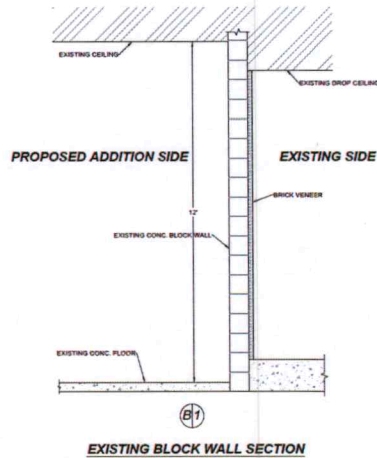
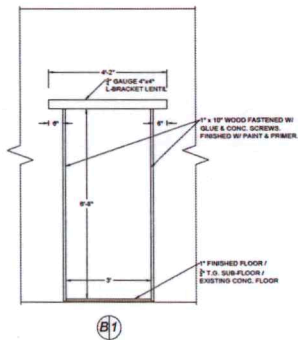
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01/21/2025  
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SHEET:  
A-4

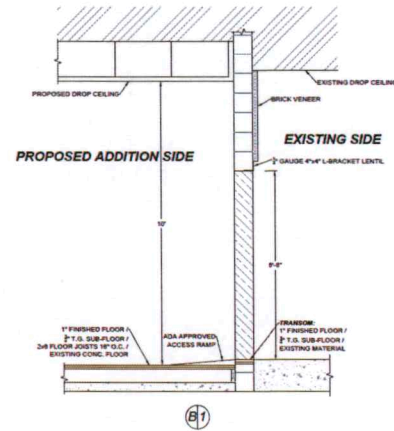
**PROPOSED ROUGH OPENING**



**PROPOSED OPENING**



**EXISTING BLOCK WALL SECTION**



**EXISTING BLOCK WALL SECTION  
W/ PROPOSED 36" x 80" OPENING**

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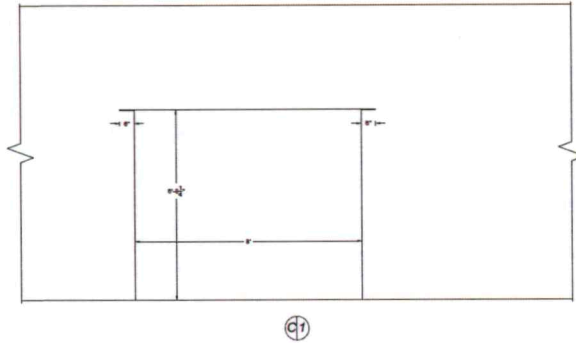
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KYLE HITCHING  
**CONTACT ADDRESS:**  
708 PHILADELPHIA AVE.  
OCEAN CITY, MD 21845  
**CONTACT INFO:**  
800 814-4488  
HITCHING@EASTERNSHOREDRAFTINGDESIGN.COM

**PROJECT NAME:**  
PICKLES PUB GAME ROOM  
**PROJECT ADDRESS:**  
708 PHILADELPHIA AVE.  
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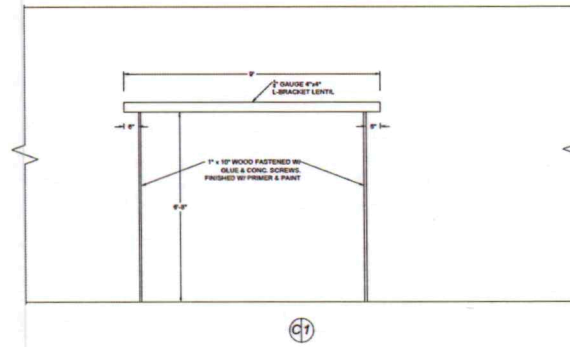
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01/21/2025  
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**SHEET:**  
**A-5**

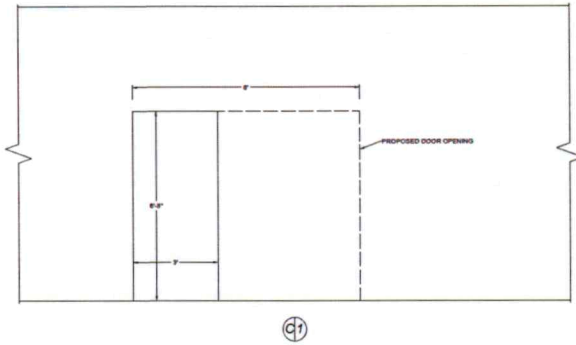
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**PROPOSED OPENING**

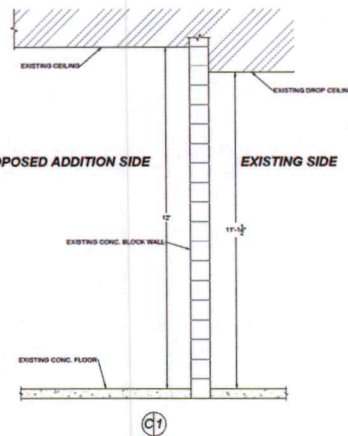


**EXISTING BLOCK WALL**



**PROPOSED ADDITION SIDE**

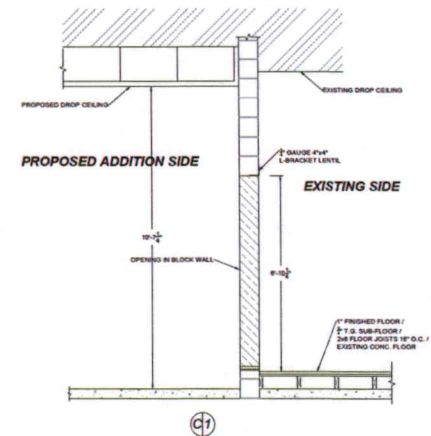
**EXISTING SIDE**



**EXISTING BLOCK WALL SECTION**

**PROPOSED ADDITION SIDE**

**EXISTING SIDE**



**EXISTING BLOCK WALL SECTION  
W/ PROPOSED 36\"/>**

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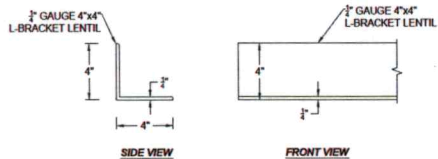
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LAUREL, DE  
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KYLE HUTCHINS  
CONTACT ADDRESS:  
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OCEAN CITY, MD 21843  
CONTACT INFO:  
800.614.4488  
843.708.0525 / 843.708.0527

PROJECT NAME:  
POKIES PUB GAME ROOM  
PROJECT ADDRESS:  
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OCEAN CITY, MD 21843

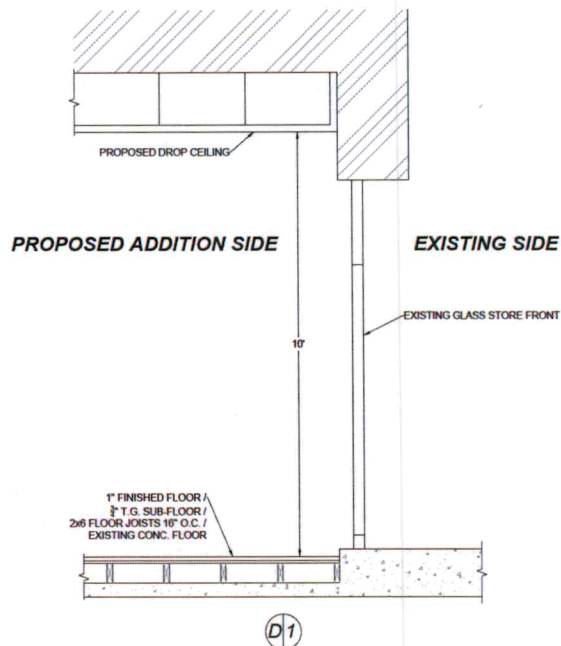
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01/02/25  
SCALE:  
1/2" = 1'

