

Jenny B. Jarkowski
Planning and Zoning Officer

MEMORANDUM

DATE: December 28, 2023

TO: Judy Hagner, Board of License Commissioners

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

SUBJECT: Liquor License Application

APPLICANT: H Bar, LLC; Kerri L. Cole

TRADE NAME: H Bar

ADDRESS: 857 Elkridge Landing Road, Linthicum, MD 21090

LICENSE REQUESTED: NEW LICENSE FOR CLASS HMR (HOTEL, MOTEL, RESTAURANT) COMPLEX (Beer/Wine/Liquor) LICENSE

The subject property is zoned W1-Industrial Park District and is developed with a hotel. Article 18-6-103 of the Anne Arundel County Code permits Alcoholic Beverage Uses as a Conditional Use in a W1 district if the alcoholic beverage use is accessory to other uses. As such, the proposed alcoholic beverage use would be accessory to the principal use of the site as a hotel.

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, existing and allowed land uses, and the magnitude of the activity would also be substantially the same as existing conditions. 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.

ROBERT J. KIM, PRINCIPAL
rkim@mhlawyers.com
Direct Dial: Ext. 219

Admitted In
Maryland and
District of Columbia

December 20, 2023

By FedEx

Edward Aronson, Administrator
Board of License Commissioners for Anne Arundel County
2011-D Commerce Park Drive
Annapolis, Maryland 21401

Re: Application for a new Class HMR Complex License ("License")
H Bar, LLC t/a H Bar
857 Elkridge Landing Road, Linthicum, Maryland 21090
Our File No. 22505-0001

Dear Mr. Aronson:

This office represents H Bar, LLC t/a H Bar. In support of the application for a new Class HMR Complex License, are the following:

1. A check for \$600.00 payable to "Anne Arundel County" as the application fee;
2. Original and five (5) copies of the completed, signed and notarized Application for the License;
3. Original and five (5) copies completed and signed Applicant Financial Information form for the Applicant;
4. Original and five (5) copies of the completed and signed Investor Financial Information forms for the Investor;
5. Original and five (5) copies of the location map showing the location of the tract of land within Anne Arundel County;
6. Original and five (5) copies of the metes and bounds description/legal description of the said tract;
7. Original and five (5) copies of the Review Form for Alcoholic Beverage License for Office of Planning and Zoning;
8. Original and five (5) copies of the building floor plan/layout;
9. Five (5) copies of the Articles of Organization, Operating Agreement and Exhibits/Statement of Ownership and Certificate of Good Standing;
10. Five (5) copies of Maryland Driver's License and Social Security Card for Ms. Kerri L. Cole, applicant;

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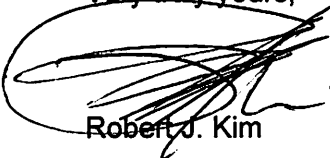
Edward Aronson, Administrator
Board of License Commissioners for Anne Arundel County
December 20, 2023
Page Two of Two

11. Original and four (4) copies of Appointment of Authorized Resident Agent to Accept Service on Behalf of H Bar, LLC; and
12. Five (5) copies of the Application for Federal Special Tax Stamp submitted to the Alcohol and Tobacco Tax and Trade Bureau.

The property/premises is under construction with the construction to be completed on or about March 2024. The remaining licenses, permits and insurance information will be submitted as obtained. The Applicant will be fingerprinted through the LiveScan process.

Prompt processing of the enclosed Application for a new License would be much appreciated. Please schedule the hearing on this Application at the earliest possible hearing date.

As always, thank you for your courtesies and assistance.

Very truly yours,

Robert J. Kim

Enclosures

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: HMR Complex

☐ 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: 12/20/2023

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: Kerri L. Cole Address: 6931 Halleck Street, District Heights, Maryland 20747
Date of Birth: 06/18/1984 Naturalized at: N/A Year: N/A
Place of Birth: Blandensburg, MD Sex: Female
Phone Number: 2406406291 Email: klcole618@gmail.com
- (2) Name: _____ Address: _____
Date of Birth: _____ Naturalized at: _____ Year: _____
Place of Birth: _____ Sex: _____
Phone Number: _____ Email: _____
- (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 Robert J. Kim, Esquire to serve as resident agent and accept service on behalf of the applicant(s).

3. Corporate name if applicable: H Bar, LLC
4. The trade name if applicable (s) is: H Bar
and the location and address where license is desired is: 857 Elkridge Landing Road, Linthicum, Maryland 21090
5. Describe premises: Lot size: 2.414 Acres
Square feet of area and type of building applied for: 91,903 SF; Full service hotel and restaurant complex
6. The name of the owner of the premises described above: Tathata, LLC

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: HMR Complex

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: _____
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. *INVESTOR/TATUM, LLC*
☒ 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: HMR Complex

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:

Kerri L. Cole	Authorized Person	6931 Halleck Street, District Heights, MD 20747
(Name)	(Title)	(Home Address)
<hr/>		
(Name)	(Title)	(Home Address)
<hr/>		
(Name)	(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)

1. _____
(Signature of applicant)

2. _____
(Signature of applicant)

3. _____
(Signature of applicant)

THE STATE OF MARYLAND

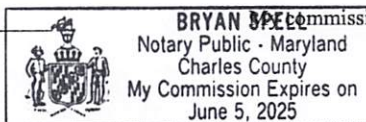
COUNTY OF PRINCE GEORGES

I hereby certify that on the 19 of December, 2023 before me, the subscriber, a notary public of the State of Maryland, in and for Charles County (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Kerri L. Cole (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 this 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

Print Name: Bryan Spell



Commission expires: 6/5/25

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: HMR complex

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**

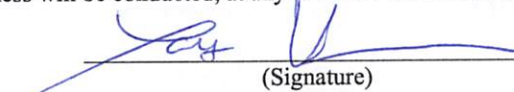
APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: HMP COMPLEX
Print Name: _____ My commission expires: _____

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

857 Elklridge Landing Road, Linthicum, Maryland 21090

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)

Tathata, LLC/Yati Vaghani, Member-Manager

(Print Name)

(Signature)

(Print Name)

(Signature)

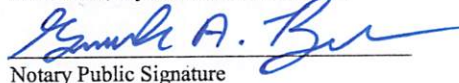
(Print Name)

NC
THE STATE OF ~~MARYLAND~~

COUNTY OF Wake

12/8/23

I hereby certify that on the Yati Vaghani, before me, the subscriber, a notary public of the State of NC, in and for Wake County (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Yati Vaghani (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 BOL for Arundel County (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: Gerald A Byrd

GERALD A. BYRD
Notary Public, North Carolina
Lee County
My Commission Expires

11-9-26
My commission expires: 11-9-26