

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into as of March 15, 2024 by Nicholas Wisniewski, Derrick Adams, Marlon Ziello, and Daniel Deacon, for One Distinct, LLC t/a Mount Royal Tavern, the holders of a Class BD7 Liquor License at 1204 W. Mt. Royal Ave., Baltimore, Maryland (collectively, “the Tavern”), and the Bolton Hill Community Association (“BHCA”), for the benefit of the BHCA and the residents of Bolton Hill.

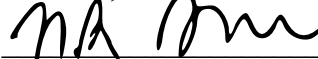
WHEREAS, the Tavern has applied to the Board of Liquor License Commissioners for Baltimore City to expand the licensed premises to include the backyard, and the Tavern has cooperatively met with nearby residents of Bolton Hill to proactively and responsibly address neighbors’ concerns regarding potential noises emanating from the new backyard beer garden patio area, the parties make the following agreements.

NOW, THEREFORE, in return for community support by the BHCA of the proposed expansion of the licensed premises, the Tavern agrees that:

- 1) from Sunday through Thursday night, the proposed backyard beer garden will be closed and not used by patrons (except for emergency egress only) after 10:00PM, and from Friday night through Saturday night, the proposed backyard beer garden will be closed and not used by patrons (except for emergency egress only) after 12:00AM; and
- 2) the Tavern will put in place sound-dampening measures on its new back gate and doors to try to deaden echoing noises, and it will implement other sound-dampening strategies around the interior of its new beer garden; and
- 3) after installation of backyard sound-dampening measures, the parties to this agreement may reconsider (at the Tavern’s request) the closing times stated in paragraph 1; and
- 4) neighbors can contact the Tavern at mountroyaltavern@gmail.com if they have concerns regarding noise or other issues; and
- 5) this MOU is incorporated into the Tavern’s application to expand the licensed premises and is automatically transferred to any new owner of the Tavern.

IN WITNESS WHEREOF, the undersigned hereby enter into this Memorandum of Understanding effective as of the date first above written.

One Distinct, LLC t/a Mount Royal Tavern

By: 

Nicholas Wisniewski, Member

Bolton Hill Community Association, Inc.

By: 

Amy Sheridan, President