

Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

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Snyder's PUD Plans Filed

A planned community will grow in Millersville where Snyder Development bought right-of-way the county decided it didn't need.

Snyder submitted a special exception application to build 119 units between Old Mill Boulevard and Elvaton Road. It incorporates what the county once planned as the extension of Oakwood Road, but then decided against.

Snyder's assemblage, which it is calling Wades Grant, totals 44.8 acres and will include a 1900 square foot recreation center and community pool. The Severna Park builder will split its residential yield into 56 singles and 63 townhouses.

The full 44 acres appears on a map as two parcels connected by a corridor, and Snyder has opted to orient all the new units toward Old Mill Road.

Oakwood Road has become a popular destination for development applications lately. Like Snyder, Elm Street Development claimed a piece of former Oakwood right-of-way, getting 5.94 acres that the card declared surplus. Farther north, Ameri-Star Homes has a plan in for 41 townhouse lots, at Elvaton Road and Shetlands Lane in Glen Burnie.

In the Heart of Odenton *Novus Buys Apartment Land*

It isn't enough to say that the just completed Novus Residences land acquisition is a giant leap forward for the Odenton Town Center. Chalk this one up as more of a running start and a flying leap of the Olympic variety.

The Town Center along Route 175 off Route 32 has been burdened with a plague of promises and good intentions, few of them fulfilled. There has been progress on the edges. But Novus has settled on 6.62 acres in the Town Center's core, marking forward progress on one of the first sizable mixed-use projects that would fulfill the Town Center's long-time ambitions for the very heart of the town.

Novus paid \$5,736,000 for the tract, located on Hale Street and Nevada Avenue. Hogan Property Company, an affiliate of Annapolis-based Hogan Companies, had assembled the ground beginning some nine years ago. Novus' plan is to demolish the hodge-podge of empty buildings and replace them with a community of 244 one, two and three bedroom units, plus some live/work units. Novus plans structured parking for the four and five-story product, and a variety of amenities.

Novus is expected to start work this spring at its Odenton project.

T.J. Liberto of Cushman & Wakefield represented seller Hogan, while Brian Crivella of HFF brought the buyer.

Beazer Makes Room for NV in 'Wincopia'

Beazer Homes is sharing some of the lots in its high-profile Laurel job.

The homebuilder will sell some of the larger single-family lots in Wincopia Farms to friendly competitor NVHomes. Beazer had bought the Gorman Road property last fall in one of the more heated property face-offs, but indications were at the time that it would spin some of the lots off.

Beazer has 220 lots at Wincopia, including both singles and towns, but has revised some of the singles to create some larger lots. It will sell NV a portion of some of its larger lots. But NV is also returning the favor, for it is bringing Beazer into its Bentley Park project in Fairland.

In selling a portion of the lots to NV, Beazer is taking the same approach it did at Jacob's Forest in Severn. There it bought a townhouse project and then spun off some lots to M/I Homes. Fraser Forbes Real Estate brokered NV's entry into Wincopia.

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In Brief...

.....7321 Parkway traded, fully leased, to an Arlington, Va. partnership.

The FDS Parkway LLC, located just across the river from D.C., paid \$8.32 million for the 41,393 square foot Harmans office building. Sitting on 3.3 acres in the Parkway Industrial Center, the building's claim to fame is its lease to the Chesapeake Lighthouse Foundation. Developer Douglas Legum sold the building, which FDS financed with a \$5.6 million loan from EagleBank.

.....Formerly the El Dorado restaurant, 6270 Washington Boulevard appears headed for a new life. A partnership called KJG Real Estate LLC paid \$605,000 in February for the Elkridge building. Zoned B-2, the former Mexican restaurant occupied most of the 7,196 square foot building, but there also room for almost 2,000 feet in apartments. The new owner's plans for the building are unknown.

.....Quick Servant will operate its HVAC sales and service operation from a new location. The company signed a lease of almost 11,000 square feet at 12011 Guilford Road in Annapolis Junction. DCT owns the building and Kate Jordan of Lee & Associates repped Quick Servant.

A&K Global has availed itself of warehouse space in Columbia. The firm signed a lease for 6,200 square feet at 7194 Oakland Mills Road. Bernstein Management owns the building. Kate Jordan and Marley Welsh of Lee & Associates brokered the deal.

Land Buy**Transwestern, Principal 'All In'**

One \$5.5 million land acquisition later, and two partners are ready to build a bulk warehouse, speculatively.

Principal Financial Group and Transwestern hope to break ground within three months on a 158,000 square foot bulk warehouse in Jessup, off Route 175 near Dorsey Run Road. Beyond the main building, the pair have the rights to a smaller, 10,000 foot building on the tract.

Principal bought the land while Transwestern will act as the fee developer. It's not a new role for the brokerage firm nationally, but it is locally.

Transwestern's Mark Glagola says the 32-foot clear, rear-loaded building, with 50x50 column spacing and ESFR sprinklers, is an answer to the lack of Class A warehouse in the market. Deals like Coca-Cola's grab of nearly 300,000 feet in Preston Gateway North, and Coastal Produce's search for expansion space in Howard County suggest corporations are ready to pay for the upgrade in functional space.

The land deal closes a one-two punch for the seller, an affiliate of Rockville-based F.O. Day Company. The firm had bought land long ago that has since been spliced by Dorsey Run Road. On one side, it built a warehouse leased by Elite Spice that it just sold to the company. According to the Land Records, Day, as Jessup Properties, collected \$12.9 million for the 157,610 square foot building.

