



**GREATER  
HOMEWOOD**  
COMMUNITY CORPORATION

Sharon Guida  
Chair, Land Use Committee  
Charles Village Civic Association  
2746 Maryland Ave  
Baltimore, MD 21218

Re: Proposed Restaurant, 2nd Floor of Tambers Restaurant, 3325-27 St. Paul St

Dear Ms. Guida,

This letter serves to indicate the support of Greater Homewood Community Corporation (GHCC) for plans by the owners of Tambers Restaurant to expand to the second floor of the property to be used as a Thali style international restaurant. Our organization's support is based on the following:

1. The support of the surrounding neighborhood associations: Charles Village Civic Association (CVCA), Oakenshawe Improvement Association, Abell Improvement Association and the Greenway Community Association.
2. A signed agreement with the community consenting to conditions that are important to neighborhood quality of life.

I am pleased that Tambers owner Mr. Harkesh Sharma has met with GHCC and has shown his willingness to take actions suggested by us and by the community associations including changes in signage, limiting alcoholic beverages served on the second floor to beer and wine only and limiting hours of operation to the current hours.

GHCC has an interest in supporting appropriate businesses that offer amenities that neighborhood residents want. We look forward to working with you and with the owners of Tambers toward a successful business that contributes to good quality of life in the neighborhoods.

Sincerely,

Karen Stokes  
Executive Director

3503 N. Charles Street  
Baltimore, Maryland 21218

P 410.261.3500  
F 410.261.3506

[www.greaterhomewood.org](http://www.greaterhomewood.org)



April 30, 2013

Harkesh K. Sharma  
Pardeep Kumar  
3327 Saint Paul Street  
Baltimore, MD 21218

Re: Proposed Restaurant, 2<sup>nd</sup> Floor of Tambers Restaurant, 3325-3327 Saint Paul St. ("Property")

Dear Messers Sharma and Kumar:

This letter follows your meeting on April 2, 2013 with the Land Use Committee ("Committee") of The Charles Village Civic Association, Inc. ("CVCA") at which you presented your plans to open a new restaurant on the 2<sup>nd</sup> Floor of the Property with Richard D'Souza as the chef. At that meeting, which was also attended by a representative of Oakenshawe Community Association, the Committee voted to favorably recommend support of your plans to the CVCA Board. At its April 17<sup>th</sup> meeting, the CVCA Board voted to accept the Committee's recommendation and to support your plans based upon your acknowledgement of, and consent to, the following understandings and conditions:

1. Floor plans, a copy of which is attached hereto, show minimal renovations to include 20 tables serving 100 customers;
2. The 2<sup>nd</sup> Floor Restaurant will be more upscale than Tambers and will serve Caribbean, North American, Mexican, and South Asian food "Thali style" which is an Indian term for serving food on a single plate with 6 to 8 smaller bowls containing a variety of dishes;
3. Although you have a 7 day license to serve Beer, Wine, and Liquor at Tambers, except between the hours of 2 am and 6 am, you will not serve liquor at the 2<sup>nd</sup> Floor Restaurant and will serve only beer and wine;
4. You will restrict your use of the Liquor License to the following hours at Tambers and at the 2<sup>nd</sup> Floor Restaurant: Sunday hours are 9 am to 10 pm, Monday through Wednesday hours are 10 am to 10 pm; Thursday through Saturday hours are 10 am to 11 pm. The new

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Please visit our website: [www.charlesvillage.org](http://www.charlesvillage.org)

CVCA Officers

President:	Patricia McLane	(410) 889-1807
Vice-President:	Eric Dymond	(301) 706-6930
Treasurer:	John Fink	(410) 366-4157
Recording Secretary:	Tom Prevas	
Membership Secretary:	Jennifer Erickson	(410) 243-3467

