

*Jenny B. Dempsey
Planning and Zoning Officer*

MEMORANDUM

TO: Janet Gagnon, Board of License Commissioners
FROM: Joan A. Jenkins, Office of Planning and Zoning, Zoning Division
SUBJECT: Liquor License Application
DATE: November 24, 2025

APPLICANT: Rodolfo Rodriguez, Jr., Christopher Weaver, Scott A. Rosuck; Dave & Busters

TRADE NAME: Dave & Buster's

ADDRESS: 2002 Annapolis Mall, Annapolis, MD 21401

LICENSE REQUESTED: NEW Class H (Restaurant) (Beer, Wine, Liquor) On Sale Only, Dancing and Sunday License

This Office finds that the subject property is zoned TC – Town Center District and is a tenant unit in the Westfield Annapolis Mall. The TC – Town Center District allows any use allowed in a C3 District. The C3 General Commercial District allows alcoholic beverage uses as accessory to other uses. In this case the proposed alcoholic beverage use would be accessory to the principal use of the tenant space as a restaurant and commercial recreation facility.

This Office further finds that the proposed use meets the applicable requirements of §18-2-109 and §18-10-104 of the Code with respect to vehicular access, existing traffic patterns for surrounding uses, impact to residential areas, and existing and allowed land uses, and the magnitude of the activity as a principal or accessory use. Accordingly, this Office has **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 if there are any questions concerning this matter.

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: H (BWL) D,S (On Sale)

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, State of Maryland

Date: _____

Application is made by the undersigned under the provisions of Alcoholic Beverages and Cannabis Article, 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: Rodolfo Rodriguez, Jr. Address: 4647 Hallmark Drive, Dallas, TX 75229
Date of Birth: 08/31/1986 Naturalized at: n/a Year: n/a
Place of Birth: Sinton, TX Sex: Male
Phone Number: 214-500-0104 Email: rodolfo.rodriguez@daveandbusters.com

(2) Name: Christopher Weaver Address: 10420 Maynard Court, Damascus, MD 20872
Date of Birth: 03/21/1970 Naturalized at: n/a Year: n/a
Place of Birth: Washington, DC Sex: Male
Phone Number: 301-908-8325 Email: cweaver433@gmail.com

(3) Name: Scott A. Rosuck Address: 7149 Baxtershire Drive, Dallas, TX 75230
Date of Birth: 04/29/1964 Naturalized at: n/a Year: n/a
Place of Birth: Brooklyn, NY Sex: Male
Phone Number: 214-357-9588 Email: scott.rosuck@daveandbusters.com

2. The applicant(s) (is, are) a citizen(s) or permanent resident(s) of the United States. The applicant(s) (if applying as a qualifying individual for a corporation, unincorporated association, or LLC) (is, are) a resident of the State of Maryland at the time of the filing of this application. The license remains valid only for as long as the resident applicant remains a resident of the State.

The applicant (s) thus qualified (is, are): 1 2 3 (Check number to correspond with name (s) listed above)

If not a resident of Anne Arundel County, Maryland, the Applicant(s) appoint James Laing
to serve as resident agent and accept service on behalf of the applicant(s).

3. Corporate name if applicable: Dave & Buster's of Maryland, Inc.

4. The trade name if applicable (s) is: Dave & Buster's

and the location and address where license is desired is: 2002 Annapolis Mall, Annapolis, MD 21401

5. Describe premises: Lot size: 2.93 acres

Square feet of area and type of building applied for: 31,546 square feet, located within the Annapolis Mall shopping center

6. The name of the owner of the premises described above: KP IV NAVY. LLC

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: H (BWL) D,S (On Sale)

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, State name(s) of applicant, date, and offense: Applicant (3) had a rules & regs violation for alterations on 2/17/2024.
9. (Has, have) the applicant (s) ever held a license for the sale of alcoholic beverages. Yes No
If yes, in what state, at what location, and name of license establishment: See attached.
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 financial interest in the business to be conducted under said license. True False
12. The applicant (s) (is, are) not financially 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 and Cannabis Article, Annotated Code of Maryland. True False See attached.
13. No person except the applicant (s) is in any way financially 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 See attached.
Dave & Buster's, Inc. is the 96.7% owner.
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 the Alcoholic Beverages and Cannabis Article, 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) hereby submit(s) a duly executed and acknowledged statement from the premises owner where the proposed business will operate. This statement expresses consent for the issuance of the requested license, granting authority to the State Comptroller, Executive Director of the Alcohol, Tobacco, and Cannabis Commission, and the Board of License Commissioners of the respective county where the business is situated. Additionally, this authorization extends to their duly authorized deputies, inspectors, clerks, agents, and employees, as well as any peace officer within the county. This authorization allows for the inspection and search, without the need for a warrant, of both the business premises and any and all parts of the building where the business will be conducted, at any time and without limitations. True False

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS 1-(BWL) D,S (On Sale)

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.

