

Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

DATE: September 26, 2024
TO: Edward I. Aronson, Board of License Commissioners
FROM: Joan A. Jenkins, Office of Planning and Zoning, Zoning Division
SUBJECT: Liquor License Application

APPLICANT: Cypress Severna Park Licensing, LLC; Derek Fink

TRADE NAME: Cypress Severna Park

ADDRESS: 552 L Ritchie Hwy., Severna Park, MD 21146

LICENSE REQUESTED: NEW Class B (Restaurant) (Beer/Wine/Liquor) On and Off-Sale, Entertainment (Restricted to Multiple TVs Only), and Sunday License

This Office finds that the subject property is zoned C3 - General Commercial District and is a tenant unit in the Park Square shopping center. 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 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 if there are any questions concerning this matter.

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: B L B W L

☐ 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, State of Maryland

Date: 07/05/2024

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: Derek Fink Address: 8937 Sahalee Ct, Pasadena, MD 21122
Date of Birth: 06/18/1981 Naturalized at: _____ Year: _____
Place of Birth: Baltimore, MD Sex: Male
Phone Number: 443-695-5188 Email: dfink25@aol.com

(2) Name: _____ Address: _____
Date of Birth: _____ Naturalized at: _____ Year: _____
Place of Birth: _____ Sex: _____
Phone Number: _____ Email: _____

(3) Name: _____ Address: _____
Date of Birth: _____ Naturalized at: _____ Year: _____
Place of Birth: _____ Sex: _____
Phone Number: _____ Email: _____

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 _____
to serve as resident agent and accept service on behalf of the applicant(s).

3. Corporate name if applicable: Cypress Severna Park Licensing LLC

4. The trade name if applicable (s) is: Cypress Severna Park

and the location and address where license is desired is: 552 L Ritchie Highway, Severna Park, MD 21146

5. Describe premises: Lot size: 1600' x 600'

Square feet of area and type of building applied for: 4744 sq/ft Shopping Center

6. The name of the owner of the premises described above: Park Station LLC

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: _____

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: _____
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: _____
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
13. No person except the applicant (s) is in any way peculiarly 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
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**

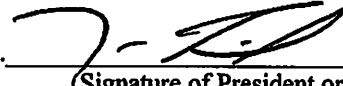
APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: _____


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:

| | | |
|------------|---------|-------------------------------------|
| Derek Fink | Member | 8937 Sahalee Ct, Pasadena, MD 21122 |
| (Name) | (Title) | (Home Address) |
| <hr/> | | |
| (Name) | (Title) | (Home Address) |
| <hr/> | | |
| (Name) | (Title) | (Home Address) |

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

*1. 
(Signature of President or Vice President)

1. 
(Signature of applicant)

2. _____
(Signature of applicant)

3. _____
(Signature of applicant)

THE STATE OF MARYLAND

COUNTY OF Anne Arundel

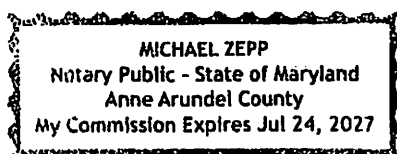
I hereby certify that on the 07-05-2014, before me, the subscriber, a notary public of the State of Maryland, in and for Anne Arundel County (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Derek Fink (name(s) of person(s) swearing) and made _____ (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: Michael Zepp

My commission expires: 07-14-17



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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: _____

THE STATE OF MARYLAND

COUNTY OF Anne Arundel

I hereby certify that on the 4th of June, 2024, before me, the subscriber, a notary public of the State of Maryland, in and for Anne Arundel (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Derek Fink (name(s) of person(s) swearing) and made _____ (oath or affirmation) in due form of law that the matters and facts set forth in the liquor license (here describe document to which the person(s) is or are swearing) are true. As witness, my hand and notarial seal.

K. Matthews
Notary Public Signature

KATHRYNE L. MATTHEWS
Notary Public-Maryland
Anne Arundel County
My Commission Expires
July 12, 2027

Print Name: Kathryne Matthews

My commission expires: July 12, 2027

THE STATE OF MARYLAND

COUNTY OF Anne Arundel

I hereby certify that on the 4th of June, 2024, before me, the subscriber, a notary public of the State of Maryland, in and for Anne Arundel (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Sean Martin (name(s) of person(s) swearing) and made _____ (oath or affirmation) in due form of law that the matters and facts set forth in the liquor license (here describe document to which the person(s) is or are swearing) are true. As witness, my hand and notarial seal.

K. Matthews
Notary Public Signature

KATHRYNE L. MATTHEWS
Notary Public-Maryland
Anne Arundel County
My Commission Expires
July 12, 2027

Print Name: Kathryne Matthews

My commission expires: July 12, 2027

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 _____ (oath or affirmation) in due form of law that the matters and facts set forth in the _____ (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: _____

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

This is the certification of Continental Realty Corporation, the agent for Park Station, LLC, the owner (s) of the property known as Park Plaza Shopping Center,

Named in the foregoing application made to the State Comptroller under the Alcoholic Beverages Law of Maryland; that Owner hereby authorizes 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)
David Donato, Vice President,
Continental Realty Corporation

(Print Name)

(Signature)

(Print Name)

(Signature)

(Print Name)

THE STATE OF MARYLAND

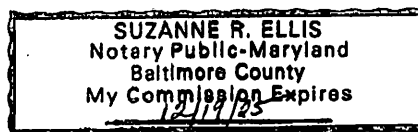
COUNTY OF Baltimore

I hereby certify that on the June 6, 2024, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared David Donato, Vice President, Continental Realty Corp. (name(s) of person(s) swearing) and made _____ (oath or affirmation) in due form of law that the matters and facts set forth in the _____ (here describe document to which the person(s) is or are swearing) are true.

As witness, my hand and notarial seal.

Suzanne R. Ellis
Notary Public Signature

Print: Suzanne R. Ellis



My commission expires: 12/19/25