[president@charlesvillage.org](mailto:president@charlesvillage.org)  
[vicepresident@charlesvillage.org](mailto:vicepresident@charlesvillage.org)  
[treasurer@charlesvillage.org](mailto:treasurer@charlesvillage.org)  
[recordingsecretary@charlesvillage.org](mailto:recordingsecretary@charlesvillage.org)  
[membershipsecretary@charlesvillage.org](mailto:membershipsecretary@charlesvillage.org)

Members of the Board

John Henderson  
Sarah Ritter  
Reginald Parker

Matthew Compton  
Sharon L. Guida  
Sandy Sparks

Brendan Coyne  
Tim Behnam  
John Spurrier  
Kelly Cross

Eric Dymond  
Jeffrey Noll  
Tom Prevas

- 2<sup>nd</sup> Floor Restaurant's hours will be 10 am to 10 pm Sunday through Wednesday and 10 am to 11 pm Thursday through Saturday.
5. No live entertainment or dancing is permitted in either Tambers or the 2<sup>nd</sup> Floor Restaurant;
  6. No loud music will be played in either Tambers or the 2<sup>nd</sup> Floor Restaurant;
  7. You will not rent out the 2<sup>nd</sup> Floor Restaurant for parties;
  8. You will restrict the loitering of customers or others outside of the Property;
  9. You will not offer discounts on beer and wine, (or liquor @ Tambers), that will encourage overdrinking;
  10. The Property will be maintained free of trash and debris and the sidewalks will be cleared of snow within 12 hours of the end of the snowfall;
  11. Although there is currently ample metered on-street parking for customers on St Paul Street and on 34<sup>th</sup> Street, you plan to offer Free Parking to customers at the Union Memorial Hospital Parking garage which is located at 34<sup>th</sup> and N. Calvert Street, less than a block from the front door of the 2<sup>nd</sup> Floor Restaurant;
  12. No outdoor seating is being requested at this time and you will seek the support of the CVCA Land Use Committee before you make application in the future;
  13. David Weishaus and Walter Thompson are no longer associated with you and will not be connected in any way with Tambers or the 2<sup>nd</sup> Floor Restaurant;
  14. Prior to any Zoning or Liquor Board hearing, or any hearing before the City Council of Baltimore City, you agree to sign a Good Neighbor Agreement, in form and substance acceptable to the CVCA, including but not limited to the above terms, which will be enforceable against you as owners of the Liquor License and the Property, and your successors and assigns.
  15. As long as you own the Property you will also own the next door residential property known as 3323 Saint Paul Street and rent it out as no more than 2 dwelling units. When you purchased 3323 Saint Paul Street, you installed noise insulation on the wall which adjoins the Property;
  16. You have received letters of support from Greenway Community Association, Oakenshawe Community Association, North Charles Business Association, The Shirley Temples Cycling Team, JHU Center for Social Concern's Crossover Basketball Organization; and over 410 signatures on a petition of support from customers, a vast majority of whom list home or work addresses in the Abell, Charles Village, Greenway, and Oakenshawe communities;
  17. You met with Councilwoman Mary Pat Clarke in a special meeting before you met with the Committee;
  18. One or more property owners in the 3400 block of St. Paul Street have requested a change in zoning in that block from R-8 to C-1;
  19. In consideration for your promises herein, and upon receipt of a fully executed Good Neighbor Agreement, the CVCA will support your plans to open a restaurant on the 2<sup>nd</sup> Floor of the Property and will support the proposed zoning map change for the eastside of the 3400 block of St. Paul Street from R-8 to C-1 as contained in City Council Bill #12-0152.

Please sign and date on the line below to indicate your acknowledgement of, and consent to, the understandings and conditions set forth hereinabove.

Sincerely,

*Patricia McLane*

Patricia McLane, President  
Charles Village Civic Association, Inc.

Acknowledged and agreed this 6th day of May, 2013:

*Harkesh K. Sharma*  
Harkesh K. Sharma

*Pardeep Kumar*  
Pardeep Kumar

Sharma Kumar, Inc.

