

Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 17, Number 5

March 20, 2013

Liberty Preps For Next Start

Liberty Property Group's latest foray into spec industrial space in the Corridor likely starts next month.

If final permitting issues go as expected, the Malvern, Pa.-based developer will start pushing dirt in April for its two-building 243,500 square foot program at 7460 and 7462 New Ridge Road in Hanover. At 117,000 and 126,500 square feet, the buildings are similar sized, but the key is they'll both be new space in a market with little of the 'A' variety. Both are 28-foot clear.

Liberty bought the ground from Cabot Partners, after Cabot decided not to build for its own account. Liberty acquired the approximately 17 acre tract as part of a larger national portfolio, allocating \$7.7 million to the local transaction, according to the Land Records.

Come the 4th Quarter of 2013, Liberty hopes to be attracting users of 30,000 to 120,000 square feet, with office build-out in the five to 25 percent range. The product is very similar to that it built off Coca Cola Drive, at Highpoint 100.

Liberty's asking rate is \$6.75 for a warm, lit shell, and Cushman & Wakefield has the listing.

A Wider Pool of Buyers Williamsburg Ready to Re-Open 'Creekside'

The Williamsburg Group is preparing to open Creekside at Osprey Landing with a new target audience: people of every age.

Though it will retain two home types designed for the older buyer, Williamsburg won approval recently to remove the 'Active Adult' tag that original developer and builder Grayson Homes had affixed to the Marley Neck Road subdivision in Pasadena.

The community has languished since Grayson went under during the recession, but Williamsburg now expects to open for sales in April. It is the latest rekindling of a Grayson job. The first to come back was Belle Haven Estates in Glenwood, bought by Goodier Baker LLC and now getting built out by K. Hovnanian on a takedown basis. Caruso Homes recently bought the remainder of Pearman's Overlook, 69 villas located on Mountain Road and, like Creekside, originally pegged as an Active Adult community. And a third project, townhouses at the Southview Shopping Center in Brooklyn Park, is now in the hands of a secretive New York company.

Williamsburg has 71 lots and three already-built houses ahead of it. The builder bought the unbuilt lots directly from Grayson for \$5.08 million in mid-2011. It then acquired the three largely-finished houses at a separate foreclosure auction. Of the 71 lots, eleven lots are finished. Beyond the two Active Adult house plans, Williamsburg will have several traditional single-family models, but because the lots are generally smaller in size - about 40 feet by 48 feet - the homes will likely top out at about 3,000 square feet.

But the real lure - pun intended - will be the water. Though none of the homes are true 'waterfront,' Creekside as a community fronts on Marley Creek. Before its exit, Grayson finished the community pier. It also built 36 private piers that jut into the creek, of which only three are claimed so far. Williamsburg's prices will start in the high \$300's, with the builder hoping to hit the mid \$400's when contracts are written.

Dynis Expands Its Local Presence

Dynis already has a headquarters here, but it needed additional local space to keep people connected.

Connected to the internet, that is. The data network service company leased 33,532 square feet at 8250 Preston Court in Jessup recently. The deal renders that building fully leased. The lease is an expansion from Dynis' corporate headquarters on Mendenhall Court in Columbia. Preston Court owner Capital Partners was represented by CBRE's John Boote, while George Santos and Luke Allen of Manekin Corporation brought the tenant.

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

AA Bill Would Extend Approvals

Developers can already get extensions of their subdivision plans in Anne Arundel, but legislation now at the Council would make the process more official.

The bill, number 15-13, allows the Planning and Zoning director to extend approvals for Sketch Plans and Site Development Plans for up to three years as long as the applicant makes a timely request. It stems from concerns among some developers that the extension process, while generally working, is inconsistent, and too dependent on the discretion of the Planning Director.

P&Z director Larry Tom questioned the necessity of the legislation, as his office presently has the flexibility to approval Sketch Plan extensions, and has done so. The state's 'tolling' legislation that provided developers with a blanket extension has now lapsed, but Tom said 'the economy' is still a justifiable reason for an extension approval from DPZ.

The trouble, say developers, is that while Tom has proven flexible in administering extensions, another Planning Director might not. In the past few years, the approval process has grown more complex, say developers, and the system needs certainty that extensions are a valid use of the process.

Thus, though some may argue that they should 'leave well enough alone,' this bill would have the process codified.

The legislation was generated in Councilmember Jerry Walker's office.

Jemal Sells

Annapolis Office Building Trades

Three of the four branches of the military service are involved in the recent sale of an Annapolis office building.

The branches are the Army, Air Force and Navy, and the building is 185 Admiral Cochrane Drive. Here's the deal: after a full re-do and lease-up, Doug Jemal of Douglas Development sold the 132,000 square foot building to the Army-Air Force Mutual Aid Society. The Reston-based society, as AP Annapolis Admiral LLC, paid \$23.5 million to own some Annapolis real estate.

The Navy's role is as main tenant in the building. The men who sail the seas leased 70,000 square feet in a deal written in late 2011. That deal represented a consolidation in Annapolis for the Navy, which joined fellow tenant FBI in the building.

Jemal had bought the building totally vacant from a Bernstein Management partnership after long-time tenant Alion had exited. The developer completed a multi-million renovation, repositioning the space as a Class A competitor. Oh yea, another military angle – the address is 185 'Admiral' Cochrane Drive.

Apartments Now Planned in Linthicum

Land once planned for a major resort and conference center will be turned now to a different use.

