

Steve Kaii-Ziegler, AICP  
Planning and Zoning Officer

## MEMORANDUM

**DATE:** December 13, 2023  
**TO:** Judy Hagner, Board of License Commissioners  
**FROM:** Joan A. Jenkins, Office of Planning and Zoning, Zoning Division  
**SUBJECT:** Liquor License Application

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**APPLICANT:** OTC; Kyle Dunn, Susan Dunn & Chris Dunn

**TRADE NAME:** Key Bridge Discount Liquors

**ADDRESS:** 7212 (AKA 7214) Ft. Smallwood Road, Baltimore, MD 21226

**LICENSE REQUESTED:** NEW Class A Liquor License (Beer/Wine/Liquor) and Sunday License

The subject property is zoned C3 – General Commercial District and is a stand-alone building. The proposed use is a package goods store.

Upon review of the subject application, this Office finds that the proposed use meets the conditional use requirements for a package goods store use under Section 18-10-143 of the Code as well as the general requirements for alcoholic beverage licenses under Section 18-2-109. The applicant's site plan notes that there are no schools or religious facilities within 1000 feet of the property. Accordingly, this Office would have **no objection** to the issuance of the requested liquor license.

The applicant is advised that building permits and grading permits are required for all renovation and/or new construction. Additionally, a Zoning Certificate of Use is required for the subject use.

Please contact this Office at 410-222-7437 with any questions concerning this matter.

BOARD OF LICENSE COMMISSIONERS
FOR ANNE ARUNDEL COUNTY, MARYLAND

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS Class A (BWL) S

Outdoor Dining

If transfer, formerly trading as: N/A

For the use of: (Check one)

Individual Partnership LLC Corporation Unincorporated Association

To the Board of License Commissioners
Anne Arundel County, Maryland Date October 4, 2023

Application is made by the undersigned under the provisions of Alcoholic Beverages I, Titles 1-12, Annotated Code of Maryland, for the above license, and the applicant (s) submit (s) and certify (ies) to the following information required by the Article:

- 1. Applicant (s)
(1) Name Kyle Dunn Residence 2908 Cold Spring Way, #323, Crofton, MD 21114
Date of Birth 12/7/1992 Period of Residence 6 Period of Residence in A. A. Co. 6+
Place of Birth Silver Spring, MD Naturalized at Year
Telephone Number 443-433-6921 Sex M
(2) Name Susan Dunn Residence 1808 Stonegate Ave., Crofton, MD 21114
Date of Birth 2/17/1959 Period of Residence 23 Period of Residence in A. A. Co. 23+
Place of Birth Washington, DC Naturalized at Year
Telephone Number 443-994-9149 Sex F
(3) Name Chris Dunn Residence 1808 Stonegate Ave., Crofton, MD 21114
Date of Birth 1/22/1991 Period of Residence 4 Period of Residence in A. A. Co. 4+
Place of Birth Silver Spring, MD Naturalized at Year
Telephone Number 561-268-3341 Sex M

- 2. The applicant(s) (is, are) citizen(s) of the United States, and (if the application is for an individual or partnership), (has, have) been for two years next preceding the filing of this application a resident of Anne Arundel County. The applicant (s) applicant(s) (if applying as a qualifying individual for a corporation, unincorporated association, or LLC) is and has been a registered voter and taxpayer in Anne Arundel County for two years next preceding the filing of this application. The applicant (s) thus qualified (is, are): 1 2 3 (Insert number to correspond with name (s) listed above)
3. Corporate name if applicable: JDC Beverages, Inc.
4. The trade name of the applicant (s) is: Key Bridge Discount Liquors
and the location and address where license is desired is: 7212 Ft. Smallwood Rd., Curtis Bay, MD 21226
5. Describe premises: Lot size: 2.5 acres
Size and type of construction and building or area applied for: New bldg to be constructed (5500 sq. ft. +/-)
6. The name of the owner of the premises described above: RJDC Properties, LLC
7. The applicant (s) (has, have) never been convicted of a felony. True False
8. The applicant (s) (has, have) never been adjudged guilty of violating the laws governing the sale of alcoholic beverages or for the prevention of gambling in the State of Maryland as follows. True False
If false, give names, dates and offenses:
9. (Has, have) the applicant (s) ever held a license for the sale of alcoholic beverages. Yes No
(If yes, in what state, and at what location) At this location; has been held by same applicants since 2021
10. The applicant (s) (has, have) not had a license for the sale of alcoholic beverages revoked. True False
11. The applicant (s) (has, have) a pecuniary interest in the business to be conducted under said license. True False
12. The applicant (s) (is, are) not pecuniarily interested in any other place of business in the county, counties or Baltimore City where, or for which, a license has been applied for, granted or issued under Alcoholic Beverages I, Titles 1-12, Annotated Code of Maryland. True False
13. No person except the applicant (s) is in any way pecuniarily interested in the license applied for or in the business to be conducted there under during the continuance of the license, if issued. True False

**BOARD OF LICENSE COMMISSIONERS  
FOR ANNE ARUNDEL COUNTY, MARYLAND**

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS Class A (BWL) S

- 14. The applicant (s) (has, have) not been adjudged guilty of any offense against the laws of the State or of the United States.  
 True  False
- 15. No manufacturer, brewer, distiller, or wholesaler, directly or indirectly, has any financial interest in the premises or business of the applicant.  True  False
- 16. The applicant (s) will not convey or grant to any manufacturer, brewer, distiller, or wholesaler any financial interest, except as otherwise permitted in Alcoholic Beverages I, Titles 1-12, Annotated Code of Maryland.  
 True  False
- 17. The applicant (s) (has, have) at the time of filing this application no indebtedness or other financial obligation and will not incur any such indebtedness or other financial obligation, directly or indirectly, to any manufacturer, brewer, distiller or wholesaler other than for the purchase of alcoholic beverages.  True  False
- 18. The applicant (s) will, if granted a license, conform to all laws and regulations relating to the business in which the applicant (s) propose (s) to engage.  True  False
- 19. The applicant (s) submit (s) herewith a statement duly executed and acknowledged by the owner of the premises in which the business is to be conducted, assenting to the granting of the license applied for, authorized the Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners of the county in which the place of business is located, its duly authorized agents and employees, and any peace officer of such county, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.  True  False