By: *Harkesh K. Sharma*  
Harkesh K. Sharma

By: *Pardeep Kumar*  
Pardeep Kumar

- cc. Drew Walker, Abell Improvement Association, Inc.  
Mark Counselman, Oakenshawe Community Association  
Sheila Garrity, Greenway Community Association  
Kathleen Imbriano, Department of Planning  
Karen Stokes, Greater Homewood Community Corporation  
Councilwoman Mary Pat Clarke

May 2, 2013



Harkesh K. Sharma  
Pardeep Kumar  
3327 Saint Paul St.  
Baltimore, MD 21218

Re: Community Support  
Proposed Restaurant, 2<sup>nd</sup> Floor of "Tambers"  
3325-3327 St. Paul Street

Dear Mr. Sharma & Mr. Kumar,

On behalf of the Oakenshawe Improvement Association, I am writing to express our support for your proposed restaurant on the second floor of neighborhood favorite, Tambers.

The Oakenshawe Improvement Association (OIA) represents the historic residential community located approximately two blocks north of your proposed restaurant. We appreciate your effort to reach out to the neighborhood and explain your plans for expansion. We have shared details of your restaurant proposal with Oakenshawe neighbors and have found broad support. We also understand you have the support of immediate neighbors, and are planning to enter a "Good Neighbor Agreement" with the Charles Village Civic Association, the draft of which is outlined in their letter of April 30<sup>th</sup>.

Oakenshawe neighbors have a strong interest in a vibrant urban community with convenient and walkable amenities. Through the dialog and planning leading up to our participation in the *Homewood Community Partners Initiative*, increasing the number of local restaurants, especially 'full-service, sit-down' establishments, emerged as a specific and widely held community desire. Tambers is already a popular destination for Oakenshawe families, and your proposal fits well with this community vision.

We are pleased to offer our support for your proposal, and look forward to your new restaurant becoming a great amenity and gathering place for the community. We wish you well in your new endeavor.

Kind regards,

Mark Counselman,  
President, Oakenshawe Improvement Association

3409 Oakenshawe Place  
Baltimore, MD 21218  
410.769.6480  
mcounselman@rcmd.com

cc: Mary Pat Clarke, Councilwoman, 14<sup>th</sup> District  
Sharon Guida, Charles Village Civic Association  
Sheila Garrity, Greenway Community Association  
Kathleen Imbriano, Department of Planning

## Karen Stokes

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**From:** Harkesh Sharma [harkesh0019@yahoo.com]  
**Sent:** Tuesday, May 14, 2013 2:09 PM  
**To:** Karen Stokes  
**Subject:** Fw: Tambers letter of support

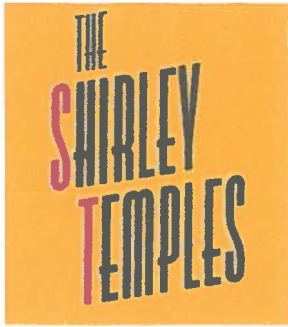
**From:** Sheila Garrity <sgarrity@jhmi.edu>;  
**To:** Harkesh Sharma <harkesh0019@yahoo.com>;  
**Subject:** RE: Tambers letter of support  
**Sent:** Tue, Apr 30, 2013 3:35:51 PM

Chris,  
The Greenway Community Association will support the serving of beer and wine in the second floor restaurant with understanding that you sign the Good Neighbor Agreement outlined by the CVCA.  
Please send me a copy of the signed agreement.  
Thanks,  
Sheila

**Sheila Garrity**  
**Greenway Community Association**

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 Please consider the environment before printing this e-mail



