

# Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 18, Number 18

October 3, 2014

## *In Brief...*

....**Home Properties** was awaiting answers this week to its sales offering of nearly ready-to-go multi-family in Linthicum.

The Rochester, NY-based developer has a grading permit in hand for 310 units at Concorde Circle. Located on Winterson Road off West Nursery Road, it's part of a site once planned for a resort complex, but retooled for residential. Enterprise Realty is handling the offering.

.....**Twenty-two jumbo** Speed Queen washing machines drove the sale of an Edgewater retail center.

A unidentified buyer bid \$1.04 million at auction for 183 Mayo Road, which includes an operational Laundromat housing the aforementioned washers – and the dryers as well. The bid included the laundry business itself as well as the real estate.

Beyond the Laundromat, the 5,482 square foot center sitting on just under half an acre also houses the Hispa Food Market and Hispa Restaurant. Together, the three tenants pay \$93,420 in annual rent, according to the auction ad posted at alexcooper.com

## **Pulte Plants its Flag**

### ***Buys the Towns in Wincopia Farms from Beazer***

In what is likely the start of a larger presence in Howard County, Pulte Home Corporation has bought the townhouses at Wincopia Farms in Laurel.

For 49 lots on Gorman Road, Pulte paid seller Beazer Homes approximately \$275,000 per finished lot, all bought in a bulk sale in the \$13 million range. The deal follows NVHomes' takedown of a first lot in the community, where Beazer originally bought all 220 lots and has now parceled out a portion of them.

Pulte's plan is to start sales and construction early in 2015 on 22 and 24-foot wide towns. Priced from the low to mid-500's, they'll be front-loaded, with a rooftop deck. Pulte division chief Lewis Birnbaum said the company's entry into Wincopia is the first of several deals for which it is negotiating. "This is part of an opportunity to have real selling penetration in that market," he said. "It's been a long time since we were active there, and we wanted to come in (with the prospect) of several projects."

All three deals at Wincopia – Beazer's original acquisition, NV's single-family lot price and now the Pulte purchase – have pulverized lot price expectations for the north Laurel area. Beazer paid \$41 million to start things going, then contracted NVHomes to share some of the singles at \$380,000 a pop. Now the finished-lot townhouse number has likewise stepped things up. It's proof that there are few bargains left in land deals. Rich Samit and Bruce Winston of Fraser Forbes Real Estates Services brokered the Beazer to Pulte deal.

## ***IPT Makes Its Second Area Industrial Purchase***

IPT, the new owner of a three-building industrial portfolio in the Corridor, has a lot in common with IIT.

Industrial Property Trust (IPT) paid \$27 million for two buildings in Baltimore Washington Industrial Park and one in Corridor Industrial in a deal that just closed this week. It's a different company from Industrial Income Trust (IIT), but it shares a Denver, Colorado address, some of the same principals, and importantly, an appetite for Corridor industrial.

The three buildings it bought from Colony Real Estate follows an earlier acquisition by IPT of 8730 Greenwood Place in Jessup from Atapco Properties. Both purchases were Class B buildings that are largely leased.

The Colony buildings that IPT bought are 8263 and 8265 Patuxent Range Road, in BWIP, and 8700 Larkin Road, in Corridor Industrial. The buildings total 429,000 square feet, putting IPT in at just under \$63 per foot. Bo Cashman, Jonathan Beard and Mike Roden at CBRE brokered the deal.

Published biweekly by the Maryland Newsletters. (301) 924-1994

Publishers of the Montgomery Newsletter, the Prince George's Newsletter and the Howard/Arundel Report.

Website: www.marylandnewsletters.com

## ***Odenton Tax District Floated***

Sure, envy is one of the seven deadly sins, but you can't blame Odenton developers for looking covetously at the new parking garage going up at the MARC station at Annapolis Junction.

Now, legislation introducing the prospect of a special tax district in the Odenton Town Center might allay those feelings. Resolution 42-14 now on the Anne Arundel County Council's worksession schedule, would create a new taxing district designed to bring the Odenton MARC area to life.

The district would raise funds through bonds backed by property tax revenues, then steer the proceeds into MARC station improvements. Dollars could be spent on land purchases, construction dollars and overall development of a parking garage.

Replacing lost surface parking with a new garage is regularly the biggest challenge for MARC station developers. It was a tax increment financing package that spurred construction of a new garage at the Annapolis Junction Town Center project off Brock Bridge Road in Howard County. When the garage is finished, lead developer Somerset Construction will start in on 416 new apartments.

At Odenton, a three-developer team of Osprey Property Company, Reliable Contracting and The Bozzuto Group have been parked at base camp for half a dozen years, figuring how to surmount that same hurdle. The tax district might be the answer.

## **Williamsburg's Estate Follow-up**

The follow-up to Williamsburg Group's 'Preserve at Clarksville' is waiting just offstage for its opening.

The Columbia-based builder bought the land for the coming 'Estates at Clarksville' in August, getting 26 acres on Hall Shop Road for \$1.825 million. The tract will yield eight three-acre estate lots, on which Williamsburg is about to go to record plat. Williamsburg had contracted for the ground and took it through the entitlement process.

Only two of the 11 original lots remain at Williamsburg's 'Preserve,' located on Ten Oaks Road. Prices there start at \$1.1 million but the builder has sales as high as \$1.6 million.

Williamsburg will do the development work at Estates at Clarksville, and will likely open late this year or early next year. So far, it has not released any pricing information.

---

## ***Brookfield Buys AA Project Number Two***

Brookfield Residential has lined up a second job for itself in Anne Arundel County.

The Fairfax, Va.-based builder paid \$7.645 million for 119 platted townhouse lots in Glen Burnie.

The seller was Carr Property Holdings L.C., an affiliate of Elm Street Development. Carr had acquired the properties that make up Oakview Village starting in 2013, assembling four tracts for the full community.

