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| IN THE MATTER OF THE | * | BEFORE THE ALCOHOLIC |
| APPLICATION OF YU ZHENG | * | |
| AND JINJIN YANG ON BEHALF OF | * | BEVERAGE HEARING BOARD |
| YZ COLUMBIA, LLC T/A COLUMBIA | * | |
| PALACE WINE AND SPIRITS FOR A | * | FOR |
| TRANSFER OF A CLASS A BEER, | * | |
| WINE AND LIQUOR 7-DAY OFF | * | HOWARD COUNTY, MARYLAND |
| SALE LICENSE | * | |
| | * | Case No.: 25-24 |
| | * | |

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 August 26, 2025, the Hearing Board heard the application of Yu Zheng and Jinjin Yang (the “Applicants”), on behalf of YZ Columbia, LLC t/a Columbia Palace Wine and Spirits (“Columbia Palace Wine and Spirits”) for a transfer of a Class A Beer, Wine, and Liquor, 7-Day off-sale License for a 2,000 square foot package store located at 8775 Centre Park Drive, Suite 4, Columbia, MD 21045.

The hearing was properly advertised, and the property posted pursuant to the Alcoholic Beverages Article of the Annotated Code of Maryland. The Applicants were represented by Robert Kim, Esquire and 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

Jinjin Yang, 50% interest holder and proposed licensee, was sworn in and testified before

the Hearing Board.

Ms. Yang testified that she is a U.S. citizen, that she has no alcohol-related violations or felony convictions, that she has never held a liquor license and that she has previously worked in restaurants. Ms. Yang stated that her application is correct, that she will be a manager at the liquor store, and that she is familiar with the Howard County Liquor Board Rules and Regulations. Ms. Yang testified that she does not have previous alcohol sales experience, that she is Alcohol Awareness Certified, and that she is retaining the 3 current employees of the liquor store. Ms. Yang stated that the current store manager has been with the liquor store for over 10 years, that he works about 40 hours a week, and that he is Alcohol Awareness Certified. Ms. Yang stated that she will work at the store full time with her husband, and that her husband, Ying Zheng, has not completed the Alcohol Awareness Certification training. Ms. Yang stated that she will be moving from New Jersey to Maryland if the liquor license is approved, and that she understands her responsibilities as a licensee.

Yu Zheng, 50% interest holder and proposed resident agent, was sworn in and testified before the Hearing Board.

Ms. Zheng stated that she is a U.S. citizen, that she is a resident of Howard County, and that she has no alcohol-related violations or felony convictions. Ms. Zheng stated that she has never held a liquor license, that she does not have alcohol sales experience, and that she has previously worked in restaurants. Ms. Zheng stated that she is familiar with the Howard County Liquor Board Rules and Regulations and that she is Alcohol Awareness Certified. Ms. Zheng stated that the application that was submitted is correct and that she understands her role as the resident agent. Ms. Zheng stated that she will work part-time at the liquor store and that she will keep her current job.

Pursuant to Rule 6.13 of the Liquor Board Rules and Regulations, the Applicants waived their 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 Yu Zheng and Jinjin Yang (the “Applicants”), on behalf of YZ Columbia, LLC t/a Columbia Palace Wine and Spirits (“Columbia Palace Wine and Spirits”) have applied for a transfer of a Class A Beer, Wine, and Liquor, 7-Day off-sale License for a 2,000 square foot package store located at 8775 Centre Park Drive, Suite 4, Columbia, MD 21045.

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 Yu Zheng, the resident agent applicant, 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 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 Yu Zheng and Jinjin Yang (the “Applicants”), on behalf of YZ Columbia, LLC t/a Columbia Palace Wine and Spirits (“Columbia Palace Wine and Spirits”) have applied for a transfer of a Class A Beer, Wine, and Liquor, 7-Day off-sale

License for a 2,000 square foot package store located at 8775 Centre Park Drive, Suite 4, Columbia, MD 21045.

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 Yu Zheng, the resident agent applicant, 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 will not unduly disturb the peace and safety of the residents of the neighborhood.

ORDER

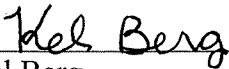
For the foregoing reasons, it is this 3rd day of October, 2025, by the Alcoholic Beverage Hearing Board of Howard County **ORDERED** that the application of Yu Zheng and Jinjin Yang (the "Applicants"), on behalf of YZ Columbia, LLC t/a Columbia Palace Wine and Spirits ("Columbia Palace Wine and Spirits") for a transfer of a Class A Beer, Wine, and Liquor, 7-Day off-sale License for a 2,000 square foot package store located at 8775 Centre Park Drive, Suite 4, Columbia, MD 21045, be and the same is hereby **GRANTED**, subject to the following conditions:

- (a) That the Applicants comply with all State and County laws and regulations;
- (b) That the Applicants satisfy any requirements necessary to obtain the license by February 26, 2026, unless that deadline is extended by the Hearing Board upon good cause shown; and

- (c) That Ying Zheng successfully completes Alcohol Awareness Certification training;
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**



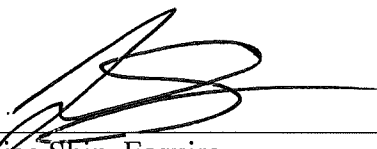
Kel Berg
Board Administrator

_____/S/_____
Steven Chen, Chairperson

_____/S/_____
Steve Hunt, Vice-Chairperson

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

_____/S/_____
Ed Coleman, Member



Hyunjae Shin, Esquire
Senior Assistant County Solicitor

_____/S/_____
Beth Johnson, Member

_____/S/_____
Claire Kim, Member