SHEET:  
**A-6**

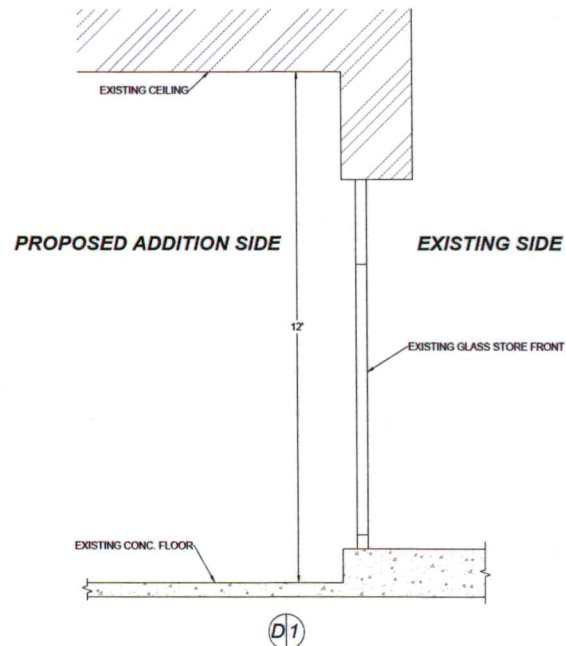


LENGTH OF LENTILS WILL VARY  
BASED ON OPENINGS LISTED

**LENTIL DETAIL - NOT TO SCALE**



**PROPOSED ADDITION WALL SECTION  
FLOOR DETAIL**



**EXISTING ADDITION WALL SECTION**

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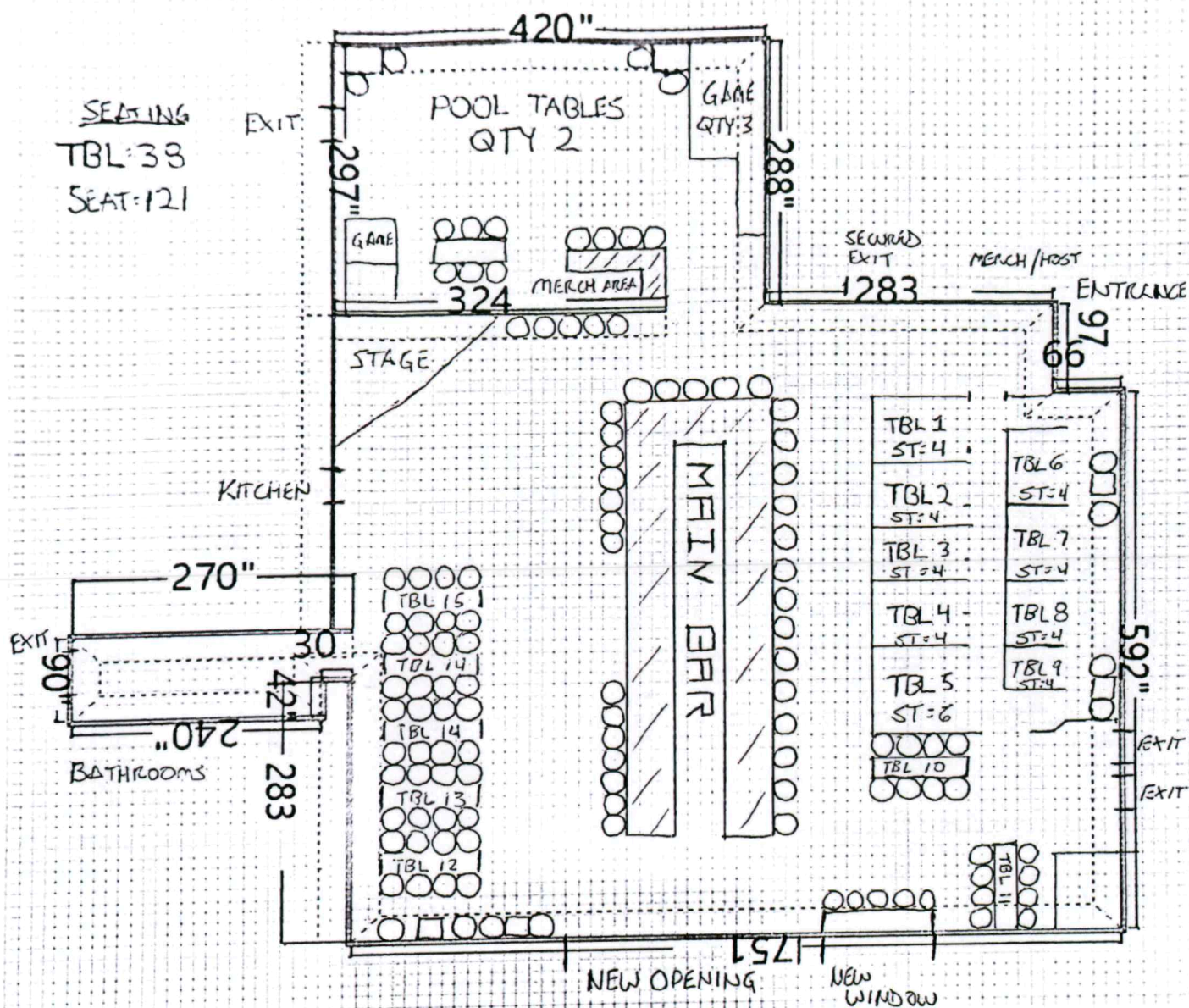
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KYLE HUTCHINS  
CONTACT ADDRESS:  
708 PHILADELPHIA AVE.  
OCEAN CITY, MD 21843  
CONTACT INFO:  
0302 228-3597  
KHUTCHINS@EASTERNSHOREDD.COM

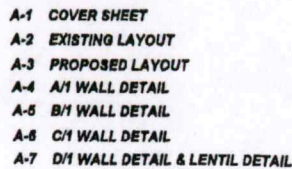
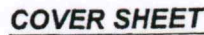
PROJECT NAME:  
PICKLES PUB GAME ROOM  
PROJECT ADDRESS:  
708 PHILADELPHIA AVE.  
OCEAN CITY, MD 21843

DRAWN BY:  
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DATE:  
01/21/2025  
SCALE:  
1/2" = 1"

SHEET:  
**A-7**







April Payne  
Liquor License Administrator



~~57-001-9481~~

\* Business Phone No.

Received 5-19-05

APD

WORCESTER COUNTY  
STATE OF MARYLAND

ALCOHOLIC BEVERAGES LAW

APPLICATION FOR A CLASS "B" BUL 7 Day LICENSE

"NEW APPLICATION"

For the use of:

(Check one)

An Individual ☐

Partnership ☐

Corporation ☐

Unincorporated Association ☐

Limited Liability Co. ☒

To the Board of License Commissioners Worcester County.

Date \_\_\_\_\_, 20\_\_\_\_

Application is made by the undersigned under the provisions of Article 2B of the Annotated Code of Maryland, as amended, title "Alcoholic Beverages," for the above license, and the applicant(s) submit(s) and certify(ies) to the following information required by the Article.

Fill in all the blanks:

Applications will NOT be accepted without all Applicant information, including middle name.

1. Applicant(s)

(1) Full Name Lynn Tupper Lilliston

Date of Birth [REDACTED]

Place of Birth Osaka, Japan

Telephone Number 443-366-4191

Residence 5951 Disharoon Rd Snowhill, MD

Period of Residence 35 yrs in Wor. County 45 yrs

Naturalized at \_\_\_\_\_ Year \_\_\_\_\_

Race Caucasian Sex F

(2) Full Name Shaun Andrew Bauer

Date of Birth [REDACTED]

Place of Birth Livingston, N.J.

Telephone Number \*813-481-0635

Residence 112 Parkside Cr. Berlin MD

Period of Residence 2 yrs in Wor. County 2 yrs

Naturalized at \_\_\_\_\_ Year \_\_\_\_\_

Race Caucasian Sex M.

(3) Full Name \_\_\_\_\_

Date of Birth \_\_\_\_\_

Place of Birth \_\_\_\_\_

Telephone Number \_\_\_\_\_

Residence \_\_\_\_\_

Period of Residence \_\_\_\_\_ in Wor. County \_\_\_\_\_

Naturalized at \_\_\_\_\_ Year \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_

2. The applicant(s) is/are citizen(s) of the United States, and (if the application is for an individual or a partnership), has/have been for two years next preceding the filing of this application (a) resident(s) of Worcester County. The applicant(s) (if applying as a qualifying individual for a corporation) is a registered voter and taxpayer in Worcester County and shall also have resided there for at least two years prior to the filing of this application. The applicant(s) thus qualified is/are: 1( ☒ ) 2( ☐ ) 3( ☐ ) (Check number to correspond with name(s) listed above.)

\* 3. State the Retail Sales Tax No.: applied for

4. If a corporation, state corporate name and trade name, if any:

If other than a corporation, state trade name to be used:

5. Address of place to be licensed (Give street number or accurate description): 11604 Coastal Highway, Unit 101

A. Nearest intersecting street: 116th Approximate distance: \_\_\_\_\_ feet

B. Tax District where located: 10th Is this an application for a new license? yes

C. Is this a transfer from a present licensee? no From Whom? \_\_\_\_\_

(This Board must be furnished releases by the State Comptroller's Office approving the bulk sales transfer and clearing all tax accounts before any license will be transferred.)

D. Are you represented by an attorney? Whom: Hugh Cropper Tel. No.: 410 213 2601

Address: hcropper@bocmkw.com



- E. Describe premises to be licensed: 11604 Coastal Highway Unit 101
- F. If this is a new or proposed building or a building not previously licensed, a copy of the bona fide plans must be filed with this application or presented at the time of the hearing.
6. State name and address of owner of record of premises: OC Investments LLC, c/o  
Sat Ramadan
7. Have you ever been:
- A. Convicted of a misdemeanor? 1 no 2 no 3 \_\_\_\_\_
- B. Adjudged guilty of violating alcoholic beverage laws by a court, administrative agency or Board of License Commissioners? 1 no 2 no 3 \_\_\_\_\_
- C. Adjudged guilty of violating gambling laws? 1 no 2 no 3 \_\_\_\_\_
- D. Adjudged guilty of any offense against the laws of the United States? 1 no 2 no 3 \_\_\_\_\_
- If so, when and where: \_\_\_\_\_
- E. Convicted of a felony or offered a plea of nolo contendere to a felony indictment and charge was subsequently accepted by a court? 1 no 2 no 3 \_\_\_\_\_
8. A. Have you ever held a license for the sale of alcoholic beverages? 1 no 2 no 3 \_\_\_\_\_
- If yes, state when and where: \_\_\_\_\_
- B. If so, has such license been suspended or revoked? 1 n/a 2 n/a 3 \_\_\_\_\_
- If answer is yes, give full details: \_\_\_\_\_
- C. If so, were you ever found in violation of any alcoholic beverage law? 1 no 2 no 3 \_\_\_\_\_
9. Have you ever applied for an alcoholic beverage license in the State of Maryland? 1 no 2 no 3 \_\_\_\_\_
- If answer is yes, state when and where: \_\_\_\_\_
10. What financial interests do you have in the business to be conducted under this license? 1 1 P 2 99% 3 \_\_\_\_\_
11. Are you financially interested in any other alcoholic beverage business for which a license has been applied for, granted or issued? 1 no 2 no 3 \_\_\_\_\_
- If so, give details: \_\_\_\_\_
12. Is your wife or husband, as the case may be, a licensee and does her or she have any financial interest in any other alcoholic beverage business in the State of Maryland? 1 no 2 no 3 \_\_\_\_\_
- If so, give details: \_\_\_\_\_
13. Is there now, or will there be, during the continuance of the license applied for, any other person financially interested in said license or the business to be conducted thereunder? 1 no 2 no 3 \_\_\_\_\_
- If so, state name, address, telephone no., age, percent of interest and state whether or not an interest is held in any other alcoholic beverage license: \_\_\_\_\_
14. A. Does any manufacturer, brewer, distiller or wholesaler have any financial interest in the premises or business to be conducted under this license? no
- B. Will any such interest be hereafter conveyed or granted to any such manufacturer, brewer, distiller or wholesaler? no
15. Do you now have, or will you hereafter have, any indebtedness or other financial indebtedness, directly or indirectly, to any manufacturer, brewer, distiller or wholesaler, other than for purchase of alcoholic beverage? no
16. A. If granted a license, will you conform to all laws and regulations relating to the business in which you propose to engage? yes
- B. If granted a license, will you agree to keep current all state and local tax obligations including, but not limited to, state sales and use tax, withholding tax and admissions tax? yes
- I/We consent to the Board of License Commissioners being furnished with a copy of my/our arrest record, if any, by any state, local, or federal law enforcement or judicial agency. App. #1 yes App. #2 yes App. #3 \_\_\_\_\_