**EXTRACT FROM LAW: If any affidavit or oath required under the provisions of the Act shall contain any false statement, the offender shall be deemed guilty of perjury, and upon indictment and conviction thereof, shall be subject to the penalties provided by law for that crime.**

Give Name (s), title (s), and address (es) of applicants:

(name)	Kyle Dunn	(title)	President	(home address)	2908 Cold Spring Way #323 Crofton MD
(name)	Chris Dunn	(title)	Vice-President	(home address)	1808 Stonegate Ave, Crofton MD 21114
(name)	Susan Dunn	(title)	Secretary	(home address)	1808 Stonegate Ave, Crofton MD 21114

\*Note: If President or Vice-President is one of the applicants, he/she must also sign as an applicant.

- \*1. [Signature]  
(signature of President or Vice President)
- 1. [Signature]  
(signature of applicant)
- 2. [Signature]  
(signature of applicant)
- 3. [Signature]  
(signature of applicant)

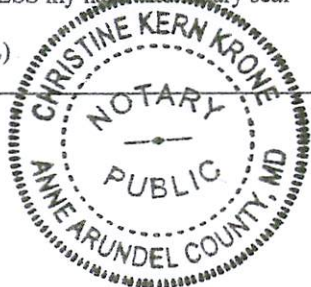
(Corporate Seal)

STATE OF MARYLAND Anne Arundel County as:  
THIS CERTIFIES, That on the 3 day of October, 2023, before the subscriber, a resident of the State of Maryland, personally appeared Kyle Dunn the applicant (s) named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of (his, their) knowledge and belief.

WITNESS my hand and notary seal

(SEAL)

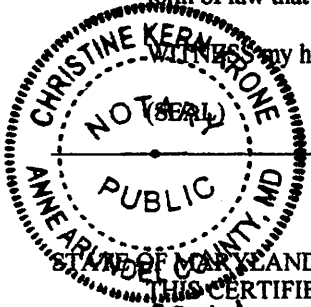
Christine K Krow  
(NOTARY PUBLIC)



BOARD OF LICENSE COMMISSIONERS  
FOR ANNE ARUNDEL COUNTY, MARYLAND

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS \_\_\_\_\_

STATE OF MARYLAND Anne Arundel County as:  
THIS CERTIFIES, That on the 3 day of October, 2023, before the subscriber, a  
resident of the State of Maryland, personally appeared Chris Dunn  
the applicant (s) named in the foregoing application, and made oath in due  
form of law that the statements therein are true to the best of (his, their) knowledge and belief.



WITNESS my hand and notary seal

Christine Krone  
(NOTARY PUBLIC)

STATE OF MARYLAND Anne Arundel County as:  
THIS CERTIFIES, That on the 3 day of October, 2023, before the subscriber, a  
resident of the State of Maryland, personally appeared Susan Dunn  
the applicant (s) named in the foregoing application, and made oath in due  
form of law that the statements therein are true to the best of (his, their) knowledge and belief.



WITNESS my hand and notary seal

Christine Krone  
(NOTARY PUBLIC)

STATE OF MARYLAND \_\_\_\_\_ as:  
THIS CERTIFIES, That on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before the subscriber, a  
\_\_\_\_\_ of the State of Maryland, personally appeared \_\_\_\_\_  
the applicant (s) named in the foregoing application, and made oath in due  
form of law that the statements therein are true to the best of (his, their) knowledge and belief.

WITNESS my hand and notary seal

\_\_\_\_\_  
(NOTARY PUBLIC)

(SEAL)

BOARD OF LICENSE COMMISSIONERS  
FOR ANNE ARUNDEL COUNTY, MARYLAND

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS Class A (BWL) S

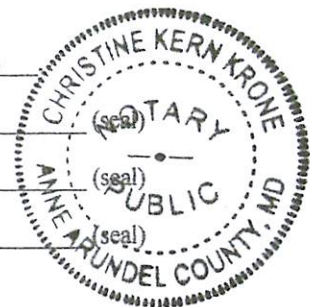
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH  
ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) HEREBY CERTIFY, That (I am, we are) the owner (s) of the property known as \_\_\_\_\_  
7212 Ft. Smallwood Rd., Curtis Bay, MD 21226 (t/a Key Bridge Liquors)

Named in the foregoing application made to the State Comptroller under the Alcoholic Beverages Law of Maryland; that (I, we) hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of License Commissioners for Anne Arundel County, its duly authorized agents and employees, and any peace officer of such county to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

WITNESS (our, my) hand (s) and seal (s) this 3<sup>rd</sup> day of October, 2023

[Signature]  
\_\_\_\_\_  
\_\_\_\_\_



STATE OF MARYLAND Anne Arundel County as:  
THIS CERTIFIES, That on the 3 day of October, 2023, before the  
subscriber, a resident of the State of Maryland, personally appeared Kyle Dunn

and made oath in due form of law that the statements therein are true to the best of (his, their) knowledge and belief.

WITNESS my hand and notary seal

Christine Krone  
NOTARY PUBLIC

