

IN THE MATTER OF THE	*	BEFORE THE ALCOHOLIC
APPLICATION OF JASON CHANG	*	BEVERAGE HEARING BOARD
ON BEHALF OF JJ LIQUORS, LLC	*	FOR
t/a JJ LIQUORS, FOR A NEW	*	HOWARD COUNTY, MARYLAND
CLASS A BEER, WINE, AND LIQUOR	*	
7-DAY OFF SALE LICENSE	*	Case No.:17-43
	*	

DECISION AND ORDER

The Board of License Commissioners for Howard County, Maryland (the “Liquor Board”), pursuant to Rule 1.02(A) of the Liquor Board Rules and Regulations, has delegated the authority to hear and decide cases to the Alcoholic Beverage Hearing Board for Howard County, Maryland (the “Hearing Board”).

On October 10, 2017, the Hearing Board heard the application of Jason Chang (“Applicant”), on behalf of JJ Liquors, LLC t/a JJ Liquors, for a new Class A, Beer, Wine, and Liquor 7-day off sale license, for a 4,000-square foot package goods store located at 10010 Baltimore National Pike, Suite B110, Ellicott City, Maryland 21042.

The hearing was properly advertised and the property posted pursuant to the Alcoholic Beverages Article of the Annotated Code of Maryland. The Applicant was represented by Thomas Meachum, Esquire. There were no protestants who appeared in opposition to the application.

All the documents on file were incorporated into the record by reference.

SUMMARY OF TESTIMONY

Jason Chang, 100% owner, sole applicant and proposed resident agent, was sworn and testified that he has resided in Howard County for 17 years and is familiar with the rules and

regulations governing the sale of alcoholic beverages and will abide by them. Mr. Chang stated he is TAM certified and has experience serving alcohol from working at various restaurants. He testified that he has been a licensee at restaurants in Clarksville and in Baltimore City and there have been no alcohol violations at these locations during his tenure.

Mr. Chang testified that he plans to work at the store full time and will employ 3 additional staff with 2 employees on duty at all times, including a manager. All staff will be TAMs certified and will be provided with written policies that they will be required to read and sign. Mr. Chang testified that there was a liquor store at this location previously and that he wants to reopen the liquor store, which is located in the Enchanted Forest shopping center next to a grocery store. He stated that he plans to sell beer, wine, spirits, snacks and some high-end products to meet consumer's needs and that he feels that this establishment will be beneficial to the community. Mr. Chang also testified that he will support charity events in the community. He stated that the hours of operation will be from 9 a.m. to 11 p.m., seven days per week, subject to change.

Mr. Chang testified that after this license is approved, he will cease being a licensee for a restaurant located in Baltimore City.

Scott Selman, representing the landlord, Kimco Realty, was sworn and testified that he has been in commercial real estate for 30 years and is involved with leasing property in the entire Enchanted Forest shopping center. Mr. Selman testified that this location was the site of a liquor store for 14 years under different owners and the store was very successful and a benefit to the community. Mr. Selman testified that he did a thorough, comprehensive review of Mr. Chang as a proposed tenant and feels Mr. Chang is an excellent choice to run this

liquor store.

The following exhibits were introduced into evidence at the hearing:

1. Site plan of shopping center with list of current tenants and available spaces for rent.
2. Decision and Order dated 10/4/02 from the Board of License Commissioners for Howard County approving the application of Grace O. Yun on behalf of Normandy, LLC t/a Enchanted Forest Wine & Spirits.
3. Decision and Order dated 7/17/08 approving a transfer from Grace O. Yun to Connie Aaronson and Richard Zahn, Sr., on behalf of Enchanted Forest W&S, LLC, t/a Enchanted Forest Wine and Spirits.
4. Certificate of Death for Richard Stansbury Zahn, Sr., previous owner of Enchanted Forest Wine and Spirits.
5. An e-mail Richard Zahn dated March 8, 2017 to the Liquor Board Administrator stating that Enchanted Forest Wine & Spirits ceased operations on July 1, 2016.

Pursuant to Rule 6.13 of the Liquor Board Rules and Regulations, the Applicant waived his right to request the Liquor Board to hear the case.

Based on the evidence presented at the hearing, the Alcoholic Beverage Hearing Board makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

1. The Hearing Board finds that Jason Chang, on behalf of JJ Liquors, LLC t/a JJ Liquors, has applied for a new Class A, Beer, Wine, and Liquor 7-day off sale license, for a 4,000-square foot package goods store located at 10010 Baltimore National Pike, Suite B110, Ellicott City, Maryland 21042.
2. The Hearing Board finds that the Applicant is a fit and proper person to hold an alcoholic beverage license.

3. The Hearing Board finds that Jason Chang has been a Howard County resident for more than two years, is a registered voter, and a 100% shareholder of JJ Liquors, LLC t/a JJ Liquors.

4. The Hearing Board finds that the granting of the application is necessary for the accommodation of the public.

5. The Hearing Board finds that the granting of the application will not unduly disturb the peace and safety of the residents of the neighborhood.

CONCLUSIONS OF LAW

1. The Hearing Board concludes that Jason Chang, on behalf of JJ Liquors, LLC t/a JJ Liquors, has applied for a new Class A, Beer, Wine, and Liquor 7-day off sale license, for a 4,000-square foot package goods store located at 10010 Baltimore National Pike, Suite B110, Ellicott City, Maryland 21042.

2. The Hearing Board concludes that the Applicant is a fit and proper person to hold an alcoholic beverage license.

3. The Hearing Board concludes that Jason Chang meets the requirements of Rules 1.10(S), 1.10(T), and 2.06 of the Liquor Board Rules and Regulations concerning resident agent qualifications.

4. The Hearing Board concludes that the granting of the application is necessary for the accommodation of the public.

5. The Hearing Board concludes that the granting of the application would not unduly disturb the peace and safety of the neighborhood.

ORDER

For the foregoing reasons, it is this 14th day of November 2017, by the Alcoholic Beverage Hearing Board of Howard County **ORDERED** that the application of Jason Chang, on behalf of JJ Liquors, LLC t/a JJ Liquors, for a new Class A, Beer, Wine, and Liquor 7-day off sale license, for a 4,000-square foot package goods store located at 10010 Baltimore National Pike, Suite B110, Ellicott City, Maryland 21042 be and the same is hereby **GRANTED**, subject to the following conditions:

- (a) That the Applicant comply with all State and County laws and regulations; and
- (b) That the Applicant provide evidence that he has been removed from any other alcoholic beverage license; and
- (c) That the Applicant satisfy any requirements necessary to obtain the license by February 14, 2018, unless that deadline is extended by the Board upon good cause shown; and
- (d) Failure to comply with these conditions shall render this Proposed Decision and Order null and void.

ATTEST:

ALCOHOLIC BEVERAGE HEARING
BOARD OF HOWARD COUNTY,
MARYLAND



Robin Regner
Acting Administrator

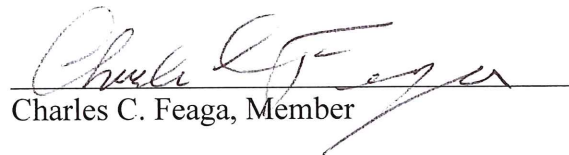


Heather Gaetano, Chairperson

ABSENT

Mary Bird, Vice-Chairperson

REVIEWED BY HOWARD COUNTY
OFFICE OF LAW
GARY W. KUC
COUNTY SOLICITOR




Charles C. Feaga, Member

ABSENT

Gene Ryan, Member



Lewis Taylor, Esquire
Assistant County Solicitor



Charley C. Sung, Member