Brookfield's work in Anne Arundel so far has been at Wilson's Grove, a single-family project in Gambrills starting from \$599,990. It's at the other end of the price spectrum at Oakview Village, where the towns now start from \$274,990. Brookfield is selling Oakview from the Wilson's model.

---

## ***Another Piece of Buckingham Up for Auction***

The first auction of 'Buckingham' property was the land on the north side of Route 100. Now MDOT has 'Buckingham II,' on the south side of the same road in Severn.

In November, the state's transportation agency will auction off 14.9 acres sitting west of Telegraph Road and south of 100. Zoned Residential, the ground is one of the larger parcels that MDOT has offered for bid lately.

The original Buckingham went to Merritt Properties, and the residential side is now getting built out by Richmond American Homes. Merritt had bought the ground when it was still zoned industrial in a 2004 MDOT auction, then took it mixed-use and built commercial fronting Telegraph and towns behind it.

The newer Buckingham almost certainly won't go that route, as it only accesses Telegraph through single-family development.

## ***Riverwalk Duo Submits Plan***

To the big picture at ‘Riverwalk at Crofton,’ the Hogan Companies has added some detail.

In a Sketch plan newly filed with Anne Arundel County, the Annapolis developer, as Hogan Investment Partners, shows towns and two-over-two’s, plus three commercial lots at the Route 3 property.

Riverwalk is 71.4 acres of land south of the Waugh Chapel mixed-use projects along Route 3. Hogan had paid \$3.3 million for the 71.4 acre tract in 2012, getting it from a William Berkshire-led partnership that had once hoped to sell it for a new Wal-Mart. Those plans hit the kind of opposition that only Wal-Mart can engender, and Berkshire eventually chose to sell.

Hogan’s partner in the deal is Rhode Island-based Gilbane Development. The two plan an assisted living facility on one commercial parcel, and show office and day care as potential uses too.

On the residential side, Hogan and Gilbane plan 108 towns and 64 two-over-two condos. Though the pair have spoken to builders, they have not yet negotiated a deal for a builder.

### **The Maryland Newsletters**

Prince George’s Newsletter  
Montgomery Newsletter  
Howard / Arundel Report

Read ‘em all.

## **TA’s Elkridge Buy**

# **Institutions Hungry for Warehouse**

What does it say that TA Associates has bought itself a leasing project at 6930 San Tomas Road in Elkridge? It says that institutional buyers want Corridor industrial, leased or un-leased.

TA paid \$12.5 million to seller Morgan Stanley for the 205,800 square foot building. It traded a slender 32 percent leased, leaving the new owner about 130,000 square feet of space to fill.

Apparently that doesn’t deter TA, just as Hartz Mountain Industries wasn’t put off at paying \$18.7 million for the empty building at 7448 Candlewood Road in Hanover. 7448 Candlewood is ‘A’ space compared to the B quality San Tomas building, but the play is the same: take on the risk of repositioning in order to get the higher return. And even though brokers continue to grumble about the lack of leasing velocity, the big-name buyers apparently believe that it will return in full force.

San Tomas’ vacant 130,000 feet is primarily broken into two blocks of about 100,000 and 33,000 feet, with TA able to provide secure fenced area for outside storage to those tenants that want it. The building is 24-foot clear. Jonathan M. Carpenter, Nicole R. Keely and Graham Savage of Cassidy Turley’s Capital Markets team represented the seller, Morgan Stanley.

---

## ***Goodier Baker Does a Terminal Deal***

With a tenant in hand to fill part of the space, the Goodier Baker LLC bought an Elkridge trucking terminal.

The Lutherville development firm bought 6525 Washington Boulevard for \$3.7 million, or close to \$128 per square foot for the 28,920 square foot building. During its study period, Goodier had identified Parcel Delivery Express as a potential tenant, and ultimately wrote a lease for the terminal space. Goodier also has a truck repair shop available for lease, and is marketing half an acre as outdoor storage space.

Goodier already knew the area well, given its ownership of Harwood Business Center just down the street. Besides a complex that is now partially leased, Goodier got in the truck terminal eight acres at a lighted intersection on Route 1. A partnership headed by Central Transport sold the property.

---

## ***Court Appeal for Odenton Development***

Opponents of an Elm Street Development project in Odenton lost no time in taking their case into the court system.

The group filed an appeal with the Circuit Court after the Anne Arundel Board of Appeals approved the Sketch plan for ‘Odenton Station,’ a mostly townhouse project close to the MARC station off Route 175 at Becknel Avenue.

Elm Street wants to build 48 towns, while also incorporating three singles into the job, one of them existing. Though it lowered the density from previous iterations of the plan, the townhouse plan runs counter to the single-family development common to Odenton’s historic district, say opponents.

## *'Junction' Lease*

An Annapolis Junction building will get an expensive interior build-out, befitting a 'highly secure tenant.'

8197 Dorsey Run Road in the Annapolis Junction Business Park appears to be fully leased, now that Hensel-Phelps Construction has pulled a building permit valued at over \$22 million in fit-out alterations for the building, which was completed two years ago. No other details are available about the transaction.

Partners Konterra Realty and Boston Properties are the park developers.

## *In Brief...*

**A hotel along a Deale creek is a perfectly grand idea**, according to the Anne Arundel Administrative Hearing Officer.

OK, the AHO didn't actually use that flowery language, but did approve the application by Tracy's Landing-based Weaver Boatworks to convert an existing house on Rockhold Creek into a 15-room hotel.

Weaver would add a third floor to the building, which it bought as part of the acquisition of the Deale Marine Center in November, 2013.

....**Two aldermen want the City of Annapolis to buy the former Fawcett Boat Supplies building**. As first reported by the *Capital*, the pair drafted a bill that would allow the City to acquire the property at 110 Compromise Street, on the City Dock.