**LIMITED LIABILITY MEMBERSHIP AFFIDAVIT**

Name Lynn Tupper Lilliston Residence 5951 Disharoon Rd Snow Hill Zip Code 21863

Period of Residence 45 years Home Telephone No. 443-366-4191 Office Telephone No. \_\_\_\_\_

Date of Birth [REDACTED] Sex F Place of Birth Osaka Japan Social Security No. [REDACTED]

Naturalized Yes ( ) No ( ) Where Naturalized \_\_\_\_\_ Petition No. \_\_\_\_\_

Place of Employment Retired

Address of Employer \_\_\_\_\_ Length of Employment 19.

1a. What is your ownership interest in the L.L.C.? \_\_\_\_\_

Percent of Ownership \$ 1.00

1b. What is your capital contribution to the L.L.C.? \_\_\_\_\_

2. Have you ever been convicted of a felony, or have you been adjudged guilty of violating the laws governing the sale of any alcoholic beverages or for the prevention of gambling in the State of Maryland or adjudged guilty of any offense against the laws of the United States?

Yes ( ) No (X) If yes, please detail. \_\_\_\_\_

3. State whether you have had a license for the sale of alcoholic beverages denied or revoked.

Yes ( ) No (X) If yes, please detail. \_\_\_\_\_

4. Have you ever held a license for the sale of alcoholic beverages and if so in what State and what location?

No

5. Are you financially interested in any other place of business that has an alcoholic beverage license in the State of Maryland?

Yes ( ) No (X) If yes, please detail. \_\_\_\_\_

6. As a member, how much time will you spend on the licensed premises?

1 hour per week

7. What profit will you derive in proportion to the percentage of ownership?

100

8. As a member, have you read the Rules and Regulation of the Board?

yes

9. If you are a qualified Resident Agent, are you a resident of Worcester County, Maryland?

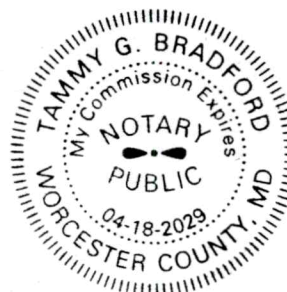
Yes (X) No ( )

PROVIDE COPY(ies) OF ANY AND ALL AGREEMENTS / CONTRACTS relative to the operation of the business to be conducted under the alcoholic beverage license. (Inclusive of managerial agreements and/or sales contracts.)

Lynn J. Lilliston  
Signature of Member

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Lynn Tupper Lilliston In said County and State on this 18th day of March, 2025, and made oath in due form of law that the matters and facts in the foregoing Affidavit are true and that they would in fact comply with all statements made therein.

WITNESS my hand and official Seal this 18th day of March, 2025



Tammy A Bradford  
Notary Public

My Commission Expires: 4/18/2029



**LIMITED LIABILITY MEMBERSHIP AFFIDAVIT**

Name Shaun Andrew Bauer Residence 21811 Zip Code  
2 yrs. Period of Residence 813-481-0635 Home Telephone No.  
M Sex New Jersey Place of Birth [REDACTED] Social Security No.

Naturalized Yes ( ) No ( ) Where Naturalized self employed (Captive Industries) Petition No.  
self employed (Captive Industries) Place of Employment

Address of Employer [REDACTED] Length of Employment 99%

1a. What is your ownership interest in the L.L.C.? 99%

1b. What is your capital contribution to the L.L.C.? \$99.00

2. Have you ever been convicted of a felony, or have you been adjudged guilty of violating the laws governing the sale of any alcoholic beverages or for the prevention of gambling in the State of Maryland or adjudged guilty of any offense against the laws of the United States?

Yes ( ) No (X) If yes, please detail.

3. State whether you have had a license for the sale of alcoholic beverages denied or revoked.

Yes ( ) No (X) If yes, please detail.

4. Have you ever held a license for the sale of alcoholic beverages and if so in what State and what location?

NO

5. Are you financially interested in any other place of business that has an alcoholic beverage license in the State of Maryland?

Yes ( ) No (X) If yes, please detail.

6. As a member, how much time will you spend on the licensed premises?

40 hours / week

7. What profit will you derive in proportion to the percentage of ownership?

99%

8. As a member, have you read the Rules and Regulation of the Board?

yes

9. If you are a qualified Resident Agent, are you a resident of Worcester County, Maryland?

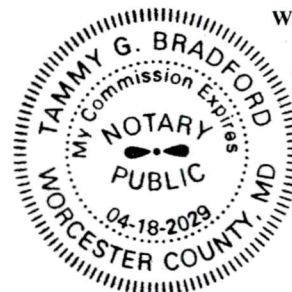
Yes ( ) No (X)

PROVIDE COPY(ies) OF ANY AND ALL AGREEMENTS / CONTRACTS relative to the operation of the business to be conducted under the alcoholic beverage license. (Inclusive of managerial agreements and/or sales contracts.)

[Signature]  
 Signature of Member

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Shaun A. Bauer In said County and State on this 1st day of May, 2025, and made oath in due form of law that the matters and facts in the foregoing Affidavit are true and that they would in fact comply with all statements made therein.

WITNESS my hand and official Seal this 19th day of May, 2025



Tammy G. Bradford  
 Notary Public

My Commission Expires: 4/18/2029

## **Privacy Act Statement**

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

As of 03/30/2018

## **NONCRIMINAL JUSTICE APPLICANT'S PRIVACY RIGHTS**

As an applicant who is the subject of a national fingerprint-based criminal history record check for a noncriminal justice purpose (such as an application for employment or a license, an immigration or naturalization matter, security clearance, or adoption), you have certain rights which are discussed below. All notices must be provided to you in writing.<sup>1</sup> These obligations are pursuant to the Privacy Act of 1974, Title 5, United States Code (U.S.C.) Section 552a, and Title 28 Code of Federal Regulations (CFR), 50.12, among other authorities.

- You must be provided an adequate written FBI Privacy Act Statement (dated 2013 or later) when you submit your fingerprints and associated personal information. This Privacy Act Statement must explain the authority for collecting your fingerprints and associated information and whether your fingerprints and associated information will be searched, shared, or retained.<sup>2</sup>
- You must be advised in writing of the procedures for obtaining a change, correction, or update of your FBI criminal history record as set forth at 28 CFR 16.34.
- You must be provided the opportunity to complete or challenge the accuracy of the information in your FBI criminal history record (if you have such a record).
- If you have a criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the officials deny you the employment, license, or other benefit based on information in the FBI criminal history record.
- If agency policy permits, the officials may provide you with a copy of your FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, you may obtain a copy of the record by submitting fingerprints and a fee to the FBI. Information regarding this process may be obtained at <https://www.fbi.gov/services/cjis/identity-history-summary-checks> and <https://www.edo.cjis.gov>.
- If you decide to challenge the accuracy or completeness of your FBI criminal history record, you should send your challenge to the agency that contributed the questioned information to the FBI. Alternatively, you may send your challenge directly to the FBI by submitting a request via <https://www.edo.cjis.gov>. The FBI will then forward your challenge to the agency that contributed the questioned information and request the agency to verify or correct the challenged entry. Upon receipt of an official communication from that agency, the FBI will make any necessary changes/corrections to your record in accordance with the information supplied by that agency. (See 28 CFR 16.30 through 16.34.)
- You have the right to expect that officials receiving the results of the criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.<sup>3</sup>

Updated 11/6/2019

\*\*\*\*\*

I acknowledge receipt of the FBI Privacy Act Statement and Noncriminal Justice Applicant's Privacy Rights.

Kynn T. Hillston

Print Name

Kynn T. Hillston

Signature

5/14/25

Date

<sup>1</sup> Written notification includes electronic notification, but excludes oral notification. <sup>2</sup> <https://www.fbi.gov/services/cjis/compact-council/privacy-act-statement>  
<sup>3</sup> See 5 U.S.C. 552a(b); 28 U.S.C. 534(b); 34 U.S.C. § 40316 (formerly cited as 42 U.S.C. § 14616), Article IV(c); 28 CFR 20.21(c), 20.33(d) and 906.2(d).



