

# Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 18, Number 17

September 19, 2014

## *Carrier Claims Hanover Space*

Carrier has leased the middle of the building at 7481 Coca Cola Drive in Hanover.

The 180,000 square foot space is perhaps the most fabled 'middle of the building' spot in the Corridor, for it has awaited a tenant back to the building's construction over half a dozen years ago. The first two leases in the Lincoln Crossroads building were signed relatively quickly but the middle proved tougher to fill.

But the newly-signed Hanover deal means that landlord Industrial Income Trust (IIT) has a fully leased building now in 7481 Coca Cola. IIT had bought the building and a second building in Crossroads, totaling 507,000 feet between them, for close to \$84 per foot. Filling the vacant middle space was high on its 'to do' list.

The deal is the second recent lease to fill Class A space, after LaSalle Investment signed Food Authority to approximately 70,000 square feet on Dorsey Run in Jessup.

Carrier is also growing in the bargain, as the space it is leaving totals about 70,000 square feet now.

Ed Harris and John Wilhide of CBRE brokered the Carrier deal.

## **Beazer, Richmond Are Buyers In Laurel, Millersville**

To Wincopia Farms, Beazer Homes has added a second sizable Laurel job, while Richmond American Homes took down over half the lots in a new townhouse job.

Beazer, famous now for its acquisition of the Wincopia property, recently paid \$23.9 million for the two pieces of 'Deer Spring,' located on Old Scaggsville Road. The acquisition, bringing Beazer 81 single-family and 48 townhouse lots, closed at final plan approval. Land Design & Development had managed the entitlement process for the landowner.

The Deer Run buy solidifies Beazer's ramped-up Laurel presence, though it has partitioned off parts of Wincopia. After first bringing on NVHomes to share the singles in Wincopia, Beazer is reportedly selling townhouse lots to Pulte Home Corp. Of the 220 lots at Wincopia, 49 are townhouse lots.

Beazer's first single-family lot sale at Wincopia to NVHomes, for the model home lot, went for a healthy \$380,000, according to the Land Records. That's a powerful number for an east county, quarter-acre lot. NV expects to sell well into the \$800's and \$900's at Wincopia on the 55 lots it is buying. **Fraser Forbes Real Estate brokered that lot-takedown deal.**

**Across the county line in Anne Arundel**, meanwhile, Richmond American Homes now owns better than half the lots in its newest subdivision, Villaggio Enclave. The homebuilder paid \$6.74 million for a first takedown of 55 lots in the Millersville community, located near Elvaton Road and Jumpers Hole Road. The purchase includes a mix of traditional, 22-foot wide townhouses and wider, 32-foot 'villas.' Richmond is buying finished lots from Attman Construction.

In all, Villaggio Enclave will be 90 units, about a third of them in villas. The builder hasn't attached final prices to its models yet, but the 22-footers are likely to open in the low \$300's. Framing out the first sticks of towns now, Richmond expects to have a model by the end of the year.

## ***Foreclosed Retail Changes Hands***

An acquisition at auction has put a small Annapolis retail center in new hands. The 2091 West Street Annapolis LLC closed on the retail at 2091 West in late August for \$1.8 million. The LLC had successfully bid for the property at a May auction following a default by the prior owner. According to the Land Records, the new owner is a Frederick, Md.-based entity headed by Dena Henry. Now in the group's possession is a three-bay retail center totaling 7,950 square feet. According to the auction ad, Causal Male leases about 3,000 square feet.

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

## ***Road Alignments For new 'Village'***

Road design alternatives under study in Anne Arundel could pave the way – literally - for a small new commercial village in Jessup.

County transportation officials released plans for a redesign of the intersection of Race Road and Route 175, in an effort to cure a road connection that is too conducive right now to accidents. The intersection, just west of the B/W Parkway, is opposite a coming Elm Street Development mixed-use project, as well as COPT's future 'Clarks Hundred.'

Creating a small local commercial center, with some residential, would fulfill a goal of the Small Area Plan for Jessup, which saw the row of single-family homes along that stretch of Route 175 as inappropriate for the growing levels of traffic. Instead, the county adopted a vision that includes about 120,000 square feet of local commercial along the north side of the road.

The first of the three alternatives is a No Build, while the third would relocate Race Road slightly farther west to intersect 175 at Chestnut Avenue.

The second alternative would implement the local 'paper streets' paralleling 175 before intersecting close to the Jessup Elementary School. From the design of it, the third alternative would provide the most transportation support for a new 'village.' It would also, naturally, cost the most, at \$46.7 million.

## ***Howard's Lot Supply Tighter***

The inventory of developed but still vacant lots in Howard County is at a post-recession low, according to an unofficial survey.\*

Where the backlog of buildable lots had grown to double and triple what it is today in the worst of the 'bust' years, the number is now about 900 county-wide. These are lots with a road in front and the pipe showing. Measured against settlement pace, the 900 lots amounts to about a 15-month supply. Not surprisingly, the Rural West has the biggest backlog, with its 185 lots amounting to a 25-month supply.

