

*Jenny B. Dempsey  
Planning and Zoning Officer*

## MEMORANDUM

**DATE:** January 3, 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:** Round Bay Provisions, LLC; John W. Sullivan, Tim Conroy, Jeffrey Dunaway

**TRADE NAME:** Smith's Marina

**ADDRESS:** 529 Ridgely Road, Crownsville, MD 21032

**LICENSE REQUESTED:** NEW Class D (Tavern) (Beer/Wine/Liquor) On and Off-sales and Sunday License

The subject property is zoned R2 - Residential District and is located in a stand-alone building. The proposed use is marina offices and store on the first floor and a tavern in the basement. §18-5-102 of the Anne Arundel County Zoning Ordinance allows taverns as a permitted use in the R2 District.

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



---

INTEROFFICE MEMORANDUM

---

**TO:** JOAN JENKINS / PZJENK00@AACOUNTY.ORG  
**FROM:** EDWARD I. ARONSON  
**SUBJECT:** LIQUOR LICENSE APPLICATION  
**DATE:** 12/24/2024

---

This is an application for a NEW Class D (Tavern) (Beer/Wine/Liquor) On and Off-sales and Sunday License, on behalf of Round Bay Provisions, LLC trading as Smith's Marina, 529 Ridgely Road, Crownsville, MD 21032.

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: D (BWL) S on and off

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: John W. Sullivan Address: 25 Wagner Street, Annapolis, MD 21401  
Date of Birth: 02/17/1957 Naturalized at: \_\_\_\_\_ Year: \_\_\_\_\_  
Place of Birth: Youngstown, Ohio Sex: Male  
Phone Number: 410-923-3444 Email: jwsullivan99@gmail.com

(2) Name: Tim Conroy Address: 930 Coachway, Annapolis, MD 21401  
Date of Birth: 05/10/1953 Naturalized at: \_\_\_\_\_ Year: \_\_\_\_\_  
Place of Birth: Bridgeport, Connecticut Sex: Male  
Phone Number: 410-340-2106 Email: Tim@Commar.com

(3) Name: Jeffrey Dunaway Address: 425 SE Atlantic Drive, Lantana, FL 33462  
Date of Birth: 05/20/1954 Naturalized at: \_\_\_\_\_ Year: \_\_\_\_\_  
Place of Birth: Mobile, Alabama Sex: Male  
Phone Number: 561-515-9492 Email: jdmwdunaway@gmail.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: Round Bay Provisions, LLC

4. The trade name if applicable (s) is: Smith's Marina

and the location and address where license is desired is: 529 Ridgely Road, Crownsville, MD 21032

5. Describe premises: Lot size: 1.065 acre Marina, 3,576 sq. ft. two-story bldg. with offices, restrooms & store.

Square feet of area and type of building applied for: (Basement) Ground Floor - 634 sf indoors; 445 sf encl. deck

6. The name of the owner of the premises described above: Severn Land Group, LLC

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

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: D (BWL) S on and off sales

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: D (BWL) S on and off sales

**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:

John W. Sullivan	Member	25 Wagner St., Annapolis, MD 21401
(Name)	(Title)	(Home Address)
Tim Conroy	Member	930 Coachway, Annapolis, MD 21401
(Name)	(Title)	(Home Address)
Jeffrey D. Dunaway	Member	425 SE Atlantic Dr., Lantana, FL 33462
(Name)	(Title)	(Home Address)

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

\*1. [Signature]  
(Signature of President or Vice President)

1. [Signature]  
(Signature of applicant)

2. [Signature]  
(Signature of applicant)

3. [Signature]  
(Signature of applicant)

THE STATE OF MARYLAND

COUNTY OF Anne Arundel

I hereby certify that on the 20<sup>th</sup> day, 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 John Sullivan, Tim Conroy, Jeffrey Dunaway (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.

[Signature]  
Notary Public Signature

Print Name: Mahogany Chestnut

My commission expires: July 16 2026

3 | Page **MAHOGANY CHESTNUT**  
Notary Public  
Anne Arundel County  
Maryland  
My Commission Expires July 16, 2026

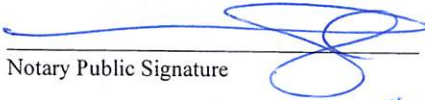
BOARD OF LICENSE COMMISSIONERS  
FOR ANNE ARUNDEL COUNTY, MARYLAND

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: D (BWL) S on and off sales

THE STATE OF MARYLAND

COUNTY OF Anne Arundel

I hereby certify that on the 28<sup>th</sup> day of August, 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 John W. Sullivan (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

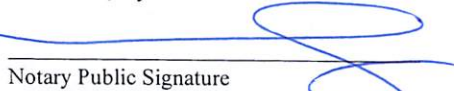
Print Name: Mahogany Chestnut

My commission expires: July 16 2026

THE STATE OF MARYLAND

COUNTY OF Anne Arundel

I hereby certify that on the 28<sup>th</sup> day of August, 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 Tim Conroy (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: Mahogany Chestnut

My commission expires: July 16 2026

THE STATE OF MARYLAND

COUNTY OF Anne Arundel

I hereby certify that on the 28<sup>th</sup> day of August, 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 Tim Conroy (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

4 | P MAHOGANY CHESTNUT  
Notary Public  
Anne Arundel County  
Maryland  
My Commission Expires July 16, 2026



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

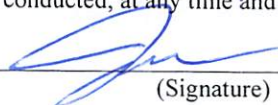
APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: D (BWL) S on and off sales  
Print Name: \_\_\_\_\_ My commission expires: \_\_\_\_\_

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

529 Ridgely Rd., Crownsville, Maryland 21032

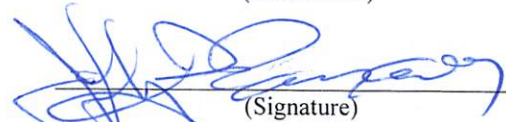
Named in the foregoing application made to the State Comptroller under the Alcoholic Beverages Law of Maryland; that (I, we) hereby authorize the State Comptroller, Executive Director of the Alcohol, Tobacco, and Cannabis Commission, and the Board of License Commissioners of the respective county where 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)

SEVERN LAND GROUP, LLC  
\_\_\_\_\_  
(Print Name)

BY:   
\_\_\_\_\_  
(Signature)

Tim Conroy  
\_\_\_\_\_  
(Print Name)

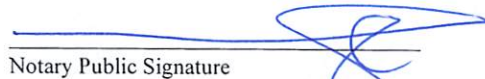
  
\_\_\_\_\_  
(Signature)

Jeffrey D. Dunaway  
\_\_\_\_\_  
(Print Name)

THE STATE OF MARYLAND

COUNTY OF Anne Arundel

I hereby certify that on the 28<sup>th</sup> of August, 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 Jim Sullivan, Tim Conroy, Jeffrey Dunaway (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 Statement of Owner (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: Mahogany Chestnut

My commission expires: July 16 2026