



Jenny B. Jarkowski
Planning and Zoning Officer

MEMORANDUM

DATE: December 4, 2023

TO: Judy L. Hagner, Board of License Commissioners

FROM: Joan A. Jenkins, Office of Planning and Zoning, Zoning Division

SUBJECT: Liquor License Application

APPLICANTS: Illusions Restaurant and Bar, LLC; Natasha Rolle

TRADE NAME: Illusions Restaurant and Bar

ADDRESS: 7089A Baltimore-Annapolis Boulevard, Glen Burnie, MD 21061

LICENSE REQUESTED: NEW Class H (Beer, Wine, Liquor) Dancing and Sunday License

The subject property is zoned C3 – General Commercial District, located in the Burwood Village Center business complex. The proposed use is a restaurant. §18-5-102 of the Anne Arundel County Zoning Ordinance allows alcoholic beverage uses as accessory to other uses as a conditional use in the C3 District. As such, the proposed alcoholic beverage use would be accessory to the principal use of the site as a restaurant.

Upon review of the subject application, this Office finds that the proposed use meets the conditional use requirements for alcoholic beverage uses under Section 18-10-104 of the Code as well as the general requirements for alcoholic beverage licenses under 18-2-109. Accordingly, this Office would have **no objection** to the issuance of the requested liquor license.

The applicant is advised that building and/or grading permits are required for all renovation and/or new construction. Additionally, a Zoning Certificate of Use is required for the subject use.

Please contact this Office at 410-222-7437 with any questions concerning this matter.

**BOARD OF LICENSE COMMISSIONERS
FOR ANNE ARUNDEL COUNTY, MARYLAND**

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS _____

H (on sale) BWL

If transfer, formerly trading as: _____

☐ Outdoor Dining

Dancing & Sundae

For the use of: (Check one)

☐ Individual ☐ Partnership ☒ LLC ☐ Corporation ☐ Unincorporated Association

To the Board of License Commissioners
Anne Arundel County, _____

Date _____

Application is made by the undersigned under the provisions of Alcoholic Beverages I, Titles 1-12, Annotated Code of Maryland, for the above license, and the applicant (s) submit (s) and certify (ies) to the following information required by the Article:

1. Applicant (s)

(1) Name <u>Natasha Stovall Rolle</u>	Residence <u>322 Wilson Blvd SW, GA MD 21061</u>
Date of Birth <u>05/21/1977</u>	Period of Residence <u>1yr</u> Period of Residence in A. A. Co. <u>9yrs</u>
Place of Birth <u>Richmond, Virginia</u>	Naturalized at _____ Year _____
Telephone Number <u>301.377.4188</u>	Sex <u>Female</u>
(2) Name _____	
Date of Birth _____	Period of Residence _____ Period of Residence in A. A. Co. _____
Place of Birth _____	Naturalized at _____ Year _____
Telephone Number _____	Sex _____
(3) Name _____	
Date of Birth _____	Period of Residence _____ Period of Residence in A. A. Co. _____
Place of Birth _____	Naturalized at _____ Year _____
Telephone Number _____	Sex _____

2. The applicant(s) (is, are) citizen(s) of the United States, and (if the application is for an individual or partnership), (has, have) been for two years next preceding the filing of this application a resident of Anne Arundel County. The applicant (s) applicant(s) (if applying as a qualifying individual for a corporation, unincorporated association, or LLC) is and has been a registered voter and taxpayer in Anne Arundel County for two years next preceding the filing of this application. The applicant (s) thus qualified (is, are): 1 ☐ 2 ☐ 3 ☒ (Insert number to correspond with name (s) listed above)

3. Corporate name if applicable: Illusions Restaurant and BAR

4. The trade name of the applicant (s) is: _____
and the location and address where license is desired is: 7089A Baltimore Annapolis Blvd, Glen Burnie, MD 21061 *Unit A*

5. Describe premises: Lot size: _____ Shopping Mall - See Plot Plan
Size and type of construction and building or area applied for: 4500 sq ft

6. The name of the owner of the premises described above: Burwood Station, LLC, Robert F Meyers COO

7. The applicant (s) (has, have) never been convicted of a felony. ☒ True ☐ False

8. The applicant (s) (has, have) never been adjudged guilty of violating the laws governing the sale of alcoholic beverages or for the prevention of gambling in the State of Maryland as follows. ☒ True ☐ False
If false, give names, dates and offenses: _____

9. (Has, have) the applicant (s) ever held a license for the sale of alcoholic beverages. ☒ Yes ☐ No
(If yes, in what state, and at what location) The Grand Ballroom, LLC - Class D

10. The applicant (s) (has, have) not had a license for the sale of alcoholic beverages revoked. ☒ True ☐ False

11. The applicant (s) (has, have) a pecuniary interest in the business to be conducted under said license. ☒ True ☐ False

12. The applicant (s) (is, are) not pecuniarily interested in any other place of business in the county, counties or Baltimore City where, or for which, a license has been applied for, granted or issued under Alcoholic Beverages I, Titles 1-12, Annotated Code of Maryland. ☒ True ☐ False *28*