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As of 03/30/2018

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Updated 11/6/2019

\*\*\*\*\*

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Shawn Bower

Print Name

[Signature]

Signature

5/13/25

Date

<sup>1</sup> Written notification includes electronic notification, but excludes oral notification. <sup>2</sup> <https://www.fbi.gov/services/cjis/compact-council/privacy-act-statement>  
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# FOR PERMIT



Haley Architecture, LLC  
10028 Silver Point Lane  
Ocean City, MD 21842  
p. 410.726.7964



*Mile's Cafe*  
**THE DESERT ROOM**  
**FIT-OUT**  
11604 COASTAL HIGHWAY  
OCEAN CITY, MARYLAND

DATE:	ISSUED FOR / DELTA
06.10.2024	FOR PERMIT
08.05.2024	BAR CHANGE & ADDED SEATING
08.20.2024	BAR SECTION B LABELED & DETAIL UPDATE. NOTE CHANGE ON WALL DETAILS
09.14.2024	CHANGE A, ADDED 2 MORE TABLES
DRAWN BY: SLC	JOB NO: SLC24-018
SHEET TITLE:	PROPOSED FLOOR PLAN & NOTES
SHEET NO:	A-1
COPYRIGHT 2024	

### PROJECT INFORMATION

**PROJECT OVERVIEW / DESCRIPTION**  
FIT-OUT FOR EXISTING RESTAURANT.

**BUSINESS OWNER:**  
SHARUNAN UTHAYAKUMAR  
11604 COASTAL HIGHWAY  
OCEAN CITY, MD 21842  
sharunan@capitoverooms.com

**PROJECT: THE DESERT ROOM**  
11604 COASTAL HIGHWAY  
OCEAN CITY, MD 21842

### BUILDING CODE SUMMARY:

- JURISDICTION: OCEAN CITY, MD
- APPLICABLE CODES: TOWN OF OCEAN CITY CHAPTER 10  
2021 INTERNATIONAL BUILDING CODE  
2021 INTERNATIONAL ENERGY CONSERVATION CODE  
2021 NATIONAL ELECTRICAL CODE AND NFPA 70  
2018 NFPA 101 LIFE SAFETY IN MARYLAND AMENDMENTS  
2018 NFPA 101 MARYLAND AMENDMENTS  
2017 ICC ANS A117 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES  
OCEAN CITY FIRE PREVENTION CODE  
MARYLAND STATE FIRE PREVENTION CODE
- BUILDING OCCUPANCY (BIC 304) USE GROUP (A-2) RESTAURANT (EXISTING, NO CHANGE)
- TYPE OF CONSTRUCTION (BIC TABLE 503) TYPE IIB (NO CHANGE)
- FIRE PROTECTION SYSTEM: NO EXISTING SPRINKLER SYSTEM IN BUILDING. EXISTING HOODS / SUPPRESSION SYSTEM SHALL BE INSPECTED & THEN SERVICED IF NEEDED. ADD A ULB ABC FIRE EXTINGUISHER IN THE KITCHEN.
- OCCUPANT LOAD (BIC TABLE 1004.1.1)  
INTERIOR DINING AREA 1987 S.F.  
KITCHEN: SERVING AREA 186 S.F.  
TOTAL INTERIOR: 2183 S.F.  
EXTERIOR DINING AREA 1201 S.F.
- PARKING: NO CHANGE

### EXISTING OCCUPANCY (AREA OF WORK)

PEOPLE	NEW OCCUPANCY (AREA OF WORK)
KITCHEN: SERVICE 179 S.F. / 155 F.	117 PEOPLE
INDOOR SEATING 179 S.F. / 155 F.	122 PEOPLE
EXISTING OUTDOOR SEATING 1,091 S.F. / 156 F.	72 PEOPLE

SAME AS EXISTING - NO CHANGE

### GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY VARIATIONS, DISCREPANCIES, UNFORESEEN STRUCTURAL CONDITIONS, OR FIELD ALTERATIONS TO THESE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION.
- ANY ITEMS NOT SPECIFICALLY SHOWN ON THESE DRAWINGS, BUT REASONABLY INCIDENTAL TO AND NECESSARY FOR THE SATISFACTORY COMPLETION OF THE PROJECT IN ACCORDANCE WITH INDUSTRY STANDARDS, ARE INCLUDED WITHIN THE INTENT OF THESE DESIGN DRAWINGS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY THAT ALL CONSTRUCTION BE DONE IN ACCORDANCE WITH ALL CODES, ORDINANCES, AND REGULATIONS APPLICABLE TO THE PROJECT.
- CODES: ALL WORK ON THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS AND ANY ADDITIONAL REQUIREMENTS SO STATED IN ANY LAW, ORDINANCE OR REGULATION PERTAINING TO THE CONSTRUCTION OF THE PROPOSED WORK, CONFORMITY TO ALL APPLICABLE CODES TO THIS PROJECT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- PROPER ASSEMBLY, INSTALLATION, AND OPERATION OF ALL MATERIALS, COMPONENTS, SYSTEMS, AND FINISHES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ALL APPLICABLE CODES.
- COMPONENTS FOR CONSTRUCTION SAFETY ARE NOT INDICATED IN THESE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT DURING ALL CONSTRUCTION.
- ALL PLUMBING FIXTURES, LAVATORY ACCESSORIES, MOUNTING HEIGHTS AND NECESSARY FLOOR CLEARANCES SHALL COMPLY WITH ANSI A117.1 AND THE REQUIREMENTS SET FORTH BY THE AMERICANS WITH DISABILITIES ACT.
- MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHALL BE COMPLETED BY A LICENSED SUBCONTRACTOR. ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND INDUSTRY STANDARDS.
- FIRE EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE WITH NFPA 10. ALL FINISHES ON WALLS AND CEILING TO MEET MINIMUM REQUIREMENTS OF CLASS A OR C FLOOR SPREAD AS REQUIRED BY CODE.
- ALL FLOOR FINISHES TO BE IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS AND PLUMBING CODES.
- S.C. TO PROVIDE REMOTE HEAD AND EXIT SIGN COMBO PACK AT ALL EXIT DISCHARGE LOCATIONS PER NFPA 101: 7.8.1.1
- S.C. TO PROVIDE EMERGENCY LIGHTS PER CODE. VERIFY ALL REQUIREMENTS WITH THE LOCAL FIRE MARSHAL'S OFFICE FOR COMPLIANCE. ARCHITECTURAL DRAWINGS ARE FOR REPRESENTATION AND ADDITIONAL MAY BE REQUIRED. S.C. TO VERIFY.
- ENRSTY CODE COMPLIANCE
- NO CHANGE TO EXISTING ENVELOPE
- EXISTING HVAC TO REMAIN
- EXISTING LIGHTING TO REMAIN
- CONFORM WITH ALL MARYLAND STATE HEALTH DEPT. REQUIREMENTS
- PROVIDE SOAP AND TOWEL DISPENSER AT ALL HAND WASH LOCATIONS
- DEVIATION FROM THESE SEALED DRAWINGS, WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT, WILL VOID THE SEAL.

### ARCHITECTURAL LEGEND:

EXISTING WALLS	NEW WOOD WALLS
EXISTING NEW CMU WALLPAPER	EXIT SIGN W/ REMOTE HEADS
EXIT SIGN	DIRECTIONAL EXIT SIGN
EMERGENCY LIGHTING WITH BATTERY BACK UP	NEW ABC FIRE EXTINGUISHER WITH 2A 10BC RATING
NAME	ROOM NAME
FLOOR SINK	FLOOR DRAIN
EQUIPMENT TAG	NEW EXISTING
NEW EXISTING	WALL TYPE
SECTION CUT & SHEET NUMBER	DRAWING BREAK LINE

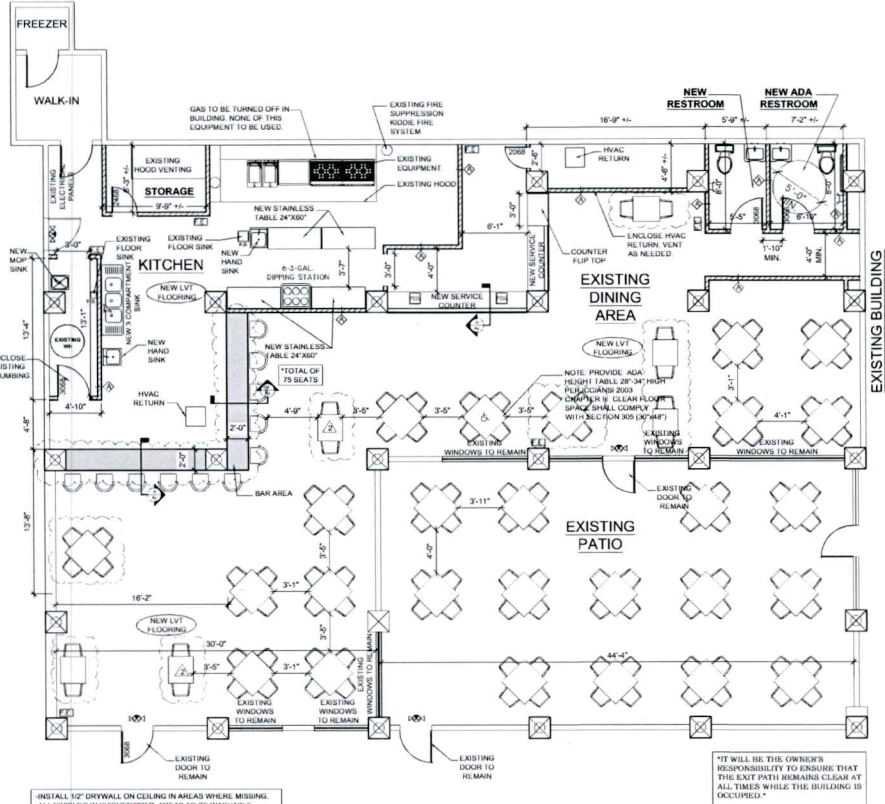
### EQUIPMENT LIST

NO.	EQUIPMENT	QUANTITY	MANUFACTURER	MODEL	NOTES
1	EXISTING HOODS	1			EXISTING - NOT TO BE USED
2	EXISTING FRYER	2			EXISTING - NOT TO BE USED
3	EXISTING FLAT TOP GRILL	1			EXISTING - NOT TO BE USED
4	EXISTING 16 BURNER STOVE	1			EXISTING - NOT TO BE USED
5	NEW 3 COMP SINK	1	NEW		
6	NEW HAND SINK	2	NEW		
7	EXISTING WALK IN FREEZER	1	EXISTING		
8	EXISTING WALK IN REFRIGERATOR	1	EXISTING		
9	NEW HSP SINK	1	NEW		
10	NEW 2.5 GAL. DIPPING STATION	1	NEW		
11	EXISTING WATER HEATER	1	EXISTING		
12					
13					
14					
15					
16					
17					

