

Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

TO: Edward I. Aronson, Board of License Commissioners

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

SUBJECT: Liquor License Application

DATE: December 24, 2024

APPLICANT: GMR Anne Arundel, Inc.; Lindsay Koren, Colleen Lyons, Jerry A. Schulte

TRADE NAME: Longhorn Steakhouse

ADDRESS: 7941 Ritchie Highway, Glen Burnie, MD 21060

LICENSE REQUESTED: **UPGRADE for a CLASS BLX (Deluxe Restaurant) (On Sale) (Beer/Wine/Liquor) Entertainment and Sunday License**

This Office finds that the subject property is zoned C3 – General Commercial District. The license is for a restaurant that will be a stand-alone building within the Southdale Center shopping center. The C3 District allows a restaurant as a permitted use, and alcoholic beverage uses as accessory to other uses is allowed as a conditional use. As such, the proposed alcoholic beverage use would be accessory to the principal use of the site as a restaurant.

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 and existing traffic patterns for surrounding uses as this is an existing restaurant in the C3 – General Commercial District. Impact to residential areas, existing and allowed land uses, and the magnitude of the activity would also be substantially the same as existing conditions. Accordingly, this Office would have **no objection** to the issuance of the requested liquor license.

The applicant should be 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 if there are any questions concerning this matter.

BOARD OF LICENSE COMMISSIONERS FOR
ANNE ARUNDEL COUNTY



INTEROFFICE MEMORANDUM

TO: JOAN JENKINS / PZJENK00@AACOUNTY.ORG
FROM: EDWARD I. ARONSON
SUBJECT: LIQUOR LICENSE APPLICATION
DATE: 12/6/2024

This is an application for a NEW Class BLX (Deluxe Restaurant) (On Sale) (Beer/Wine/Liquor) Entertainment and Sunday License on behalf of GMR Anne Arundel, Inc. trading as LongHorn Steakhouse, 7941 Ritchie Hwy., Glen Burnie, MD 21060.

If additional information is required, please do not hesitate to contact this office.

Thank You.

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: BLX, ENT

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: _____

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: Lindsay Koren Address: 8803 Abbey Leaf Lane, Orlando, FL 32827
Date of Birth: 01/16/1978 Naturalized at: n/a Year: n/a
Place of Birth: Fort Wayne, NC Sex: Female
Phone Number: 407-619-2055 Email: lkoren@darden.com

(2) Name: Colleen Lyons Address: 11762 Aurelio Lane, Orlando, FL 32827
Date of Birth: 06/22/1972 Naturalized at: n/a Year: n/a
Place of Birth: Miami, FL Sex: Female
Phone Number: 407-245-4711 Email: clyons@darden.com

(3) Name: Jerry A. Schulte Address: 703 Quiet Pond Court, Odenton, MD 21113
Date of Birth: 10/09/1966 Naturalized at: n/a Year: n/a
Place of Birth: Princeton, IL Sex: Male
Phone Number: 301-268-1052 Email: JSchulte@LoHo.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 _____
to serve as resident agent and accept service on behalf of the applicant(s).

3. Corporate name if applicable: GMR Anne Arundel, Inc.

4. The trade name if applicable (s) is: LongHorn Steakhouse

and the location and address where license is desired is: 7941 Ritchie Highway, Glen Burnie, MD 21060

5. Describe premises: Lot size: One-story, free standing building on a ~0.4 acre parcel in the Southdale Shopping Center which is ~37.8 acres.