Potential competitors to Principal and Transwestern that are not yet in the ground include further building at Preston Gateway North, and the redevelopment of 8000 Telegraph Road in Odenton, (both Preston Scheffanacker offerings), and Trammell Crow Company at the former KopFlex plant in Severn.

More immediately underway is Liberty Property Company's approximately 240,000 feet on New Ridge Road at Hanover Crossing. And available today? Well, that includes the 76,000 feet at Dorsey Commerce and 60,000 feet that's coming to the market as a sublease at 7091 Troy Hill Drive, courtesy of Acco Brands.

That's the supply side. The demand side is less definitive. Brokers say they are seeing very large deals out looking, but the smaller and mid-size tours are less frequent.

Transwestern and Principal expect to deliver this fall.

Halle Lands a Chesapeake Innovation Lease

The Halle Companies have signed a first tenant to the Seven Oaks Office Building.

Until now, the sparkling 68,753 square foot building at 2288 Blue Water Boulevard has been tenant-free. But Halle has negotiated a deal to locate the Chesapeake Innovation Center in approximately 6,000 square feet on the first floor.

Halle advertises the building as 'the closest off-base Class A office space to DISA and Fort Meade,' and has set the rents at \$29.75 per foot.

KHov Finds An Annapolis Job

K. Hovnanian has a coming townhouse job on Spa Road in Annapolis.

The homebuilder is the contract purchaser of 36 lots that just won approval from the City of Annapolis. Getting plans approved at the City can be a Herculean task, especially if there is a scent of citizen opposition. But the 3.8 acre site on the east side of Spa Road at Gentry Court was long home to a radiator and body shop in an area that increasingly has gone residential. Apparently local residents are happy to see the tow trucks and barbed wire fencing go.

It was a joint venture of Reliable Contracting, Dixon Consulting (headed by John Dixon) and Hogan Companies that first put the ground under contract and entitled it. They'll sell it to KHov in a bulk deal after engineering and platting the lots.

Groundbreaking is likely a year away.

Elsewhere in Anne Arundel, Lennar is making a career out of Marley Neck Road in Pasadena.

Its latest acquisition along that stretch of road is the 91-unit purchase of Millhouse Creek, where it will keep the townhouse program going that started in Tanyard Spring and progressed through Stonehouse Run.

A partnership headed by Annapolis-based Whitehall Development sold the ground, for an undisclosed sum.

Lennar is expected to start construction soon. Look for a sales program that looks much like Stonehouse next door: Lennar settled 36 units there in 2013, getting \$312,721 on average.

Meade Coming Open

Developers Pay to Clear Schools

When it comes to new residential development, the School Chart has the last word. It is a gate that can swing open or mercilessly clang shut depending on classroom capacity.

Next month, that gate should creak in the right direction for several projects in the Fort Meade area, after the developers proffered money toward construction for additional classrooms at various local schools. The contributions enabled the Anne Arundel County Council to approve an updated School Chart that, when officially adopted in April, will show the Meade cluster open.

The group of developers includes the Polm Companies, Elm Street Development, and Roberts Real Estate. Ribera Development, Diversified, and New Boston Fund will likewise now move toward permit.

Ribera has the biggest project of the group, in Arundel Gateway, where it has promised approximately \$4.5 million to fund a 12-classroom addition to Meade High School. The agreement with the county school system allowed Ribera to begin working toward selecting a builder for the first phase of its 1,850 overall units at Route 198 and the B/W Parkway.

The new chart also reflects Polm Companies' construction of a new school in Laurel, freeing its 1,000 unit 'Riverwood' project on Brock Bridge Road to move forward.

In Harmans, New Boston, Diversified Investments, Elm Street and Roberts bound themselves together into a 'school club' and a promise to spend \$2 million for a four-classroom addition to Hebron-Harman Elementary School.

New Boston has the biggest position of the group, with 120 lots, all of them part of its Dorchester Woods townhouse subdivision. Roberts controls 62 singles across three properties, while Elm Street has 20 condo units. Diversified has pushed in its chips on behalf of its 30 townhouse lots. All four developers will now be submitting the Final plans for approval.

Royal Farms Takes Dock Plan to Appeal

Royal Farms doesn't want to give up the prospect of a waterfront location in Annapolis so easily.

Though its proposed location at 142 Dock Street was denied by the City's acting planning director, the firm has appealed the decision to the city Board of Appeals. Sally Nash said that Royal Farms' reuse plan of the former Stevens Hardware building is a 'convenience store,' and not a deli. The line between those two uses is as thin as a freshly cut slice of ham, but it is only 'deli's' that are allowed in the C2 zone by special exception. Royal Farms says its plan for a small store focusing on fresh foods is indeed a deli, and not a convenience store.

Once difference on appeal from the first review is that Royal Farms says it will comply with a City request that it provide a breakdown of the different categories of items it sells. That may impact the final decision.

Prudent Buyers

A comparison of median income versus median home price says that new home buyers in Howard County have consistently reduced their outlay against their income over the last five years.

The trend is sharpest in the Rural West, but follows for singles in the East, condos, and to a lesser extent, townhouses.

For instance, median income in the county has risen from \$101,710 to \$108,844 between 2008 and 2012. But in that same period, the median new home settlement out West fell from \$1.24 million to \$951,192. Thus the ratio of median home price to median income fell from 12.2 to 8.74.

The trend hit new singles in the East. Despite the same rise in income, median settlements fell from \$723,840 to \$587,863; the ratio fell accordingly, from 7.12 to 5.40.

