

Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

DATE: September 26, 2024
TO: Edward I. Aronson, Board of License Commissioners
FROM: Joan A. Jenkins, Office of Planning and Zoning, Zoning Division
SUBJECT: Liquor License Application

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

TRADE NAME: T-Pot Restaurant

ADDRESS: 2404 Brandermill Blvd., Gambrills, MD 21054

LICENSE REQUESTED: **UPGRADE to ENTERTAINMENT to a Class H (Restaurant) (Beer/Wine/Liquor) Entertainment (Restricted to Multiple TV privileges only) and Sunday License**

This Office finds that the subject property is zoned R1- Residential District and was approved by special exception as a suburban community center. §18-12-501 of the Anne Arundel County Zoning Code allows a suburban community center in existence on September 7, 2004 and the use is governed by Bill No. 36-96. Because the Center is intended to function as a unified mixed-use suburban village, the type, location, layout and design of land uses in the Center may occur without regard to existing or future lot lines within the boundaries of the overall Center (internal lot lines). Internal lots are not subject to the provisions in Title 10. The permitted uses in the C3-General Commercial District are allowed in a suburban community center. In this case, the proposed alcoholic beverage use would be accessory to the principal use of the site as a restaurant.

A review of the application indicates that the proposed use meets the applicable requirements of §18-2-109 of the Code with respect to vehicular access, existing traffic patterns for surrounding uses, impact to residential areas, and existing and allowed land uses, and the magnitude of the activity as a principal or accessory use. Accordingly, this Office has **no objection** to the issuance of an alcoholic beverage license for this facility.

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.

Please contact this Office at 410-222-7437 if there are any questions concerning this matter.

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: H, BwL, Ent, S

☒ 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: 9/3/24

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 Yang Address: 2675 Orchard Oriole Way Odenton MD
Date of Birth: 12/10/87 Naturalized at: Baltimore Year: 2006
Place of Birth: China Sex: M
Phone Number: 240-463-6684 Email: Shang451@yahoo.com
- (2) Name: Kongri Chen Address: 11017 Rutledge Dr North Potomac MD
Date of Birth: 11/23/79 Naturalized at: Baltimore Year: 2003
Place of Birth: China Sex: M
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 Yang
to serve as resident agent and accept service on behalf of the applicant(s).

3. Corporate name if applicable: Elite Dine

4. The trade name if applicable (s) is: 7 Pot

and the location and address where license is desired is: 2404 Brander Mill Blvd. Gambrills MD 21

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
FOR ANNE ARUNDEL COUNTY, MARYLAND**

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: H, Bwl, Ent, 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: Maryland Crafty Crabs Arundel Mil
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, Ent. 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>Shang Yang</u> (Name)	<u>President</u> (Title)	<u>2675 Orchard Ridge Way Odenton MD</u> (Home Address)
<u>Kongri Chen</u> (Name)	<u>Vice president</u> (Title)	<u>11017 Rutledge Dr North Potomac MD</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 of applicant)

3. _____
(Signature of applicant)

THE STATE OF MARYLAND

COUNTY OF Anne Arundel

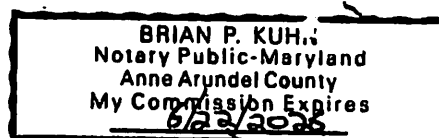
I hereby certify that on the 3rd of September, before me, the subscriber, a notary public of the State of Maryland, in and for Anne Arundel (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Kongri Chen & Shang-Hua Yang (name(s) of person(s) swearing) and made Oath (oath or affirmation) in due form of law that the matters and facts set forth in the Application for Alcoholic 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: Brian Kuhn

My commission expires: 6/22/2026



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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: _____

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

Print Name: _____

My commission expires: _____

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

Print Name: _____

My commission expires: _____

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 LICENSE COMMISSIONERS
FOR ANNE ARUNDEL COUNTY, MARYLAND**

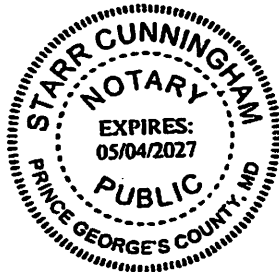
APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: H, BWL, Ent, S
Print Name: Star Cunningham My commission expires: 05/04/2027

**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

Xiao Yun Zhang

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]

(Signature)

Xiao Yun Zhang

(Print Name)

(Signature)

(Print Name)

(Signature)

(Print Name)

THE STATE OF MARYLAND

COUNTY OF Prince George's

I hereby certify that on the 31st August 2024, 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 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 Application for alcohol license (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: Starr Cunningham

My commission expires: 05/04/2027