### SEATING

DRAWING	(17) 4 TOPS	TOTAL INDOOR SEATING AT TABLES
	(8) 2 TOPS	75 SEATS
	(11) BAR STOOLS	
OUTDOOR	(17) 4 TOP TABLE	TOTAL OUTDOOR SEATING AT TABLES
		52 SEATS

- ### INDEX
- A-1 PROPOSED FLOOR PLAN & NOTES  
A-2 DETAILS
- ### STRUCTURAL NOTES:
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. PROVIDE BUILDING LAYOUT BY QUALIFIED PROFESSIONAL. ALL MATERIALS, PERMANENT STRUCTURES, FINISHES, LISTS, TIES, DETACHES, AND REBAR LOCATIONS SHALL BE VERIFIED BY A QUALIFIED LICENSED SUPERVISOR PRIOR TO CONSTRUCTION.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL EXISTING BUILDING CODE, STATE & LOCAL CODES.
  - ALL FINISHES SHALL BE ACCORDING TO THE CONTRACTOR'S CHOICE. TO CHOOSE THE BEST OF CONSTRUCTION.
  - COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS FOR INSTALLATION OF ALL MATERIALS. FINISHES SHALL MEET MINIMUM REQUIREMENTS AS REQUIRED.
  - THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT DURING ALL CONSTRUCTION. ALL FINISHES, UNLESS OTHERWISE SPECIFIED, SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION AND AMENDMENTS OF THE FOLLOWING CODES AND STANDARDS:
  - TOWN OF OCEAN CITY  
BIC 2021  
NATIONAL PLUMBING CODE  
NATIONAL ELECTRICAL CODE  
MARYLAND STATE FIRE PREVENTION REGULATIONS
  - DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
  - ALL FINISHES TO BE FINISH LEVEL 1 SQUARE.
  - ALL FINISHES TO BE FINISH LEVEL 1 SQUARE. FINISHES TO BE FINISH LEVEL 1 SQUARE. FINISHES TO BE FINISH LEVEL 1 SQUARE.
  - CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER.
  - DOOR SWEPT INDICATOR SIDE OF DOOR ONLY. NOT FRAME EDGE. (DOOR 17-10-01) TO BE LOCATED 4" OFF WALL OR CENTERED 11-01.
  - CONTRACTOR TO KEEP ALL CONTAINED SPACE WATERPROOF. PERMANENT CONSTRUCTION.
  - USE PLANT MATERIALS UNDER THE BRACKS OF LA SCARLES, BUCKLE AND HITS.
  - THESE PLANS AND/OR SPECIFICATIONS ARE PREPARED FOR THIS PROJECT ONLY AND CAN NOT BE USED FOR ANY OTHER PROJECT OR PURPOSE. THE ARCHITECT AND/OR ENGINEER ARE THE SOLE OWNERS OF THESE PLANS AND/OR SPECIFICATIONS. ANY UNAUTHORIZED USE WILL BE CONSIDERED AS THEFT AND PROSECUTED TO THE FULL EXTENT OF THE LAW.



INSTALL 1/2" DRYWALL ON CEILING IN AREAS WHERE MISSING. ALL FINISHES IN "KITCHENPREP" AREAS TO BE WASHABLE. ALL WALLS TO BE INSULATED & FINISHED WITH 1/2" DRYWALL. ALL DRYWALL TO BE TAPED & SPACKLED WITH 1 COAT OF PRIMER & 2 COATS OF FINISH PAINT.

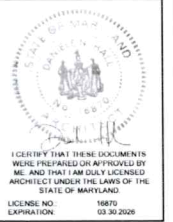
KITCHEN, DINING & PATIO  
SCALE: 3/16"=1'-0"



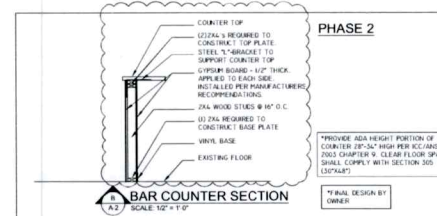
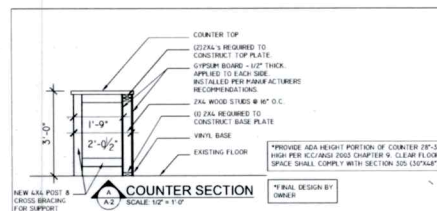
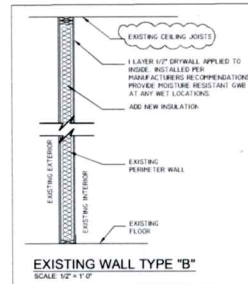
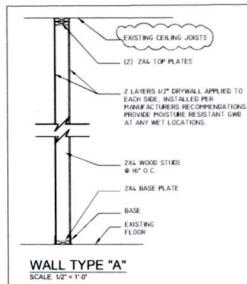
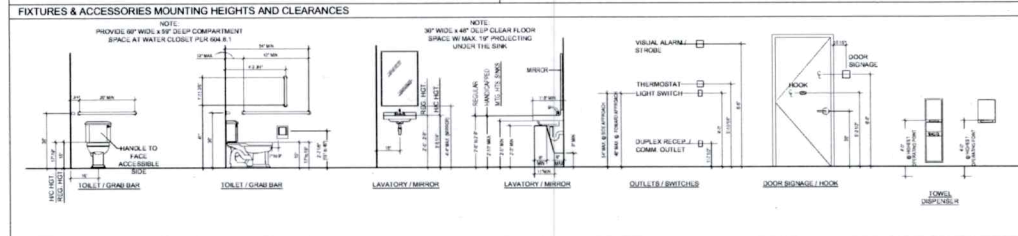
# FOR PERMIT



Haley Architecture, LLC  
10028 Silver Point Lane  
Ocean City, MD 21842  
p. 410.726.7964



- TOILET ROOM NOTES:**
1. FIXTURES & FAUCETS SELECTION TO MEET ALL A.D.A. STANDARDS.
  2. GRAB BAR AS NOTED.
  3. HEAVY DUTY COMMERCIAL GRADE TYPE 304 1/8 INCH DIAMETER OF BRUSHED STAINLESS STEEL WITH ROUND SHAPED COVERS. FLANGES ARE TIG WELDED FOR MAX. STRENGTH AND DURABILITY. FABRICATE ACCORDING TO ADA SPECIFICATIONS WITH 1/2" SPACES BETWEEN THE BAR AND WALL.
  4. MOUNTING: FLANGES WITH CONCEALED FASTENERS.
  5. LENGTH BEHIND TOILET: 36 INCHES.
  6. LENGTH SIDE OF TOILET: 42 INCHES.
  7. LENGTH OF VERTICAL SIDE OF TOILET: 18 INCHES.
  8. MATERIAL: STAINLESS STEEL, 0.05 INCH THICK FINISH SMOOTH NO. 4 FINISH (SATIN, OUTSIDE DIAMETER 1 1/4" INCHES).
  9. LIQUID SOAP DISPENSER TO BE DESIGNED FOR DISPENSING SOAP IN A THIN FORM. SURFACE MOUNTED, NOT TO EXTEND MORE THAN 4" OFF WALL. MOUNT NO HIGHER THAN 48" AFF TO DISPENSING POINT.
  10. TOILET PAPER DISPENSER, SURFACE MOUNT.
  11. MATERIAL: STAINLESS STEEL, NO. 4 FINISH (SATIN).
  12. MIRROR (OPTIONAL): MINIMUM SIZE, REFLECTIVE SURFACE TO BE MOUNTED NO HIGHER THAN 48" AFF.
  13. FRAME: STAINLESS STEEL CHANNEL.
  14. HANGERS, PRECISE RUGS, TAMPERS, AND THEFT RESISTANT INSTALLATION, USING ONE PIECE, GALVANIZED STEEL WALL HANGER DEVICE WITH SPRING ACTION LOCKING MECHANISM TO HOLD MIRROR UNIT IN POSITION WITH NO EXPOSED SCREWS OR BOLTS.
  15. PAPER TOWEL DISPENSER, SURFACE MOUNT. TO BE ADA COMPLIANT. MOUNT DISPENSING POINT NO HIGHER THAN 48" AFF.
  16. MATERIAL: STAINLESS STEEL, NO. 4 FINISH (SATIN).
  17. ALL DIMENSIONS, CLEARANCES, FINISHES, ETC. TO BE ADA COMPLIANT FOR HANDICAPPED ACCESSIBILITY.
  18. COORDINATE ACCESSORY LOCATIONS WITH OTHER WORK TO PREVENT INTERFERENCE WITH CLEARANCES REQUIRED FOR ACCESS BY PEOPLE WITH DISABILITIES, AND FOR PROPER INSTALLATION, ADJUSTMENT, OPERATION, CLEANING, AND SERVICING OF ACCESSORIES.
  19. O.C. TO PROVIDE BLOODING AS REQUIRED.