13. No person except the applicant (s) is in any way pecuniarily interested in the license applied for or in the business to be conducted there under during the continuance of the license, if issued. ☒ True ☐ False

**BOARD OF LICENSE COMMISSIONERS
FOR ANNE ARUNDEL COUNTY, MARYLAND**

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS _____

H (onsale) B&W
Dancing
Sunday
Service

14. The applicant (s) (has, have) not been adjudged guilty of any offense against the laws of the State or of the United States.
☒ True ☐ False
15. No manufacturer, brewer, distiller, or wholesaler, directly or indirectly, has any financial interest in the premises or business of the applicant. ☒ True ☐ False
16. The applicant (s) will not convey or grant to any manufacturer, brewer, distiller, or wholesaler any financial interest, except as otherwise permitted in Alcoholic Beverages I, Titles 1-12, Annotated Code of Maryland.
☒ True ☐ False
17. The applicant (s) (has, have) at the time of filing this application no indebtedness or other financial obligation and will not incur any such indebtedness or other financial obligation, directly or indirectly, to any manufacturer, brewer, distiller or wholesaler other than for the purchase of alcoholic beverages. ☒ True ☐ False
18. The applicant (s) will, if granted a license, conform to all laws and regulations relating to the business in which the applicant (s) propose (s) to engage. ☒ True ☐ False
19. The applicant (s) submit (s) herewith a statement duly executed and acknowledged by the owner of the premises in which the business is to be conducted, assenting to the granting of the license applied for, authorized the Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners of the county in which the place of business is located, 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. ☒ True ☐ False

EXTRACT FROM LAW: If any affidavit or oath required under the provisions of the Act shall contain any false statement, the offender shall be deemed guilty of perjury, and upon indictment and conviction thereof, shall be subject to the penalties provided by law for that crime.

Give Name (s), title (s), and address (es) of applicants:

Natasha Stovall Rolle	Owner	322 Wilson Blvd SW, Glen Burnie, MD 210
(name)	(title)	(home address)
(name)	(title)	(home address)
(name)	(title)	(home address)

*Note: If President or Vice-President is one of the applicants, he/she must also sign as an applicant.

(Corporate Seal)

*1. [Signature]
(signature of President or Vice President)

1. _____
(signature of applicant)

2. _____
(signature of applicant)

3. _____
(signature of applicant)

STATE OF MARYLAND

Notary
Stovall Rolle
THIS CERTIFIES, That on the 04 day of April, 23, before the subscriber, a _____ of the State of Maryland, personally appeared NATASHA 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 notary seal

(SEAL)

Andrea Notary Bernier
(NOTARY PUBLIC)

**BOARD OF LICENSE COMMISSIONERS
FOR ANNE ARUNDEL COUNTY, MARYLAND**

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS H

*Dancing &
Society*

STATE OF MARYLAND _____ as:

THIS CERTIFIES, That on the _____ day of _____, before the subscriber, a
_____ of the State of Maryland, 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 notary seal

(SEAL)

(NOTARY PUBLIC)

STATE OF MARYLAND _____ as:

THIS CERTIFIES, That on the _____ day of _____, before the subscriber, a
_____ of the State of Maryland, 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 notary seal

(SEAL)

(NOTARY PUBLIC)

STATE OF MARYLAND _____ as:

THIS CERTIFIES, That on the _____ day of _____, before the subscriber, a
_____ of the State of Maryland, 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 notary seal

(SEAL)

(NOTARY PUBLIC)

N/A

**BOARD OF LICENSE COMMISSIONERS
FOR ANNE ARUNDEL COUNTY, MARYLAND**

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS

(H) onsale BWL
Daneen Souda

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

(I, WE) HEREBY CERTIFY, That (I am, we are) the owner (s) of the property known as Unit 7089A of Burwood Village Shopping Center containing 4,500 square feet and located at 7089A Baltimore Annapolis Blvd., Glen Burnie, MD 21061
Named in the foregoing application made to the State Comptroller under the Alcoholic Beverages Law of Maryland; that (I, we) hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners for Anne Arundel 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 8 day of September, 2023.

BURWOOD STATION LLC,
a Delaware limited liability company

By: Phillips Edison Institutional REIT LLC,
a Delaware limited liability company, its sole member

By: Phillips Edison Institutional Joint Venture I, L.P.,
a Delaware limited partnership, its Manager

By: PAI GP LLC,
a Delaware limited liability company, its General Partner

By: [Signature]

Name: Robert F. Myers

Title: Executive Vice President

STATE OF OHIO)
)
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me on September 8, 2023 by Robert F. Myers, of PAI GP LLC, a Delaware limited liability company, the general Partner of Phillips Edison Institutional Joint Venture I, L.P., a Delaware limited partnership, the Manager of Phillips Edison Institutional REIT LLC, a Delaware limited liability company, the sole member of BURWOOD STATION LLC, a Delaware limited liability company, on behalf of the companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the date and year above-mentioned.

Margaret E. Grumbley
Notary Public



MARGARET E. GRUMBLEY
Notary Public, State of Ohio
My Commission Expires 08-19-2024