

January 23, 2014

Lauren and James Pringle

Baltimore, MD 21224

Baltimore City Liquor License Board
231 E Baltimore St
6th Floor
Baltimore, MD 21202

RE: Protest of transfer of ownership of Latin Quarters bar at 646 S Newkirk St

RECEIVED
2014 JAN 27 PM 11:06
BOARD OF LIQUOR
LICENSING COMMISSIONERS

To Whom It May Concern:

We are residents of the Greektown community in Baltimore City (in the new O'Donnell Square development). We recently became aware of the application of transfer of ownership for the Latin Quarters bar located at 646 S Newkirk St. As such, we would like to file a protest in regards to this application.

As new homeowners in the community, we have a vested interest in the safety and security of our neighborhood. While we have only lived in this area since September 2013, we have already gotten involved with our local neighborhood association (Greater Greektown Neighborhood Association), have been in contact with the Greektown CDC and hope to be involved with them soon, and plan to be involved in many outreach, development, and safety initiatives in our area. As such, we hope that things will get better and increasingly more safe and secure.

In regards to the Latin Quarters bar, we have several concerns:

- 1) Location
- 2) Protection of property
- 3) Concentration of other alcohol-related establishments
- 4) Safety
- 5) Traffic
- 6) Parking

We will explain each in further detail.

- 1) Location – this bar is located in the middle of homes and it is a curious place for commercial zoning as a result. There are no other commercial entities within at least a couple of blocks in all directions. When we purchased our home, we were very happy that there were no operating bars, clubs, liquor stores, or other establishments as that would ensure that traffic and pedestrians in our area would be mostly neighbors and their visitors. Thus, we feel much safer and feel that the children and families of the neighborhood can rest easy knowing that there won't be drunken patrons spilling out onto the street every night just a few doors down from their front door. If this bar had been on Eastern Avenue or Oldham or areas that have other commercial entities, it would be a totally different story. Instead, this is in a quiet residential area and we would prefer it to remain that way.
- 2) Protection of property – in the Greektown area, we have been informed that a common problem with the existing bars is that drunken patrons will often urinate in homes/nearby properties,

damage property or cars, or loiter on porches. This is a hard side effect to avoid, and when the bar is surrounded by homes as opposed to other businesses, our personal property is likely to be affected by these types of incidents, which is undesirable. We are opposed to these sorts of things happening, and while I am sure that the owner would do their best to mitigate these things, they cannot control individuals once they leave the establishment.

- 3) Alcohol-outlet density – Baltimore city has a very high alcohol outlet density for its population size (which we are sure that the board is very aware of). As such, we know that no new liquor licenses have been made available and licenses can only be obtained through transfer of existing licenses. According to our research, based on Baltimore's population the city has approximately double the number of licenses than recommended for its size (1330 or so compared to recommended 625). According to data from 2009, the Highlandtown area already has a class A liquor store density (5.5) than the Baltimore City overall density (4.5), meaning that our neighborhood is already supersaturated. This is concerning to us as higher outlet density has been proven to be associated with higher rates of crime and ESPECIALLY concerning: higher rates of VIOLENT crime. We therefore protest to opening yet another establishment that would increase the number of places where alcohol can be obtained and thereby increasing our risk for (violent) crime.
- 4) Safety – as bars have customer traffic late into the night, there would be more people (possibly drunk) around later in the evening when the residents in our area would be sleeping. Therefore there are less people out and about, and this is likely to be more dangerous for those who arrive late from work and are walking from their cars to home. Also, in regards to safety please see the #3 concerns above.
- 5) Traffic – the streets around the current location of Latin Quarters are very narrow and tight. Increase in traffic due to this business would cause more traffic, which would be undesirable for those who live in this area.
- 6) Parking – is already very difficult in this area. As more homes in the O'Donnell Square community are built, this is going to become an even greater problem. In my understanding, Latin Quarters is not providing any parking for its patrons so this would take away residential parking spots and make it harder for us to park.

Thank you for considering our reasons for protest against transferring ownership of this establishment and therefore allowing the bar to be reopened. We hope that this bar will not be reopened so that our neighborhood can be a better place for all who live there.

Sincerely,

Lauren and James Pringle