A Heffner & Weber entity call United Properties is pursuing entitlements for up to 610 apartments on 30 acres in Linthicum where the company previously envisioned the 'Crosswinds' resort complex. Post-recession, the resort is history, and H&W has put land for a first phase of new apartments under contract to Home Properties, which will build 310 units on Winterson Road, off West Nursery Road.

Longer term, H&W also shows a pair of hotels on the plan newly submitted to the county for review, though different combinations of commercial are possible.

The entire 30-acre tract was rezoned in the last Comp Zoning from industrial to mixed-use, giving Heffner & Weber a chance to stir up a submarket largely given over to office space. "Apartments on this site will create a whole new dynamic in that market," said Tom Huber. "There are already an awful lot of jobs right there, and this project will establish some rooftops." Heffner & Weber hopes to have entitlements in hand by the 4th Quarter.

Warehouse Sold Into REIT

An Odenton warehouse has just been sold but don't add it to your list of 'comparables.' The owner transferred it into a REIT.

Agellan Capital turned 8721 Anderson Court over to its Agellan Commercial REIT for \$10.26 million, according to the Land Records. The building is leased primarily to Domino's Pizza. Agellan is a Toronto-based investor that owns a number of investments in the U.S. but mostly in Texas.

Howard Mulls Higher Density

The R-A-25 could be a new line of fighter plane or perhaps a new class of BMW's. But no, it's one of Howard County's proposed new zones, and a high-density zone at that.

Planners are using the Comp Zoning Plan to tweak the zoning ordinance, including three new zones. Also coming may be changes to the Route 1 zones, making them more alluring to residential developers.

The three new zones are the BRX, or Business Rural Crossroads zone; a CR zone, for commercial redevelopment, and the R-A-25. The latter offers planners and developers a high-density Euclidean apartment zone, perhaps befitting a county that increasingly sees itself as building 'up' instead of 'out.'

The kicker to the R-A-25 is not only the added density available as a base zone, but the potential of 35 units to the acre possible when density transfers are tossed in. To date, planners have offered scant incentive in the higher density zones for developers to go out and acquire 'neighborhood preservation density,' the transfer offered to single-family homeowners in lieu of splitting their one-acre property.

In offering a full 10 units per acre of added density to the R-A-25, however, planners might coax some of the density from those minor subs into apartments elsewhere.

The Maryland Newsletters.

Covering Montgomery, Prince George's Howard and Anne Arundel Counties.

Wincopia Bids Narrowing Down

A contract will likely be written for the acquisition of Wincopia in the near future, raising the question, where will it top out?

Sources in the market say the bidding, now getting toward a winnowed-down list of candidates, has driven the price tag into rarefied air. The owners reportedly received offers in excess of \$30 million for the package of lots on Gorman Road in Laurel. Some observers expect the final bidder to be a builder, given that builders are willing to step up for well-located sites in a bid to control inventory right now. The bidding, too, is leaving little room for a developer profit.

Owner G&G Land has narrowed the number of suitors down from about 20 original bids to a shorter list of candidates making their 'best and final' offers. Wincopia, with its 171 singles and 49 towns, is widely seen as having attributes that make it one of the best properties in the region. Beyond Maple Lawn Farm, there are few communities in the southern Howard market that will offer substantial competition. Sales at Wincopia, assuming a sale, are still at least a year away.

Fraser Forbes is handling the property sale for G&G.

In Brief...

.....**The Howard Hughes Corporation** is getting ready to ramp up development in Downtown Columbia. Bigtime. The company announced earlier this month, via annual report, that it will seek an amendment to the Final Plan to add about four million feet of mixed-use development to the 35 acres it owns surrounding the Merriweather Post Pavilion.

.....**Security Development wants to add to its Orchard Park apartment complexes in Ellicott City.** The Ellicott City-based developer submitted a Site Development Plan for another 40 units north of Route 40 at Pine Orchard Lane. Security already owns the original 240-unit Orchard Park Apartments, as well as the 27 additional units it added later. Now, it would build 40 units on three acres it has under contract, in a four-story product. Next door, a partnership headed by the Hoenes family is pursuing 71 townhouses, on a slightly larger 5.09 acre piece, but the two projects are unrelated.

.....**The owners of the Magothy Gateway Shopping center appear to have been right about its potential.** During the last Comp Zoning round in Anne Arundel, Magothy Associates successfully sought C-3 zoning, suggesting that the small center could blossom as a larger, grocery-anchored outlet. It doesn't have the grocer yet, but according to a plan newly submitted, it does have a pharmacy. The developer shows a CVS store and a bank pad site on a site plan for the approximately 17-acre site at 157 Ritchie Highway, at its intersection with Earleigh Heights Road.

..... **St. John Properties has sealed a deal to locate a new Cracker Barrel** restaurant at its BWI Technology Park III. The restaurant signed a ground lease for a 1.75 acre pad site at West Nursery Road and Route I-295. Though Cracker Barrel has seven outlets in Maryland, the 8,960 square foot building at BWI Tech will be its first in Anne Arundel. St. John plans a 120,000 square foot office building next door.

Just Over 800 Homes Sold in AA

Builders in Anne Arundel went to closing 804 times in 2012. They're hoping they leave that figure in the dust in 2013.

Towns were the big sellers, as buyers settled on 378 new townhouses, paying an average of \$318,826.

Tanyard Springs remained atop the townhouse standings as it did in 2011, recording 128 townhouse settlements between Lennar and NVR. But this year, it will have more immediate competition from NVR, at the nearby Creekside Village.

