



Jenny B. Jarkowski
Planning and Zoning Officer

MEMORANDUM

DATE: February 2, 2024

TO: Judy Hagner, Board of License Commissioners

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

SUBJECT: Liquor License Application

APPLICANT: 4447 Liquors, LLC; Clifford R. Phelps, Clifford M. Phelps

TRADE NAME: Phelps Liquors

ADDRESS: 4447 Mountain Road, Pasadena, MD 21122

LICENSE REQUESTED: NEW Class A (Beer, Wine, Liquor) (Off-Sale Only) Beer/Wine Tasting and Sunday License

This Office finds that the subject property is zoned C4 – Highway Commercial District. §18-5-102 of the Anne Arundel County Zoning Ordinance allows package goods stores as a conditional use in a C4 District.

Upon review of the subject application, this Office finds that the proposed use meets the conditional use requirements for package goods stores provided under §18-10-143 of the Code as well as the general provisions for alcoholic beverage licenses under 18-2-109. The applicant's exhibit shows the 1,000 foot radius from the proposed package goods store and does not show any schools or religious facilities within that radius. Accordingly, this Office would have **no objection** to the issuance of the requested liquor license.

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 with any questions concerning this matter.

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS A (BWL) BWT, 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, _____ 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>Clifford R. Phelps</u> | Residence | <u>4449 Mountain Road, Pasadena, Maryland</u> | |
| Date of Birth | <u>2/14/1937</u> | Period of Residence | <u>85</u> | Period of Residence in A. A. Co. <u>85</u> |
| Place of Birth | <u>Baltimore, MD</u> | Naturalized at | <u>N/A</u> | Year <u>N/A</u> |
| Telephone Number | <u>410-255-0151</u> | Sex | <u>Male</u> | |
| (2) Name | <u>Clifford M. Phelps</u> | Residence | <u>870 Woods Road, Pasadena, MD 21122</u> | |
| Date of Birth | <u>12/25/72</u> | Period of Residence | <u>13</u> | Period of Residence in A. A. Co. <u>13</u> |
| Place of Birth | <u>Baltimore, MD</u> | Naturalized at | <u>N/A</u> | Year <u>N/A</u> |
| Telephone Number | <u>410-458-9654</u> | Sex | <u>Male</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: 4447 Mountain Liquors, LLC
4. The trade name of the applicant (s) is: "Phelps Liquors"
- and the location and address where license is desired is: 4447 Mountain Road, Pasadena, Maryland 21122
5. Describe premises: Lot size: 21.2572 Acres (Tax map 24, parcel 58)
- Size and type of construction and building or area applied for: 6,102 sq. foot single story stucco
6. The name of the owner of the premises described above: Clifford R. Phelps, trustee
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) Same location (15+ years ago)
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

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS A (BWL) BWT, S

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:

| | | |
|--------------------|-----------------|--------------------------------------|
| Clifford R. Phelps | Managing Member | 1449 Mountain Rd, Pasadena, MD 21122 |
| (name) | (title) | (home address) |
| Clifford M. Phelps | Vice President | 870 Woods Road, Pasadena, MD 21122 |
| (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.

*1. Clifford R. Phelps
(signature of President or Vice President)

1. Clifford R. Phelps
(signature of applicant)

2. Clifford M. Phelps
(signature of applicant)

3. _____
(signature of applicant)

(Corporate Seal)

STATE OF MARYLAND

County of Anne Arundel as:
THIS CERTIFIES, That on the 5th day of April, 2023, before the subscriber, a
Notary Public of the State of Maryland, personally appeared Clifford R. Phelps
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)

Margaret M. Smith
(NOTARY PUBLIC)

MARGARET MAY SMITH
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
My Commission Expires 06-06-2025

BOARD OF LICENSE COMMISSIONERS
FOR ANNE ARUNDEL COUNTY, MARYLAND

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS A(BWL) BWT, S

STATE OF MARYLAND County of Anne Arundel as:
THIS CERTIFIES, That on the 5th day of April, 2020, before the subscriber, a
Notary Public of the State of Maryland, personally appeared Clifford M. Phelps
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)

MARGARET MAY SMITH
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND

Margaret M. Smith
(NOTARY PUBLIC)

My Commission Expires 06-06-2025

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
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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 4447 Manteh
Road, Pasadena Maryland

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 5th day of December 2023
Clifford R. Phelps (seal)
N/A (seal)
N/A (seal)

STATE OF MARYLAND County of Anne Arundel as:
THIS CERTIFIES, That on the 5th day of December, 2023, before the
subscriber, a NOTARY of the State of Maryland, personally appeared
Clifford Rodger Phelps

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)

Clifford Phelps
NOTARY PUBLIC



