

Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

DATE: November 27, 2024

TO: Edward I. Aronson, Board of License Commissioners

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

SUBJECT: Liquor License Application

APPLICANTS: AF&T, LLC; Alphonse Attey, George Fon, Christina Tezock

TRADE NAME: Kilimanjaro USA African Cuisine and Lounge

ADDRESS: 7089 C, Baltimore-Annapolis Blvd, 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 and is 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, BWL, M.D.S

If transfer, formerly trading as: N/A

☒ Outdoor Dining

For the use of: (Check one)

☐ Individual

☐ Partnership

☒ LLC

☐ Corporation

☐ Unincorporated Association

To the Board of License Commissioners
Anne Arundel County, State of Maryland

Date: 09/27/2024

Application is made by the undersigned under the provisions of Alcoholic Beverages and Cannabis Article, 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: Alphonse Attey Address: 13216 Bellevue St Silver Springs Md
Date of Birth: 03/12/1965 Naturalized at: America Year: 3/13/2014 2020
Place of Birth: Cameroon Sex: Male
Phone Number: 240-413-5810 Email: vesmapa@yahoo.com
 - (2) Name: George Fon Address: 7010 Saint Annes Ave Lanham Md
Date of Birth: 04/05/1981 Naturalized at: America N/A Year: 2020
Place of Birth: Cameroon Sex: Male
Phone Number: 240-476-3811 Email: gfon95@yahoo.com
 - (3) Name: Christina Tezock Address: 7010 Saint Annes Ave Lanham Md
Date of Birth: 06/31/1990 Naturalized at: America N/A Year: 2020
Place of Birth: Cameroon Sex: Female
Phone Number: 405 430 6811 Email: Tezock.Christina@gmail.com

2. The applicant(s) (is, are) a citizen(s) or permanent resident(s) of the United States. The applicant(s) (if applying as a qualifying individual for a corporation, unincorporated association, or LLC) (is, are) a resident of the State of Maryland at the time of the filing of this application. The license remains valid only for as long as the resident applicant remains a resident of the State.

The applicant (s) thus qualified (is, are): ☐ 1 ☐ 2 ☐ 3 (Check number to correspond with name (s) listed above)

If not a resident of Anne Arundel County, Maryland, the Applicant(s) appoint Benjamin Carter to serve as resident agent and accept service on behalf of the applicant(s).

3. Corporate name if applicable: AF \$T LLC
4. The trade name if applicable (s) is: Kilimanjaro USA (African Cuisine and Lounge
and the location and address where license is desired is: 7089C, Baltimore Annapolis Blvd Glen Burnie 21061
5. Describe premises: Lot size: Shopping Center on 1.4 acres
Square feet of area and type of building applied for: 3600 sf Shopping Center
6. The name of the owner of the premises described above: Burwood station LLC

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: H, BWL, M, D, S

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, State name(s) of applicant, date, and offense: _____
9. (Has, have) the applicant (s) ever held a license for the sale of alcoholic beverages. ☒ Yes ☐ No
If yes, in what state, at what location, and name of license establishment: MD Silver Spring, VA Alexandria
Nectar Lounge Nectar Rest. & Lounge
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 financial interest in the business to be conducted under said license. ☒ True ☐ False
12. The applicant (s) (is, are) not financially 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 and Cannabis Article, Annotated Code of Maryland. ☒ True ☐ False
13. No person except the applicant (s) is in any way peculiarly 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
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 the Alcoholic Beverages and Cannabis Article, 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) hereby submit(s) a duly executed and acknowledged statement from the premises owner where the proposed business will operate. This statement expresses consent for the issuance of the requested license, granting authority to the State Comptroller, Executive Director of the Alcohol, Tobacco, and Cannabis Commission, and the Board of License Commissioners of the respective county where the business is situated. Additionally, this authorization extends to their duly authorized deputies, inspectors, clerks, agents, and employees, as well as any peace officer within the county. This authorization allows for the inspection and search, without the need for a warrant, of both the business premises and any and all parts of the building where the business will be conducted, at any time and without limitations. ☒ True ☐ False

BOARD OF LICENSE COMMISSIONERS
FOR ANNE ARUNDEL COUNTY, MARYLAND

SEP 27 2024

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: H, BWL, M, D, S

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.