The property's future use has become a source of controversy in the City, and the alderman suggest the City could keep the portion nearest the water and parcel off the remainder.

## **Staff Likes 'Chapelgate' Plan**

The 61.8 acres in western Howard that belongs to Chapelgate Presbyterian is a suitable place for the floating mixed-use district, says county planning staff.

The hearing was scheduled as this newsletter went to press, but the staff report was supportive of the church's application for CEF-M (Community Enhancement Floating) for the northwest quadrant of Route 40 and Marriottsville Road. If ultimately approved by the Zoning Board, the church would pursue approvals for 134 one- and two-car garage units.

The CEF zone is citizen-friendly; that is, the local citizens have to like what the applicant is proposing, and needless to say, expect something out of the deal. In the case of Chapelgate, the church is proposing to construct a high-quality loop trail over a mile long and a 2400 square foot community building.

---

## *Fink Wants Peninsula Change for Housing*

When it comes to some residential, says Anne Arundel Council member Derek Fink, the peninsulas need to be treated differently.

Fink has introduced a bill (Bill 70-14) that would make any residential development within commercial zones on the county's five peninsulas submit to the Special Exception process. It's a response, says Fink, to the failed legislation that would have allowed more residential in those commercial zones that allow it. Though it grew very controversial and didn't pass, Fink said that effort might be back in some form, and he wanted to pre-empt it.

As it is, the county's C-1, C-2 and C-3 commercial zones allow a percentage of residential as a conditional use. Where developers can make the case that residential is appropriate, it can be built. Fink's bill would make that process much tougher when it comes to property on the peninsulas. "The peninsulas are different," he said. "They're one-way in, one-way out. I've been careful (in writing the legislation) not to impact the county as a whole."

---

## **The Maryland Newsletters**

[www.marylandnewsletters.com](http://www.marylandnewsletters.com)

**(301) 924-1994**

---

**AA Building Permits Issued**


---

**Annapolis**

**Bortle Custom Homes**, 2008 Poplar Ridge Road, Pasadena, Md., (410) 360-2048, to build a \$299,203 unit at 1601 Waters Ridge Court

**Sanford Construction**, 8600 Snowden River Parkway, #207, Columbia, Md., (410) 953-0222, to build a \$128,000 on Poplar Tree Drive

**Glen Burnie**

**Primestar Homes**, 175 Ryan Road, Pasadena, Md., (410) 360-9148, to build a \$139,763 unit on Lincoln Drive;

**NVR, Inc.**, (703) 956-4000, to build 2 units avg. \$245,000 on Meadowgate Circle, in 'Creekside Village at Tanyard Springs;'

**NVR, Inc.** (703) 956-4000, to build 6 units avg. \$110,000 on Willow Bend Drive, in 'Creekside Village at Tanyard Springs;'

**Severn**

**Ameri-Star Homes**, 7411 Ritchie Highway, Glen Burnie, Md. 21061, (410) 590-1000, to build a \$175,000 unit at 8205 Jackson Court;

**Toll MD III, LLC**, Columbia, Md. (410) 872-9105, to build 3 units avg. \$175,415 on Maple Brook Lane, in 'Arundel Forest;'

**Ameri-Star Homes Inc.**, 7411 Ritchie Highway, Glen Burnie, Md. 21061, (410) 590-1000, to build 2 units avg. \$170,761 on Jamestown Drive;

**K. Hovnanian Homes of MD**, 1802 Brightseat Road, Landover, Md. (301) 772-8900, to build 2 units avg. \$207,418 on Bradley Road and Cotton Mill Court, in 'Cottonwood;'

**Severna Park**

**Richmond American Homes**, 6210 Old Dobbin Lane, #190, Columbia, Md. 21045, (410) 312-2840, to build 2 units avg. \$225,000 unit on St. Martins;

**J. D. Schindler Construction Company Inc.**, 314 North Drive, Severna Park, Md. 21146, (410) 544-3723, to build 2 units avg. \$150,000 on West Drive;

**Other AA Locations**

**DR Horton Inc.**, (301) 670-6144, to build 7 units avg. \$125,337 on Whitstable Blvd. and a \$201,996 unit on Nancy Lynn Lane, Arnold, in 'Canterbury Village;'

**Caruso Homes**, Crofton, Md. (301) 261-0277, to build a \$274,254 unit on North Star Court, Harwood;

---

**AA Commercial Permits Issued**


---

**Annapolis Plaza LLC**, to build a \$160,000 retail store for Bubbles at 148 Jennifer Road, Annapolis;

**Chesapeake Contracting Group**, to build a \$284,000 retail store for Advanced Auto at 3145 Solomons Island Road and a \$526,000 retail store for Goodwill at 3145 Solomons Island Road, Edgewater;

**Anne Arundel Medical Center Inc.**, to build a \$925,000 interior office demo and renovation at 2001 Medical Parkway, Annapolis;

**Arundel Mills Ltd. Partnership**, to build a \$350,000 retail alteration for Old Navy at 7000 Arundel Mills Circle, Hanover;

**Merritt Construction**, to build a \$290,000 storage/warehouse alteration on Candlewood Road, Hanover;

**Arundel Forest Homeowners Assoc. Inc.**, to build a \$228,000 new amusement and recreation building in Open Space #10 ;

**Signet Construction Company**, to build a \$200,000 office for AA County Police Substation at 7000 Arundel Mills Circle, Hanover;

**Hensel-Phelps Construction**, to build a \$22,050,260 office building fit-out at 8197 Dorsey Run Road, Annapolis Junction;

**Arundel Mills Ltd. Partnership**, to build a \$95,000 restaurant alteration to convert public dining area to private at 7000 Arundel Mills Circle, Hanover;

**JEB Environmental Technologies**, to build a \$420,000 retail store for Sunoco Inc. at 1025 MD Rt. 3 North Lane, Gambrills;

**BHL Services**, to build a \$200,000 retail improvement for Select Comfort at 7000 Arundel Mills Circle, Hanover;

**Corridor Marketplace**, to build a \$250,000 restaurant assembly improvement at 3361 Corridor Market, Laurel;

---

## AA Subdivisions Submitted

---

### Preliminary Plans Submitted

**C-2014-041 – Glenbrook Industrial Lot I**, Zoned W-2. 4 acres. 1 proposed lot. Property located west of I-97, south of Rt. 176 near Stewart Ave., Glen Burnie. *Proposed clearing of lot and construct a gravel storage yard.* Tax map 9, block 16, parcel 64. Appl: AJR Properties, LLC c/o Antonio Romano, (301) 362-0080.