Towns didn't change as much – and in fact, the median townhouse price was higher in 2012 than it was in 2008. But the ratio still went southward, by .17. Again, buyers kept their hands more firmly on their wallets.

Finally, the condo ratio fell nearly a point. The median condo settlement fell from \$328,715 to \$246,689, even as the buyers' median income rose.

Howdy Pardner

Roy Rogers is returning to Anne Arundel to rope in Double R Bar Burger buyers. According to the *Capital* Newspaper, restaurant owner James King is planning to open two Roy's in the county, one in Pasadena and another in Gambrills. The fast-food chain has been gone from Anne Arundel for a couple of decades. The report said that King, a partner in three Greene Turtle Restaurants here, has struck a deal with the Frederick-base Plamondon Companies, to expand the chain locally as RR Pasadena.

In Howard, 2013

Dorset Gardens Top TH Job

Lennar's Dorset Garden vaulted to the top position in townhouse settlements in Howard County for 2013.

'Vaulted' is the appropriate word in this case, because in 2012, Lennar had not started closing homes at the Jessup community. One year later it had settled 92, suggesting the builder's settlement team barely took time off for lunch. It was a showing that put Dorset well ahead of second place NVR at Howard Square, with 65.

Maple Lawn also had 65 townhouse closings, but it was split between two builders, NVR and Williamsburg Group. Williamsburg walked away with the highest average price county-wide, given the larger townhouses it was selling at Maple Lawn. It hit the \$620,000 mark on average at the Fulton community, and its only real competition, price-wise, was its fellow Maple Lawn builder, NVR, averaging \$549,051.

Average prices achieved countywide didn't change much between 2012 and 2013 – it only grew a few thousand dollars, from \$423,338 to \$426,323 – but volume went haywire. Builders closed 330 units in 2012, then went on a townhouse selling rampage in 2013, settling 447 units.

Howard Townhouse Settlements, '13 By Community

Subdivision	Location	Builder	Settlements in 2013	Avg. Price
Dorset Gardens at Blue Stream	Jessup	Lennar	92	\$347,948
Howard Square	Elkridge	NVR	65	\$336,329
Maple Lawn	Fulton	NVR	49	\$549,051
Simpson Mill	Columbia	Ryland	41	\$436,009
ShIPLEY'S Grant	Ellicott City	Bozzuto	36	\$480,413
Rockland at Rogers	Ellicott City	Richmond American	33	\$451,786
Ellicott Crossing	Ellicott City	NVR	33	\$382,360
Waverly Woods	Marriottsville	NVR	28	\$422,605
Riverwalk	Laurel	Craftstar	27	\$428,887
Maple Lawn	Fulton	Williamsburg	16	\$620,954
Autumn River	Ellicott City	NVR	14	\$499,487
Emerson	Laurel	KB Homes	10	\$443,563

Ulman Pushes Hughes in Downtown

Perhaps goaded by county exec Ken Ulman, Howard Hughes is now planning a 'pre-submission' meeting for 2300 residential units in Downtown Columbia.

The meeting has been scheduled just about the same time that Ulman is proposing legislation that would more immediately frontload Hughes' 'civic' obligations in Columbia. The developer agreed, several years ago, to a laundry list of obligations, called 'CEPPAS,' such as conveying the Meriwether Post Pavilion to a non-profit, building trails and providing affordable housing, in return for getting millions of additional feet in density. But Ulman says the public isn't seeing those civic benefits soon enough.

That despite the fact that Hughes' scorecard right now reads Whole Foods coming to the former Rouse headquarters, a multi-family building underway with Kettler, LLC called the Metropolitan, and another in the works.

Ulman, however, says Meriwether is starting to 'physically deteriorate.' He also wants the underlying formula for creating or paying for additional affordable housing changed. In particular, he wants a stronger guarantee that affordable housing will be built in the earlier stages of Downtown development.

Anne Arundel County

A look back at 2013 Homebuilding By Settlements

Most Closings Overall: NVR, 287.

Second Most Closings: Lennar, 198

Most Single-family closings in a community: Coldwater Reserve, 55 (Pulte, Mandrin Homes, D.R. Horton);

Highest Avg. Close for a single-family job: Summit at Copper Ridge, Davidsonville, NVHomes. \$921,951 on 11 closings;

Most Townhouse closings in a community: 57, Fieldstone; Lennar, average \$363,977;

Highest Townhouse average, community: \$479,105, Boucher Place, Annapolis, Basheer & Edgemore; on 11 settlements;

Most Prolific Condo job: Wintergreen, Odenton; Beazer Homes, 43 closings, averaging \$293,273.

AA Building Permits Issued

Gambrills

Koch Homes Inc., 2661 Riva Road, #220, Annapolis, MD 21401, (410) 573-5720, to build a \$245,226 unit at 1407 Stonegate Forest Way, in 'Stonegate Forest;'

Brookfield Homes, 8500 Executive Park Avenue, Fairfax, Va. 22031, (703) 270-1400, to build 6 units avg. \$250,000 on MacAllister Lane, in 'Wilson's Grove;'

Lennar, 10211 Wincopin Circle, Columbia, Md. 21044, (410) 997-5522, to build a \$249,496 unit at 2023 Brodick Lane, in 'Highland Meadows;'

Glen Burnie

NVR, Inc., to build 2 units avg. \$155,000 on Meadowgate Circle;