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

<u>Alphonse Attey</u> (Name)	<u>CEO (member)</u> (Title)	<u>13216 Bellevue St</u> <u>Silver Spring MD 20904</u> (Home Address)
<u>George Fan</u> (Name)	<u>member</u> (Title)	<u>7010 Saint Annes Ave Lanham Md</u> <u>20706</u> (Home Address)
<u>Christina Tezock</u> (Name)	<u>Member</u> (Title)	<u>7010 Saint Annes Ave Lanham Md</u> <u>20706</u> (Home Address)

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

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

1. [Signature]
(Signature of applicant)

2. [Signature]
(Signature of applicant)

3. [Signature]
(Signature of applicant)

THE STATE OF MARYLAND

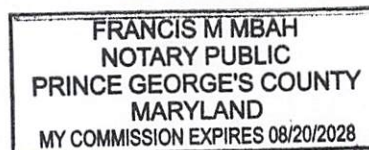
COUNTY OF PRINCE GEORGE'S

I hereby certify that on the 27th of September before me, the subscriber, a notary public of the State of Maryland, in and for Prince George's (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared ALPHONSE ATTEY (name(s) of person(s) swearing) and made IN LANHAM (oath or affirmation) in due form of law that the matters and facts set forth in the APPLICATION (here describe document to which the person(s) is or are swearing) are true.

As witness, my hand and notarial seal.

[Signature]
Notary Public Signature

Print Name: FRANCIS MBAH



My commission expires: 08/20/2028

SEP 27 2024

BOARD OF LICENSE COMMISSIONERS
FOR ANNE ARUNDEL COUNTY, MARYLAND

SEP 27 2024

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: H, B, W, M, D, J

THE STATE OF MARYLAND

COUNTY OF PRINCE GEORGE'S

I hereby certify that on the 27th of September, before me, the subscriber, a notary public of the State of Maryland, in and for Prince George's (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared GEORGE FON (name(s) of person(s) swearing) and made IN LANHAM (oath or affirmation) in due form of law that the matters and facts set forth in the APPLICATION (here describe document to which the person(s) is or are swearing) are true.
As witness, my hand and notarial seal.

Notary Public Signature

FRANCIS M MBAH
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES 08/20/2028

SEP 27 2024

Print Name: FRANCIS MBAH

My commission expires: 08/20/2028

THE STATE OF MARYLAND

COUNTY OF PRINCE GEORGE'S

I hereby certify that on the 27th of September, before me, the subscriber, a notary public of the State of Maryland, in and for Prince George's (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared CHRISTINA TEZOCK (name(s) of person(s) swearing) and made IN LANHAM (oath or affirmation) in due form of law that the matters and facts set forth in the APPLICATION (here describe document to which the person(s) is or are swearing) are true.
As witness, my hand and notarial seal.

Notary Public Signature

FRANCIS M MBAH
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES 08/20/2028

SEP 27 2024

Print Name: FRANCIS MBAH

My commission expires: 08/20/2028

THE STATE OF MARYLAND

COUNTY OF _____

I hereby certify that on the _____, before me, the subscriber, a notary public of the State of Maryland, in and for _____ (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared _____ (name(s) of person(s) swearing) and made _____ (oath or affirmation) in due form of law that the matters and facts set forth in the _____ (here describe document to which the person(s) is or are swearing) are true.
As witness, my hand and notarial seal.

Notary Public Signature



BOARD OF LAND AND PLANNING
PRINCE GEORGE'S COUNTY, MARYLAND

RESOLUTION FOR A ZONING REVENUE INCREASE CASE

DATE: 11/11/11

MEMORANDUM FOR THE BOARD

TO: BOARD OF LAND AND PLANNING

FROM: STAFF

SUBJECT: ZONING REVENUE INCREASE CASE

FRANCIS M. HARRIS
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES 06/30/12

11/11/11

11/11/11

DATE: 11/11/11

MEMORANDUM FOR THE BOARD

TO: BOARD OF LAND AND PLANNING

FROM: STAFF

SUBJECT: ZONING REVENUE INCREASE CASE

FRANCIS M. HARRIS
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES 06/30/12

11/11/11

11/11/11

DATE: 11/11/11

MEMORANDUM FOR THE BOARD

TO: BOARD OF LAND AND PLANNING

FROM: STAFF

SUBJECT: ZONING REVENUE INCREASE CASE

DATE: 11/11/11

MEMORANDUM FOR THE BOARD

TO: BOARD OF LAND AND PLANNING

FROM: STAFF

SUBJECT: ZONING REVENUE INCREASE CASE

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS H, BWL, M, D, S

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 7089C of Burwood Village Center containing 3,600 square feet, located at 7089C 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 4th day of October, 2024.

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: 

Name: THOMAS MEYERS

Title: VP

STATE OF OHIO)
)
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me on October 4, 2024 by Thomas Meyers, 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 official seal on the date and year above-mentioned.


Notary Public



Michael L. Iannitti, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

10/11/2011

10/11/2011

NOTARY PUBLIC - STATE OF OHIO
My commission expires on 10/11/2011
2011-10-11



10/11/2011