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

<u>Rodolfo Rodriguez, Jr.</u>	<u>President & Treasurer</u>	<u>4647 Hallmark Drive, Dallas, TX 75229</u>
(Name)	(Title)	(Home Address)
<u>Christopher Weaver</u>	<u>Compliance Officer</u>	<u>10420 Maynard Court, Damascus, MD 20872</u>
(Name)	(Title)	(Home Address)
<u>Scott A. Rosuck</u>	<u>VP & Secretary</u>	<u>7149 Baxtershire Drive, Dallas, TX 75230</u>
(Name)	(Title)	(Home Address)

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

1. *Rodolfo Rodriguez, Jr.* Rodolfo Rodriguez, Jr.
(Signature of President or Vice President)

1. *Rodolfo Rodriguez, Jr.* Rodolfo Rodriguez, Jr.
(Signature of applicant)

2. *Christopher Weaver* Christopher Weaver
(Signature of applicant)

3. *Scott Rosuck* Scott Rosuck
(Signature of applicant)

THE STATE OF MARYLAND Texas

COUNTY OF Dallas

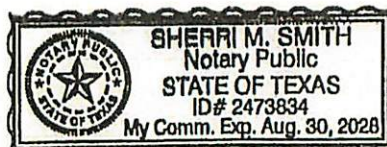
I hereby certify that on the 18th of August, 2025, before me, the subscriber, a notary public of the State of Texas, in and for Dallas County (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Rodolfo Rodriguez Jr. as President and Applicant (name(s) of person(s) swearing) and made affirmation (oath or affirmation) in due form of law that the matters and facts set forth in the Application (here describe document to which the person(s) is or are swearing) are true.

As witness, my hand and notarial seal.

Sherri M. Smith
Notary Public Signature

Print Name: Sherri M. Smith

My commission expires: 8-30-28



BOARD OF LICENSE COMMISSIONERS
FOR ANNE ARUNDEL COUNTY, MARYLAND

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: H (BWL) D.S (On Sale)

THE STATE OF MARYLAND

COUNTY OF Montgomery

I hereby certify that on the 09/08/25, before me, the subscriber, a notary public of the State of Maryland, in and for Montgomery County (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Christopher Weaver (name(s) of person(s) swearing) and made affirmation (oath or affirmation) in due form of law that the matters and facts set forth in the Application (here describe document to which the person(s) is or are swearing) are true.

As witness, my hand and notarial seal.

Notary Public Signature



Print Name: Thais E. Farias

My commission expires: October 06, 2026

THE STATE OF ~~MARYLAND~~ Texas

COUNTY OF Dallas

I hereby certify that on the 18th day of August 2025 before me, the subscriber, a notary public of the State of Texas, in and for Dallas County (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Scott Rosuck (name(s) of person(s) swearing) and made affirmation (oath or affirmation) in due form of law that the matters and facts set forth in the Application (here describe document to which the person(s) is or are swearing) are true.

As witness, my hand and notarial seal.

Sherrri M. Smith
Notary Public Signature



Print Name: Sherrri M. Smith

My Comm. Exp. Aug 30, 2028 8-30-28

THE STATE OF MARYLAND

COUNTY OF _____

I hereby certify that on the _____, before me, the subscriber, a notary public of the State of Maryland, in and for _____ (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared _____ (name(s) of person(s) swearing) and made affirmation (oath or affirmation) in due form of law that the matters and facts set forth in the Application (here describe document to which the person(s) is or are swearing) are true.

As witness, my hand and notarial seal.

Notary Public Signature

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

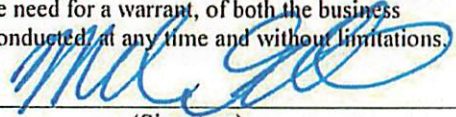
APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: H BWL, D,S (On Sale)
Print Name: _____ My commission expires: _____

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

2002 Annapolis Mall, Annapolis, MD 21401

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, Executive Director of the Alcohol, Tobacco, and Cannabis Commission, and the Board of License Commissioners of the respective county where the business is situated. Additionally, this authorization extends to their duly authorized deputies, inspectors, clerks, agents, and employees, as well as any peace officer within the county. This authorization allows for the inspection and search, without the need for a warrant, of both the business premises and any and all parts of the building where the business will be conducted, at any time and without limitations.



(Signature)

KP IV NAVY, LLC

Michael Gillman
(Print Name)

(Signature)

(Print Name)

(Signature)

(Print Name)

THE STATE OF MARYLAND

COUNTY OF _____

I hereby certify that on the _____, before me, the subscriber, a notary public of the State of Maryland, in and for _____ (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared _____ (name(s) of person(s) swearing) and made affirmation _____ (oath or affirmation) in due form of law that the matters and facts set forth in the Application _____ (here describe document to which the person(s) is or are swearing) are true. As witness, my hand and notarial seal.

Notary Public Signature

Print: _____

See attached

My commission expires: _____