Fiore Contracting Inc., 335 N. Ferry Point Rd., Pasadena, MD 21122, (410) 360-7057, to build a \$110,000 unit on Morris Hill Ave.;

Richmond American Homes of MD, 6200 Old Dobbin Lane #190, Columbia, MD 21045, (410) 872-0267, to build 6 units avg. \$133,868 on Calais Way, in 'Tanyard Cove;'

Millersville

Converse Builders, P.O. Box 5003, Severna Park, MD 21146, (410) 647-0038, to build a \$230,000 unit on Misty Manor Lane;

NVR, Inc., to build a \$350,638 unit on Natalie Lane, in 'Park Retreat;'

Pasadena

Bortle Custom Homes, 2008 Poplar Ridge Road, Pasadena, MD 21122, (410) 360-2048, to build a \$167,040 unit at 4633 Mountain Road;

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AA Builder Permits Issued (from p. 5)

Ameri-Star Homes, 500 McCormick Drive, Glen Burnie, MD 21061, (410) 590-1000, to build 2 units avg. \$150,000 on Ward Road;

Severn

Mandrin Homes, 8174 Ritchie Highway, Pasadena, Md. 21122, (410) 544-3500, to build two units avg. \$240,000 in 'Coldwater Reserve,' at 8218 Running Spring Circle and 1402 Winter Pine Trail;

Toll Brothers, 7164 Columbia Gateway Drive, #230, Columbia, MD 21046, (410) 872-9105, to build 2 units avg. \$260,000 on Stream Valley and Canyon Oak Drive;

Koch Homes, 2661 Riva Road, #220, Annapolis, MD 21401, (410) 573-5720, to build a \$175,319 unit at 1709 Veronica Way;

Lennar Homes, (410) 997-5522, to build a \$249,496 unit at 7856 Sunhaven Way;

K. Hovnanian Homes, 1802 Brightseat Road, Landover, MD (301) 772-8900, to build 2 units avg. \$280,188 on Blackhorse Trail, in 'Brookwood Run;'

Other AA Locations

Caruso Homes Inc., 1655 Crofton Blvd., #200, Crofton, MD 21114, (301) 261-0277, to build 2 units avg. \$250,200 on Gregory Court, Odenton;

Sanford Construction Services, LLC, 8600 Snowden River Parkway, #207, Columbia, MD 21045, (410) 953-0222, to build a \$135,500 unit on Highview Drive, Annapolis;

Lennar, (410) 997-5522, to build 6 units avg. \$141,585 on Crooked Tree Lane, Laurel, in 'Fieldstone;'

Benjamin Peddicord, to build a \$222,180 unit on Polling House Road, Harwood;

Real Estate General, 2137 Defense Highway, Crofton, MD 21114, (410) 721-9230, to build a \$115,632 unit at 5562 Harford Street, Churchton;

Toll Brothers, Columbia Gateway Drive, Columbia, Md. (410) 872-9105, to build 2 units avg. \$249,496 on Sycamore Place, Hanover, in 'Enclave at Arundel Preserve;'

AA Commercial Permits Issued

Patel Associates LLC, to build a \$710,000 new daycare center at 443 College Parkway, Arnold;

Wells Reit II-1580 A&B W Nursery, c/o Columbia Property Trust, (800) 899-8411, to build a \$300,000 office alteration at 1580 W. Nursery Road, Linthicum Heights;

JK McLaren & Sons, (410) 320-9906, to build a \$202,500 storage/warehouse alteration for Paradise Business Park Properties at 6759 Baymeadow Drive, Glen Burnie;

Brickhead Properties Business Trust, c/o Reliable Contracting, 1 Churchview Road, Millersville, Md. (410) 987-0313, to build a \$350,000 office fit-out at 2410 Evergreen Road, Gambrills;

Dorsey Ridge Associates LLC, to build a \$126,000 retaining wall on Dorsey Road, Hanover;

Arundel Overlook LLC, to build a \$68,300 storage/warehouse fit out at 961 Mercantile Drive, Hanover;

Arundel Mills Ltd. Partnership, to build a \$73,300 retail fit out for Journey's Kids at 7000 Arundel Mills Circle, Hanover;

A.R. Marani, 7500 Harford Road, Baltimore, Md. 21234, (410) 426-3690, to build a \$400,000 theater alteration and a \$415,000 retail alteration at 7931 Baltimore-Annapolis Blvd., Glen Burnie;

NBP 420 LLC, c/o COPT, 6711 Columbia Gateway Drive, Columbia, Md. (443) 285-5400, to build a \$1,006,000 office fit out at 420 National Business Parkway, Jessup;

Four M Construction, 351 Homberg Avenue, Baltimore, Md. 21221, (410) 682-4807 to build a \$662,500 restaurant alteration for MacDonal'd's at 881 MD Rt. 3 North, Gambrills;

Arundel Mills Ltd. Partnership, 7000 Arundel Mills Circle, Hanover, Md. 21076, (410) 540-5100, to build a \$150,000 retail interior alteration at 7000 Arundel Mills Circle, Hanover;

NBP 306 LLC, c/o COPT, (443) 285-5400, to build a \$100,000 interior alteration at 306 Sentinel Drive, Annapolis Junction;

Seven Oaks Shopping Center LP, to build a \$274,260 office alteration for Chesapeake Innovations Center at 2288 Blue Water Blvd., Odenton;

AA Subdivisions Submitted

Through March 10, 2014

Final Plans Submitted

S-2008-057 – Dorchester Woods/Dorchester View, Proj. #2011-007. Zoned R-15. 16 acres. 4 lots. 126 lots proposed. Property located n side of Wright Road, e side of Dorchester Blvd. west of Rt. 100 on Wright Road, Hanover. Tax map 8, block 14, parcel 74, 255 & 256. Appl.; New Boston Seneca Parkway LLC c/o New Boston Fund, Inc., (703) 945-1102.