Builders settled 285 singles in 2012, getting \$507,621 on average. Severn's Brookwood Run set the pace, with 21 closings, averaging \$532,449.

NVR clocked the highest average, getting \$673,767 at Deep Creek Village off College Parkway in Annapolis.

Look for D.R. Horton to play a bigger role in singles this, as it opens the multiple jobs it bought late last year. It's open now at Upton Farm, in Severn, but will be bringing Canterbury Village in Arnold and Millstone Village, also in Severn, on line soon.

Builders are happily eyeing the local housing supply charts, meanwhile. Inventory is down substantially. Though that should change as the spring arrives, the supply of homes in late February was down about 20 percent from the same time period last year, giving builders an opportunity to bump their own prices.

AA Single-family Subdivisions, By Settlements, 2012

Subdivision	Location	Builder	Settlements	Avg. Price
Brookwood Run	Severn	KHov	21	\$532,449
Tanyard Springs	Glen Burnie	Lennar	18	\$406,404
Bridgewater	Carvel Beach	Koch Homes	17	\$361,392
Park Ridge	Severna Park	NVR	17	\$713,967
Woodberry	Severn	NVR	14	\$518,932
Five Buoys	Pasadena	Koch	14	\$396,221
Deep Creek Village	Annapolis	NVR	13	\$673,767
Evergreen Commons	Severn	NVR	9	\$555,965
Gambrills Woods	Gambrills	D.R. Horton	8	\$542,324
Triton Woods	Edgewater	Classic	8	\$559,394
Enclave at Severna Park	Severna Park	Mandrin	8	\$470,461
Sailors Quay	Annapolis	K&P	7	\$433,801
Griffith Landing	Severn	Koch Homes	7	\$604,538
Shipley's Crossing South	Millersville	Koch Homes	7	\$522,439
Enclave at Arundel Preserve	Hanover	Toll Bros.	6	\$612,695

AA Townhouse Subdivisions, by Settlement, 2012

Subdivision	Location	Builder	Settlements	Avg. Price
Tanyard Springs	Glen Burnie	Lennar, NVR	128	\$281,353
Fieldstone	Laurel	Lennar	45	\$332,315
Pine Ridge Crossing	Brooklyn	NVR	36	\$252,753
Dorchester Woods	Hanover	NVR	32	\$361,293
Preserve at Hickory Ridge	Glen Burnie	NVR	31	\$264,607
Pointe at Arundel Preserve	Hanover	KHov, M/I	25	\$359,013
Jennifer Meadows	Severn	D.R. Horton	18	\$272,706
Deep Creek Village	Annapolis	NVR	18	\$425,531
Shipley's Crossing	Millersville	Koch	17	\$412,260
Enclave at Arundel Preserve	Hanover	Toll Bros	14	\$467,631

AA Building Permits Issued

Annapolis

Sturbridge Homes, to build a \$240,044 unit at 1495 Duvall Road;

Severn

Squires Company, PO Box 1862, Pasadena, MD 21122, (410) 255-1223, to build a \$162,547 unit at 1323 Donald Ave.;

The Ryland Group, to build a \$255,685 unit at 8321 Calm Stream Bend;

Hatch Home Builders Inc., 1102 Marley Creek Drive, Glen Burnie, MD 21060, (410) 320-6947, to build a \$116,329 unit at 80 West Virginia Ave.;

Turnbury Run LLC, to build a \$176,998 unit at 1711 Veronica Way;

K. Hovanian Homes, 1802 Brightseat Road, Landover, MD (301) 772-8900, to build 2 units avg. \$267,728 on Battersea Place;

Utz Enterprises, 539 Benfield Road, Severna Park, MD 21146, (410) 975-0901, to build a \$175,000 unit at 1612 Severn Road;

DRP Homes, P.O. Box 1071, Severna Park, MD 21146, (410) 987-3100, to build a \$264,658 unit at 1308 Napa Court;

Severna Park

James D. McCarthy, to build a \$242,058 unit at 302 Community Road;

C. L. Payne & Associates, 8696 Veterans Highway, Millersville, MD 21108, (410) 987-9771, to build a \$200,000 unit at 477 Blackshire Road;

Other AA Locations

Utz Enterprises, 539 Benfield Road, Severna Park, MD 21146, (410) 975-0901, to build a \$163,324 unit at 462 Mason Road and a \$178,678 unit at 232 Bay Dale Drive, Arnold;

Ashburn/Bridgewater Development LLC, c/o Koch Homes, to build a \$160,246 unit at 215 Matfield Court, Carvel Beach;

Pine Valley Construction, to build a \$306,930 unit at 2106 Edwin Lane, Crownsville;

James Marshall, to build a \$226,706 unit at 2054 Orchard Ave., Jessup;

Bay America Homes, 94 Stoney Battery Road, Earlesville, MD 21919, (410) 275-8040, to build 2 units avg. \$218,000 on Leeland Drive, Pasadena;

Lennar Homes, to build 4 units avg. \$147,468 on Caracle Court, Laurel;

Real Estate General, 2137 Defense Highway, Crofton, MD 21114, (410) 721-9230, to build a \$123,869 unit at 5031 Lerch Drive and a \$123,575 unit at Bonniewood Drive in Shady Side;

Ameri-Star Homes, 500 McCormick Drive, Glen Burnie, MD 21061, (410) 590-1000, to build a \$164,236 unit at 325 Chestnut Road, Linthicum Heights;

