

City of Annapolis
Alcoholic Beverage Control Board Minutes
February 4, 2026

The virtual meeting of the Alcoholic Beverage Control Board of the City of Annapolis was held on February 4, 2026.

Vice Chair Conger called the virtual meeting to order at 7:00 p.m.

Board Members Present: Chris Sheehan, Dick Peterson, Stuart Cohen and Clare Conger

Staff Present: Assistant City Attorney Smith and Deputy City Clerk Gaines

Member Peterson moved to approve the minutes for **January 7, 2026** Seconded. CARRIED on voice vote.

- **Transfer- 1307 Forest Drive Spirits, LLC t/a Annapolis Wine & Spirits**

Application has been made for a Transfer of Alcoholic Beverage License Class A-2.b BWL

Brian Lyman, attorney for the applicant, Hillman, Brown & Darrow P.A. 221 Duke of Gloucester Street, Annapolis, Maryland 21401 gave a brief presentation.

Vice Chair Conger entered the following into the record:

Exhibit #1: Application

Exhibit #2: Supporting Documentation

Applicant Shaileshkumar Patel, 8704 Kittama Drive, Clinton, Maryland 20735 was present and answered questions addressed by the Board.

No one from the general public spoke in favor of, or in opposition to the application.

Member Cohen moved to approve the application for a Class A-2.b Beer, Wine and Liquor off sale 6:00 a.m. to twelve midnight, Seven days per week (Special Sunday License) Plus, Beer Wine and Liquor Tasting. By Shaileshkumar Patel for the premises known as 1307 Forest Drive, Annapolis, Maryland 21403. Seconded. CARRIED on voice vote.

Vice Chair Conger declared the public hearing closed.

Member Cohen made a motion to change the order of the agenda to hear important changes relevant to the licensed premises in conjunction with the substitution of officer application.

Substitution/Deletion of Officer- 109-11 Hillsmere Drive, Corporation t/a Bay Ridge Wine & Spirits

N/A to replace Randall Delane Fisher

Linda Carter, attorney for the applicant Carter Law, LLC 11720 Beltsville Drive, Suite 100 Beltsville, Maryland 20705 gave a brief presentation.

Licensee Lisa Marberger, 3021 Bennet Point Road, Queenstown, Maryland 21658 was present to answer questions from the Board.

Member Peterson moved to approve the relinquish space known as 109 Hillsmere Drive, Annapolis Maryland 21403 as a part of the licensed premise and the deletion of Licensee Randall Delane Fisher as an officer on the alcoholic beverage license of 109-11 Hillsmere Drive Corporation t/a Bay Ridge Wine and Spirits. Location 111 Hillsmere Drive, Annapolis, Maryland 21403. Seconded. CARRIED on voice vote.

- **Transfer- Bay Ridge Spirits, LLC t/a Bay Ridge Wine & Spirits**

Application has been made for a Transfer of Alcoholic Beverage License Class A-2.b.g BWL

Brian Lyman, attorney for the applicant Hillman, Brown, and Darrow, P.A. 221 Duke of Gloucester Street, Annapolis, Maryland 21401 gave a brief presentation.

Vice Chair Conger entered the following into the record:

Exhibit #1: Application for a Transfer of License
Exhibit #2: Supporting Documentation

Applicants Seema Patel, 9032 Sunni Shade Ct. Perry Hall, Maryland 21128 and Lisa Marberger, 3021 Bennet Point Road, Queenstown, Maryland 21658 were present and answered questions addressed by the Board.

No one from the general public spoke in favor of, or in opposition to the application.

Member Peterson moved to approve the application for a Class A-2.b.g Beer, Wine, and Liquor off sale six a.m. to twelve midnight seven days per week (Special Sunday License.) Plus, Beer, Wine and Liquor Tasting, and Refillable Container with off sale privilege. By Seema Patel and Lisa Marberger for the premises known as 111 Hillsmere Drive, Annapolis, Maryland 21403. Seconded. CARRIED on voice vote.

Vice Chair Conger declared the public hearing closed

- **Substitution of Officer- Governor Calvert House Beverage, Inc. t/a Governor Calvert House**

James Cowan to replace Benjamin Perelmuter

Leanne Schrecengost, attorney for Royston, Mueller, McLean and Reid, LLP The Royston Building Suite 600 West Pennsylvania Avenue, Towson, Maryland 21204 gave a brief presentation.

Applicant Benjamin Perelmuter, 11307 Altamont Drive, Frisco Texas 75033 was present and answered questions addressed by the Board.

Member Peterson moved to approve the substitution of Benjamin Perelmuter as an officer on the alcoholic beverage license of Governor Calvert House Beverage, Inc. t/a Governor Calvert House. Seconded. CARRIED on voice vote.

- **Substitution of Officer- Historic Inns Beverage, Inc. t/a Maryland Inn**

Jason Kreul to replace Sloan F. Dean III

Leanne Schrecengost, attorney for Royston, Mueller, McLean and Reid, LLP The Royston Building Suite 600 West Pennsylvania Avenue, Towson, Maryland 21204 gave a brief presentation.

Licensee Jason Kreul, 2309 Throughwoods Drive Valparaiso, IN 46385 was present and answered questions addressed by the Board.

Member Cohen moved to approve the substitution of Jason Kreul as an officer on the alcoholic beverage license of Historic Inns Beverage, Inc. t/a Maryland Inn. Seconded. CARRIED on voice vote.