S-2012-027 – Odenton Station, Proj. #2012-081. Zoned O-VIL. 5.6 acres. 2 lots. 52 proposed lots. Property located w side of North Patuxent Road, s side of Becknell Ave., Odenton. Tax map 29, block 4, parcel 228 & 11. Appl: BR Harrison c/o Elm Street Development, (410) 266-9700.

(Continued on Page 7)

AA Subdivision Plans Submitted (from p. 6)**Site Development Plans Submitted**

C-2012-041 – Merciers Inc., Zoned W-2. 4.7 acres. 2 lots. 2 proposed lots. 204,926 sf. *Proposed removal of 8,739 sf of gravel surface and other materials while retaining remaining area for ongoing business use.* Property located at 7442 Shipley Ave., Harmans. Tax map 8, block 17, parcel 387 & 523. Appl: Craig Mercier, (410) 590-4181.

C-2013-059 – Steak N Shake Restaurant, Zoned C-4. 1.3 acres. 1 lot. 1 proposed lot. 58,223 sf. *Proposed new restaurant with drive-thru lane and stormwater management.* Property located w side of Veterans Highway, n side of Old Mill Road at 8100 Veterans Highway, Millersville. Tax map 15, block 23, parcel 523. Appl: Khalil Ahmad/First Adventure LLC, (410) 336-5479.

C-2013-060 – 166 Defense Highway, Zoned C-2. 2.5 acres. 1 lot. 1 proposed lot. *Proposed construction of a commercial office building with associated landscaping, parking and stormwater management.* Property located n side of Defense Highway, w side of Housley Road, Annapolis. Tax map 44, block 24, parcel 104. Appl: Conte Investments, LLC, (410) 271-3821.

AA Subdivisions Approved

March 1, 2014

Sketch Plans Approved

S-1982-192 - Tanyard Springs, Lot 1, Proj. #2012-013. Zoned R-10. 6.4 acres. 42 proposed cluster lots. located north side of Tanyard Springs Lane, off Marley Neck Road, Glen Burnie. Tax map 10, block 6, parcel 53. Appl: U.S. Home Corporation, (410) 423-0440.

Final Plans Approved

S-2007-001 - Maidstone Turner Farm, Proj. #2007-004. Zoned RA. 147.7 acres. 10 single-family lots. Property located near intersection of Sansbury Road and Chesapeake Beach Road, Friendship. Tax map 81, block 7, parcel 114. Appl: Michael Hicks, (410) 257-2233.

New AA Zoning Cases

2014-0039-S – Snyder Development Corporation. *Request PUD approval for 56 single-family and 63 townhouse lots.* Zoned R-1, R-2 and R-5. Located at 8318 Elvaton Road, at Old Mill Boulevard, Millersville. Appl: Snyder Development, 846 Ritchie Highway, Severna Park, Md. (410) 647-4791.

AA Zoning Decisions

2013-0311-S – High’s of Baltimore. *Request Special Exception for gas station in C-1 zone.* Located at 1329 Defense Highway, Gambrills. Property is 75,767 square feet. Appl: High’s of Baltimore, (410) 859-3636.

Granted.

2013-0252-R – William R. Buie III. *Request OS to R-5.* 8.88 acres. Applicant proposes to create 8 residential lots. Located on the south side of Nursery Road, east of Patapsco Road, Linthicum. Appl: William Buie, 312 N. Charles Street, #201, Baltimore, Md. (410) 576-7666.

Denied.

2013-0260-V – People’s Community Health Center. *Request variance to allow commercial building for daycare and health care.* Located at 1140 Reece Road, Severn, Md. 21144. Zoned R-2. Appl: People’s Community Health Centers, 3028 Greenmount Ave., Baltimore, Md. 21218. (410) 235-2153.

2013-0295-S – Toll Md VII Limited Partnership. *Add land and units to previously approved PUD (now Arundel Forest).* Overall unit count to grow from 252 to 266 units. Located along south side of Disney Road, east of Frontier Drive, Severn. Appl: Toll Brothers, Columbia, Md. (410) 872-9105. **Granted.**

AA Real Estate Transactions

Cinder and Concrete Block Corporation c/o Gregory McElvee, President to **TRIM Properties LLC**, 8000 Beechcraft Ave., Gaithersburg, MD 20879. Property located at 7551 Old Jessup Road, Jessup. 8.7 acres. Improved with building of 11,220 sf. Zoned Industrial. Tax ID: 04-000-9002-9777. Liber 27052, page 115. Deed date: February 5, 2014. **Purchase price; \$2,000,000.**

7321 Parkway Drive Enterprises LLC c/o Douglas H. Legum, Manager to **FDS Parkway, LLC**, c/o FD Stonewater LLC, 1001 North 19th St. #930, Arlington, VA 22209. Property located at 7321 Parkway Drive in “Parkway Industrial Center II,” Harmans. 3.3 acres. Improved with 41,393 sf building. Zoned Industrial. Tax ID: 05-620-9003-8218. Liber 27052, page 318. Deed date: February 10, 2014. **Purchase price: \$8,320,000.** Deed of Trust: \$5,635,700, Eaglebank