**The Dessert Room  
FIT-OUT**  
11604 COASTAL HIGHWAY  
OCEAN CITY, MARYLAND

DATE:	ISSUED FOR / DELTA
06.10.2024	FOR PERMIT
08.05.2024	BAR CHANGE & ADDED SEATING
08.20.2024	BAR SECTION B LABELED & DETAIL UPDATE. NOTE CHANGE ON WALL DETAILS.
09.14.2024	CHANGE <del>ADDED</del> 2 MORE TABLES
<b>DRAWN BY: SLC JOB NO: SLC24-018</b>	
<b>SHEET TITLE:</b>	
DETAILS	
<b>SHEET NO:</b>	
A-2	
COPYRIGHT 2024	

I/We hereby authorize the Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners of Worcester County, its duly authorized agents and employees, any peace officer of Worcester County, to inspect without warrant, the premises upon which said 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, and further state that I/We have personally obtained the signatures of the ten citizens to the certificate which is a part hereof.

(Extract from the 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 the penalties provided by the law for that crime.)

Give name(s) and address(es) of officers.

✓ Shawn Andrew Bauer Partner 112 Parkside Circle, Belton MD 21111  
(name) (title) (residence)  
Lynne S. Williston Minority Partner 5951 Disharoon Rd  
(name) (title) (residence)  
Lynn T. Williston Snow Hill, MD 21863  
(name) (title) (residence)

If applicant is a Corporation, President or Vice-President must sign:

All Applicants must sign:

- ✓ Lynne S. Williston  
(Signature of applicant)
- ✓ [Signature]  
(Signature of applicant)
- \_\_\_\_\_  
(Signature of applicant)

STATE OF Maryland COUNTY OF Worcester TO WIT:  
THIS CERTIFIES, That on the 18th day of March, 2025, before the subscriber, a Notary Public of the State of Maryland personally appeared Lynn T. Williston

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

(Seal)

STATE OF Maryland COUNTY OF Worcester TO WIT:  
THIS CERTIFIES, That on the 18th day of March, 2025, before the subscriber, a Notary Public of the State of Maryland personally appeared Shawn Andrew Bauer

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

(Seal)

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ TO WIT:  
THIS CERTIFIES, That on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before the subscriber, a Notary Public of the State of \_\_\_\_\_ personally appeared \_\_\_\_\_

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

(Seal)

NOTARY PUBLIC



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

I/WE HEREBY CERTIFY, That I am/we the owner(s) of record of the property known as

Mila's Cafe, LLC

named in the foregoing application made to the Board of License Commissioners under the Alcoholic Beverage Laws of Maryland; that I/we assent to the granting of the license applied for; that I/we hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners for Worcester County, its duly authorized agents and employees, and any peace officer of such county 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.

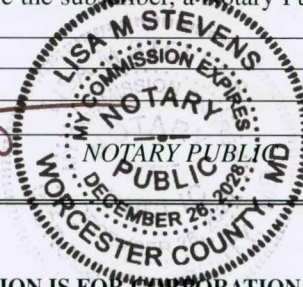
WITNESS, our/my hand(s) and seal(s) this 15 day of May 2025  
(seal) (seal) (seal)

STATE OF Worcester Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 15 day of May 2025, before the subscriber, a Notary Public of the State of Maryland personally appeared

and acknowledged the execution of the foregoing statement to be  
WITNESS my hand and notarial seal.

(Seal)



(The following certificates must be signed by at least ten persons.)

SIGNATURES MUST BE OBTAINED BY THE RESIDENT, IF APPLICATION IS FOR CORPORATION.

We the undersigned reputable citizens (real estate owners, registered voters with Worcester County and reside within the tax district in which the business covered by the foregoing application is to be conducted) certify that each of us has been personally acquainted with the applicant for the length of time indicated after our respective names; that we have examined the application of the applicant and that we have good reason to believe that all of the statements contained in said application are true, and that we are familiar with the premises upon which the proposed business is to be conducted and we believe such premises are suitable for the conduct of the business of retail dealer in alcoholic beverages, and that we are of the opinion that the applicant is a suitable person to obtain the license applied for:

Name	Address	Voting Residence	Length of time acquainted with applicant(s). If not acquainted prior to application filing, indicate "Just Met." (All three blanks must be filled in.)
Ashley Mault	11604 Coastal	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
Ashley Mault	9904 Bay Ct unit 3	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
Ryan Mault	9904 Bay Ct unit 3	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
Leslie T. Holt	5 Caroline St. Ocean City 21842	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
Brian Holt	9307 Chesapeake Dr. Ocean City	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
James Holt	10128 Ave Martin Ave Ocean City MD 21842	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
Manuel Castro	10285 Galt course Rd Ocean City MD 21842	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
Burky T. Drake	4711 Coastal Unit 435	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
Barry T. Drake	204 33rd St #206A Ocean City, MD 21842	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
GAB L. SCHUBER	204 33rd St #206A Ocean City, MD 21842	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
Michael Schuber	204 33rd St #206A Ocean City, MD 21842	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
MARK F. SCHUBER	204 33rd St #206A Ocean City, MD 21842	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
Mark F. Schuber	204 33rd St #206A Ocean City, MD 21842	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
Aagei M. Hansen	12723 Whisper Trace Dr. Ocean City MD 21842	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
BASEL RAMKOR	12648 Whisper Trace Dr. Ocean City MD 21842	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
LISA STEVENS	305 11th St Ocean City MD 21842	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
Anna Stevens	305 11th St Ocean City MD 21842	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
Daniel Stevens	305 11th St Ocean City MD 21842	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met
Daniel Stevens	305 11th St Ocean City MD 21842	Worcester	App. 1 Just Met App. 2 Just Met App. 3 Just Met



April Payne  
Liquor License Administrator

410-390-3543

Business Phone No.

Received 5-19-05

APP

# WORCESTER COUNTY

## STATE OF MARYLAND

## ALCOHOLIC BEVERAGES LAW

APPLICATION FOR A CLASS "B" BWL 7 Day LICENSE

"TRANSFER APPLICATION"

For the use of:

(Check one) An Individual ☐ Partnership ☐ Corporation ☒ Unincorporated Association ☐ Limited Liability Co. ☐

To the Board of License Commissioners Worcester County.

Date \_\_\_\_\_, 20\_\_\_\_

Application is made by the undersigned under the provisions of Article 2B of the Annotated Code of Maryland, as amended, title "Alcoholic Beverages," for the above license, and the applicant(s) submit(s) and certify(ies) to the following information required by the Article.

Fill in all the blanks:

Applications will NOT be accepted without all Applicant information, including middle name.

1. Applicant(s)

(1) Full Name Giovanni TomaselloResidence 1131 Griffin Rd. Berlin, MD 21811Date of Birth [REDACTED]Period of Residence 1 yr. in Wor. County 45 yrs.Place of Birth ItalyNaturalized at Baltimore, MD Year 2004Telephone Number 443-614-3937Race White Sex M

(2) Full Name \_\_\_\_\_

Residence \_\_\_\_\_

Date of Birth \_\_\_\_\_

Period of Residence \_\_\_\_\_ in Wor. County \_\_\_\_\_

Place of Birth \_\_\_\_\_

Naturalized at \_\_\_\_\_ Year \_\_\_\_\_

Telephone Number \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_

(3) Full Name \_\_\_\_\_

Residence \_\_\_\_\_

Date of Birth \_\_\_\_\_

Period of Residence \_\_\_\_\_ in Wor. County \_\_\_\_\_

Place of Birth \_\_\_\_\_

Naturalized at \_\_\_\_\_ Year \_\_\_\_\_

Telephone Number \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_

2. The applicant(s) is/are citizen(s) of the United States, and (if the application is for an individual or a partnership), has/have been for two years next preceding the filing of this application (a) resident(s) of Worcester County. The applicant(s) (if applying as a qualifying individual for a corporation) is a registered voter and taxpayer in Worcester County and shall also have resided there for at least two years prior to the filing of this application. The applicant(s) thus qualified is/are: 1(✓) 2( ) 3( ) (Check number to correspond with name(s) listed above.)

\* 3. State the Retail Sales Tax No.: Applied For 5/9/25

4. If a corporation, state corporate name and trade name, if any: Sello's, Inc.

If other than a corporation, state trade name to be used: Sello's over 3 Bar

5. Address of place to be licensed (Give street number or accurate description): 9802 Golf Course Rd.

Ocean City, MD 21842

A. Nearest intersecting street: Old Bridge Rd. Approximate distance: 500 feet

B. Tax District where located: 10 Is this an application for a new license? No

C. Is this a transfer from a present licensee? yes From Whom? Sello's of OC, LLC / Brittany

Acita #826 to Sello's, Inc. License #826

(This Board must be furnished releases by the State Comptroller's Office approving the bulk sales transfer and clearing all tax accounts before any license will be transferred.)

D. Are you represented by an attorney? Whom: Hugh Cropper Tel. No.: 4102132681

Address: 9927 Stephen Decatur Hwy Ste. F-12 Ocean City, MD 21842



E. Describe premises to be licensed: Full service restaurant; Bar open 7 days 4-11pm

F. If this is a new or proposed building or a building not previously licensed, a copy of the bona fide plans must be filed with this application or presented at the time of the hearing.

