

Jenny Jarkowski  
Planning and Zoning Officer

## MEMORANDUM

TO: Judy Hagner, Board of License Commissioners

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

SUBJECT: Liquor License Application

DATE: September 5, 2023

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**APPLICANT:** Lemus Castro Corporation; Juan Carlos Lemus Guillen, Bersabe Marisol Lemus Guillen

**TRADE NAME:** Las Delicias Latina

**ADDRESS:** 626 Admiral Dr., Suite G, Annapolis MD 21401

**LICENSE REQUESTED:** **NEW LICENSE FOR CLASS H (Beer, Wine, Liquor) Sunday**

The subject property is zoned primarily C4 – Highway Commercial District with a small area of R22 - Residential zoning on the lot and is proposed to be used as 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 C4 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) (ENT)(S) MC

Outdoor Dining

If transfer, formerly trading as: Lemus Castro Corp

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>Juan Carlos Lemus Guillen</u>	Residence <u>1042 W. Central Ave, Davidsonville, MD 21035</u>
	Date of Birth <u>04/21/1996</u>	Period of Residence <u>1</u> Period of Residence in A. A. Co. <u>20</u> years
	Place of Birth <u>El Salvador</u>	Naturalized at _____ Year <u>2013</u>
	Telephone Number <u>443-758-5704</u>	Sex <u>Male</u>
(2)	Name <u>Bersabe Marisol Lemus Guillen</u>	Residence <u>1401 Jousting Ct. Annapolis, MD 21403</u>
	Date of Birth <u>1/14/1992</u>	Period of Residence <u>3 yrs</u> Period of Residence in A. A. Co. <u>13</u> yrs
	Place of Birth <u>El Salvador</u>	Naturalized at <u>N/A</u> Year <u>N/A</u>
	Telephone Number <u>443-454-7810</u>	Sex <u>Female</u>
(3)	Name _____	Residence _____
	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: Lemus Castro Corporation
4. The trade name of the applicant (s) is: Las Delicias Latina  
and the location and address where license is desired is: 626 Admiral Dr. Annapolis, MD 21401 Suite G
5. Describe premises: Lot size: 13,041.00 sq. feet  
Size and type of construction and building or area applied for: Approx. 1,800 sq. ft. CMU Single Story Restaurant
6. The name of the owner of the premises described above: Admiral Retail Associates, LLC
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) \_\_\_\_\_
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
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

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- 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:

<u>Bersabe Marisol Lemus Guillen</u>	<u>President/Treasurer</u>	<u>1401 Jousting Ct. Annapolis, MD 21403</u>
(name)	(title)	(home address)
<u>Juan Carlos Lemus Guillen</u>	<u>Secretary</u>	<u>1042 W. Center Ave, Davidsonville, MD :</u>
(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.

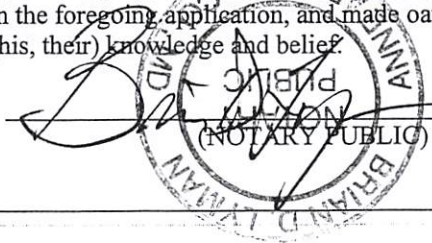
(Corporate Seal)

- \*1. [Signature]  
(signature of President or Vice President)
- 1. [Signature]  
(signature of applicant)
- 2. [Signature]  
(signature of applicant)
- 3. \_\_\_\_\_  
(signature of applicant)

STATE OF MARYLAND Anne Arundel as:

THIS CERTIFIES, That on the 20th day of April, 2023, before the subscriber, a Notary Public of the State of Maryland, personally appeared B. Marisol Lemus Guillen 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)

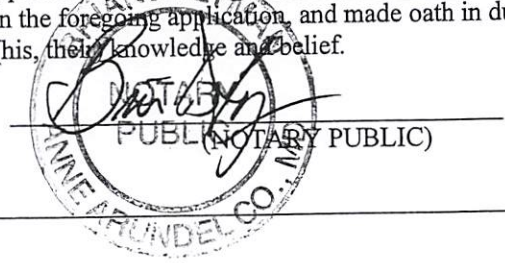


BOARD OF LICENSE COMMISSIONERS  
FOR ANNE ARUNDEL COUNTY, MARYLAND

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS H (BWL) (ENT)(S) MC

STATE OF MARYLAND Anne Arundel County \_\_\_\_\_ as:  
THIS CERTIFIES, That on the 21st day of April, 2023, before the subscriber, a  
Notary Public of the State of Maryland, personally appeared Jan Carlos Lemus  
Grillen 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)



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)

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS H (BWL) (ENT)(S) MC

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 626 Admiral Drive, Suite G  
Annapolis, MD 21401

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 24<sup>th</sup> day of April, 2023.

By: Admiral Retail Associates, LLC (seal)

By: Precious Legacy, LLC, Manager (seal)

By: Thomas Crichton, Authorized Signatory (seal)  
Thomas Crichton

STATE OF MARYLAND, County of Montgomery as:  
THIS CERTIFIES, That on the 24<sup>th</sup> day of April, 2023, before the  
subscriber, a Notary Public of the State of Maryland, personally appeared Thomas Crichton  
Authorized Signatory

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

Kelly E. Meredith  
NOTARY PUBLIC

