

*Jenny B. Dempsey*  
*Planning and Zoning Officer*

## MEMORANDUM

**DATE:** September 6, 2024

**TO:** Edward I. Aronson, Board of License Commissioners

**FROM:** Joan A. Jenkins, Office of Planning and Zoning, Zoning Division

**SUBJECT:** Liquor License Application

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**APPLICANTS:** International Entertainment Group, LLC; Donovan Vassell

**TRADE NAME:** Catherine's

**ADDRESS:** 3325 Corridor Marketplace, Ste 3325, Laurel, MD 20724

**LICENSE REQUESTED:** NEW Class H (Beer, Wine, Liquor) Entertainment and Sunday with Outdoor Dining License

The subject property is zoned C3 – General Commercial District and is located in the Corridor Marketplace business complex. The proposed use is a restaurant. §18-5-102 of the Anne Arundel County Zoning Ordinance allows alcoholic beverage uses as accessory to other uses as a conditional use in the C3 District. As such, the proposed alcoholic beverage use would be accessory to the principal use of the site as a restaurant.

Upon review of the subject application, this Office finds that the proposed use meets the conditional use requirements for alcoholic beverage uses under Section 18-10-104 of the Code as well as the general requirements for alcoholic beverage licenses under 18-2-109. Accordingly, this Office would have **no objection** to the issuance of the requested liquor license.

The applicant is advised that building and/or 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

H (B, W, L) Sundays, R, H  
entertainment,  
outdoor service

☒ Outdoor Dining

If transfer, formerly trading as: \_\_\_\_\_

For the use of: (Check one)

☐ Individual    ☐ Partnership    ☒ LLC    ☐ Corporation    ☐ Unincorporated Association

To the Board of License Commissioners

Anne Arundel County, \_\_\_\_\_ Date \_\_\_\_\_

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	<u>Donovan Vassell</u>	Residence	<u>3015 Marsh Crossing Dr, Laurel MD 20724</u>
Date of Birth	<u>5/1/1975</u>	Period of Residence	<u>3 years</u> Period of Residence in A. A. Co. <u>3 years</u>
Place of Birth	<u>Kingston, Jamaica</u>	Naturalized at	<u>July 29th</u> Year <u>2021</u>
Telephone Number	<u>240-533-1075</u>	Sex	<u>Male</u>
(2) Name	_____	Residence	_____
Date of Birth	_____	Period of Residence	_____ Period of Residence in A. A. Co. _____
Place of Birth	_____	Naturalized at	_____ Year _____
Telephone Number	_____	Sex	_____
(3) Name	_____	Residence	_____
Date of Birth	_____	Period of Residence	_____ Period of Residence in A. A. Co. _____
Place of Birth	_____	Naturalized at	_____ Year _____
Telephone Number	_____	Sex	_____

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: International Entertainment Group LLC
4. The trade name of the applicant (s) is: Catherine's  
and the location and address where license is desired is: 3325 Corridor Marketplace, Ste 3325, Laurel, MD 20724
5. Describe premises: Lot size: 4000 sq ft  
Size and type of construction and building or area applied for: Commercial unit
6. The name of the owner of the premises described above: Donovan Vassell
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) \_\_\_\_\_
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

H (B, W, L) Sundays, full entertainment, outdoor service

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:

Donovan Vassell	Owner	3015 Marsh Crossing dr Laurel 20724
(name)	(title)	(home address)
(name)	(title)	(home address)
(name)	(title)	(home address)

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

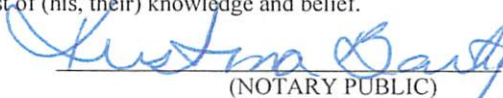
(Corporate Seal)

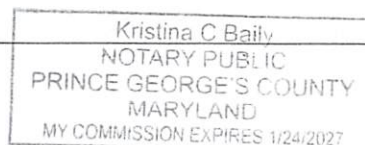
- \*1.   
(signature of President or Vice President)
1. \_\_\_\_\_  
(signature of applicant)
2. \_\_\_\_\_  
(signature of applicant)
3. \_\_\_\_\_  
(signature of applicant)

STATE OF MARYLAND County of Prince Georges as:  
THIS CERTIFIES, That on the 16 day of August, 2023, before the subscriber, a Notary Public of the State of Maryland, personally appeared Donovan Vassell 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)

  
(NOTARY PUBLIC)



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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS

H(B,W,L)

*Sundays, full  
entertainment,  
outdoor service*

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)

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)

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)



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H(B,W,L)

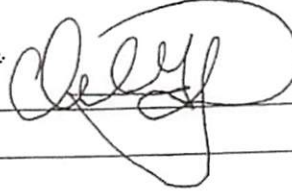
Sundays, full  
entertainment,  
outdoor service

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 Corridor Marketplace (Suite 3325)

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 October day of 4<sup>th</sup>, 2023.



(seal)

(seal)

(seal)

STATE OF GEORGIA

as:

THIS CERTIFIES, That on the 4<sup>th</sup> day of October before the  
subscriber, a Charles Garfunkel of the State of Georgia, personally appeared

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)



NOTARY PUBLIC