Deale Marketplace, LLC c/o S. Hamilton Chaney, Managing Member to **The L. Thomas Wellons, III Revocable Trust**, P.O. Box 280, Deale, MD 20751. Property located at 5941 Deale Churchton Road, Deale. Lot is 23,305 sf. Improved with building of 2,800 sf. Zoned Commercial. Tax ID: 07-000-0068-0900. Liber 27053, page 104. Deed date: December 12, 2013. **Purchase price: \$450,000.**

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AA Real Estate Transactions (From p. 7)**RESIDENTIAL**

Christopher J. Ford to **Utz Enterprises, Inc.**, 515 Benfield Road, Severna Park, MD 21446. Lot 4 in "Hillsmere Estates." Property located at 125 Spruce Lane, Annapolis. Lot is 11,550 sf. Unimproved. Zoned Residential. Tax ID: 02-412-0407-4700. Liber 27051, page 40. Deed date: January 23, 2014. **Purchase price: \$150,000.** Deed of Trust: \$112,500, M&T Bank.

Converse Builders & Developers Inc. c/o Charles F. Converse, III to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lot 13 in "Park Retreat." Property located on Natalie Lane, Millersville. Lot is 20,076 sf. Unimproved. Zoned Residential. Tax ID: 03-638-9023-3882. Liber 27051, page 102. Deed date: February 4, 2014. **Purchase price: \$337,906.**

B&S Eggerl, LLC c/o J. Thomas Scrivener to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lots 155R - 159R in "Parkside Phase 1." Property located on Burnside Way, Jessup. Townhouse lots. Unimproved. Tax ID: 04-420-9023-9638 thru 9642. Liber 27051, page 108. Deed date: January 30, 2014. **Purchase price: \$720,313.**

Atapco Symphony Village LLC c/o Jeffrey P. McCormack, V.P. to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lot 38 in "Creekside Village at Tanyard Cove." Located at 8165 Meadowgate Circle, Glen Burnie, Md. Lot is 5,749 square feet. Unimproved. Tax ID: 03-246-9023-6919. Liber 27051, page 113. Deed date: February 7, 2014. **Purchase price: \$147,500.**

B&S/Eggerl, LLC c/o J. Thomas Scrivener to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lot 191R - 194R in "Parkside Phase 1." (4 Townhouse lots). Located on Meadowgate Circle, Glen Burnie. Unimproved. Tax ID: 04-420-9022-7212 et al. Liber 27051, page 117. Deed date: January 30, 2014. **Purchase price: \$445,250.**

William Edward Cookerly c/o Estate of Mildred C. Volker to **K.V.N. Construction Inc.**, 3 Stewart Way, Severna Park, MD 21146. Lots 11-13 & 44-46 in "Arundel Gardens." Lots total 18,750 square feet. Located at 14 Bon Air Ave., Baltimore. Unimproved. Zoned Residential. Tax ID: 05-001-1666-1400 et al. Liber 27059, page 484. Deed date: February 14, 2014. **Purchase price: \$123,500.**

Red Oak Crossing L.C. to **The Ryland Group Inc.**, Lots 10-16 in "Red Oak Crossing." Property located on Ray Lane, Glen Burnie. Townhouse lots. Unimproved. Tax ID: 03-674-9023-7422 to 7428. Liber 27061, page 124. Deed date: February 4, 2014. **Purchase price: \$630,000.**

Community Development Capital Group LLC c/o Steven S. Benson to **Beazer Homes Corporation**, Lots 119R thru 125R in "Jacobs Forest." Located on Meadowlark Lane, Severn. Townhouse lots. Unimproved. Tax ID: 04-423-9023-4667 thru 4673. Liber 27061, page 129. Deed date: February 3, 2014. **Purchase price: \$711,501.**

Howard Building Permits Issued**Clarksville**

Trinity Quality Homes, Inc., (410) 480-0023, to build 4 units avg. \$440,000 on Basslers Way and Clay Circle Lane in "Walnut Creek;"

Williamsburg Group, LLC, (410) 997-8800, to build a \$150,000 unit at 6255 Heather Glen Way in "The Preserve at Clarksville;"

Ellicott City

Richmond American Homes, (410) 312-3695, to build 3 units avg. \$150,000 on Burrows Lane in "Rockland at Rogers;"

NVR, Inc., (703) 956-4000, to build 2 units avg. \$250,000 on Rose Oak Lane in "Normandy Oaks;"

Winchester Homes Inc., (301) 803-4800, to build a \$200,000 unit at 12142 Hayland Farm Way in "Walnut Creek;"

Woodbine

K. Hovnanian Homes of Maryland LLC, (301) 772-8900, to build a \$199,999 unit at 15324 Sweetbay Street in "Belle Haven Estates;"

Aspen Landscape Contractors Inc., (301) 384-4800, to build a \$450,000 unit at 16045 Fields End Court in "Warfields Grant;"

Other Howard Locations

NVR, Inc., (703) 956-4000, to build a \$200,000 unit at 11183 Gentle Rolling Drive in "GTW's Waverly Woods," Marriottsville;

K. Hovnanian Homes of Maryland LLC, (301) 772-8900, to build a \$295,000 unit at 15029 Double Bridges Court in "Meriwether Farm," Glenelg;

Steuart-Kret Development Company, (301) 893-3522, to build 2 units avg. \$200,000 on Winding Stream Lane and Owings Overlook, Highland;