Square feet of area and type of building applied for: ~6,000 square feet

6. The name of the owner of the premises described above: Saul Holdings Limited Partnership

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: BLX, ENT

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: 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 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 *See attached.
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

Lindsay L. Koren
Licensee/Shareholder

As Licensee and 45% stockholder on behalf of Hagerstown OG, Inc.:

LIC TYPE	WHEN	LOCATION	*LIC. #
Rest./Bar	9/2007 - Present	Olive Garden #1719, Hagerstown, MD	20090733

As Licensee and 1% stockholder of OG of Lexington Park, Inc.:

LIC TYPE	WHEN	LOCATION	*LIC. #
Class B	9/2021 - Present	Olive Garden #1797, Lexington Park, MD	532

As Licensee and 1% stockholder of GMR Anne Arundel, Inc.:

LIC TYPE	WHEN	LOCATION	*LIC. #
Class BLX	7/2010 - Present	Olive Garden #1826, Hanover, MD	1937
Class BLX	7/2010 - Present	LongHorn Steakhouse #5358, Hanover, MD	1936
Class BLX	2/2021 - Present	Yard House #8387, Hanover, MD	727

As Licensee and 40% stockholder of GMR Salisbury, Inc.:

LIC TYPE	WHEN	LOCATION	*LIC. #
Class B	8/2021 - Present	LongHorn Steakhouse #5411, Salisbury, MD	2836

As Licensee and 1.3% stockholder of Baltimore GMR, Inc.:

LIC TYPE	WHEN	LOCATION	*LIC. #
Class B	8/2014 - Present	Olive Garden #1505, White Marsh, MD	20100483
Class B	8/2014 - Present	Olive Garden #1891, Owings Mills, MD	20111428

As Licensee and 28% stockholder of OG of Westminster, Inc.:

LIC TYPE	WHEN	LOCATION	*LIC. #
Class B	3/2016 - Present	Olive Garden #1522, Westminster, MD	7BCL-0068

As Licensee and 30% stockholder of OG of Salisbury, Inc.:

LIC TYPE	WHEN	LOCATION	*LIC. #
Class B	8/2021 - Present	Olive Garden #1496, Salisbury, MD	2596

As Licensee and 1% stockholder of RARE Beverages of Baltimore County, LLC:

LIC TYPE	WHEN	LOCATION	*LIC. #
Class B	10/2017 - Present	LongHorn Steakhouse #5282, Rosedale, MD	20170422

* Some license numbers change annually

Colleen H. Lyons
Licensee/Shareholder

As Licensee and 1% stockholder of **OG of Lexington Park, Inc.:**

LIC TYPE	WHEN	LOCATION	*LIC. #
Class B(BWL)	2/2010 - Present	Olive Garden #1797, Lexington Park, MD	5039

As Licensee and 1.3% stockholder of **Baltimore GMR, Inc.:**

LIC TYPE	WHEN	LOCATION	*LIC. #
Class BDR	03/2010 - Present	Olive Garden #1505, White Marsh, MD	20201015
Class B	01/2012 - Present	Olive Garden #1891, Owings Mills, MD	20201018

As Licensee and 45% stockholder of **OG of Westminster, Inc.:**

LIC TYPE	WHEN	LOCATION	*LIC. #
Class B	08/2010 - Present	Olive Garden #1522, Westminster, MD	7BCL-0068

As Licensee and 20% stockholder of **GMR Salisbury, Inc.:**

LIC TYPE	WHEN	LOCATION	*LIC. #
Class B	08/2012 - Present	LongHorn Steakhouse #5411, Salisbury, MD	2836

As Licensee and 40% stockholder of **OG of Salisbury, Inc.:**

LIC TYPE	WHEN	LOCATION	*LIC. #
Class B	09/2010 - Present	Olive Garden #1496, Salisbury, MD	2596

As Licensee and 1% stockholder of **GMR Anne Arundel, Inc.:**

LIC TYPE	WHEN	LOCATION	*LIC. #
Class BLX	07/2010 - Present	Olive Garden #1826, Hanover, MD	726
Class BLX	07/2010 - Present	LongHorn Steakhouse #5358, Hanover, MD	725
Class BLX	3/2020 - Present	Yard House #8387, Hanover, MD	727

As Licensee and 1% stockholder of **RARE Beverages of Baltimore County, LLC:**

LIC TYPE	WHEN	LOCATION	*LIC. #
Class B	10/2017 - Present	LongHorn Steakhouse #5282, Rosedale, MD	20170422