Caruso Homes, 1655 Crofton Blvd., #200, Crofton, MD 21114, (301) 261-0277, to build a \$264,946 unit at 3811 Contees Wharf Lane, Edgewater;

Richmond American Homes, 6200 Old Dobbin Lane #190, Columbia, MD 21045, (410) 872-0267, to build a \$248,668 unit at 1302 Four Orchards Lane, Odenton;

Lennar Homes, to build 2 units avg. \$175,000 on Boatwright Drive, Glen Burnie, in 'Tanyard Springs';

AA Commercial Permits Issued

Anne Arundel County, to build a \$2,400,000 public works utility building alteration w/replacement of screening equipment, Annapolis;

Anne Arundel County, to build a \$15,000,000 storage/warehouse membrane facility at 7701 Ft. Smallwood Road, Baltimore;

Anne Arundel County, to build a \$2,000,000 storage/warehouse high flow treatment building at 7701 Ft. Smallwood Road, Baltimore;

Anne Arundel County, to build a \$1,600,000 storage/warehouse fine screen facility at 7701 Ft. Smallwood Road, Baltimore;

Anne Arundel County, to build a \$14,000,000 storage/warehouse structure to house pump stations and reactor tanks at 7701 Ft. Smallwood Road, Baltimore

Chesapeake GB LLC, to build a \$95,583 restaurant assembly at 6716 Ritchie Highway, Glen Burnie;

SMO Inc., to build a \$600,000 retail store new building for convenience store/gas station at 3900 Mountain Road, Pasadena;

Troy CMBS Property LLC, to build a \$90,000 restaurant assembly for Little Caesars restaurant at 3207 Solomons Island Road, Edgewater;

Bruce W. Watts, to build a \$270,000 retaining wall on Ritchie Highway, Arnold;

AA Subdivisions Submitted

Through March 13, 2013

Final Plans Submitted

S-2012-021 - Thornhill Manor, Proj. #2012-059. Zoned RLD. 20 acres, 3 lots. Located at 965 St. Stephens Church Road, Gambrills. Tax map 37, block 9, parcel 290. Appl: Charles W. Bernstein, (410) 721-2462.

Preliminary Plans Submitted

C-2013-017 - Smith Property. Zoned TC. 1.8 acres, 1 lot. *Propose construction of 9,750 square foot office building.* Property located at 161 Jennifer Road, Annapolis. Tax map 45, block 20, parcel 326. Appl: Annapolis Mall Shopping Center Inc. c/o Annapolis Management Company, (410) 224-3700.

C-2013-018 - Concorde Circle, Zoned C. 30 acres. 1 lot. 3 proposed lots. Proposed construction of 9 apartment buildings, 2 hotels. Property located e side of Winterson Road, s side of International Drive on Concorde Circle, Linthicum. Tax map 4, block 7, parcel 1037. Appl: United Properties c/o Heffner & Weber, (410) 859-8000.

C-2013-019 - Dollar General, 3.1 acres. 1 lot. *Proposed construction of a Dollar General store with parking and onsite storm water management.* Property located at 8375 Veterans Highway, north of East-West Boulevard, Millersville. Tax map 22, block 12, parcel 297. Appl: Ralph E. Darley c/o Zaremba Group LLC, c/o Bob Boothe, (216) 221-6600.

C-2013-020 - Magothy Gateway, 17.3 acres. *Proposed Phase 1 redevelopment of existing shopping center, including CVS Pharmacy and bank pad site.* Property at 157 Ritchie Highway, at Earleigh Heights Road, Pasadena. Tax map 23, block 18, parcel 773,179, 566 & 217. Appl: Magothy Associates, LLLP, (410) 308-0700.

Site Development Plans Submitted

C-2005-065-2 - 7241 East Furnace Branch Road Zoned C-4. 2.6 acres. *Proposed development of existing parcel to accommodate a 7-11 convenience store and a reduced commercial office/retail building.* Property located at 7241 E. Furnace Branch Road, Glen Burnie. Tax map 10, block 8, parcel 555. Appl: Landmark Properties of Furnace Branch, LLC, (410) 590-1000.

Sketch Plans Submitted

S-2013-006 - Old Waugh Chapel Road, Proj. #2013-017. Zoned R-5. 6.7 acres. 2 lots. *16 proposed lots.* Property located e side of Old Waugh Chapel Road, north side of Dopeco Court at 659 & 661 Old Waugh Chapel Road,

Odenton. Tax map 29, block 10, parcel 72. Appl: c/o Bay Engineering/Terry Schuman (410) 897-9290.

AA Subdivisions Approved

Final Plans Approved

S-1994-014 - Miklasz Property, Proj. #2009-121. R-1, R-2, R-5 & R-15. 125 acres. 251 lots. Located off Disney Road near Frontier Drive, Fort Meade. Tax map 14, block 15, 21 & 22, multiple parcels. Appl: Toll MD VII Limited Partnership, c/o Toll Brothers, Columbia (410) 872-9105.

S-2010-045 - Crawfords Knoll, Proj. #2010-106. Zoned R-5 Cluster. 3.3 acres. 14 lots. Located on Waugh Chapel Road, east side of Old Waugh Chapel Road, Odenton. Tax map 29, block 16 & 17, parcel 91 & 222. Appl: Ameri-Star Homes, Inc., (410) 590-1000.

S-2006-072 - Elk's Landing, Proj. #2006-154. Zoned R-5. 25.6 acres. 25 lots. Located off Drum Point Road, near Owings Beach Road, Deale. Tax map 78, block 7, parcel 199, 96. Appl: Snyder Development Corporation, (410) 647-4791.