**C-2014-043 – Chick-Fil-A**, Zoned C-2. 3.2 acres. 2 proposed lots. *Proposed new 4,889 sf restaurant.* Located on the south side of Carver Road, east of Crain Highway, Crofton. Tax map 36, block 24, parcel 227, 273 & 306. Appl: Chick-Fil-A, Inc., (404) 305-7623.

**C-2014-044 – Arundel Mills Maryland Live Casino Hotel**, Zoned W-1. 9.9 acres. 1 proposed lot. *Proposed new hotel.* Located west side of Arundel Mills Circle, north side of Arundel Mills Blvd., Hanover. Tax map 8, block A, parcel Lot 1R. Appl: PPE Casino Resorts Maryland, LLC, Attn: Tunnie Ping (410) 752-5444.

**S-2014-021 – Morrison Property**, Proj. #2014-082. Zoned R-2 & OS. 8.8 acres. 2 proposed lots. *Proposed minor subdivision and add 2 non-cluster sf detached dwelling lots.* Property located west side of Arundel on the Bay Road, south side of Sandpiper Lane, Annapolis. Tax map 57, block 13, parcel 105. Appl/Owner: Joseph Morrison, Sr., (443) 731-8954.

### Site Development Plans Submitted

**C-2013-043 – Highs @ West Benfield**, Zoned C-4. 2.1 acres. Proposed High's Store located south side of Veterans Highway, north side of West Benfield Road, Millersville. Tax map 22, block 24, parcel 475. Appl: High's of Baltimore, LLC, (410) 261-5342.

**C-2012-016 – Patel Property**, Zoned IND. 1.1 acres. 4 parcels, *Proposed outside contractor storage.* Located north side of Bucklina Ave., north side of Urban Street, Odenton. Tax map 21, block 17, parcel 98, 99, 104 & 105. Appl: Bhailal Patel, (410) 551-2924.

### Final Plans Submitted

**S-2014-001 – Law Property**, Proj. #2014-005. Zoned R-2. 1.2 acre. 2 proposed lots. Property located n side of Jones Station Road, e side of Dividing Creek Road, Arnold. Appl: John Law Partnership, (410) 552-5541.

**S-2011-030 – Oak Pointe, Bulk Parcel A**, Proj. #2014-016. Zoned R-10. .21 acre. 5 proposed lots. Property located west side of Solley Road, south side of Fort Smallwood Road, Glen Burnie. Tax map 10, block 12, parcel 31. Appl: Koch Riva Properties Group, (410) 573-5720.

---

## AA Subdivisions Plans Approved

---

### Sketch Plans Approved

**S-1987-367 – Stromberg Property** Proj. #14-0006. Zoned R-5. 51,257 square feet. 5 lots. Located on Telegraph Road between Florida and Monard Avenue, Severn. Appl: Trevillian Enterprises, 7865 Quarterfield Road, Severn, Md. 21144. (443) 790-9013.

### Final Plans Approved

**S-1994-054 – Longshoremans Local – Lots 1 & 2 and Lots 5 & 6**, Proj. #2013-083. Zoned R-2. 1.9 acres. 4 proposed lots. Property located n side of Hill Road, w side of B&A Blvd., Severna Park. Tax map 24, block 19, parcel 324. Appl: Pride Homes, LLC (443) 758-6455.

---

## AA Real Estate Transactions

---

**1799 Margaret Avenue Warehouse Ptnp** c/o William Eaton, to **1803 Margaret Avenue, LLC**, Lot 1-3 in "McGuckian Estate. Lots total 22,500 sf. Improved with 9,800 square foot building. Located on Margaret Ave., Annapolis. Zoned Commercial. Tax ID: 06-551-0025-1958. Liber 27599, page 1. Deed date: August 29, 2014. **Purchase price: \$1,100,000.** Deed of Trust: \$825,000, Revere Bank.

**Brandon Woods LLC** c/o Reef, to **7601 Energy Parkway, LLC**, 906 James Street, Adrian, MI 49221. Lots 10R & 11R in Brandon Woods in Business Park Section 2. 11.1 acres. Unimproved. Property located on Ennergy Parkway, Baltimore. Zoned Industrial. Tax ID: 03-137-9005-1434. Liber 27599, page 153. Deed date: September 4, 2014. **Purchase price: \$2,825,000.**

**Lion ES Hotels Holdings, LLC** to **BRE Newton Hotels Property Owner LLC**, Lot 8D in "Airport Square Tech Park." 4.6 acres. Improved with 113,679 square foot hotel. Located at 1181 Winterson Road, Linthicum. Zoned Industrial. Tax ID: 05-017-9009-3910. Liber 27601, page 258. August 12, 2014.