* Some license numbers change annually

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: BLX, ENT

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>Lindsay Koren</u> (Name)	<u>President</u> (Title)	<u>8803 Abbey Leaf Ln, Orlando, FL 32827</u> (Home Address)
<u>Collen Lyons</u> (Name)	<u>Assistant Secretary</u> (Title)	<u>11762 Aureilo Ln, Orlando, FL 32827</u> (Home Address)
<u>Jerry A. Schulte</u> (Name)	<u>Assistant Secretary</u> (Title)	<u>703 Quiet Pond Court, Odenton, MD 21113</u> (Home Address)

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

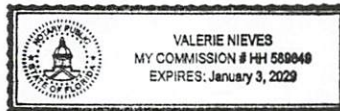
- *1. *Lindsay Koren* Lindsay Koren
(Signature of President or Vice-President)
- 1. *Lindsay Koren* Lindsay Koren
(Signature of applicant)
- 2. *Collen Lyons* Colleen Lyons
(Signature of applicant)
- 3. *Jerry A. Schulte* Jerry A. Schulte
(Signature of applicant)

THE STATE OF FLORIDA
COUNTY OF Orange

I hereby certify that on the 22nd October 2024, before me, the subscriber, a notary public of the State of Maryland, in and for Orange (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Lindsay Koren (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.

Valerie Nieves
Notary Public Signature



Print Name: Valerie Nieves

My commission expires: 01/03/2029

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

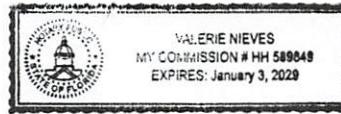
APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: BLX, ENT

THE STATE OF FLORIDA

COUNTY OF Orange

I hereby certify that on the 22nd October 2024, before me, the subscriber, a notary public of the State of Maryland, in and for Orange (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Colleen Lyons (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.

Valerie Nieves
Notary Public Signature



Print Name: Valerie Nieves

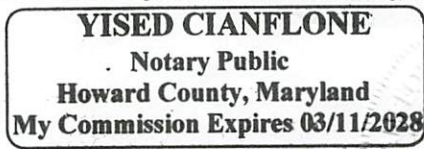
My commission expires: 01/03/2029

THE STATE OF MARYLAND

COUNTY OF Anne Arundel

I hereby certify that on the 10/17/2024, before me, the subscriber, a notary public of the State of Maryland, in and for Howard (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Jerry A. Schulte (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 Document Application (here describe document to which the person(s) is or are swearing) are true.
As witness, my hand and notarial seal.

Yisael Cianflone
Notary Public Signature



Print Name: Yisael Cianflone

My commission expires: 03/11/2028

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

STATE OF MARYLAND
DEPARTMENT OF PUBLIC SAFETY
COMMUNICATIONS SECTION
P.O. BOX 36
ANNAPOLIS, MARYLAND 21403

7/17/2008
Commission Expires 07/17/2008
Howard County, Maryland
Public Safety
YIPED CANTONE



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

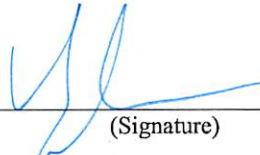
APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: BLX, ENT
Print Name: _____ My commission expires: _____

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
7941 Ritchie Highway, Glen Burnie, MD 21060

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.

SAUL HOLDINGS LIMITED PARTNERSHIP,
A Maryland limited partnership
By: Saul Centers, Inc., general partner

By: 

(Signature)
Vaughn Iskanian

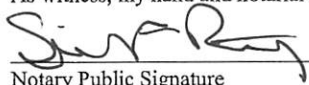
(Print Name)

Senior Vice President, General Counsel and
Assistant Secretary

(Title)

THE STATE OF MARYLAND
COUNTY OF Montgomery

I hereby certify that on the October 31, 2024, 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 Vaughn Iskanian, Senior V.P., General Counsel and Assistant Secretary (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: Stephanie F. Putney

My commission expires: 05-14-2028

