

Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

DATE: February 11, 2025
TO: Edward I. Aronson, Board of License Commissioners
FROM: Joan A. Jenkins, Office of Planning and Zoning, Zoning Division
SUBJECT: Liquor License Application

APPLICANTS: Curtis Bay Athletic Club, Inc.; James A. Goss, William A. Dowel, John I. Coles

TRADE NAME: Curtis Bay Athletic Club, Inc.

ADDRESS: 9325 Fort Smallwood Road, Pasadena, MD 21122

LICENSE REQUESTED: ADD OUTDOOR SERVICE to a Class C (Beer/Wine/Liquor) Dancing and Sunday License

The subject property is zoned RLD - Residential Low Density District and is currently a registered nonconforming use as a private club with recreational vehicles. §18-4-106 of the Anne Arundel County Zoning Ordinance allows alcoholic beverage uses as accessory to other uses as a conditional use in the RLD District. As such, the proposed alcoholic beverage use would be accessory to the principal use of the site as a private club. A copy of the nonconforming use decision is attached to this memo.

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 C-Club (BWL), Dancing,
SUNDAY, 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, Curtis Bay Athletic Club, Inc. Date 12-5-24

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>James A. Goss</u>	Residence <u>7852 Outing Ave, Pasadena, MD 21122</u>
	Date of Birth <u>12/05/1965</u>	Period of Residence <u>33</u> Period of Residence in A. A. Co. <u>33</u>
	Place of Birth <u>Baltimore, MD</u>	Naturalized at <u>N/A</u> Year <u>N/A</u>
	Telephone Number <u>443-739-2994</u>	Sex <u>Male</u>
(2)	Name <u>William A. Dowell</u>	Residence <u>8343 Seamore St, Pasadena, MD 21122</u>
	Date of Birth <u>03/30/1961</u>	Period of Residence <u>32</u> Period of Residence in A. A. Co. <u>61</u>
	Place of Birth <u>Baltimore, MD</u>	Naturalized at <u>N/A</u> Year <u>N/A</u>
	Telephone Number <u>410-206-8363-</u>	Sex <u>Male</u>
(3)	Name <u>John I. Coles</u>	Residence <u>344 Sturtons Lane, Pasadena, MD 21122</u>
	Date of Birth <u>12/22/1966</u>	Period of Residence <u>21</u> Period of Residence in A. A. Co. <u>21</u>
	Place of Birth <u>Baltimore, MD</u>	Naturalized at <u>N/A</u> Year <u>N/A</u>
	Telephone Number <u>410-971-6745</u>	Sex <u>Male</u>

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: Curtis Bay Athletic Club, Inc.
4. The trade name of the applicant (s) is: Curtis Bay Athletic Club
and the location and address where license is desired is: 9325 Fort Smallwood Road, Pasadena, MD 21122
5. Describe premises: Lot size: Approx. 1500' x 1130'
Size and type of construction and building or area applied for: Frame construction, approx. 2650 sf
6. The name of the owner of the premises described above: Curtis Bay Athletic Club, Inc.
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

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FOR ANNE ARUNDEL COUNTY, MARYLAND**

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS C-Club (BWL), Dancing,
SUNDAY, 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

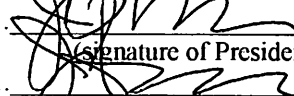
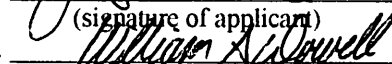
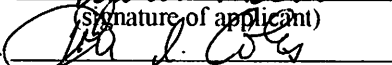
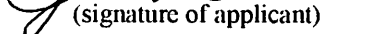
EXTRACT FROM LAW: If any affidavit or oath required under the provisions of the Act shall contain any false statement, the offender shall be deemed guilty of perjury, and upon indictment and conviction thereof, shall be subject to the penalties provided by law for that crime.

