

**June 24, 2025
9200 Basil Court
Largo, MD 20774
Virtual Hearing**

Present:

Oretha Bridgwaters-Simms, Chair
Tammie Norman, Commissioner
Dennis Smith, Commissioner
Tammy Sparkman, Commissioner
Terence Sheppard, Director
Alecia Hughes, Assistant to Director
Robert Clark, Chief Liquor Inspector
Leonard Vauss, Deputy Chief Liquor Inspector
Patricia Bell, Administrative Manager
Katrice James, Administrative Aide
Keyanna Little, Administrative Aide

Start Time: 10:11 a.m.

Commissioner Bridgwaters-Simms: At the Board of License Commissioners, we endeavor to be as efficient as possible in our virtual environment. Thank you for your patience. This is a public meeting subject to the Maryland Open Meetings Act so a truthful, transparent, open, and honest dialogue and record is required. As such, there are some formalities that will take place that may appear redundant but nonetheless are important and required to ensure compliance with the law.

Director Sheppard: During a typical hearing, there would be an exchange between the Board and the attorneys to exchange information as exhibits. Because this hearing is now virtual, we have implemented a 10-day rule to give those individuals here today, 10-days from today's date to add to the official record. I would ask that you email myself or the administrative staff of the BOLC. You may add information to the record long as it is information that has been discussed in this hearing.

REGULAR SESSION

SPECIAL SUNDAY SALES PERMIT

t/a Earl's Super Liquors, Pavan A. Patel, Managing Member, Class A, Beer, Wine and Liquor, Mahek 117, LLC, 833 Southern Avenue, Oxon Hill, 20745. Request for a Special Sunday Sales Permit. – Represented by Robert Kim, Esquire.

An application was filed on May 28, 2025, for a Special Sunday Off-Sales Permit. Ms. Pavan Patel is the sole member and licensee. The complete application is in full compliance with the process.

Commissioner Norman moved to grant the Special Sunday Sales Permit to **t/a Earl's Super Liquors**, seconded by **Commissioner Sparkman**. **After Board vote, motion carries.**

TRANSFER OF LOCATION

Rajkumar P. Patel, Member-Manager, Joshua A.P. Patel, Member for a Class A, Beer, Wine, and Liquor for the use of Riya Raj, LLC, **t/a College Park Liquors**, 7207 Baltimore Avenue, College Park, 20740 transfer from 8141 Baltimore Avenue Corporation, t/a College Park Liquors, 8141 Baltimore Avenue, Unit E & F, College Park, 20740, Susan Hui, President, Sai Chiang, Vice President, Catherine Hui, Secretary/Treasurer. – Represented by Robert Kim, Esquire.

Director Sheppard read the Rules of Engagement for the Protest Hearing.

Chief Clark gave a maps presentation. There are no churches within 500 feet and no schools within 1,000 feet. There are twenty-one (21) liquor establishment within one mile of this location. Of these establishments, none are Class A. The closest is Village Pump Liquors, which is 1.7 miles away.

Mr. Kim asked that response for question #7 on the affidavit for Joshua A.P. Patel be amended from “no” to “yes.” Mr. Patel previously held a license for Blue Bay Bar and Liquor in Baltimore City from 2020-2022.

Commissioner Norman moved to amend the affidavit with the appropriate correction, seconded by **Commissioner Sparkman**. **After Board vote, motion carries.**

Mr. Kim proceeds to qualify both applicants. Joshua A.P. Patel is a U.S. citizen and will be 20% owner. Rajkumar Patel is a permanent resident and 80% owner. Both know the ages to buy and sell alcohol. Both also know the six (6) acceptable forms of ID's required to purchase alcohol. Both will be on site full-time.

The establishment consists of two (2) floors. The first floor is about 1500-1600 sq. ft. The basement will be used for storage. This will be an upscale, first-class beer, wine and liquor store.

The applicants have secured 170 signatures on the petition in support of this transfer of location. This store can accommodate the public and will not disturb the peace and safety of the neighborhood.

Sai Chiang, the current licensee of College Park Liquors, along with former employees Vladimir Cruz, Jason Chang, and Nick Glanden, testified in support of the transfer. They spoke in favor of the business and the licensee's record.

Several community leaders and officials voiced strong opposition to the proposed transfer, citing safety concerns due to the site's proximity to a daycare and playground.

College Park Mayor Fazlul Kabir, Jatinder Khokhar (Director of Public Services for College Park), former City Council members John Riggs and Stuart Adams, and Dan Oats of the Calvert Hills Citizens Association all testified against the transfer. They emphasized that the location is not appropriate for the proposed use, given the nearby facilities frequented by children and families.

Mayor Kabir clarified that the city is not opposed to the establishment itself relocating—only to its relocation to the proposed site. He noted that the City's Department of Economic Development could assist the business in identifying a more suitable location.

Additionally, Mr. Oats formally protested on the grounds that applicant Joshua Patel provided false testimony during the hearing. According to Mr. Oats, Mr. Patel stated under oath that he had never received a violation as a licensee at his former establishment, which Mr. Oats claims is not true.

Commissioner Norman invoked the 10-day rule to allow time for additional documentation and clarification. Specifically, the Board requested that Mr. Kim provide a response regarding the alleged past violation, and submit an additional petition in support of the transfer containing 270 signatures. The City of College Park will also submit all opposition letters dated prior to June 24, 2025. All documents are due by June 30, 2025. Both parties agreed to provide additional materials within five (5) days to ensure this matter is scheduled for the July 9, 2025, hearing. The motion was seconded by **Commissioner Sparkman and, following a vote, the motion carried.**

Adjourned 12:33 p.m.