The East is the closest to healthy, with 216 lots, or an 11-month supply. There are about 460 finished but vacant townhouse lots countywide, putting its inventory at about 16 months. Likewise for condo apartments, with 40 lots constituting a 16-month supply.

If one uses the resale inventory benchmark of six months' supply equals equilibrium, then the supply of vacant lots is still well above that point. But it's a big improvement over a couple years back, and moving in the right direction

(\*Unofficial' in this case means site visits to count the lots at jobs larger than four lots).

---

## ***State Police Ready Lease for CVED***

The State Police division that enforces commercial vehicle laws is moving to a new location.

A 7,125 square foot suite at 6855 Deerpath Road in Elkridge will be the new home of the Commercial Vehicle Enforcement Division (CVED). State officials say in legal paperwork that the relocation out of the current space will save the Police \$40,000 a year.

The 10 year deal will cost the State \$77,306 in annual rent. Effective December 1, 2014, the negotiated terms start at \$10.85 per foot for the space. Both utilities and custodial fall to the tenant. CVED officials are the ones that always have the truckers pulled over on the side of the road, and they operate the weight and inspection facilities. The Deerpath location is slated for office and training space.

---

## ***KeyW's Growth Awaits New Building***

Work continues on the new COPT office building in Hanover that will house additional KeyW space.

KeyW, a cyber-security firm, signed a lease in April to take between 80,000 and 90,000 square feet in the new building, underway at 7880 Milestone Parkway. The company already has a substantial presence in the first COPT building at Arundel Preserve. KeyW will use the space for its Advanced Cyber Research and Training Center. COPT is aiming for a July, 2015 delivery.

COPT recently bought out its partners in the office park, located just south of Arundel Mills Mall, to give it more flexibility in its long-term development.

## ***C-4 Users Flood Planning Dept.***

Now, apparently, is the time to put land in Anne Arundel County zoned C-4 to good use. Within a couple weeks, three different C-4 plans have come in the door at the planning department.

The 810 Crain LLC's plan for pad site development in the Route 301 median is the headliner. The 4.21 acre site was previously planned for self-storage, but the LLC now envisions turning the site, located just north of St. Stephen's Church Road, over to four pads. They would house a fast-food restaurant, convenience store and gas, a bank, and general retail.

Convenience store operator High's has the next site, at 8699 Veterans Highway. The Baltimore chain wants to knock down the current gas station and build a new station and convenience store.

And the final piece of C-4 planning goes to 3613 Laurel Fort Meade Road in Laurel. Truck' N America needs a new office and showroom from which to sell recreational vehicles campers. It'll knock down the present facility and build about 2,000 square feet of new space. This isn't a big project, but we just like writing Truck' N America.

## ***A Bigger Presence***

IMPAQ International LLC has grown in-place at 10420 Little Patuxent Parkway in Columbia. The firm added 7,744 square feet at the General Growth Properties building, giving it nearly 40,000 square feet there.

Gregory Freidman of AGM Commercial Real Estate Advisors represented the tenant.

## **Woodlawn Gets Nod for Archives**

The Maryland State Archives has chosen a Woodlawn address for a 134,240 square foot lease.

Though it's out of our usual coverage area, the Woodlawn industrial lease by the state reveals the numbers behind the deal. Medco, the quasi public economic development agency, is slated to purchase the warehouse through equity and tax exempt bonds so it can lease it to the state. Starting October 1, its tenant the Archives will pay \$650,472 in annual rent, for a 15-year term. The negotiated rent is \$4.92 per square foot. Utilities and custodial will both be the responsibility of the tenant.

Archives' current facilities are at capacity, and over half of the State's permanent records are stored in substandard facilities. The Woodlawn warehouse was built in 1996 for the Social Security Administration, and gives the State a building with a mezzanine shelving structure, climate control zoned fire suppression systems, and individual aisle lighting.

---

## ***Annapolis Office Developers Advance Plans***

A couple of potential new office buildings have appeared off on the Annapolis horizon. One, on Old Mill Bottom Road along Route 50, is a proposal that had been floated previously but for which the plans lapsed. The other would be a medical building on Bestgate Road.

The Old Mill Bottom building would be 40,000 square feet at the Kilkenny Office Complex. Swampdawn LLC, headed by Brendan Kelly, filed a preliminary plan with the county Planning and Zoning department that reactivates a previous plan.

The plan for 708 Bestgate, meanwhile, is brand new. The 708 Bestgate Road LLC, a group of independent investors, wants to construct a 33,300 square foot medical building on the property now owned by a church. Besides the three-story building, the LLC shows room on the newly submitted preliminary plan for a 5,500 square foot patient care building. Maryland Brain & Spine is an investor and will be one of the tenants, along with other medical practices.