**GMRI, Inc.** c/o Joseph G. Kern, V.P. to **ARCP RL Portfolio III, LLC**, 2325 Camelback Road #1100, Phoenix, AZ 85016. Lot 7 in 'Arundel Mills. 2 acres. Improved with 7,202 square foot restaurant. Property located at 7063 Arundel Mills Circle, Hanover. Zoned Commercial. Tax ID: 04-005-9023-2167. Liber 27602, page 146. Deed dates: July 28, 2014. **Purchase price: \$4,105,457.**

**Carr Property Holdings, L.C.** c/o Elm Street Development, to **Brookfield Oakview Village LLC**, c/o Brookfield Residential, Fairfax, VA 22030. 119 townhouse lots. Property located on Glaser Lane, Glen Burnie. Tax ID: 03-360-9024-0941 thru 1020. Liber 27584, page 491. Deed date: June 17, 2014. **Purchase price: \$7,645,000.**

(Continued on Page 7)

**AA Real Estate Transactions (from p. 6)**

**Atapco Symphony Village LLC** c/o Atapco Properties, to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lots 141-144 in "Creekside Village at Tanyard Cove." Townhouse lots. Unimproved. Located on Foxwood Drive, Glen Burnie. Tax ID: 03-246-9023-7022-7025. Liber 27584, page 33. Deed date: August 11, 2014. **Purchase price: \$391,400.**

**Atapco Symphony Village LLC**, Atapco Properties, to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lots 103-107 in "Creekside Village at Tanyard Cove." Townhouse lots. Unimproved. Located on Fox River Hills Way, Glen Burnie. Tax ID: 03-246-9023-6984 thru 6988. Liber 27584, page 38. Liber August 18, 2014. **Purchase price: \$566,500.**

**B&S/Eggerl LLC** c/o J. Thomas Schrivener to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lots 128-132 and Lots 133-134 in "Parkside Phase 1." Townhouse lots. Unimproved. Property located on Matapan Drive, Jessup. Tax ID: 04-420-9023-9611 thru 9617. Liber 27584, page 43. Deed of Trust: August 7, 2014. **Purchase price: \$962,032.**

**B&S/Eggerl LLC** c/o J. Thomas Schrivener to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lots 179-182 in "Parkside Phase 1." Townhouse lots. Property located on Old Calvary Road, Jessup. Tax ID: 04-420-9023-9662 thru 9665. Liber 27584, page 47. Deed date: August 20, 2014. **Purchase price: \$456,105.**

**Village Greens of Annapolis Inc.** to **V Green LLC**, c/o Craftstar Homes, 1355 Beverly Road #330, McLean, VA 22101. Lots 69 thru 72. Townhouse lots. Unimproved. Property located on Vanguard Lane, Annapolis. Tax ID: 06-956-9023-5466 thru 5469. Liber 27595, page 271. Deed date: August 29, 2014. **Purchase price: \$470,000.**

---

**Howard Building Permits Issued**

---

***Elkridge***

**Harmony Builders Inc.**, (410) 461-0833, to build a \$150,000 unit at 6011 Chris Way;

**NVR, Inc.**, (703) 956-4000, to build 4 townhouse units avg. \$100,000 on Strawberry Fields Way, in 'Howard Square';

***Ellicott City***

**Bozzuto Homes Inc.**, (301) 446-2261, to build 16 townhouse units avg. \$220,000 on Logans Way, in 'Shipleys Grant';

**Winchester Homes Inc.**, (301) 803-4800, to build a \$200,000 unit at 5106 Honey Locust Court, in 'Walnut Creek';

**NVR, Inc.**, (410) 379-5956, to build 8 units avg. \$250,000 on Autumn River Drive, in 'Autumn River';

***Fulton***

**Trinity Quality Homes, Inc.**, (410) 480-0023, to build a \$291,008 unit at 12309 Pleasant View Drive;

**NVR, Inc.**, (703) 956-4000, to build 3 units avg. \$250,000 on Grand Champion Street, Iager Blvd. and Elmwood Road and to build 4 units avg. \$200,000 on Terrace Lane, in 'Maple Lawn Farm';

***Other Howard Locations***

**Trinity Quality Homes**, (443) 535-8516, to build a \$429,444 unit at 12212 Basslers Way, Clarksville, in 'Walnut Creek';

**K. Hovnanian Homes of Maryland LLC**, (301) 772-8900, to build a \$295,000 unit at 15255 Sweetbay Street, Woodbine, in 'Belle Haven';

**Viking Development Corp.**, (410) 442-8068, to build a \$250,000 unit at 1616 Rt 32, Sykesville;

**Lennar**, (410) 997-5522, to build 32 townhouse units avg. \$150,000 on Southmoor Street and Saint Margaret's Blvd., Hanover, in 'Oxford Square';

---

**Howard Commercial Permits Issued**

---

**HBW Properties Inc.**, (301) 424-2900, to build a \$150,000 interior alteration at 10320 Little Patuxent Parkway, Columbia;

**Buch Construction**, (301) 369-3500, to build a \$175,000 interior alteration for Riggs & Company at 6085 Marshalee Drive, Elkridge;

**Wilhelm Commercial Builders**, (410) 880-6242, to build a \$90,000 interior alteration for Gateway 44 LLC at 6716 Alexander Bell Drive, Columbia;

**McCarty Design-Build, Inc.**, (301) 919-7770, to build a \$75,000 office alteration at 8306 Sherwick Court, Jessup;

**General Growth Properties**, (443) 834-6185, to build a \$120,000 interior completion for Lou Lou Boutique at 10300 Little Patuxent Parkway, Columbia;

**A&A Commercial Contractors**, (410) 312-3200, to build a \$225,000 interior alteration at 8601 Robert Fulton Drive #110, Columbia;

**Greater Potomac Assoc. Ltd.**, (301) 840-1616, to build a \$58,000 interior alteration for Dunkin Donuts-Baskin Robbins at 12210 Clarksville Pike, Clarksville;