Minor Plans Approved

S-2005-077 - Robynn's Enclave, Lot 4, Proj. #2011-029. Zoned R-5. 0.23 acres. 1 proposed lot. Property located on Donald Avenue, east of Telegraph Road, Severn. Tax map 14, block 24, parcel 379. Appl: Squires Company, Ltd., (410) 736-2779.

Sketch Plan Approved

S-1971-161 - Chelsea Beach, Proj. #2009-146. Zoned R-2. 5 single-family lots. Located on the east side of Magothy Bridge Road at Soaper Avenue, Glen Burnie. Appl: Ameri-Star Homes, 195 Ritchie Highway, #B, Severna Park, MD 21146, (410) 590-1000.

AA Real Estate Transactions

Loyalist LLC c/o Douglas Development, to **AP Annapolis Admiral**, 1856 Old Reston Ave., Reston, Va, 20190. 1 lot in "Annapolis Science Center." Located at 185 Admiral Cochrane Drive, Annapolis, Md. 5.5 acres. Improved with 132,000 sf office building. Zoned Commercial. Tax ID: 02-000-0021-1203. Liber 25720, page 325. Deed date: January 23, 2013. **Purchase price: \$23,500,000.**

Aptus Maryland, LLC 156 Front Street, #303, Toronto, Ontario, to **Agellan Commercial Reit US L.P.**, 156 Front Street, #303, Toronto M5J2L6, Ontario. (*Transfer of property into REIT*). Lot 18 in "Arundel Crossing East." Property located at 8271 Anderson Court, Odenton. 11.6 acres. Improved with 70,000 square foot warehouse. Tax ID: 04-056-9007-9588. Liber 25759, page 267. Deed date: January 25, 2013. **Purchase price: \$10,266,996.** Deed of Trust: \$86,000,000, ING Life Insurance and Annuity Company.

RESIDENTIAL

Mary F. Ratliff to **Koch Riva Properties Group LLC**, c/o Koch Associates, 2661 Riva Road, #220, Annapolis, MD 21401. Lot 13 in "Woodholme." Property located at 8029 Jumpers Hole Road, Pasadena. Lot is 8,670 sf. Improved with building of 1,120 sf. Zoned Residential. Tax ID: 03-906-1395-1700. Liber 25695, page 165. Deed date: January 25, 2013. **Purchase price: \$250,000.**

Wendy Sue E. Shreve Spencer to **Utz Enterprises Inc.**, 515 Benefield Road #203, Severna Park, MD 21145. Lot 3 in "Longview on the Magothy." Located at 894 Doris Drive, Arnold. Lot is 11,250 sf. Improved with 1,435 sf building. Tax ID: 03-510-2787-4800. Liber 25695, page 401. Deed date: January 30, 2013. **Purchase price: \$125,750.**

Park Ridge Inc. c/o Merton E. Cohen, to **NVR Inc.**, 6085 Marshalee Drive, Elkridge, MD 21075. Lot 6 in "Park Ridge at Cypress Landing." Located on Sheppard Road, Severna Park, Md. Lot is 10,162 sf. Unimproved. Tax ID: 03-633-9023-3178. Liber 25724, page 482. Deed date: January 31, 2013. **Purchase price: \$295,250.**

Park Ridge Inc. c/o Merton E. Cohen, to **NVR, Inc.** 6085 Marshalee Drive, Elkridge, MD 21075. Lot 7 in "Park Ridge at Cypress Landing." Property located on Sheppard Road. 10,114 sf. Unimproved. Tax ID: 03-633-9023-3179. Liber 25748, page 17. Deed date: February 2, 2013. **Purchase price: \$295,250.**

Rutland Development LLC c/o Richard E. Polm, Member to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lots 2 and 6 in "Summit at Copper Ridge." Property located at 1406 Falls Run Court and 2405 Pebblebrook Court, Davidsonville. 1.4 acres. Unimproved. Zoned Residential. Tax ID: 02-761-9022-9520/9524. Liber

25778, page 13. Deed date: February 7, 2013. **Purchase price: \$580,000.**

David Lee Shreck to **Utz Enterprises**, 515 Benfield Blvd. #203, Severna Park, MD 21146. Lots 23-27 in "Sabrina Park." Property located at 108 Clarence Ave., Severna Park. Lot is 7,500 sf. Improved with house of 1,152 sf. Zoned Residential. Tax ID: 03-476-2358-0186. Liber 25750, page 233. Deed date: February 8, 2013, **Purchase price: \$168,000.**

Helen P. Richardson to **Utz Enterprises**, 515 Benfield Blvd., Severna Park, MD. Lots 28 and 29 in "Sabrina Park." Total 5,000 square feet. Unimproved. Zoned Residential. Tax ID: 03-746-2358-0177. Liber 25750, page 227. Deed date: February 8, 2013. **Purchase price: \$96,500.**

Coldwater II, LLC c/o Joseph G. Baldwin, Managing Member to **Mandrin Homes Ltd.**, 8174 Ritchie Highway, Pasadena, MD 21122. Lot 30 in "Coldwater Reserve." Located at 1404 Winter Pine Trail, Severn. Lot is 10,200 sf. Unimproved. Tax ID: 04-168-9023-5184. Liber 25752, page 151. Deed date: February 12, 2013. **Purchase price: \$155,000.** Deed of Trust: Amend note with M&T Bank.