---

## ***A Place to Park Vehicles***

.Eleven acres on Energy Parkway will be turned over to vehicle storage. An affiliate of Adscom, Inc. which already leases space close by, bought the acreage at 7601 Energy for \$2.85 million from RReef. Adscom supplies commercial operators with vans and trucks and the accessory equipment that goes with them. RReef had sold the warehouse next door, then housing Commerce Corporation, to IIT in 2011. Ed Harris and John Wilhide of CBRE repped the seller in the land deal, while Mike Roden of CBRE brought the buyer.

**Atapco Sells Greenwood Place.** Atapco Properties has sold the 121,000 square foot warehouse at 8730 Greenwood Place. It's a building that defined the term 'value add.' Atapco collected \$9.9 million in the sale (\$81.56 per foot) after purchasing it in March 2010 just 26 percent leased. The developer gradually leased the building until a 25,576 square foot lease to Gramaco Granite in 2012 filled it. Transwestern had leased the building; CBRE had the sales brokerage.

## ***Buch Property Plans Are In***

Plans for a new apartment complex bordering Maple Lawn Farms are now in the door at the Howard County planning department.

The Buch Family LP, working with Robert Vogel Engineering, submitted an environmental concept plan for 283 units at the end of Old Columbia Road between the Fulton community and the Cherry Tee Shopping Center. The 8.8 acre property was up-zoned for apartments in the last Comp Zoning plan. According to the *Sun* Newspaper, the Bozzuto Group will likely manage the complex.

## ***Flag Lot Limit Bill Doesn't Pass***

More than one flag lot will continue to be allowed per subdivision in Anne Arundel County.

That's the decision the County Council came to in defeating Bill 50-14 recently. Council member John Grasso wanted to limit flag lots across the county, both to one per subdivision and only on lots of larger than one acre.

Flag lots are already 'disfavored' in the county, and can be approved only if 'no other practical alternative is available.' But flag lots can also be helpful in avoiding natural features, giving both developers and planners a flexibility that the Council apparently wasn't willing to legislate away.

Also now listed as 'defeated' was a Grasso bill to limit access between subdivisions. Grasso wanted, through Bill 45-14, to limit subdivisions of greater density getting access through subdivisions of less density. He had made the bill more flexible in order to get it passed, but it still couldn't get a majority.

In both cases, the builders association opposed the bills, saying enough protections have already been written into the zoning code.

## ***Pasadena Sale Yields Office Relocation***

Blue Heron Restorations will operate out of a newly-bought Pasadena location.

The group paid \$450,000 for two buildings at 8100 and 8108 Fort Smallwood Road, totaling 10,000 square feet and sitting on three-quarters of an acre. Pasadena Upholstery is also slated to take space in one of the buildings.

The seller was Commercial Loan Solutions LLC. Jack Lassise of The Michael Company brokered the transaction.

## ***AA Building Permits Issued***

### ***Annapolis***

**Rite Builders LLC**, 7410 Baltimore Annapolis Blvd., Glen Burnie, MD 21061, to build a \$175,079 unit at 1316 Swan Drive;

**Thomasville Homes LLC**, 2317 Mountain Road, Pasadena, MD to build a \$144,228 unit at 1261 Washington Drive;

### ***Glen Burnie***

**Caruso Homes**, 1655 Crofton Blvd., #200, Crofton, MD 21114, (301) 261-0277, to build a \$226,897 unit on Windjammer Road, in 'Sloop Cove;'

**US Homes**, to build a \$186,114 unit on Meherrin Court, in 'Tanyard Springs;'

**Ameri-Star Homes Inc.**, 500 McCormick Drive, Glen Burnie, MD 21061, (410) 590-1000, to build a \$135,000 unit on Stiemly Ave., in 'East Glen Burnie;'

**Hebron Manor 1 LLC**, c/o Williamsburg Group, to build a \$182,228 unit at 253 Saltgrass Drive, in 'Osprey Landing;'

### ***Severn***

**Toll Brothers**, Columbia, Md. (410) 872-9105, to build two units avg. \$263,410 on Maple Brook Lane, in 'Arundel Forest;'

**K. Hovnanian Homes OF MD LLC**, 1802 Brightseat Road, Landover, MD (301) 772-8900, to build a \$259,764 unit on Blackhorse Trail, in 'Brookwood Run;'

### ***Severna Park***

**Bellemeade Development LLC**, to build a \$227,857 unit at 119 Bellemeade Drive;

**Richmond American Homes**, 6200 Old Dobbin Lane #190, Columbia, MD 21045, (410) 872-0267, to build a \$206,415 unit at 414 St. Martins Choice Lane, in 'St. Martin's;'