**Blair and Sons**, (410) 252-4300, to build a \$350,000 interior alteration for Howard MD LLC at 9730 Patuxent Woods Drive, Columbia;

**Robert T. Pizzano**, (703) 549-4444, to build a \$102,800 interior alteration for Howard County Office of Transportation at 8510 Corridor Road, Savage;

**St. John Properties**, (410) 788-0100, to build a \$120,000 interior fit-out at 11850 West Market Place, Fulton;

**Columbia Association**, (410) 381-0938, to build a \$619,142 boardwalk and pave existing trail at 10277 Little Patuxent Parkway, Columbia;

## Howard Subdivisions Submitted

### Environmental Concept Plans Submitted

**ECP-15-008 – ICM-Jessup Addition.** Zoned M-2. 5.98 acres. *1 industrial parcel.* Located on the east side of Dorsey Run Road, Jessup. Appl: Jessup Asphalt Partners, 638 Lancaster Road, Malvern, Pa. c/o Stephens Environmental, (302) 286-0406.

**ECP-15-014 – Crestleigh.** Zoned R-20. 1.03 acres. *2 single-family lots.* Located end of Club Court, Ellicott City. Appl: Harmony Builders, 4228 Columbia Road, Ellicott City, Md. 21042.

**ECP-15-019 – 5814 Bellanca Drive.** Zoned R-20. .65 acre. *1 single-family lot.* Located on Bellanca Drive, across from Gardenvue Drive, Elkridge. Appl: Edward Totaro, Silver Spring, Md., c/o Benchmark Engineering, (410) 465-6105.

**ECP-15-020 – Trotters Knoll.** Zoned R-SA-8. 19.6 acres. *97 single-family lots.* Located north of Route 100, west of Old Montgomery Road, Ellicott City. Appl: Horse Farm LLC, 9200 Rumsey Road, #200, Columbia, Md. 21045. (410) 997-7222.

### Final Plans Submitted

**F-14-098 – Sabatelli Property.** Zoned R-SC. 1.65 acres. *4 single-family lots.* Located on the south side of Old Scaggsville Road, opposite Gross Avenue, Laurel. Appl: Richard Sabatelli, 9300 Old Scaggsville Road, Laurel, Md. 20723. (301) 864-4043.

**F-14-125 – Criswood Manor.** Zoned R-20. 1.07 acres. *2 lots.* Located east of Trotter Road, 600 feet south of Route 108, Clarksville. Appl: Samuel Ambily, 5517 Trotter Road, Clarksville, Md. 21029. (301) 552-0005.

**F-15-005 – Gladys Woods.** Zoned R-20. 1.85 acres. *3 single-family lots.* Located northwest side of Waterloo Road, north of Oak Run Way, Ellicott City. Appl: Walter Novak, 7350-B Grace Drive, Columbia, Md. 21044. (410) 997-0296.

**F-15-008 – Oxford Square.** Zoned TOD. 58.4 acres. *8 parcels.* Located on Banbury Drive off Coca Cola Drive, Hanover. Appl: Preston Scheffenacker Properties, 2330 West Joppa Road, #190, Lutherville, Md.

**F-15-015 – Avanti-Haslup Property.** Zoned CE-CLI. 6.7 acres. *3 industrial parcels.* Located on the south side of Guilford Road, opposite Stayton Drive, Jessup. Appl: The Salvation Army, 3304 Kenilworth Avenue, Bladensburg, Md., c/o Robert H. Vogel Engineering, (410) 461-7666.

**F-15-023 – River Farms Inc.** Zoned RC-DEO. 2.99 acres. *1 single-family lot.* Located on Daisy Road, south of A.E. Mullinix Road, Woodbine. Appl: Deborah Schonemann, Sykesville, Md. 21784. (410) 795-5916.

**F-15-026 – Map of Macalpine.** Zoned R-20. .92 acre. *2 single-family lots.* Located on Ligon Road, north of

Waycross Road, Ellicott City. Appl: Henein / Masoud, 3730 Ligon Road, Ellicott City, Md. 21042. (410) 900-4544.

**F-15-027 – Maryland Wholesale Food Center.** Zoned M-2. 35.9 acres. *Propose 2 industrial parcels.* Located at the end of Chesapeake Bay Court, Jessup. Appl: Merritt Properties, 2066 Lord Baltimore Drive, Baltimore, Md. 21244. (410) 298-2600.

**F-15-028 – Hay Meadow, Parcel B.** Zoned RC-DEO. 50 acres. *1 parcel.* Located on Sykesville Road, north of Coventry Meadows Drive, Sykesville, Md. Appl: MP Seafood Ventures, LLC, 2066 Lord Baltimore Drive, Baltimore, Md. 21244. (410) 298-2600.

**F-15-029 – Columbia, E.G.U. Subdivision.** Zoned NT. 2.49 acres. *2 manufacturing parcels.* Located on Gerwig Lane at Berger Road, Columbia. Appl: Efficient Properties LLC, 18925 Celebrity Lane, Sandy Spring, Md. 20860. (443) 917-2510.

**F-15-030 – Gaither Hunt.** Zoned RC-DEO. 6.97 acres. *1 single-family lot.* Located on Dorsch Farm Road, east of Manor Lane, Ellicott City. Appl: Pamela Griffin, 4380 Manor Lane, Ellicott City, Md. 21042. (301) 918-2934.

### Sketch Plans Submitted

**S-15-002 – Elkridge Crossing.** Amended Plan. *Propose 181 townhouses and 30 apartment units.* Located at Montgomery Road and Washington Boulevard, Elkridge. Appl: Gwenridge LLC, c/o Richardson Engineering. (410) 560-1502.

### Preliminary Equivalent Sketch Plans Submitted

**SP-15-003 – Villages at Turf Valley.** Zoned PGCC-2. 10.4 acres. *36 townhouse lots.* Located on the west side of Lago Road, opposite Fairmont Avenue, Ellicott City. Appl: Mangione Enterprises at Turf Valley, 1205 York Road, Lutherville, Md. (410) 825-8400.

