

IN THE MATTER OF THE * BEFORE THE ALCOHOLIC
APPLICATION OF ZUZANNA * BEVERAGE HEARING BOARD
LATKOWSKA, RONALD EDWARD * FOR
FRANKLIN & FELICIA MARIA * HOWARD COUNTY, MARYLAND
MATULA ON BEHALF OF RIC2019, LLC *
T/A RESIDENCE INN FOR A NEW * Case No.: 21-26
CLASS B BEER AND WINE 7-DAY *
ON SALE LICENSE *

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 May 11, 2021, the Hearing Board heard the application of Zuzanna Latkowska, Ronald Edward Franklin and Felicia Maria Matula (the “Applicants”) on behalf of RIC2019, LLC t/a Residence Inn (“Residence Inn”) for a New Class B, Beer and Wine, 7-day on sale license for a 73,800 square foot hotel with a 475 square foot lounge and patio located at 4950 Beaver Run, Ellicott City, MD 21043.

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 Thomas Meachum, Esq. 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

Felicia Matula, .32 interest holder in RIC2019, LLC, was sworn in and testified as follows:

Ms. Matula testified that the Residence Inn in Fulton currently has a liquor license and she presented a PowerPoint slideshow to convey information on how alcohol sales are handled to accommodate their guests.

Ms. Matula testified that alcohol beverages will be sold in the Marketplace, which also sells food and non-alcoholic beverages, and is located near the lobby which is visible to the front desk staff. Ms. Matula testified that there is also a bell that rings when someone enters the Marketplace so that staff will be aware. Ms. Matula testified that NO ALCOHOL PAST THIS POINT safety signs are displayed in the outdoor patio area, and housekeepers are trained to monitor the outdoor area.

Ms. Matula testified that all staff serving alcohol and all management staff will be Alcohol Awareness certified and that food sales will exceed alcohol sales. Ms. Matula stated that none of the Residence Inns that she is associated with have ever had a liquor board violation.

Ms. Matula testified that her role as a licensee will include record keeping and alcohol purchasing from wholesalers. Ms. Matula stated that she has read and understands the Board's Rules and Regulations.

Zuzanna Latkowska, proposed resident agent, was sworn in and testified as follows:

Ms. Latkowska testified that she is the full-time manager at Residence Inn and will be working most days. Ms. Latkowska testified that she is familiar with the Board's Rules and Regulations and is scheduled to take an Alcohol Awareness course in the next two

weeks.

Ms. Latkowska testified that the housekeeping staff is trained to walk and monitor the public areas, including the patio, to check for cleanliness and any other issues. Ms. Latkowska testified that all staff that serves alcohol and all managers will be Alcohol Awareness certified.

Ronald Edward Franklin was sworn in and testified as follows:

Mr. Franklin testified that he is the founder and president of Pinnacle Hotel Management, which manages the Residence Inn and has a 5.991 holding in RIC2019, LLC.

Mr. Franklin testified that this is one of the only Residence Inns that does not have a liquor license. Mr. Franklin testified that all general managers are Alcohol Awareness certified and that there has never been a violation of liquor board laws at a Residence Inn.

The following Exhibit was accepted into the record:

1. PowerPoint slide show presentation

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 of Zuzanna Latkowska, Ronald Edward Franklin and Felicia Maria Matula on behalf of RIC2019, LLC t/a Residence Inn have applied for a New Class B, Beer and Wine, 7-day on sale license for a 73,800 square foot hotel with a 475 square foot lounge and patio located at 4950 Beaver Run, Ellicott City, MD 21043.

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 Zuzanna Latkowska is a Howard County resident and a registered voter.

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 Zuzanna Latkowska, Ronald Edward Franklin and Felicia Maria Matula on behalf of RIC2019, LLC t/a Residence Inn have applied for a New Class B, Beer and Wine, 7-day on sale license for a 73,800 square foot hotel with a 475 square foot lounge and patio located at 4950 Beaver Run, Ellicott City, MD 21043.

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 Zuzanna Latkowska is a Howard County resident and a registered voter.

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.

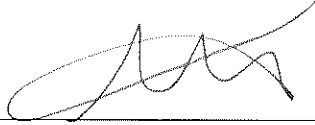
ORDER

For the foregoing reasons, it is this 24th day of Sept., 2021, by the Alcoholic Beverage Hearing Board of Howard County, **ORDERED** that the application of Zuzanna Latkowska, Ronald Edward Franklin and Felicia Maria Matula on behalf of RIC2019, LLC t/a Residence Inn for a New Class B, Beer and Wine, 7-day on sale license for a 73,800 square foot hotel with a 475 square foot lounge and patio located at 4950 Beaver Run, Ellicott City, MD 21043, be and the same is hereby **GRANTED**, subject to the following conditions:

- (a) That the Applicants comply with all State and County Rules and Regulations; and
- (b) That the Applicants satisfy any requirements necessary to obtain the license by November 23, 2021, unless that deadline is extended by the Board upon good cause shown; and
- (c) Failure to comply with these conditions shall render this Proposed Decision and Order null and void.

ATTEST:

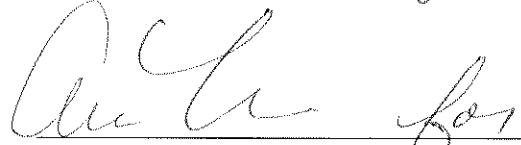
**ALCOHOLIC BEVERAGE HEARING
BOARD OF HOWARD COUNTY,
MARYLAND**



Ashley Aguilar
Board Administrator

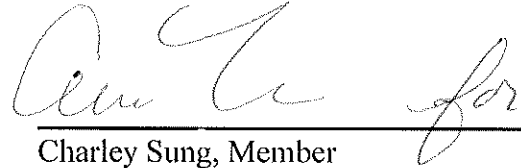


Mary Bird, Chairperson

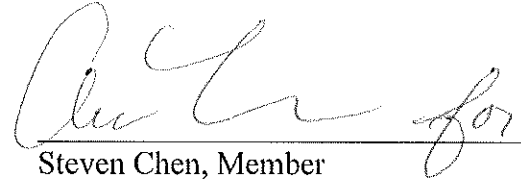


Harry Evans, Vice-Chairperson

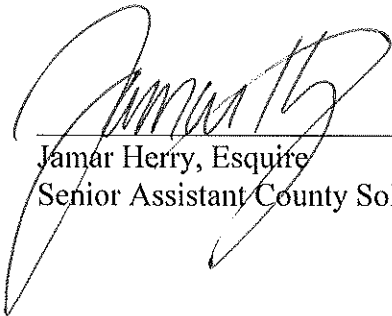
**REVIEWED BY HOWARD COUNTY
OFFICE OF LAW
GARY W. KUC
COUNTY SOLICITOR**



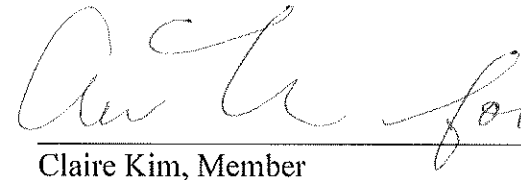
Charley Sung, Member



Steven Chen, Member



Jamar Herry, Esquire
Senior Assistant County Solicitor



Claire Kim, Member