6. State name and address of owner of record of premises: MEI Investments, LLC Giovanni & Karen Tomasello

7. Have you ever been:

A. Convicted of a misdemeanor? 1 no 2 \_\_\_\_\_ 3 \_\_\_\_\_

B. Adjudged guilty of violating alcoholic beverage laws by a court, administrative agency or Board of License Commissioners? 1 yes 2 \_\_\_\_\_ 3 \_\_\_\_\_ - approx 2018, served a minor

C. Adjudged guilty of violating gambling laws? 1 no 2 \_\_\_\_\_ 3 \_\_\_\_\_

D. Adjudged guilty of any offense against the laws of the United States? 1 no 2 \_\_\_\_\_ 3 \_\_\_\_\_

If so, when and where: \_\_\_\_\_

E. Convicted of a felony or offered a plea of nolo contendere to a felony indictment and charge was subsequently accepted by a court?

1 no 2 \_\_\_\_\_ 3 \_\_\_\_\_

8. A. Have you ever held a license for the sale of alcoholic beverages? 1 yes 2 \_\_\_\_\_ 3 \_\_\_\_\_

If yes, state when and where: \_\_\_\_\_

B. If so, has such license been suspended or revoked? 1 no 2 \_\_\_\_\_ 3 \_\_\_\_\_

If answer is yes, give full details: \_\_\_\_\_

C. If so, were you ever found in violation of any alcoholic beverage law? 1 no 2 \_\_\_\_\_ 3 \_\_\_\_\_

9. Have you ever applied for an alcoholic beverage license in the State of Maryland? 1 yes 2 \_\_\_\_\_ 3 \_\_\_\_\_

If answer is yes, state when and where: \_\_\_\_\_

10. What financial interests do you have in the business to be conducted under this license?

1 100% 2 \_\_\_\_\_ 3 \_\_\_\_\_

11. Are you financially interested in any other alcoholic beverage business for which a license has been applied for, granted or issued?

1 no 2 \_\_\_\_\_ 3 \_\_\_\_\_

If so, give details: \_\_\_\_\_

12. Is your wife or husband, as the case may be, a licensee and does her or she have any financial interest in any other alcoholic beverage business in the State of Maryland? 1 no 2 \_\_\_\_\_ 3 \_\_\_\_\_

If so, give details: \_\_\_\_\_

13. Is there now, or will there be, during the continuance of the license applied for, any other person financially interested in said license or the business to be conducted thereunder? 1 no 2 \_\_\_\_\_ 3 \_\_\_\_\_

If so, state name, address, telephone no., age, percent of interest and state whether or not an interest is held in any other alcoholic beverage license: \_\_\_\_\_

14. A. Does any manufacturer, brewer, distiller or wholesaler have any financial interest in the premises or business to be conducted under this license? 1 no 2 \_\_\_\_\_ 3 \_\_\_\_\_

B. Will any such interest be hereafter conveyed or granted to any such manufacturer, brewer, distiller or wholesaler?

1 no 2 \_\_\_\_\_ 3 \_\_\_\_\_

15. Do you now have, or will you hereafter have, any indebtedness or other financial indebtedness, directly or indirectly, to any manufacturer, brewer, distiller or wholesaler, other than for purchase of alcoholic beverage? 1 no 2 \_\_\_\_\_ 3 \_\_\_\_\_

16. A. If granted a license, will you conform to all laws and regulations relating to the business in which you propose to engage?

1 yes 2 \_\_\_\_\_ 3 \_\_\_\_\_

B. If granted a license, will you agree to keep current all state and local tax obligations including, but not limited to, state sales and use tax, withholding tax and admissions tax? 1 yes 2 \_\_\_\_\_ 3 \_\_\_\_\_

I/We consent to the Board of License Commissioners being furnished with a copy of my/our arrest record, if any, by any state, local, or federal law enforcement or judicial agency. App. #1 yes App. #2 \_\_\_\_\_ App. #3 \_\_\_\_\_

**STOCKHOLDER AFFIDAVIT**

Giovanni Tomasello 11131 Griffin Rd, Berlin, MD 21811  
 Name Residence Address Zip Code

lyr 443-614-3937  
 Period of Residence Home Telephone No. Office Telephone No.

[Redacted] Italy [Redacted]  
 Date of Birth Sex Place of Birth Social Security No.

Naturalized Yes ( ) No ( ) Baltimore, md  
 Where Naturalized Petition No.

Place of Employment

Address of Employer Length of Employment

1. How many shares of stock have been issued to you? 100 / 100%  
 #of Share/Percent of total shares

2. Have you ever been convicted of a felony, or have you been adjudged guilty of violating the laws governing the sale of any alcoholic beverages or for the prevention of gambling in the State of Maryland or adjudged guilty of any offense against the United States laws?

Yes ( ) No (X) If yes, please detail.

3. State whether you have had a license for the sale of alcoholic beverages denied or revoked.

Yes ( ) No (X) If yes, please detail.

4. Have you ever held a license for the sale of alcoholic beverages and if so in what State and what location?

yes, Maryland

5. Are you financially interested in any other place of business that has an alcoholic beverage license in the State of Maryland?

Yes ( ) No (X) If yes, please detail.

6. As a stockholder, how much time will you spend on the licensed premises?

7. What profit will you derive in proportion to the percentage of ownership?

8. As a stockholder, have you read the Rules and Regulations of the Board?

Yes (X) No ( )

9. If you are a qualified Resident Agent, are you a Worcester County, Maryland resident?

Yes (X) No ( )

PROVIDE COPY(ies) OF ANY AND ALL AGREEMENTS / CONTRACTS relative to the operation of the business to be conducted under the alcoholic beverage license. (Inclusive of managerial agreements and/or sales contracts.)

[Signature]  
 Signature

President  
 Office Held in Corporation

I HEREBY CERTIFY THAT BEFORE ME, a Notary Public in and for the State of Maryland, County of Worcester, personally appeared Giovanni Tomasello In said County and State on this 14th day of May, 2025, and made oath in due form of law that the matters and facts in the foregoing Affidavit are true and that they would in fact comply with all statements made therein.



WITNESS my hand and official Seal this 14th day of May, 2025

Tammy G Bradford  
 Notary Public

My Commission Expires: 4/18/2029



## **Privacy Act Statement**

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

As of 03/30/2018

## **NONCRIMINAL JUSTICE APPLICANT'S PRIVACY RIGHTS**

As an applicant who is the subject of a national fingerprint-based criminal history record check for a noncriminal justice purpose (such as an application for employment or a license, an immigration or naturalization matter, security clearance, or adoption), you have certain rights which are discussed below. All notices must be provided to you in writing. <sup>1</sup> These obligations are pursuant to the Privacy Act of 1974, Title 5, United States Code (U.S.C.) Section 552a, and Title 28 Code of Federal Regulations (CFR), 50.12, among other authorities.

- You must be provided an adequate written FBI Privacy Act Statement (dated 2013 or later) when you submit your fingerprints and associated personal information. This Privacy Act Statement must explain the authority for collecting your fingerprints and associated information and whether your fingerprints and associated information will be searched, shared, or retained. <sup>2</sup>
- You must be advised in writing of the procedures for obtaining a change, correction, or update of your FBI criminal history record as set forth at 28 CFR 16.34.
- You must be provided the opportunity to complete or challenge the accuracy of the information in your FBI criminal history record (if you have such a record).
- If you have a criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the officials deny you the employment, license, or other benefit based on information in the FBI criminal history record.
- If agency policy permits, the officials may provide you with a copy of your FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, you may obtain a copy of the record by submitting fingerprints and a fee to the FBI. Information regarding this process may be obtained at <https://www.fbi.gov/services/cjis/identity-history-summary-checks> and <https://www.edo.cjis.gov>.
- If you decide to challenge the accuracy or completeness of your FBI criminal history record, you should send your challenge to the agency that contributed the questioned information to the FBI. Alternatively, you may send your challenge directly to the FBI by submitting a request via <https://www.edo.cjis.gov>. The FBI will then forward your challenge to the agency that contributed the questioned information and request the agency to verify or correct the challenged entry. Upon receipt of an official communication from that agency, the FBI will make any necessary changes/corrections to your record in accordance with the information supplied by that agency. (See 28 CFR 16.30 through 16.34.)
- You have the right to expect that officials receiving the results of the criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council. <sup>3</sup>

Updated 11/6/2019

\*\*\*\*\*

I acknowledge receipt of the FBI Privacy Act Statement and Noncriminal Justice Applicant's Privacy Rights.

Giovanni Tomaseillo  
Print Name

  
Signature

MAY 7 14 2025  
Date

<sup>1</sup> Written notification includes electronic notification, but excludes oral notification. <sup>2</sup> <https://www.fbi.gov/services/cjis/compact-council/privacy-act-statement>  
<sup>3</sup> See 5 U.S.C. 552a(b); 28 U.S.C. 534(b); 34 U.S.C. § 40316 (formerly cited as 42 U.S.C. § 14616), Article IV(c); 28 CFR 20.21(c), 20.33(d) and 906.2(d).



WORCESTER COUNTY BOARD OF LICENSE COMMISSIONERS

TRANSFER OF LOCATION OR ASSIGNMENT OF LICENSE

The purpose of this application is to:

- (a) ~~transfer LOCATION from~~ Sello's of OC, LLC, 9802 Golf Course Rd,  
OC, MD 21842  
 To Sello's, Inc., 9802 Golf Course Road, OC md 21842
- (b) transfer or ASSIGN from Sello's of OC, LLC  
 To Sello's, Inc

I/We, the Transferors, do hereby make oath in due form of law that I/we have fully complied with all provisions of law and all regulations during the time that my/our license for the above-named premises has been in effect and that no indictment or complaint is pending against me/us or any of my/our employees in any court of this State or before the Board of License Commissioners, and that I/we do hereby consent to the transfer (or cancellation) of said license to be the above-named Transferee.