Howard Building Permits Issued

Elkridge

Dorsey Family Homes, Inc., (410) 465-5739, to build a \$300,000 unit at 5831 Marbuck Way in "Marbuck Estates,"

NVR, Inc., (703) 956-4000, to build 2 units avg. \$250,000 on Wecker Way in "Grovemont Overlook, Phase 2,"

Trinity Quality Homes, Inc., (410) 480-0023, to build a \$225,300 unit at 5923 Cypress Springs Road in "Cypress Springs, Phase 1,"

Ellicott City

Columbia Builders, Inc., (410) 730-3939, to build a \$200,000 unit for Powel M. Charlotte Trustee at 2835 Millers Way Drive in "Hollifield Hills,"

NVR, Inc., (703) 956-4000, to build 2 units avg. \$250,000 on Summer Solstice Place in "Locust Chapel,"

Viking Development Corporation, (410) 442-8068, to build a \$200,000 unit for Jason Middleton at 9211 Wilrock Overlook in "The Enclave at Dunloggin,"

Glenelg

Toll Brothers, (410) 872-9105, to build a \$550,000 unit at 14318 Bensworth Way in "Edgewood Farm,"

NVR, Inc., (703) 956-4000, to build a \$250,000 unit at 14611 Triadelphia Road in "The Warfields II,"

Laurel

Williamsburg Builders, (410) 997-3343, to build 3 units avg. \$150,000 on Stansfield Road in "Watkins Choice Phase 2,"

Jenmar Homes, (410) 486-5693, to build a \$150,000 unit for Jenmar Homes at Whiskey Bottom LLC at 9115 Davene Lane

Woodbine

K. Hovnanian Homes of Maryland LLC, (301) 772-8900, to build 2 units avg. \$250,000 for Belle Haven Baker LLC on Bridalwreath Court and Sweetbay Street in "Belle Haven Estates,"

Cumberland Development Corporation, (301) 252-1122, to build a \$300,000 unit for Maggie Sands at 1904 Millers Mill Road in "Sands Property,"

Other Howard Locations

Trinity Quality Homes, (410) 480-0023, to build 6 units avg. \$263,754 on Candle Light Drive in "Castleberry at Ten Oaks" Dayton;

Fort West Group Inc., (410) 418-8900, to build a \$210,000 unit at 10733 Taylor Farm Road, Woodstock;

Howard Commercial Permits Issued

Mid Atlantic General Contractors Inc., (301) 937-9003, to build \$184,500 in entrance canopies Hammond Elementary and Middle School, Laurel;

Laurel Dental Specialists, (410) 744-2230, to build a \$467,860 interior and exterior alteration for Laurel Dental Specialists at 9889 Brewers Court in 'Whiskey Bottom Industrial Park, Laurel;

Columbia Association, (443) 962-9010, to build a \$180,000 steel and fabric shade structures at 6061 Stevens Forest Road, Columbia;

Forrester Construction Company, (301) 816-1700, to build a \$2,500,000 interior addition to dining room Clyde's Restaurant Group at 10221 Wincopin Circle, Columbia;

Bob Porter Company, (410) 552-6210, to build a \$800,000 façade upgrades and interior finish upgrades for Automotive Properties LLC at 12421 Auto Drive, Clarksville;

Blair and Sons Company, Inc., (410) 252-4300, to build a \$67,500 interior fit-out of existing space for Montpelier III LLC at 7651 Montpelier Road, Laurel;

Merritt Construction Services LLC, (410) 298-2600, to build a \$700,000 interior alteration for the University of Phoenix at 8830 Stanford Blvd., Columbia;

HBW Group, (301) 424-2900, to build a \$750,000 interior alteration for Constellation Gate Spring LLC at 6950 Columbia Gateway Drive, Columbia;

Bunzle USA, (410) 579-8890, to build a \$80,000 pallet racking system for IIT Crossroads DC LLC at 7481 Coca Cola Road in "Patapsco Valley Business Center," Hanover;

Mace Enterprises LLC, (410) 379-6248, to build a \$70,000 interior alteration for Normandy Venture Limited Partnership at 8480 Baltimore National Pike, Ellicott City;

Kascon Inc., (410) 740-7479, to build a \$2,600,000 interior completion for Orix Columbia Maryland Inc. at 7021 Columbia Gateway Drive, Columbia;

Schaefer Construction Company Inc., (410) 528-1250, to build a \$150,000 interior fit-out at 7071 Dorsey Run Road in "Howard Business Park," Elkridge;

CSC Real Estate Services LLC, (443) 463-3259, to build a \$400,000 interior alteration for Autobahn Indoor Speedway at 8251 Preston Court, Jessup;

Howard Subdivisions Submitted

Final Plans Submitted

F-13-071 – Buckskin Woods. 45 acres. 7 lots. Located on Maisel Farm Lane. Appl: Thomas Price, 13321 New Hampshire Avenue, Silver Spring, Md. 20904. (301) 680-8300.

F-13-072 – Hay Meadow. Zoned RC-DEO. 51 acres. 1 single-family lot. Located on Sykesville Road, north of Coventry Meadows Drive. Appl: Tuscany Farms, LLC, c/o Land Design & Development, 5300 Dorsey Hall Drive, #102, Ellicott City, Md.

F-13-073 – Emerson. Zoned PEC-MXD-3. 6.4 acres. 1 commercial parcel. Located on the west side of Sterling Drive, off Route 216, Laurel. Appl: Emerson Development V, c/o James F. Knott Development, 1 Texas Station Court, #200, Timonium, Md. 21093.