### ***Other AA Locations***

**NVR Inc.**, to build a \$227,953 unit at 2002 Shade Tree Lane, Jessup;

**NVR Inc.**, to build a \$250,000 unit at 8304 Carli Court, Millersville;

**Belle Grove Homes**, to build a \$270,000 unit at 500 Teak Road, Crownsville;

---

## AA Commercial Permits Issued

---

**Providence Center Inc.**, to build a \$175,000 institutional alteration at 370 Shore Acres Road, Arnold;

**AP Annapolis Admiral LLC**, to build a \$380,000 office fit out at 185 Admiral Cochrane Drive, Annapolis;

**PPE Casino Resorts Maryland LLC**, to build a \$1,500,000 restaurant fit out on Arundel Mills Circle, Hanover;

**SVF Riva Annapolis LLC**, to build a \$205,000 office alteration on Riva Road, Annapolis;

**West Street Business Trust**, to build a \$250,000 restaurant assembly on Somerville Road for Einstein Brothers Bagels, Annapolis;

---

## AA Subdivisions Submitted

---

### Final Plans Submitted

**S-2013-018 – Elizabeth Place II**, Proj. #2013-071. Zoned R-5. 1.8 acre. 7 proposed lots. Located west side of Elizabeth Road, near intersection with Ft. Smallwood Road, Pasadena. Tax map 17, block 16, parcel 302. Appl; Amer-Star Homes Inc., (410) 590-1000.

### Preliminary Plans Submitted

**S-2014-019 – 8971 Ft. Smallwood Road**, Proj. #2014-074. Zoned R-2 & C-3. 2.5 acres. 4 proposed lots. *Separate out commercial zoned area from residential zoned area to create 3 new single family homes.* Property located on the west side of Whites Cove Road, north of Ft. Smallwood Road, Pasadena. Tax map 17, block 17, parcel 229. Appl: Larry Thurston, (443) 618-1398.

**C-2014-039 – Gibson Island Club House**, Zoned R-1. 4.5 acres. 4 proposed lots. *Demo existing clubhouse and construct new one.* Property located east side of Broadwater Way, south side of Banbury Road, Gibson Island. Tax map 34, block 1, parcel 109/119. Appl: PDSI Inc. c/o Keith Baker, (410) 685-7374.

**C-13-0022-01 – Kilkenny Office Complex**. (Reactivate expired plan). Zoned RLD/C-3/R-5. 5.4 acres. *Propose 40,000 square foot office building/parking garage.* Located on the north side of Route 50 off Old Mill Bottom Road, Annapolis. Appl: Swampdawg LLC, 716 Giddings Avenue, #32, Annapolis, Md. 21401. (410) 263-899.

**C-14-0030 – 708 Bestgate Road**. Zoned C-2/R-2. 6.92 acres. *Propose 33,300 square foot medical building.* Located at 708 Bestgate Road, Annapolis. Appl: 708 Bestgate Road LLC, c/o Maryland Brain & Spine, 2002 Medical Parkway, #430, Annapolis, Md., c/o Stevan Flury, Annapolis, Md. (410) 266-2332.

## Site Development Plans Submitted

**C-2014-020 – Grande View Park Lots 33-38**, Zoned R-2. 14,400 square feet. *Propose 3 lots.* Property located east side of Edelton Ave., north side of George Ave., Severn. Tax map 21, block 12, parcel 377. Appl: Pride Homes, LLC c/o Richard Roeder, (443) 758-6455.

**C-13-0043 – High's at Benfield**. Zoned C-4. 2.12 acres. Located at 8699 Veterans Highway. *Propose demo existing building and build new convenience store and gas station.* Appl: High's of Baltimore, 2700 Loch Raven Blvd., Baltimore, Md. 21218. (410) 261-5342.

---

## AA Real Estate Transactions

---

**Riviera Plaza Assoc. Ltd.** c/o Charles F. Jacobs to **AVI Investment, LLC**, 8053 Ritchie Highway, Pasadena, MD 21122. Property located at 111 Kenwood Road, Rivera Beach. Lots total 44,324 square feet. Unimproved. Zoned Commercial. Tax ID: 03-693-2055-1800/1500. Liber 27555, page 118. Deed date: July 30, 2014. **Purchase price: \$450,000.** Deed of Trust: \$800,000, Bank of Cape Cod.

**Schafer Snyder, LLC** to **House of Prayer EF. 2=20**, 900 Church Street, Brooklyn, MD 21225. Lot 1 in "Shaw Commercial Center." 1.74 acres. Improved with 7700 square foot flex building. Zoned Commercial. Tax ID: 04-759-9021-6541. Liber 27558, page 258. Deed date: July 30, 2014. **Purchase price: \$980,000.** Deed of Trust: \$784,000, Home Savings Bank.