AS WITNESS my/our hand(s) and seal(s) this 13 day of May, 20 25.

✓ [Signature] (SEAL)  
 ✓ [Signature] (SEAL)  
Pino → ✓ [Signature] (SEAL)

STATE OF Florida, COUNTY OF Broward  
 I hereby certify that on this 13 day of May, 20 25, personally  
 appeared Justin Arita and made oath in due form of law that the above  
 statement is his/her act/deed.



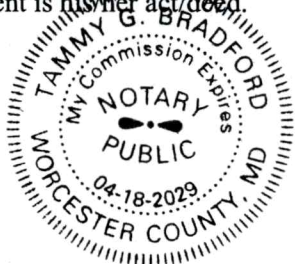
AS WITNESS MY HAND AND OFFICIAL SEAL.  
[Signature]  
 Notary Public  
 My Commission expires: 7/24/27

STATE OF Florida, COUNTY OF Broward  
 I hereby certify that on this 13 day of May, 20 25, personally  
 appeared Brittney Arita and made oath in due form of law that the above  
 statement is his/her act/deed.



AS WITNESS MY HAND AND OFFICIAL SEAL.  
[Signature]  
 Notary Public  
 My Commission expires: 7/24/27

STATE OF Maryland, COUNTY OF Worcester  
 I hereby certify that on this 15th day of May, 20 25, personally  
 appeared Giovanni Immanuel and made oath in due form of law that the above  
 statement is his/her act/deed.



AS WITNESS MY HAND AND OFFICIAL SEAL.  
[Signature]  
 Notary Public  
 My Commission expires: 4/18/2029



I/We hereby authorize the Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners of Worcester County, its duly authorized agents and employees, any peace officer of Worcester County, to inspect without warrant, the premises upon which said 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, and further state that I/We have personally obtained the signatures of the ten citizens to the certificate which is a part hereof.

(Extract from the 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 the penalties provided by the law for that crime.)

Give name(s) and address(es) of officers:

[Signature] (name) TRES (title) 11131 Griffin Rd. Berlin, MD 21111 (residence)

\_\_\_\_ (name) \_\_\_\_\_ (title) \_\_\_\_\_ (residence)

\_\_\_\_ (name) \_\_\_\_\_ (title) \_\_\_\_\_ (residence)

If applicant is a Corporation, President or Vice-President must sign:

All Applicants must sign:

[Signature] (Signature of Pres. or Vice-Pres.)

1. [Signature] (Signature of applicant)

2. \_\_\_\_\_ (Signature of applicant)

3. \_\_\_\_\_ (Signature of applicant)

STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 14th day of May, 2025, before the subscriber, a Notary Public of the State of Maryland, personally appeared Giovanni Imasello

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal

(Seal)

STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 14th day of May, 2025, before the subscriber, a Notary Public of the State of Maryland, personally appeared Giovanni Imasello, Resident

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal

(Seal)

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ TO WIT:

THIS CERTIFIES, That on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before the subscriber, a Notary Public of the State of \_\_\_\_\_

\_\_\_\_\_ personally appeared \_\_\_\_\_

the applicant(s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his/their knowledge and belief.

WITNESS my hand and notarial seal.

(Seal)

NOTARY PUBLIC



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

I/WE HEREBY CERTIFY, That I am/we the owner(s) of record of the property known as \_\_\_\_\_

named in the foregoing application made to the Board of License Commissioners under the Alcoholic Beverage Laws of Maryland; that I/we assent to the granting of the license applied for; that I/we hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners for Worcester County, its duly authorized agents and employees, and any peace officer of such county 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.

WITNESS, our/my hand(s) and seal(s) this 14th day of May 2025

\_\_\_\_\_  
(seal) \_\_\_\_\_ (seal)  
\_\_\_\_\_  
(seal) \_\_\_\_\_ (seal)

STATE OF Maryland COUNTY OF Worcester TO WIT:

THIS CERTIFIES, That on the 14th day of May, 2025, before the subscriber, a Notary Public of the State of Maryland, personally appeared Giovanni Tomasello, President

and acknowledged the execution of the foregoing statement to be \_\_\_\_\_ act.

WITNESS my hand and notarial seal \_\_\_\_\_  
(Seal) James G. Bradford  
Notary Public  
My Comm Exp 4/18/2029

(The following certificates must be signed by at least ten persons.)

**SIGNATURES MUST BE OBTAINED BY THE RESIDENT, IF APPLICATION IS FOR CORPORATION.**

We the undersigned reputable citizens (real estate owners, registered voters with Worcester County and reside within the tax district in which the business covered by the foregoing application is to be conducted) certify that each of us has been personally acquainted with the applicant for the length of time indicated after our respective names; that we have examined the application of the applicant and that we have good reason to believe that all of the statements contained in said application are true, and that we are familiar with the premises upon which the proposed business is to be conducted and we believe such premises are suitable for the conduct of the business of retail dealer in alcoholic beverages, and that we are of the opinion that the applicant is a suitable person to obtain the license applied for:

(Print name above signature)	Name	Address	Voting Residence	Length of time acquainted with applicant(s). If not acquainted prior to application filing, indicate "Just Met." (All three blanks must be filled in.)
	<u>Regan Smith</u>	<u>10R</u>	<u>App. 1 10yrs</u>	<u>App. 2</u>
	<u>Christopher Woodley</u>	<u>10412 Sussex Rd OC MD 21842</u>	<u>App. 1 10yrs</u>	<u>App. 2</u>
	<u>PETERS. BIAS</u>	<u>12710 Whispers Tree Dr, OC MD 21842</u>	<u>App. 1 5yrs</u>	<u>App. 2</u>
	<u>Raymond C. Shook</u>	<u>707 N. Salt Ave OC MD 21842</u>	<u>App. 1 10yrs</u>	<u>App. 2</u>
	<u>Ray P. Wier</u>	<u>8905 Pleasant Rd Berlin Md 21842</u>	<u>App. 1 10yrs</u>	<u>App. 2</u>
	<u>Lauren Harper</u>	<u>12626 Old Bridge Rd OC MD 21842</u>	<u>App. 1 10yrs</u>	<u>App. 2</u>
	<u>Carl V. A.</u>	<u>9748 Stephen Decatur Hwy Ste 103 OC MD 21842</u>	<u>App. 1 10yrs</u>	<u>App. 2</u>
	<u>John S. Jacobs</u>	<u>13902 SAKING RD OC MD 21842</u>	<u>App. 1 10yrs</u>	<u>App. 2</u>
	<u>W.C. Mann</u>	<u>12538 Nature Park Dr OC MD 21842</u>	<u>App. 1 10yrs</u>	<u>App. 2</u>
	<u>Darren Cummings</u>	<u>308D 14th St, Ocean City MD 21842</u>	<u>App. 1 10yrs</u>	<u>App. 2</u>
	<u>W.C. Mann</u>	<u>12953 WATSON DRIVE Ocean City MD 21842</u>	<u>App. 1 10yrs</u>	<u>App. 2</u>
	<u>W.C. Mann</u>	<u>12953 WATSON DRIVE Ocean City MD 21842</u>	<u>App. 1 10yrs</u>	<u>App. 2</u>

Names and addresses of signers must be printed or typewritten above signatures.



April Payne  
Liquor License Administrator

## **Beach Barrels, Notifications of Nearby Residents for June 10, 2025, Board Meeting**

On Tuesday, June 10, 2025, a total of 73 letters were delivered to the residents of Crystal Mobile Home Park (20) and Sundowner Mobile Home Park (45) and (8) letters on the 13000 Blk. of Atlantic Blvd. (Montego Bay Association). Crystal is immediately behind Beach Barrels, along with the Montego Bay Association, while Sundowner is directly north of Beach Barrels. All homes that were assessable and a minimum of 200 yards from Beach Barrels restaurant received a letter.

On Wednesday June 11, 2025, an email was sent out to the representatives of Excalibur Condos, Braemer Towers Condos, Angel Fish Condos, and Montego Bay Association informing them of the meeting scheduled for Wednesday, June 18, 2025, at 1:50 PM, and asking them to forward the attached letter from Mrs. Payne to their residents. A total of 1,874 units were notified. (Excalibur-70, Braemer Towers- 245, Angel Fish-36, Montego Bay- 1,523)

Finally, on June 10, 2025, 14 letters were mailed out to individuals that have attended the previous meetings in the past and inviting them to attend, if they desire to.

**Brian Peter Cosby, Esquire**

**Direct Dial:** (410) 783-6396

**Main Dial:** (410) 213-9801

**Email:** bpcosby@nilesbarton.com

Admitted to Practice in Maryland

Received 5-19-25  
APP

May 15, 2025

Board of License Commissioners  
Worcester County, Maryland  
One West Market Street – Room 1201  
Snow Hill, MD 21863

RE: Beach Barrels, LLC / TIA Beach Barrels  
Class D Beer-Wine-Liquor License #821

Board of License Commissioners:

I represent Beach Barrels, LLC for the purpose of requesting that the restrictions on its License be modified to allow the following:

1. Regarding the amplified music restriction, increase the existing maximum of 4 pieces to 5 pieces.
2. Remove the current restriction prohibiting disc jockeys to allow a disc jockey for a maximum of two days per week from 4:00 pm until 11:00 pm inside, on the condition that there is no other amplified or non-amplified live entertainment occurring at the same time.

Enclosed is the required Application Fee in the amount of \$400.00.

Please place this on the agenda for the first available meeting date.

Thank you.

Very truly yours,

Brian Peter Cosby

BPC/cgf

Enclosure

Cc: Beach Barrels, LLC

Sender's Address:

• 12417 Ocean Gateway, Suite B13, Ocean City, MD 21842 •