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

James A. Goss	President	7852 Outing Ave, Pasadena, MD 21122
(name)	(title)	(home address)
William A. Dowell	Financial Secretary	8343 Seamore St, Pasadena, MD 21122
(name)	(title)	(home address)
John I. Coles	Sargeant-at-Arms	344 Sturtons La, Pasadena, MD 21122
(name)	(title)	(home address)

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

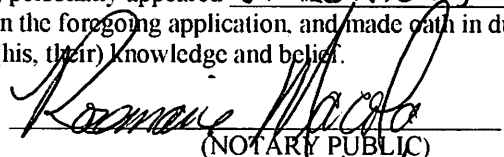
(Corporate Seal)

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

STATE OF MARYLAND COUNTY OF ANNE ARUNDEL as:
THIS CERTIFIES. That on the 5TH day of DECEMBER, 2024, before the subscriber, a RESIDENT of the State of Maryland, personally appeared JAMES A. GOSS,
~~WILLIAM A. DOWELL, JOHN I. COLES~~ 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)

2/10/2026

STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL

IN SENATE,
January 15, 1913.

REPORT OF THE ATTORNEY GENERAL
ON THE PROCEEDINGS OF THE SENATE

IN CONNECTION WITH THE
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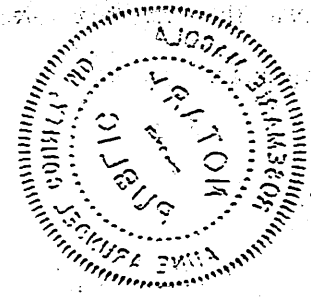
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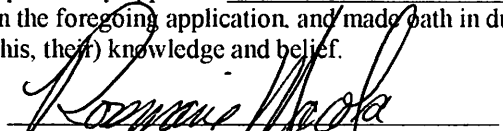


BOARD OF LICENSE COMMISSIONERS
FOR ANNE ARUNDEL COUNTY, MARYLAND

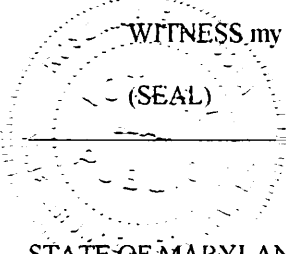
APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS C-Club (BWL), Dancing,
SUNDAY, OUTDOOR SERVICE

STATE OF MARYLAND COUNTY OF ANNE ARUNDEL as:
THIS CERTIFIES, That on the 5TH day of DECEMBER, 2024, before the subscriber, a
RESIDENT of the State of Maryland, personally appeared
WILLIAM A. DOWELL 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

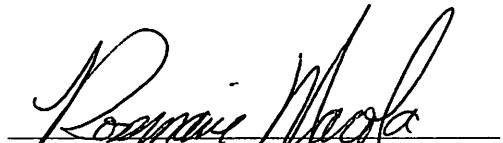

(NOTARY PUBLIC)

2/10/2026

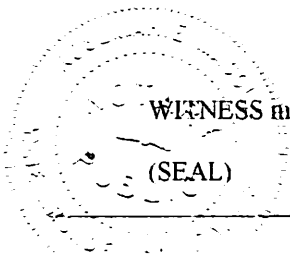


STATE OF MARYLAND COUNTY OF ANNE ARUNDEL as:
THIS CERTIFIES, That on the 5TH day of DECEMBER, 2024, before the subscriber, a
RESIDENT of the State of Maryland, personally appeared
JOHN I. COLES the applicant (s) named in the foregoing application, and made oath in due
form of law that the statements therein are true to the best of (his, their) knowledge and belief.

WITNESS my hand and notary seal


(NOTARY PUBLIC)

2/10/2026



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)

NOTARIAL PUBLIC STATE OF TEXAS

My commission expires on the 15th day of June, 2011.

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.



I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.



I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.

Handwritten notes or signatures in the bottom right corner of the page.