**J. Patrick Gill** to **2091 West Street Annapolis LLC**, Property located at 2091 West Street, Annapolis. Lot is 18,773 square feet. Improved with 7,949 square foot retail center. Zoned Commercial. Tax ID: 02-000-9000-6159. Liber 27572, page 266. Deed date: August 26, 2014. **Purchase price: \$1,800,000.** Deed of Trust: \$2,080,000, Branch Banking and Trust Company.

## RESIDENTIAL

**K. Hovnanian Homes of Maryland LLC**, to **Caruso Sloop Cove, LLC**, c/o Caruso Homes, Crofton, Md. Lot 9 in "Sloop Cove Landing." Located on Windjammer Road, Glen Burnie. Lot is 19,661 square feet. Unimproved. Zoned Residential. Tax ID: 03-824-9021-7476. Liber 27526, page 414. Deed date: July 28, 2014. **Purchase price: \$95,000.**

**Janet L. Meadows** to **Ameri-Star Homes of Thompson Farms Inc.**, 7820 WB&A Blvd., Severn, MD 21144. 4 lots in "Thompson Farms." Located at 7852 WB&A Blvd., Severn. Total 3.96 acres. Zoned Residential. Tax ID: 04-814-0518-9800. Liber 27537, page 332. Deed date: July 1, 2014. **Purchase price: \$320,000.**

(Continued on Page 6)

**AA Real Estate Transactions (from p. 5)**

**Terry Lee Atas** to **Ameri-Star Homes of Thompson Farms Inc.**, Lot 4 in "Thompson Farms." Located at 7820 WB&A Blvd., Severn. 2.08 acres. Unimproved. Zoned Residential. Tax ID: 04-814-0148-5400. Liber 27537, page 336. Deed date: July 1, 2014. **Purchase price: \$45,000.**

**Tanyard Cove Associates LLC** c/o Elm Street Development, to **M/I Homes of DC, LLC**, Sterling, Va. Lots 57 – 61 and 74 – 81 in "Tanyard Cove." Townhouse lots. Located on the west side of Marley Neck Boulevard, Pasadena, Md. Tax ID: 03-862-9024-0045. Liber 27542, page 222. Deed date: August 7, 2014. **Purchase price: \$1,265,810.**

**Rutland Development LLC**, c/o Polm Development, to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lots 7 & 18 in "Summit at Copper Ridge." Property located on Falls Run Court & Pebblebrook Court, Davidsonville, Md. Tax ID: 02-761-9022-9525/9536. Liber 27565, page 408. Deed date: July 29, 2014. **Purchase price: \$600,000.**

**Two Rivers Associates, LLC**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lot K-5 in "Two Rivers." Located at 3010 Turnstile Lane, Odenton, Md. Lot is 5,806 square feet. Unimproved. Zoned Residential. Tax ID: 04-816-9023-8262. Liber 27565, page 414. Deed date August 11, 2014. **Purchase price: \$200,020.**

**Arundel Woods, LLC** c/o Mark L. Levy, General Manager to **NVR Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lot 37 in "Arundel Woods." Located at 7412 Acorn Grove Way. Tax ID: 04-056-9023-7981. Liber 27565, page 418. Deed date: August 8, 2014. **Purchase price: \$186,000.**

**Governors Reserve, LLC**, c/o Hogan Companies, Annapolis, Md., to **Lighthouse Development Ltd. Partnership**, c/o Koch Associates, 2661 Riva Road #220, Annapolis, MD 21401. Lot 1 in "Hogan Family Subdivision." Located at 600 Churchill Circle, Davidsonville, Md. 21035. 1.42 acres. Unimproved. Tax ID: 01-410-9022-6857. Liber 27573, page 130. Deed date: August 12, 2014. **Purchase price: \$275,000.**

**Cynthia Gayle Tiqui** to **Ameri-Star Homes Inc.**, Lot 229 in "East Glen Burnie." Located at 209 Stiemly Avenue, Glen Burnie, Md. 21060. Lot size unavailable. Tax ID: 05-230-9024-0822. Liber 27574, page 147. Deed date: August 13, 2014. **Purchase price: \$50,000**, Amend note with M&T Bank

**Attman Construction Company Inc.** to **Richmond American Homes of Maryland Inc.**, 55 lots in "Villaggio Enclave." (Mix of 32 and 22-foot wide townhouses). Located near Elvaton Road and Jumpers Hole Road, Millersville. Tax ID: 03-861-9023-8093 et al. Liber 27577, page 343. Deed date: August 5, 2014. **Purchase price: \$6,747,000.**

**Howard Building Permits Issued*****Ellicott City***

**Perfect Finish Remodeling**, (410) 499-9602, to build two duplex units on Main Street avg. \$150,000;

**Villages at Turf Valley LLC.**, c/o Keelty Homes, (410) 252-8600, to build two duplex units avg. \$200,000 on Fairmont Lane;