F-13-076 – Dogwood, Lot 4. Zoned RR-DEO. .99 acre. 1 single-family lot. Located on the east side of Redberry Road, Clarksville, Md. Appl: Evelyn Shulman, 6817 Redberry Road, Clarksville, Md. 21029., c/o Fisher, Collins, Carter, (410) 461-2855.

F-13-079 – Saybrook. Zoned R-20. 1 lot. Lot is 21,344 square feet. Located on the west side of Heatherwold Drive, Laurel. Appl: Faith Beanland, 8480 Heatherwold Drive, Laurel, Md., c/o URS Inc., (410) 785-7220.

Site Development Plans Submitted

SDP-13-052 – Basham Property. Zoned R-12. 1.87 acres. 5 single-family lots. Located on Hanover Road. Appl: Main Street Builders, 5705 Landing Road, Elkridge, Md. 21075.

SDP-13-039 – Central Transit Facility *Propose bus maintenance facility.* Zoned M-2. 6.08 acres. Located at 8800 Corridor Road, Annapolis Junction, Md. Appl: Howard Co. DPW, 9250 Bendix Road, Columbia, Md, c/o Brandon Love.

SDP-13-045 – Goddard School. Zoned B-1. .98 acre. *Propose 9,746 square foot school.* Appl: Chevy Chase Bank, c/o Goddard School, Ross Flax, 900 Gaither Road, Rockville, Md. (301) 330-2300.

SDP-13-054 – Kaiser. Zoned R-A-15. 5.09 acres. *Propose 71 townhouses.* Located on Pine Orchard Lane, opposite Corporate Court, Ellicott City. Appl: Kaiser Orchard LLC, c/o Randolph Hoenes, 8198 Main Street, Ellicott City, Md. (410) 900-9778.

SDP-13-055 – Orchard Park. Zoned R-A-15. 3 acres. *Propose 40 apartment units.* Located on Pine Orchard Lane, north of Route 40, Ellicott City. Appl: Security Development, Ellicott City, Md. (410) 465-4244.

Howard Subdivisions Approved

Thru March 14, 2013

Final Plans Approved

F-12-062 – Gatherings at Ellicott Mills. (Northridge). Zoned POR. 14.06 acres. 1 residential parcel for Active Adult community. Appl: Northridge LLC, 24012 Frederick Road, #200, Clarksburg, Md. 20871. (301) 428-0800.

Prel. Equivalent Sketch Approved

SP-13-001 – Village of Wilde Lake Redevelopment. Zoned NT. 10.2 acres. *Propose 250 apartments, plus 90,992 square feet commercial.* Located on the south side of Twin Rivers Road at Lynx Lane, Columbia. Appl: Kimco Realty, 1954 Greenspring Drive, #330, Timonium, Md.

Site Development Plans Approved

SDP-10-050 – Beechcrest Apartments. Zoned CE-CLI and R-MH. 5.7 acres. *Propose 40 apartment units.* Located on the northwest side of Route 1 at Whiskey Bottom Road, Laurel. Appl: Beechcrest Development, 5553 Broadwater Lane, Clarksville, Md. 21029. (410) 531-0114.

SDP-12-040 – Columbia Memorial Park. Zoned NT. 35.6 acres. 1 parcel for institutional use. Located at Clarksville Pike and Trotter Road, Clarksville. Appl: Columbia Memorial Park LLC, 12005 Clarksville Pike, Clarksville, Md. 21029, c/o Fisher, Collins and Carter, (410) 461-2855.

SDP-11-025 – Emerson, Parcel G-1. Zoned PEC. 9.7 acres. 1 lot for office building of 153,454 square feet. Located at the end of Whiskey Bottom Road, north of Sterling Drive, Laurel. Appl: James F. Knott Development, One Texas Station Court, #200, Timonium, Md. 21093. (410) 321-1000.

SDP-11-053 – Holiday Hills. Zoned R-20. .52 acre. 1 single-family lot. Located in the northwest quadrant of Hunting Lane and Newberry Drive, Columbia. Appl: Brown & Landy, 10805 Hunting Lane, Columbia, Md., c/o Mildenberg, Boender, (410) 997-0296.

SDP-13-017 – Hollifield Hills. Zoned R-20. 8.9 acres. 24 single-family lots. Located at the end of Millers Way Drive. Appl: Mid-Atlantic Land Development, 6420 Autumn Sky Way, Columbia, Md. 21044. (410) 730-3939.

Howard Transactions of Note

Rogers 40 II, LLC, c/o Nicholas Pirone, to **NARA Investments LLC**, 2264 Merion Pond, Woodstock, Md. 21153. Unit 102 in 'Ellicott City Exchange Condominium.' Located at 3201 Rogers Avenue, Unit 102, Ellicott City, Md. Unit is 2,650 square feet. Zoned Commercial. Zoned B-2. Tax ID: 02-402904. Liber 14621, page 431. Deed date: December 28, 2012. **Purchase price: \$608,000.** Deed of Trust: \$304,000, SunTrust.