**BOARD OF LICENSE COMMISSIONERS
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APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS C-Club (BWL), Dancing,
SUNDAY, 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 Curtis Bay Athletic Club

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 5TH day of DECEMBER, 2024.

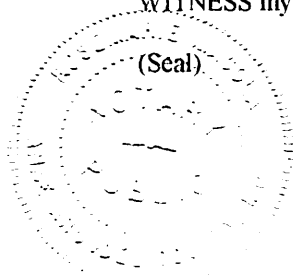
[Signature] (seal)
William A Powell (seal)
John L Coles (seal)

STATE OF MARYLAND COUNTY OF ANNE ARUNDEL as:
THIS CERTIFIES, That on the 5TH day of DECEMBER, 2024, before the
subscriber, a RESIDENT of the State of Maryland, 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

[Signature]
NOTARY PUBLIC
2/10/2026



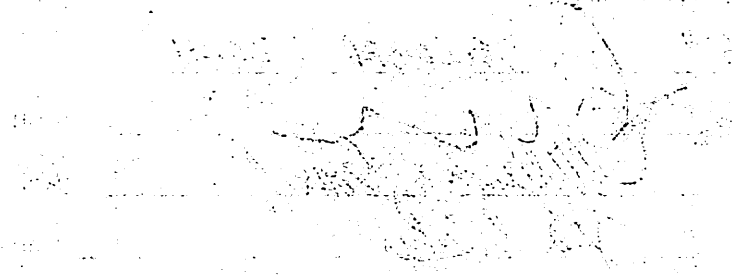
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CONFIDENTIAL

CONFIDENTIAL - SECURITY INFORMATION

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CONFIDENTIAL - SECURITY INFORMATION



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

AFFIDAVIT FOR ADDITION OF SPECIAL LICENSES

The undersigned do hereby solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the following paper are true:

1. I/We are over the age of 18 and competent to testify to the matters stated below.

2. I/We are the Licensees for a Class C-Club (BWL) Dancing, Sunday, Outdoor Service License on behalf of Curtis Bay Athletic Club, Inc., located at 9325 Fort Smallwood Road, Pasadena, MD 21122 (the "Premises"), and certify that the following documents filed with the original License Application remain true, accurate and correct:

PLEASE CHECK THE APPROPRIATE BOXES:

- Financial Information Sheet(s) for Licensee(s)
- Location Map showing location of the Premises within the County
- Metes and Bounds description of the Premises
- Site Plan depicting the location, height, floor area and square footage of all buildings or structures, parking, number of parking spaces and any other physical features located on the Premises

- Certified survey showing distance from nearest church, school and County/public recreational facilities (MUSIC, ENTERTAINMENT AND DANCING LICENSES ONLY)

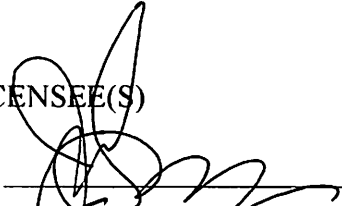
- Floor Plans detailing interior of Premises
- Articles of Incorporation and Bylaws, and any amendments filed; Minutes of Stockholders meetings; Stock Certificates; List of all Stockholders if a corporation (Please provide any subsequent amendments or minutes)

- Articles of Organization and Operating Agreement and amendments; all minutes and authorizations if a limited liability company (Please provide any subsequent amendments and/or minutes)

- Partnership Agreements and any amendments thereto if a partnership; (Please provide any subsequent amendments)

- Proof of residency and taxpayer; voters registration card for Resident Qualifier
- Alcohol Awareness Certificate; Certificate of Use; Occupancy Permit; Retail Sales License; Health Department License, and Federal Special Occupational Tax Stamp

LICENSEE(S)

1.  (Signature)

DATE: 12-6-24

JAMES A. GOSS (Print name)

2.  (Signature)

DATE: 12-6-24

WILLIAM A. DOWELL (Print name)

3.  (Signature)

DATE: 12-6-24

JOHN I. COLES (Print name)