**Toll Brothers**, (410) 872-9105, to build two units avg. \$600,000 on Ashby Court and Old Homewood Court;

***Laurel***

**Jenmar Homes**, (410) 486-5693, to build a \$180,000 unit at Whiskey Bottom LLC at 9111 Davene Lane;

**Cornerstone Homes, Inc.**, (410) 792-2588, to build a \$115,000 unit at 9403 Washington Ave., in 'Park Overlook;'

***Other Howard Locations***

**The Ryland Group Inc.**, (410) 290-0094, to build 11 townhouse units avg. \$150,000 on River Rock Way, Columbia, in 'Simpson Mill;'

**Toll Brothers**, (410) 489-2275, to build a \$600,000 unit at 14578 Edgewood Way, Glenelg;

**Barbara Liston**, (540) 333-1075, to build a \$200,000 unit at 342 Waterside Road, Mount Airy;

**NVR Homes**, (703) 956-4000, to build a \$200,000 unit at 2414 Anderson Hill Street, Marriottsville, in 'Waverly Woods;'

**Howard Commercial Permits Issued**

**J. Vinton Schafer/Quandel** (410) 335-3000, to build a \$6,000,000 2-story addition and alteration for Howard County Board of Education and Laurel Woods Elementary School at 9250 North Laurel Road, Laurel;

**NTC Mazzuca Contracting**, (443) 864-0522, to build a \$276,000 interior alteration for Howard County General Hospital Inc. at 11085 Little Patuxent Parkway, Columbia;

**Sanford Construction Services**, (410) 953-0220, to build a \$270,000 interior alteration for 9033 Red Branch Road LLC at 9033 Red Branch Road, Columbia;

**Taylor Brothers Construction Company Inc.**, (812) 379-9547, to build a \$106,345 interior alteration for CH Realty III Long Gate LLC at 4390 Montgomery Road, Ellicott City;

**Taylor Brothers Construction**, (812) 371-4494, to build a \$228,641 interior alteration for Dayton Hudson Corporation and Target at 6111 Dobbin Road, Columbia;

**Phelon Construction Inc.**, (443) 632-5646, to build a \$70,000 interior alteration for Snowden First LLC c/o Potomac Property at 6955 Oakland Mills Road, Columbia;

(Continued on Page 7)

**Howard Commercial Permits Issued (from p. 6)**

**Columbia Association Inc.**, (443) 250-1517, to build a \$60,000 alteration to existing pool bathhouse for Columbia Association Inc. at 6330 Trotter Road, Clarksville;

**Dyson Construction**, (410) 964-5100, to build a \$375,000 interior alteration for KJG Real Estate LLC and Elkridge Animal Hospital at 6270 Washington Blvd., Elkridge;

**M.D.S. Builders Inc.**, (561) 241-8990 to build a \$151,000 interior alteration for Mall in Columbia Business Trust at 10300 Little Patuxent Parkway, Columbia;

**Taylor Brothers Construction**, (812) 371-4494, to build a \$148,000 interior alteration for Target Corporation at 6111 Dobbin Road, Columbia;

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

**HBW Group Inc.**, (301) 424-2900, to build a \$275,000 interior alteration for Colgate Drive Associates LP at 7125 Columbia Gateway Drive, Columbia;

**Teltronic Towers Inc.**, (301) 350-6400, to build a \$75,000 install of 12 panel antennas for Verizon Wireless and 6325 Woodside LLC at 6325 Woodside Court, Columbia;

**MRB Solutions LLC**, (443) 871-1634, to build a \$150,000 interior alteration for Foot Locker and Mall in Columbia Business Trust at 10300 Little Patuxent Parkway, Columbia;

**Joseph D. Haycock**, (410) 789-7800, to build a \$225,000 replacement of existing chiller and extend concrete pad for Dayton Oaks Elementary and Howard County Board of Education at 4691 Ten Oaks Road, Dayton;

**Howard Subdivisions Submitted****Environmental Concept Plans Submitted**

**ECP-5-007 – Penkusky Property**. Zoned R-ED. 5.87 acres. *6 single-family lots*. Located on Beechwood Road, east of Bonnie Branch, Ellicott City. Appl: Joseph Penkusky, 4707 Beechwood Road, Ellicott City, Md., c/o Sill, Adcock Associates, (443) 325-7682.

**ECP-15-011 – Maple Grove**. Zoned R-12. 3.13 acres. *9 single-family lots*. Located on the north side of Upton Road, Ellicott City. Appl: Charles Manahan, 9060 Upton Road, Ellicott City, Md, c/o Robert H. Vogel Engineering, (410) 461-7666.