**SP-15-004 – Doves Fly.** Zoned R-20. 8.28 acres. *17 single-family lots.* Located at the end of Doves Fly Way, Laurel. Appl: Williamsburg Group, 5485 Harpers Farm Road, #200, Columbia, Md. 21044. (410) 997-8800.

**SP-15-005 – Honeysuckle Ridge.** Zoned R-SC. 12.7 acres. *29 single-family lots.* Located at the end of River Hill Road. Appl: Land Design & Development, 5300 Dorsey Hall Drive, #102, Ellicott City, Md.

### Site Development Plans Submitted

**SDP-15-004 – Coleman Fiat.** Zoned B-2. 2.19 acres. *Propose parcel for 14,039 square feet auto retail.* Located on New Car Drive, Clarksville. Appl: 1318 Company LLC, 10400 Auto Park Avenue, Bethesda, Md. 20817. (301) 469-6600.

(Continued on Page 9)



**Howard Subdivisions Submitted (from p. 8)**

**SDP-15-005 – Napa Washington.** Zoned CE-CLI. 10.9 acres. *Propose 30,015 square foot warehouse.* Located on the east side of Washington Boulevard, north of Davis Lane, Elkridge. Appl: Genuine Parts Co., 2999 Circle 75 Parkway, Atlanta, Ga. 30326. (404) 995-6598.

**SDP-15-010 – 14290 Triadelphia Road.** Zoned RC-DEO. 1.49 acres. *1 parcel.* Located at the intersection of Sharp Road and Triadelphia Road, Glenelg. Appl: Homewood Properties, 14290 Triadelphia Road, Glenelg, Md. 21737. (410) 489-5600.

**SDP-15-015 – High Ridge Meadows.** Zoned R-SC. 13.04 acres. *48 single-family and 27 townhouse lots.* Located at the intersection of Old Scaggsville Road and High Ridge Road, Laurel, Md. Appl: Beazer Homes, 8965 Guilford Road, #290, Columbia, Md. (443) 539-9289.

**SDP-15-016 – Harbin Property.** Zoned R-20. 1.29 acres. *Propose 2400 square foot farm and garden store.* Located at the corner of Old Mill Road and Route 99, Ellicott City. Appl: Mike Taylor, 9944 Old Frederick Road, Ellicott City, c/o AB Consultants, (301) 306-3091.

**SDP-15-020 – Maple Lawn Farms.** Zoned RR-MXD-3. 3.54 acres. *18 single-family lots.* Located on the north side of Iager Boulevard, Fulton, Md. Appl: Maple Lawn Farms I, LLC, 1829 Reisterstown Road, #300, Baltimore, Md. (410) 484-8400.

**SDP-15-021 – Celebration Church.** Zoned R-12. 3.86 acres. *Propose parking lot.* Located at 6080 Foreland Garth, Columbia, Md. Appl: Celebration Church, (410) 997-2088.

**SDP-15-022 – Kindler Overlook II.** Zoned R-20. 6.1 acres. *7 single-family lots.* Located at the end of Kindler Overlook Drive. Appl: Robert Mowrey, 826 Frog Mortar Road, Middle River, Md. 21220, c/o Benchmark Engineering, (410) 465-6105.

**Howard Subdivisions Approved****Final Plans Recorded**

**F-13-048 – Patapsco Overlook.** Zoned RC-DEO. 10.06 acres. *2 lots.* Located on Weller Drive, west of Woodbine Road, Woodbine. Appl: Robert Gable, 715 Weller Drive, Woodbine, Md. 21797. (443) 790-2374.

**F-14-044 – Steensen Property.** Zoned R-VH. 1.08 acres. *2 single-family lots.* Located on Ellicott Mills Drive, north of Main Street, Ellicott City. Appl: Erik Steensen, 8448 Main Street, Ellicott City, Md. (410) 659-0250.

**F-14-093 – Maple Lawn Farms.** Zoned RR-MXD-3. 3.52 acres. *3 commercial parcels.* Located on the south side of West Market Place, Fulton. Appl: Marketplace Office I, LLC, 1829 Reisterstown Road, Baltimore, Md. (410) 484-8400.

**F-15-013 – Cherrytree View.** Zoned R-20. 2.35 acres. *5 single-family lots.* Located at the end of Orndorff Way, Laurel. Appl: Beazer Homes Corp., 8956 Guilford Road, #290, Columbia, Md. 21046. (443) 539-9289.

**F-11-059 – Guilford Overlook.** (Spring Meadows). Zoned R-12. 7.08 acres. *15 single-family lots.* Located at the end of Pine Tree Drive. Appl: Plogger LLC, 6800 Deerpath Road, #100, Elkridge, Md. 21075. (410) 579-2442.

**F-14-077 – Howard Square.** Zoned CAC-CLI. 5.47 acres. *101 townhouse lots.* Located in the northwest quadrant of Port Capital Drive and Route 1, Jessup. Appl: Atapco Howard Square, 10 E. Baltimore Street, #1600, Baltimore, Md. (410) 347-7189.

**F-14-088 – Blue Stream.** Zoned CAC-CLI. 20.3 acres. *2 residential parcels.* Located at the end of Blue Stream Drive, off Route 1, Elkridge. Appl: Blue Stream LLC, PO Box 416, Ellicott City, Md. 21041.

**Final Plans Approved**

**F-14-040 – Sobrina Farms.** Zoned RC-DEO. 17.6 acres. *5 single-family lots.* Located on the east side of Sobrina Farms Court, Woodbine. Appl: John Hartner, 610 Sobrina Farms Court, Woodbine, Md. 21797. (443) 878-8213.