- **Open to the Public Event for Club Licenses- American Legion Cook- Pinkey Post 141 “Sons of the American Legion Fundraiser”**

A request for an Open to the Public event #1 To the American Legion Cook- Pinkney Post 141 “Sons of the American Legion Fundraiser”

Applicant Curtis Jones, 1400 Bretton View Road, Annapolis, Maryland 21409 presented the request and answered questions addressed by the Board.

Member Peterson moved to approve the request for an open to the public event #1 to American Legion Cook- Pinkey Post 141, 1707 Forest Drive, Annapolis, Maryland 21401 from 9:00 p.m. to 1:00 a.m. on February 28, 2026. Seconded. CARRIED on voice vote.

- **Six Month Extension to Pick up an Approved Liquor License- Reynolds Tavern and Historic Inns, LLC t/a Reynolds Tavern**

A written request for a six-month extension on the pick up an approved alcoholic beverage license to Reynold Tavern and Historic Inn, LLC t/a Reynold Tavern

Licensee Sally Boyett-DeAngelo, 209 Vanguard Lane, Annapolis, Maryland 21401 was present and answered questions addressed by the Board.

Member Peterson moved to approve the request for the first six-month extension of the Board approved alcoholic beverage license issued to Reynold Tavern and Historic Inn, LLC t/a Reynolds Tavern, 7 Church Circle, Annapolis, Maryland 21401 through August 5, 2026.

- **Notification of a Licensed Premises Under Renovation-Annapolis Marina Restaurant, Inc. t/a Carrols Creek Cafe**

A Written Notice to the Board that the Licensed Premises known as Annapolis Marina Restaurant, Inc. t/a Carrol Creek Café. Location 410 Severn Avenue, Annapolis, Maryland 21403 will be renovating for a period of 6-8 Weeks. Beginning on January 2, 2026. There will be no change in Use or Floor Plan.

Licensee Jeffrey Jacobs, 362 white Cedar Lane, Severna Park, Maryland 21146 [REDACTED] presented the request and answered questions addressed by the Board.

Member Peterson moved to approve notice of renovation of the licensed premise known as Annapolis Marina Restaurant, Inc. t/a Carrols Creek Café for a period of 6-8 Weeks Beginning January 2, 2026. Seconded. CARRIED on voice vote.

Member Peterson a motion to combine agenda items numbers 10, 11 and 12. Seconded. CARRIED on voice vote.

- **Substitution of Officer- JDZJ, LLC t/a Nano Asian Dining**

Zehong Zheng to replace Weifeng Wu

Junwei Hou, P.C. attorney for the applicant, Law Office Junwei Wayne Hou, P.C., 17 B Firstfield Road, Suite106 Gaithersburg, Maryland 20878 gave a brief presentation.

Applicant Zehong Zheng, 1960 Forest Drive, Annapolis, Maryland 21401 was present and answered questions addressed by the Board.

Member Peterson moved to approve the substitution of Zehong Zheng as an officer on the alcoholic beverage license of JDZJ, LLC t/a Nano Asian Dining. Location 189A Main Street Annapolis, Maryland 21401. Seconded. CARRIED on voice vote.

- **Substitution of Officer- JDZJ, LLC t/a Nano Asian Dining**

Xin Huang to replace Marcos Enrique Pineda

Junwei Hou, P.C. attorney for the applicant, Law Office Junwei Wayne Hou, P.C., 17 B Firstfield Road, Suite106 Gaitherburg, Maryland 20878 gave a brief presentation.

Applicant Xin Huang, 1960 Forest Drive, Annapolis, Maryland 21401 was present and answered questions addressed by the Board.

Member Peterson moved to approve the substitution of Xin Huang as an officer on the alcoholic beverage license of JDZJ, LLC t/a Nano Asian Dining. Location 189A Main Street Annapolis, Maryland 21401. Seconded. CARRIED on voice vote.

- **Substitution of Officer- JDZJ, LLC t/a Nano Asian Dining**

Min Jiang to replace n/a

Junwei Hou, P.C. attorney for the applicant, Law Office Junwei Wayne Hou, P.C., 17 B Firstfield Road, Suite106 Gaitherburg, Maryland 20878 gave a brief presentation.

Applicant Min Jiang, 1960 Forest Drive, Annapolis, Maryland 21401 was present and answered questions addressed by the Board.

Member Peterson moved to approve the substitution of Xin Huang as an officer on the alcoholic beverage license of JDZJ, LLC t/a Nano Asian Dining. Location 189A Main Street Annapolis, Maryland 21401. Seconded. CARRIED on voice vote.

- **Substitution of Officer- Walgreens Annapolis, LLC t/a Walgreens**

William Sohm to replace Craig Evonko

Leanne Schreengost, attorney for Royston, Mueller, McLean and Reid, LLP The Royston Building Suite 600 West Pennsylvania Avenue, Towson, Maryland 21204 gave a brief presentation.

Applicant, William Sohm, 104 Leather Fern Way, Frederick, Maryland 21702 [REDACTED] was present and answered questions addressed by the Board.

Member Peterson moved to approve the substitution of William Sohm as an officer on the alcoholic beverage license of Walgreens Annapolis, LLC t/a Walgreens, 609 Taylor Avenue, Annapolis, Maryland 21401 Seconded. CARRIED on voice vote.

The February 4, 2026 meeting of the ABCB was ADJOURNED at 8:15 p.m.