**ECP-15-012 – Dorsey Overlook**. Zoned R-APT. 5.5 acres. *90 townhouse lots*. Located on Route 108 at Columbia Road, Columbia. Appl: Triangle Old Annapolis Associates, 453 South Polk Drive, Sarasota, FL, 34236. (410) 404-8246.

**ECP-15-017 – Dorsey Center Parcel R**. Zoned TOD. 4.26 acres. *1 parcel*. Located at the end of Deerpath Road.

Appl: Parkway Rock LLC, 6800 Deerpath Road, #100, Elkridge, Md. 21075. (410) 579-2242.

**ECP-15-018 – Buch Apartments**. Zoned R-APT. 8.89 acres. *Propose 283 apartment units*. Located on Johns Hopkins Road, Fulton. Appl: Buch Family LP, 10945 Johns Hopkins Road, Laurel, Md., c/o Robert Vogel Engineering.

**ECP-15-013 – Van Stone Property**. Zoned R-20. 1.95 acres. *2 single-family lots*. Located in the northwest quadrant of Bethany Lane and German Road, Ellicott City. Appl: Diane Van Stone, 11619 Princess Lane, Ellicott City, Md. (443) 472-1582.

**ECP-15-016 – Dorsey Run Center**. Zoned M-2. 3.08 acres. *1 parcel*. Located east of Montevideo Road, off Dorsey Run Road, Hanover. Appl: Crossroads Rock LLC, 6800 Deerpath Road, #100, Elkridge, Md. 21075. (410) 579-2442.

**Final Plans Submitted**

**F-14-122 – Meadowridge 95, Parcel A**. Zoned M-1. 9.38 acres. *1 commercial parcel*. Located on the east side of Meadowridge Road, north of Business Parkway, Elkridge. Appl: J.E.H. Properties, 5710 Furnace Branch Road, Elkridge, Md. 21075. (410) 379-6700.

**F-15-018 – Long Gate Overlook**. Zoned R-A-15. *79 townhouse lots*. Located on Montgomery Road, opposite Long Gate Shopping Center, Ellicott City. Appl: Triangle Montgomery Associates, Sarasota, FL, c/o Robert H. Vogel Engineering, (410) 461-7666.

**F-15-019 – McDonald Property**. Zoned R-20. .64 acre. *One single family lot*. Located west side of Montgomery Road, north of Rockburn Drive, Ellicott City. Appl: John Baran, c/o Mildenberg, Boender, (410) 997-0296.

**F-15-020 – Eagle Valley**. Zoned R-12. 3.2 acres. *9 single-family lots*. Located in the northwest quadrant of Loudon Avenue and Smith Avenue, Elkridge. Appl: Live Fearless in Christ, 3675 Park Avenue, Ellicott City, Md., (410) 480-0023.

**Site Development Plans Submitted**

**SDP-15-002 – Conscious Corner**. Zoned B-2. 3.18 acres. *1 retail parcel of 21,757 square feet*. Located north side of Route 108, north of Great Star Drive, Clarksville. Appl: Clarksville Square II, LLC, 8480 Baltimore National Pike, Ellicott City, Md. 21041. (410) 465-4244.

**SDP-15-009 – EZ Storage**. Zoned NT. 1.55 acres. *Propose re-use of existing building and addition for 121,044 square foot self-storage building*. Located at 9002 Red Branch Road, Columbia, Md. 21045. (443) 713-4130.

**SDP-15-012 – Reservoir Estates**. Zoned R-20. 11.3 acres. *20 single-family lots*. Located on the south side of Scaggsville Road, east of Orndorff Way. Appl: CM Higdon LC, 1355 Beverly Road, #330, McLean, Va. 22101. (703) 734-9855.

---

## Howard Subdivision Plans Approved

---

### Final Plans Recorded

**F-07-110 – Hawes Property.** Zoned R-20. 5.08 acres. 6 *single-family lots*. Located at the end of View Top Road. Appl: Hong Tao Ma, 4268 Maisel Farm Lane, Ellicott City, Md. 21042. (410) 493-4950.

**F-08-158 – G. Roscoe Property.** Zoned RR-DEO. 10.18 acres. 3 *single-family lots*. Located on the south side of MacClintock Drive, east of Stapleton Drive, Glenwood. Appl: George Roscoe, 14527 MacClintock Drive, Glenwood, Md. (410) 489-5615.

**F-13-067 – Waverly Woods.** Zoned PSC. 122.4 acres. 3 *residential parcels*. Located at Barnsley Way and Warwick Way, Marriottsville. Appl: Waverly Woods Development Corporation, c/o Land Design & Development. (443) 367-0422.

**F-13-082 – Holiday Hills.** Zoned R-20. 1.0 acre. 2 *single-family lots*. Located on the south side of Vista Road, east of Newberry Road. Appl: SD Properties, c/o Robert H. Vogel Engineering, (410) 461-7666.