---

## Howard Transactions of Note

---

**LSOP Md LLC**, c/o Greenfield Partners, to **EFK Properties LLC**, c/o Maryland Pharmacists Association, 1800 Washington Boulevard, #333, Baltimore, Md. Land Unit 4 in 'Columbia Rivers Corporate Park.' Located at 9115 Guilford Road, Columbia, Md. 21046. Improved with 22,343 square foot office building. Zoned NT. Tax ID: 16-595850. Liber 15767, page 392. Deed date: August 20, 2014. **Purchase price: \$2,700,000.** Deed of Trust: \$2.4 million, Middletown Valley Bank.

**Vitran Maryland LLC** to **6525 Washington GPG LLC**, c/o Goodier Baker LLC, 2330 West Joppa Road, #395, Lutherville, Md. 21093. Two parcels, totaling 7.5 acres. Located at 6525 Washington Boulevard, Elkridge, Md. Improved with 28,920 sf truck terminal/warehouse. Zoned CE-CLI. Tax ID: 01-206826. Liber 15768, page 317. Deed date: September 4, 2014. **Purchase price: \$3,730,000.** Deed of Trust: \$2.79 million, TD Bank.

### RESIDENTIAL

#### Ellicott City

**Marshall Rea** to **Gratia Plena LLC**, 11140 Homewood Road, Ellicott City, Md. 21042. Property located at 4979 Sheppard Lane, Ellicott City, Md. 21043. Total of 162.07 acres. Improved with house. Zoned RC-DEO. Tax ID: 05-364361. Liber 15767, page 426. Deed date: September 4, 2014. **Purchase price: \$2,000,000.**

**Marshall Rea** to **Adveniat LLC**. Lot 1 in 'Sheppard Hills.' Located on Sheppard Lane, Ellicott City, Md. Zoned RC-DEO. Tax ID: 05-364361. Liber 15767, page 431. Deed date: September 4, 2014. **Purchase price: \$333,333.**

**Marshall Rea** to **Regnum LLC**, 11140 Homewood Road, Ellicott City, Md. Lot 2 in 'Sheppard Hills.' 3.03 acres. Unimproved. Zoned RC-DEO. Tax ID: 05-410584. Liber 15767, page 434. Deed date: September 4, 2014. **Purchase price: \$333,333.**

**Marshall Rea** to **Tuum LLC**. Lot 3 in 'Sheppard Hills.' Located on Sheppard Lane, Ellicott City, Md. 3.24 acres. Unimproved. Zoned RC-DEO. Tax ID: 05-410592. Liber 15767, page 437. Deed date: September 4, 2014. **Purchase price: \$333,334.**

**Autumn Development Corporation** to **NVR Inc.** Lots 72, 74 and 75 in 'Autumn River, Phase III.' Located on Tall Willows Road, Ellicott City, Md. Lots avg. 7,500 square feet. Unimproved. Zoned R-ED. Tax ID: 02-595927, 29 and 30. Liber 15772, page 149. Deed date: August 13, 2014. **Purchase price: \$872,620.**

**Autumn Development Corporation**, c/o Ronald Spahn, 4100 College Avenue, Ellicott City, Md., to **NVR Inc.** Lots 69 and 70, 111 and 112 in 'Autumn River, Phase III and IV.' Located at 4902 – 4908 Rushing River Drive, Ellicott City, Md. Lots run 2500 to 5600 square feet. Zoned R-ED. Tax ID: 02-596381, 380, 595925 and 924. Liber 15767, page 252. Deed date: August 25, 2014. **Purchase price: \$683,880.**

#### Other Locations

**Ten Oaks Properties Inc.**, c/o Kennard Warfield, Jr., to **NVR Inc.** Lot 38 in 'The Warfields II.' Located at 14707 Lear Court, Glenelg. 1.02 acres. Unimproved. Zoned RC-DEO. Tax ID: 05-452082. Liber 15772, page 166. Deed date: August 14, 2014. **Purchase price: \$316,612.**

**Waverly Woods Development Corporation**, c/o Kennard Warfield, Jr., to **NVR Inc.** Lots 124 and 173 in 'Waverly Woods.' Located at 2414 Anderson Hill and 11183 Gentle Rolling Drive, Marriottsville. Lots avg. 6,500 square feet. Zoned PSC. Tax ID: 03-594526, 595766. Liber 15767, page 307. Deed date: August 22, 2014. **Purchase price: \$370,030.**

**Gilbert S. Blevins et al** to **Williamsburg Group LLC**, 5485 Harpers Farm Road, #200, Columbia, Md. 21044. Located at 11986 Hall Shop Road, Clarksville, Md. 21029. 26.01 acres. Improved with house. Planned for eight lots. Zoned RR-DEO. Tax ID: 05-343356. Liber 15765, page 325. Deed date: August 26, 2014. **Purchase price: \$1,825,001.** Deed of Trust: Amend note with Susquehanna Bank.

**G&R Maple Lawn Inc.**, c/o Greenebaum & Rose, Inc., to **NVR Inc.** Lot 126 in 'Maple Lawn Farms.' Located at 7825 Grand Champion Street, Fulton, Md. Lot is 6,399 square feet. Unimproved. Zoned RR-MXD-3. Tax ID: 05-595333. Liber 15767, page 257. Deed date: August 22, 2014. **Purchase price: \$310,000.**

---

Published by **Maryland Newsletters.**

www.marylandnewsletters.com. Jim Troy, Editor. PO Box 1358, Olney, Md. 20830.  
(301) 924-1994. **Subscribe: \$195 / year.** 24 issues. Email: [jimtroy2@verizon.net](mailto:jimtroy2@verizon.net)

The information herein is deemed reliable but is not guaranteed.

**REPRODUCTION BY ANY MEANS IS STRICTLY PROHIBITED**