Madison Columbia LLC, 2001 Pennsylvania Avenue, NW, 10th Floor, Washington, DC, to **Columbia Crossing 1700 LLC**, c/o Kimco Corp., 3333 New Hyde Park Road, #100, New Hyde Park, NY. Parcel C-1 in 'Route 175 Commercial.' Located at 6100 Dobbin Road, Columbia, Md. 10.06 acres. Improved with 100,908 square foot retail building. Zoned NT. Tax ID: 16-214388. Liber 14622, page 387. Deed date: January 11, 2013. **Purchase price: \$21,800,000.**

Columbia Acquisition LLC, c/o Bernstein Dev. Co., to **6625 Selnick Drive LLC**, c/o Harsha Prasad, 502 Washington Avenue, 8th Floor, Towson, Md. Parcel B-1 in 'Route 100 Business Park.' Located at 6625 North Selnick Drive, Elkridge, Md. 21075. 3.27 acres. Improved with 30,275 square foot building. Zoned CD-CLI. Tax ID: 01-170392. Liber 14641, page 47. Deed date: January 25, 2013. **Purchase price: \$2,317,840.** Deed of Trust: \$1.85 million, Wells Fargo.

C&S Hanover LLC, c/o Craig M. Smith, to **PLE Real Estate LLC**, Shmaya Estrogano. Parcel B-3 in 'Hanover Business Park.' Located at 6205 S. Hanover Road, Elkridge, Md. 21075. 1.04 acres. Improved with 7,460 square foot building. Zoned Industrial. Tax ID: 01-179713. Liber 14659, page 394. Deed date: February 1, 2013. **Purchase price: \$890,000.** Deed of Trust: \$452,500, Capital One.

Wells Fargo Bank N.A. to **Belagan LLC**, c/o Cecile F. Klein, 5907 Bloomingdale Terrace, Rockville, Md. 20852. Units 204 and 205 in 'Gateway Centre Condominium.' Located at 7226 Lee DeForest Drive, Columbia, Md. 21044. Units avg. 2,500 square feet. Zoned Commercial. Tax ID: 16-216798 and 801. Liber 14665, page 250. Deed date: January 30, 2013. **Purchase price: \$1,146,270.**

Patuxent Alliance LLC, c/o RReef America, to **UAV Properties II, LLC**, 8280 Patuxent Range Road, Jessup, Md. Parcel F-1 (Block E) in 'Baltimore Washington Industrial Park.' Located at 8280 Patuxent Range Road, Jessup, Md. 20794. 4.28 acres. Improved with 59,436 square foot building. Zoned M-2. Tax ID: 06-411045. Liber 14665, page 206. Deed date: January 29, 2013. **Purchase price: \$5,100,000.**

RESIDENTIAL**Maple Lawn Farm**

Maple Lawn Farms I, LLC, c/o Greenebaum & Rose, Inc., to **MS Maple Lawn LLC**, c/o Miller and Smith, 8401 Greensboro Drive, #450, McLean, Va. 22102, Lots 383, 384, and 501 – 504 in 'Maple Lawn Farms, Hillside District.' Located on Gunston and Morris Street, Fulton, Md. Lots avg. 4,000 square feet. Zoned MXD. Tax ID: 05-456681, 593123 et al. Liber 14646, page 467. Deed date: January 21, 2013. **Purchase price: \$1,277,620.** Deed of Trust: Amend note with EagleBank.

Maple Lawn Farms I, LLC, c/o Greenebaum & Rose, Inc., to **NVR Inc.** Lots 442 – 445 in 'Maple Lawn Farms, Hillside District.' Located at 7577 – 7583 Morris Street, Fulton, Md. Zoned MXD. Tax ID: 05-457335 et al. Liber 14651, page 229. Deed date: January 18, 2013. **Purchase price: \$700,000.**

Maple Lawn Farms I, LLC, c/o Greenebaum & Rose, to **Streetscape at ML, LLC**, c/o Michael Harris Homes, 1420 Spring Hill Road, #550, McLean, Va. 22101. Lots 46, 48 and 55 in 'Maple Lawn Farms.' Located on Ellington Street, Fulton. Lots avg. 4,350 square feet. Zoned MXD. Tax ID: 05-594251 et al. Liber 14692, page 242. Deed date: February 4, 2013. **Purchase price: \$705,000.** Deed of Trust: Amend note with Sandy Spring Bank.

Ellicott City

Welsh Property LLC, c/o Donald Reuwer, Jr., to **NVR Inc.** Lot 45 in 'Locust Chapel.' Located on Windpower Way, Ellicott City. Lot is 6,069 square feet. Unimproved. Zoned Residential. Tax ID: 01-593217. Liber 14693, page 479. Deed date: Feb. 7, 2013. **Purchase price: \$237,800.**

Double R Ventures LLC to **NVR Inc.** Lot 14 in 'Mount Hebron Overlook.' Located at 2615 Toby Lane, Ellicott City. Zoned R-20. Tax ID: 02-312859. Liber 14645, page 128. Deed date: January 10, 2013. **Price: \$260,960.**

Elkridge

Julie Ann Associates LLC, c/o James L. Newburn, to **Patapsco Homes LLC**, 5300 Dorsey Hall Drive, #102, Ellicott City, Md. Lot 3 in 'Hanover's Grant.' Located at 6468 Julie Ann Drive, Elkridge, Md. 21076. Lot is 9,093 square feet. Unimproved. Zoned R-12. Tax ID: 01-304593. Liber 14657, page 108. Deed date: January 31, 2013. **Purchase price: \$140,000.** Deed of Trust: \$302,400, Revere Bank.

Atapco Howard Square II Statutory Trust to **NVR Inc.** Lots 110 – 116 in 'Howard Square.' (7 TH lots). Located at 7400 – 7412 Singers Way, Elkridge, Md. 21075. Townhouse lots. Tax ID: 01-593710 et al. Liber 14693, page 493. Deed date: February 1, 2013. **Purchase price: \$831,250.**