Howard Commercial Permits Issued

Lend Lease (US) Construction Inc., (410) 349-7330, to build a \$13,824,060 addition and alteration for Longfellow Elementary School at 5470 Hesperus Drive, Columbia;

The Columbia Association, (410) 381-0287, to build a \$110,000 partial demolition and bathhouse addition for at 5257 Eliot's Oak Road, Columbia;

JC Porter Construction LLC, (443) 759-0517, to build a \$150,000 interior completion of shell for Woodstock Animal Hospital at 2020 Marriottsville Road in "Waverly Corporate Center," Marriottsville;

King Construction Inc., (410) 668-1700, to build a \$1,480,000 interior alteration for Five Day Market Inc. and 7825 Rappahannock LLC at 7825 Rappahannock Ave. Jessup;

Whiting-Turner Contracting Company Inc., (410) 337-5810, to build a \$15,000,000 interior completion of shell building for Emerson Development VII LLC at 9055 Sterling Drive, Laurel;

Humphrey Rich Construction, (301) 330-1650, to build a \$93,000 interior alteration for SunTrust Bank at 8200 Snowden River Parkway, Columbia;

Kalibert Construction, Inc., (443) 683-1219, to build a \$150,000 interior alteration for Peerless Specialty Flooring at 9060 Junction Drive in "The Junction Industrial Park," Annapolis Junction;

King Construction Inc., (410) 668-1700, to build a \$1,480,000 interior and exterior alteration for Pete Papas & Sons Inc. at 7825 Rappahannock Ave., Jessup;

Green Contracting Company, (410) 780-0050, to build a \$2,800,000 interior alteration for Johns Hopkins University at 11050 Johns Hopkins Road, Laurel;

Leffler Construction Inc., (410) 635-2062, to build a \$135,000 interior alteration at 9251 Baltimore National Pike, Ellicott City;

Rebcor Inc., (610) 415-1130, to build a \$400,000 interior completion of shell for GGP at 10300 Little Patuxent Parkway, Columbia;

Mace Enterprises LLC, (410) 379-6248, to build a \$731,945 interior alteration at 8200 Stayton Drive, Jessup;

Merritt Construction Services LLC, (410) 298-2600, to build a \$250,000 interior alteration at 8850 Stanford Blvd. in Columbia;

Rand Construction Corporation, (202) 407-9896, to build a \$250,000 interior alteration at 7110 Samuel Morse Drive, Columbia;

Howard Subdivisions Submitted

Final Plans Submitted

F-14-060 – The Preserve at Clarksville. Zoned RR-DEO. 1.94 acres. *2 single-family lots*. Located south side of Ten Oaks Road, east of Heather Glen Way, Clarksville. Appl: Williamsburg Group, 5485 Harpers Farm Road, #200, Columbia, Md. 410) 997-5522.

F-14-082 – Dunwoody Property. Zoned R-20. 1 acre. *2 single-family lots*. Located on Old Annapolis Road at Centennial Park North, Ellicott City. Appl: Aaron Dunwoody, 9790 Old Annapolis Road, Ellicott City, Md. 21042. (703) 989-7725.

F-14-084 – Demirel Plaza. Zoned OT. 2.08 acre. *2 parcels*. Located south side Frederick Road, west of Centennial, Ellicott City, Md. Appl: Demirel Veli, 4087 High Point Road, Ellicott City, Md. (410) 440-1242.

F-14-095 – Greenberry. Zoned RR-DEO. 133.6 acres. *26 single-family lots*. Located on the east side of Greenberry Lane, north of Linden Church Road. Appl: Robert Williams, 6800 Deerpath Road, #150, Elkridge, Md. 21075. (410) 997-0296.

F-14-096 – Turf Valley. Zoned PGCC-2. 17.2 acres. *2 parcels*. Located end of Turf Valley Golf Road, Ellicott City. Appl: Mangione Enterprises, 1205 York Road, Penthouse, Lutherville, Md. 21093. (410) 825-8400.

F-14-099 – Cloverfield. Zoned RC-DEO. 1.30 acres. *1 single-family lot*. Located on the north side of Mitchells Way, opposite Ellies Way. Appl: CLOverfield Lot 9 Holding Co., 2330 West Joppa Road, #395, Lutherville, Md. 21093. (410) 616-9631.

Environmental Concept Plans Submitted

ECP-14-065 – Martin Road Property. Zoned R-12. 5.07 acres. *9 single-family lots*. Located on Martin Road. Appl: Legacy Investment, LLC, 2661 Riva Road, #300, Annapolis, Md. 21401. (410) 266-5100.

ECP-14-051 – Brian Smith Property. Zoned R-20. 1.5 acres. *3 single-family lots*. Located on the north side of Montgomery Road, east of Tamar Drive, Columbia. Appl: Brian Smith, 8302 Old Montgomery Road, Columbia, Md. 21045. (443) 864-8141.

Site Development Plans Submitted

SDP-14-013 – Royal Farm Store 186. Zoned NT. 3.8 acres. *Propose 3500 square foot convenience store and 2,728 square foot car wash*. Located southeast quadrant of Snowden River Parkway and Minstrel Way, Columbia. Appl: Two Farms Inc., 3611 Roland Avenue, Baltimore, Md. 21211.

(Continued on Page 10)

Howard Subd. Submitted (from p. 9)

SDP-14-031 – Cattail Creek Forest Mitigation Bank. Zoned RC-DEO. 100.9 acres. *Forest mitigation.* Located on Daisy Road at Mullinix Road. Appl: Robert Lewis, 2425 Daisy Road, Woodbine, Md. 21797, c/o Ecotone, Inc., (410) 420-2600.

