

IN THE MATTER OF THE	*	BEFORE THE ALCOHOLIC
APPLICATION OF SANFORD BRUCE	*	
JAFFE AND MOHAMMAD JAFAR	*	BEVERAGE HEARING BOARD
NEAMATOLLA ON BEHALF OF CPC-	*	
SPIRITS, LLC, t/a ROVIA'S BISTRO, FOR	*	FOR
A NEW CLASS B BEER, WINE, AND	*	
LIQUOR 7-DAY ON-SALE LICENSE	*	HOWARD COUNTY, MARYLAND
	*	Case No. 15-2

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 February 10, 2015, the Hearing Board heard the application of Sanford Bruce Jaffe and Mohammad Jafar Neamatolla ("Applicants"), on behalf of CPC-Spirits, LLC, t/a Rovia's Bistro ("CPC-Spirits, LLC"), for a new Class B Beer, Wine, and Liquor 7-day on-sale license for a 1,726 square foot restaurant located at 10840 Little Patuxent Parkway, Columbia, Maryland 21044. The hearing was properly advertised pursuant to Article 2B of the Annotated Code of Maryland. The Applicant was represented by Sang Oh, Esquire. There were no protestants who appeared in opposition to the application.

All the documents on file were incorporated into the record by reference. These include the following: a letter dated October 6, 2014, from the paralegal for the Applicants' attorney enclosing the application; a copy of the Articles of Organization for CPC-Spirits, LLC; a copy of the background investigation questionnaires for the Applicants; copies of receipts for the applications of the Applicants from the Criminal Justice Information System – Central Repository; a copy of the United States Passport for Mohammad Jafar Neamatolla; a copy of the floor plan, and an aerial photo of 10840 Little Patuxent Parkway; an email from the Applicants' attorney to the Alcoholic Beverage Hearing Board attaching evidence of the payment of an outstanding tax bill; a memorandum dated January 14, 2015, from the Liquor Board to the Alcoholic Beverage Inspector, the Department of Inspections, Licenses and Permits, the Bureau of Environmental Health, and the Department of Planning and Zoning; the

background investigation of the Applicants by the Alcoholic Beverage Inspector dated February 5, 2015; an email dated February 4, 2015, from the Office of the Fire Marshall; an email dated January 20, 2015, from the Department of Inspections, Licenses and Permits; a memorandum dated February 3, 2015, from the Bureau of Environmental Health; a letter dated January 14, 2015, to the Department of Finance; a letter dated January 20, 2015, from the Department of Finance; a letter dated January 14, 2015, to the Comptroller of Maryland; a letter dated January 26, 2015, from the Comptroller of the Treasury; an email to the Applicants' attorney enclosing a letter dated January 14, 2015, with notification of the hearing date and the necessity to advertise; a letter dated February 4, 2015, from the Applicants' attorney enclosing the certification of advertisement from the Howard County Times and the Baltimore Sun; and an email dated January 25, 2015, from the Alcoholic Beverage Inspector stating the premises had been posted.

SUMMARY OF TESTIMONY

Mohammad Neamatolla, Authorized Member and 10% shareholder of CPC-Spirits, LLC, t/a Rovia's Bistro, was sworn and testified that he has prior experience, as he has been in the alcoholic beverage business since 1989. Mr. Neamatolla testified that he is currently working at the restaurant approximately 70 hours per week. Mr. Neamatolla testified that he has never held a liquor license, but that he understands his responsibility. Mr. Neamatolla testified that he reviewed the Liquor Board's Rules and Regulations with his attorney. Mr. Neamatolla testified that he will become alcohol awareness certified, along with two other managers at the restaurant.

Mr. Neamatolla testified that the hours of operation are from 10:00 A.M. to 10:00 P.M., Monday through Saturday and they are closed on Sunday.

Mr. Neamatolla testified that he feels the alcoholic beverage license would be an accommodation to the public, and that it would not disturb the peace and safety of the surrounding area.