**F-14-001 – Newell Property.** Zoned R-SC. 1.14 acres. 4 *single-family lots*. Located on Old Scaggsville Road, north of All Saints Drive, Laurel. Appl: Harmony Builders, 4228 Columbia Road, Ellicott City, Md. 21042. (410) 461-0833.

### Final Plans Approved

**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, 8965 Guilford Road, #290, Columbia, Md. (443) 539-9289.

**F-13-048 – Patapsco Overlook.** Zoned RC-DEO. 10.06 acres. 2 *single-family lots*. Located on Weller Drive, west of Woodbine Road, Woodbine. Appl: Robert Gable, 715 Weller Drive, Mount Airy, Md. (410) 379-0990.

### Preliminary Equivalent Plans Approved

**SP-14-003 – Fox Wood Manor.** Zoned R-SC. 9.38 acres. 21 *singles and 16 townhouse lots*. Located at the end of River Hill Road, Clarksville. Appl: Land Design & Development, 5300 Dorsey Hall Drive, #102, Ellicott City, Md. (443) 367-0422.

---

## Howard Real Estate Transactions

---

**Midtown Medical LLC,** c/o Mark Bennett, to **Gochar Dental LLC.** Unit 245 in 'Maple Lawn Midtown Medical Condominium.' Located at 7625 Maple Lawn Boulevard,

Unit 245, Fulton, Md. 20759. Unit is 6,539 square feet. Tax ID: 05-454204. Liber 15748, page 480. Deed date: August 18, 2014. **Purchase price: \$455,675.**

**GMRI Inc.** to **ARCP RL Portfolio V, LLC,** 2325 Camelback Road, #1100, Phoenix, Az. 85016. Parcel A-48 in 'Gateway Commerce Center.' Located at 9011 Snowden Square Drive, Columbia, Md. 2.05 acres. Improved with 8,670 square foot restaurant. Tax ID: 06-539343. Liber 15737, page 252. Deed date: July 28, 2014. **Purchase price: \$3,464,496.**

### RESIDENTIAL

**Apkraeski LLC,** c/o Kathleen Miller Miesse, to **Beazer Homes Corp,** 8965 Guilford Road, #290, Columbia, Md. 21046. Two parcels of 21.3 and 15.5 acres. Planned for 81 SFD and 48 TH lots. Tax ID: 9202 and 9222 Old Scaggsville Road, Laurel, Md. 20723. Liber 15737, page 129. Deed date: August 13, 2014. **Price: \$23,937,000.**

**Waverly Woods Development Corporation,** c/o Kennard Warfield, Jr., to **NVR Inc,** Lots 217 and 219 in 'GTW's Waverly Woods.' 11281 and 11273 Bransley Way, Marriottsville, Md. Lots avg. 7,000 square feet. Tax ID: 03-595810 and 12. Liber 15741, page 132. Deed date: August 4, 2014. **Purchase price: \$370,030.**

**Atapco Howard Square II Statutory Trust** to **NVR Inc.** Lots 242 – 245 in 'Howard Square.' Located at 7211 – 7205 Strawberry Fields Way, Elkridge, Md. Townhouse lots. Tax ID: 01-595421 et al. Liber 15741, page 137. Deed date: August 1, 2014. **Purchase price: \$489,250.**

**G&R Maple Lawn Inc.,** c/o Greenebaum & Rose, Inc., to **NVR Inc.** Lot 128 in 'Maple Lawn Farms.' Located at 7819 Grand Champion Street, Fulton, Md. Lot is 10,233 square feet. Tax ID: 05-595335. Liber 15746, page 471. Deed date: August 8, 2014. **Purchase price: \$310,000.**

**Beazer Homes Corp,** to **NVR Inc.** Lot 219 in 'Wincopia Farms.' Located at 9927 Balsam Way, Laurel, Md. Lot is 10,786 square feet. Unimproved. Tax ID: 06-405843. Liber 15754, page 60. Deed date: August 13, 2014. **Purchase price: \$380,000.**

**Simpson Mill LLC,** c/o Security Dev, to **The Ryland Group.** Lots 120 – 125 in 'Simpson Mill.' Located at 7853 – 7863 River Rock Way, Ellicott City, Md. Townhouse lots. Tax ID: 05-594703 et al. Liber 15756, page 144. Deed date: August 25, 2014. **Purchase price: 860,000.**

**Schooley Mill Baker LLC,** c/o Goodier Baker LLC, 2330 West Joppa Road, #395, Lutherville, Md., to **NVR Inc.** Lot 11 in 'Schooley Mill Farm.' Located at 13006 Highgrove Road, Highland, Md. 20777. Lot is 1.14 acre. Tax ID: 05-595648. Liber 15762, page 426. Deed date: August 14, 2014. **Purchase price: \$365,000.**

---

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**