SDP-14-027 – Oxford Square, Parcel K. Zoned TOD. 9.03 acres. *Propose 248 apartments, including 38 MIHU.* Located on Coca Cola Drive and Saint Margaret's Blvd, Hanover. Appl: Kellogg-CCP LLC, 2330 West Joppa Road, #190, Lutherville, Md. 21093. (410) 296-3800.

Howard Subdivisions Approved**Final Plans Approved**

F-13-068 – Annapolis Junction Town Center. 18.8 acres. *7 parcels.* Located on the east side of Dorsey Run Road, south of Henkels Lane, Annapolis Junction. Appl: Annapolis Junction Town Center, c/o Somerset Construction, Bethesda, Md. (301) 657-4848.

Final Plans Recorded

F-12-043 – Abbeyfield Estates. Zoned R-20.2.01 acres. *4 lots, including one existing.* Located on the north side of Kerger Road, opposite James Avenue. Appl: Boo Woods LLC, 6030 Marshlee Drive, #130, Elkridge, Md. 21075. (410) 461-8628.

Howard Real Estate Transactions

Loos LLC, c/o David Loos, 8101 Cessna Avenue, Gaithersburg, Md. 20879, to **JDL Properties LLC.** Unit 11 in "Freestate Crossing Business Park." Property located at 9590 Lynn Buff Court, Laurel, Md. 20723. Unit is 7,452 square feet. Tax ID: 06-563937. Liber 15471, page 240. Deed date: February 14, 2014. **Purchase price: \$1,006,000.** Deed of Trust: \$805,000, PNC Bank.

Third Putt LLC, c/o Robert W. Neff, to **KJG Real Estate LLC,** c/o Davinder K. Verma, 1605 Porter Creek Court, Mount Airy, Md. 21771. Property located at 6270 Washington Boulevard, Elkridge, Md. 21075. Lot is 18,730 square feet. Improved with 7,149 square foot restaurant. Zoned B-2. Tax ID: 01-161717. Liber 15482, page 433. Deed date: February 24, 2014. **Purchase price: \$605,000.** Deed of Trust: \$514,250, Bank of America.

RESIDENTIAL

M&T Developers LLC, c/o Land Design & Development, Ellicott City, to **NVR Inc.** Lots 151 and 152 in 'Ellicott Crossing.' Located on Vogel Road, Ellicott City, Md. Lots avg. 2,800 square feet. Tax ID: 02-595673 and 74. Liber 15478, page 333. Deed date: February 4, 2014. **Purchase price: \$296,000.**

G&R Maple Lawn Inc., c/o Greenebaum & Rose, to **NVR Inc.** Lot 119 in 'Maple Lawn Farms.' Located at 7841 Grand Champion Street, Fulton, Md. Lot is 7,040 square feet. Unimproved. Zoned RR-MXD. Tax ID: 05-595326. Liber 15478, page 340. Deed date: February 11, 2014. **Purchase price: \$310,000.**

BV Business Trust, c/o Timothy Feaga, Heritage Realty, Lisbon, Md., to **Surendra Pavuluri.** Lot 7 in 'Walnut Creek.' Located at 12312 Autumn Tree Lane, Clarksville, Md. 21029. Lot is 33,314 square feet. Unimproved. Tax ID: 05-454328. Liber 15480, page 331. Deed date: Feb 25, 2014. **Purchase price: \$375,000.**

BV Business Trust, c/o Timothy Feaga, Heritage Realty, Lisbon, Md., to **Winchester Homes.** Lot 28 in 'Walnut Creek.' Located at 12130 Hayland Farm Way, Ellicott City, Md. 21042. Lot is 33,000 square feet. Unimproved. Tax ID: 05-595169. Liber 15481, page 6. Deed date: February 12, 2014. **Price: \$408,079.**

Claremont LLC, c/o Alan R. Meyer, to **Burkard Homes LLC.** Lot 47 in 'Claremont Overlook.' Located at 6115 South Meyer Drive, Elkridge, Md. 21075. Lot is 7,433 square feet. Unimproved. Zoned R-ED. Tax ID: 01-593841. Liber 15484, page 429. Deed date: February 28, 2014. **Purchase price: \$245,000.**

Autumn Development Corp, c/o Ronald L. Spahn, to **NVR Inc.** Lot 8 in 'Autumn River.' Located at 4911 Irving Court, Ellicott City, Md. Lot 10,135 square feet. Unimproved. Zoned R-ED. Tax ID: 02-594888. Liber 15485, page 40. Deed date: February 7, 2014. **Purchase price: \$284,970.**

Normandy Oaks Baker LLC, c/o Goodier Baker LLC, to **NVR Inc.** Lot 4 in 'Normandy Oaks.' Located at 2713 Rose Oak Lane, Ellicott City, Md. 21043. Lot is 26,032 square feet. Unimproved. Zoned R-20. Tax ID: 02-595431. Liber 15485, page 159. Deed date: February 19, 2014. **Purchase price: \$285,000.**

Waverly Woods Development Corporation, c/o Kennard Warfield, Jr., to **NVR Inc.** Lot 174 in 'Waverly Woods.' Located at 11183 Gentle Rolling Drive, Marriottsville, Md. Lot is 7,553 square feet. Unimproved. Zoned PSC. Tax ID: 03-595767. Liber 15485, page 164. Deed date: January 21, 2014. **Purchase price: \$181,459.**

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