Sanford Jaffe, Authorized Member and 90% shareholder for CPC-Spirits, LLC, t/a Rovia's Bistro, was sworn and testified that he has lived in Howard County for 22 years, and that he is a registered voter. Mr. Jaffe stated that he is a real estate developer, and that he will stop by the restaurant approximately three times per week on his way home from work. Mr. Jaffe testified that he will become alcohol awareness certified. Under direct examination by his

counsel, and contrary to his disclosures on the license application, Mr. Jaffe testified that he has prior experience as a licensee both in Montgomery County and Prince Georges County. Further testimony indicated Mr. Jaffe was on the licenses for a brief period in the late 1980s, early 1990s. The Applicants' attorney stated that there was obviously no intent to deceive as the information was brought up voluntarily under direct examination. Mr. Jaffe testified that he has never had any violations. Counsel for Mr. Jaffe subsequently provided a detailed written history of the licenses. Mr. Jaffe testified that he has reviewed the Liquor Board's Rules and Regulations with his attorney, and that he understands his responsibility as a resident agent.

Pursuant to Rule 6.13 of the Liquor Board Rules and Regulations, the Applicant's attorney did not waive the right to request the Liquor Board to hear the case.

FINDINGS OF FACT

1. The Hearing Board finds that Sanford Bruce Jaffe and Mohammad Jafar Neamatolla, on behalf of CPC-Spirits, LLC, t/a Rovia's Bistro, have applied for a new Class B Beer, Wine, and Liquor 7-day on-sale license for a 1,726 square foot restaurant located at 10840 Little Patuxent Parkway, Columbia, Maryland 21044.

2. The Hearing Board finds that the Applicants are fit and proper persons to hold an alcoholic beverage license.

3. The Hearing Board finds that Sanford Bruce Jaffe has been a Howard County resident for more than two years, is a registered voter, and a 90% shareholder of CPC-Spirits, LLC, t/a Rovia's Bistro.

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 this application will not unduly disturb the peace and safety of the residents in the neighborhood.

CONCLUSIONS OF LAW

1. The Hearing Board concludes that Sanford Bruce Jaffe and Mohammad Jafar Neamatolla, on behalf of CPC-Spirits, LLC, t/a Rovia's Bistro, have applied for a new Class B Beer, Wine, and Liquor 7-day on-sale license for a 1,726 square foot restaurant located at 10840 Little Patuxent Parkway, Columbia, Maryland 21044.

2. The Hearing Board concludes that the Applicants are fit and proper persons to hold an alcoholic beverage license.

3. The Hearing Board concludes that Sanford Bruce Jaffe meets the requirements of Rules 1.09(T), 1.09(U), 2.06, and 2.10 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 will not unduly disturb the peace and safety of the residents in the neighborhood.

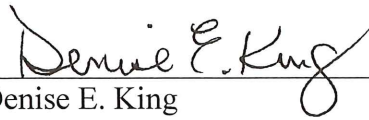
ORDER

For the foregoing reasons, it is this 10th day of March, 2015, by the Alcoholic Beverage Hearing Board of Howard County, Maryland **ORDERED** that the application of Sanford Bruce Jaffe and Mohammad Jafar Neamatolla, on behalf of CPC-Spirits, LLC, t/a Rovia's Bistro, for a new Class B Beer, Wine, and Liquor 7-day on-sale license for a 1,726 square foot restaurant located at 10840 Little Patuxent Parkway, Columbia, Maryland 21044, be and the same is hereby **GRANTED** subject to the following conditions:


1. That this **PROPOSED DECISION AND ORDER** shall become final when the Applicants obtain the license and comply with the following conditions:
 - (a) That Sanford Bruce Jaffe provides documentation of his alcohol awareness certification;
 - (b) That the Applicants comply with all State and County rules and regulations; and
 - (c) Failure to comply with these conditions and obtain the license by April 30, 2015, shall render this Proposed Decision and Order null and void.

ATTEST:

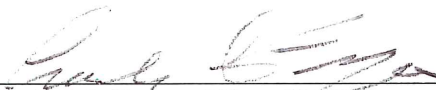
ALCOHOLIC BEVERAGE HEARING
BOARD OF HOWARD COUNTY,
MARYLAND



Denise E. King
Administrator



Mary Bird, Chairperson




Charles C. Feaga, Vice-Chairperson

REVIEWED BY HOWARD COUNTY
OFFICE OF LAW
MARGARET ANN NOLAN
COUNTY SOLICITOR



Harry Evans, III, Member

Heather Gaetano, Member



Lewis Taylor, Esquire
Assistant County Solicitor



Charley C. Sung, Member