April 12, 2013

The Shirley Temples  
4201 Elsa Terrace, Suite #3  
Baltimore, MD 21211

**Cycling Team  
2013**

**David Sackett  
Team Captain**

**Eric Beard**

**Tom Burns**

**Michael Cavaretta**

**Sherri Feldman**

**John Flannery**

**Michael Fowler**

**Scott Haigley**

**Mike Johnson**

**Chris Kayser**

**Ben Masone**

**Woody Pitman**

**Lissa Potter**

**Dan Prives**

**Lauren Reamer**

**Doug Rose**

**Arnie Saxberg**

**Peter Sheehan**

**Alexander Smith**

**Richard Spittel**

**Jeff Squibb**

**Kelly Walker**

To Whom It May Concern:

On behalf of The Shirley Temples, an official cycling team of Moveable Feast's annual Ride for the Feast, I'd like to express our full support for the proposal to expand Tambers Restaurant at 3327 St. Paul Street to the second floor space formerly occupied by a nightclub called The Den.

Our team members are mature professionals and avid, amateur cyclists, who ride to support a local charity. Throughout the year, we are also regular customers of Tambers Restaurant, which provide us a quiet, comfortable space to meet and delicious food to enjoy.

The owner's plan to expand the business to the second floor—and to expand the menu offerings there—is very appealing to all of us. Usually, we are very comfortable dining in among the students and other patrons in the casual atmosphere of the current restaurant. However, we would like to have the option of a second space where we might meet our business associates and other personal friends.

We believe that Tambers plan to expand to the second floor space would meet our needs, and would also encourage quieter and more responsible adult patrons than the previous nightclub business. We hope that you will agree, and we strongly urge you to accept Tambers proposal.

Sincerely,

Douglas Rose  
Manager  
The Shirley Temples Cycling Team



**Ride for the Feast 2013      May 10-13, 2013**  
**RidefortheFeast.org/ShirleyTemples**

**Play for the Feast 2013      Casino Night at Silo Point**  
**bit.ly/PFTF2013**



Deanna Cotsalas & Daniel Benarroch

Co-Presidents

JHU Crossover Basketball

CSC Student Group

**Date 3/14/13**

JHU Crossover Basketball  
JHUCrossoverBasketball@gmail.com

To whom it may concern,

Crossover Basketball is a student run organization at the Johns Hopkins University. We are a group of students who mentor young children and both Greenmount Recreation Centre, and the Barclay School. Through basketball and tutoring, we teach the children good values and skills through teamwork and academia. We host several fundraising events through out the year to support the Greenmount Recreation Centre and to help renovate the Barclay School. We are members of the university, however, this letter does not reflect the ideas or opinions of the Johns Hopkins University.

As a group of students involved at Homewood Campus and Baltimore City, we run in many different circles. We also like to explore the city in which we live and experience as much as possible. Something you cannot find in Baltimore on every street corner is a diner. Tamber's Restaurant offers students at Homewood Campus a place we are all familiar with (a diner) with a twist (Indian cuisine). Many of us go there to have dinner, for birthdays, or for breakfast on the weekends! It is an important part of our community here at Homewood.

We fully support the expansion of Tamber's Restaurant. With such a busy schedule, students do not have the time to wait in line for a table! It would be beneficial for us as consumers, as well as for the company to expand and offer more job opportunities to those in the community we call home.

We, Crossover Basketball, support the request of Harkesh Sharma and Pardeep Kumar, the owners of 3327 Saint Paul Street, in their request for new C-1 zoning for their property.

Sincerely,

Deanna Cotsalas & Daniel Benarroch

A handwritten signature in blue ink, appearing to read "Daniel Benarroch". The signature is fluid and cursive, with a long horizontal stroke at the end.



Chris,

Please consider this a letter of support with regard to Tambers planned renovations to open a Thali style restaurant on the second floor. The one concern expressed by the Greenway Community concerns a full liquor license as no one wants to have a situation develop as did when The Den was on your second floor. In the statement you sent describing the project, you indicated no liquor would be served.

Best of luck on your renovations,

Sheila Garrity

Greenway Community Association