

Jenny B. Dempsey  
Planning and Zoning Officer

## MEMORANDUM

DATE: April 11, 2024

TO: Judy Hagner, Board of License Commissioners

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

SUBJECT: Liquor License Application

**APPLICANT: Elite Dine, LLC; Shang Hua Yang, Kongri Chen**

**TRADE NAME: T-Pot Restaurant**

**ADDRESS: 2404 Brandermill Blvd, Gambrills, MD 21054**

**LICENSE REQUESTED: NEW Class H (Beer/Wine/Liquor) Entertainment & Sunday License with Outdoor Dining**

The subject property is zoned R1 – Residential District. This property is a tenant unit in the Village of Waugh Chapel within a Suburban Community Center that is proposed to be used as a restaurant. Per Bill 36-96, a Suburban Community Center allows C3 uses including a restaurant. Section 18-4-106 allows alcoholic beverage sales and uses as accessory to other uses in an R1 district as a conditional use. Section 18-10-104 provides conditions for alcoholic beverage uses and requires the use be accessory to another use.

This Office further finds that the proposed use meets the applicable requirements of §18-2-109 and §18-10-104 of the Code with respect to vehicular access and existing traffic patterns for surrounding uses, impact to residential areas, and existing and allowed land uses, and the magnitude of the activity as restaurant. Accordingly, this Office would have no objection to the issuance of the requested liquor license for a restaurant.

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

Need to be Multiple

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

**APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS:** H, BWL, S, ENT

☒ Outdoor Dining

If transfer, formerly trading as: \_\_\_\_\_

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: December 19, 2023

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: Shang Hua Yang Address: 2675 Orchard Oriole Way, Odenton, MD 21113  
Date of Birth: 12/10/1987 Naturalized at: Baltimore, MD Year: 2006  
Place of Birth: Fuzhou Sex: Male  
Phone Number: 240-463-6684 Email: Shang451@yahoo.com
- (2) Name: Kongri Chen Address: 11017 Rutledge Drive, North Potomac, MD 20878  
Date of Birth: 1/23/1979 Naturalized at: Baltimore, MD Year: 6/10/2003  
Place of Birth: China Sex: Male  
Phone Number: 301-659-5888 Email: ChenKevin653@gmail.com
- (3) Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Naturalized at: \_\_\_\_\_ Year: \_\_\_\_\_  
Place of Birth: \_\_\_\_\_ Sex: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

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 Shang Hua Yang  
to serve as resident agent and accept service on behalf of the applicant(s).

3. Corporate name if applicable: Elite Dine, LLC

4. The trade name if applicable (s) is: T-Pot Restaurant

and the location and address where license is desired is: 2404 Brandermill Blvd., Gambrills, MD 21054

5. Describe premises: Lot size: \_\_\_\_\_

Square feet of area and type of building applied for: 10,400 sq ft inside, 2,000 sq ft patio

6. The name of the owner of the premises described above: Golden Property, LLC

**BOARD OF LICENSE COMMISSIONERS  
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**APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: H, BWL, S, ENT**

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: Both applicants are licensees on Crafty Crab at Arundel Mills
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**

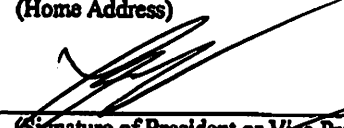
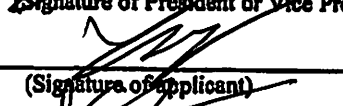

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: H, BWL, S, ENT

**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>Shang Hua Yang</u>	Member/ Authorized Person	2675 Orchard Oriole Way, Odenton, MD 21113
(Name)	(Title)	(Home Address)
<u>Kongri Chen</u>	Member/ Authorized Person	11017 Rutledge Drive, North Potomac, MD 20878
(Name)	(Title)	(Home Address)
_____	(Title)	(Home Address)

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

*1.	 (Signature of President or Vice President)	Shang Hua Yang
1.	 (Signature of applicant)	Shang Hua Yang
2.	 (Signature of applicant)	Kongri Chen
3.	_____ (Signature of applicant)	

THE STATE OF MARYLAND

COUNTY OF Anne Arundel

I hereby certify that on the 02/08/2024, before me, the subscriber, a notary public of the State of Maryland, in and for Anne Arundel (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Shang Hua Yang and Kongri Chen (name(s) of person(s) swearing) and made oath (oath or affirmation) in due form of law that the matters and facts set forth in the Documents (here describe document to which the person(s) is or are swearing) are true.  
As witness, my hand and notarial seal.

  
\_\_\_\_\_  
Notary Public Signature

Print Name: Alan C. Gomes

My commission expires: 03/22/2026

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

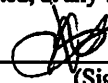
**APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS:** H, BWL, S, ENT  
Print Name: \_\_\_\_\_ My commission expires: \_\_\_\_\_

**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

1/2 T Pot Restaurant located at 2404 Brandermill Blvd., Gambrills, MD 21054

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, 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.



(Signature)

Xiao Yun Zhang

(Print Name)

(Signature)

(Print Name)

(Signature)

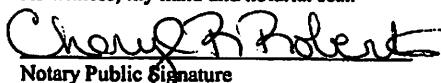
(Print Name)

THE STATE OF MARYLAND

COUNTY OF Anne Arundel

I hereby certify that on the 1<sup>st</sup> of March 2024, before me, the subscriber, a notary public of the State of Maryland, in and for Anne Arundel Co. (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Xiao Yun Zhang (name(s) of person(s) swearing) and made Oath (oath or affirmation) in due form of law that the matters and facts set forth in the Permit for Alcohol (here describe document to which the person(s) is or are swearing) are true.

As witness, my hand and notarial seal.



Notary Public Signature

Print Cheryl R Roberts

My commission expires: 02/11/2027

