

Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

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West Street Sale; Columbia Lease

An empty flex building off West Street in Annapolis traded hands recently.

With re-tenanting in mind, a group paid \$1.83 million for **15 Lee Street**, a 26,000 square foot building that was last home to a produce distributor.

It was a partnership headed by local investor Jack Kelly that acquired the building. For the \$1.83 million price tag, Kelly's group also got the two undeveloped lots fronting the building, which will be used for storage.

Kelly said that he has letters of intent to lease space in the building, and expects to have a deal completed in the next 60 days.

Lou Hyatt and Steven Hyatt at Hyatt Commercial represented the seller, while Kelly Company represented the buyer.

....**Standard Energy Solutions** is Columbia's newest corporate resident.

The energy company just signed a lease that will take its corporate headquarters from Rockville to 9520 Gerwig Lane. The deal puts Standard into 18,000 square feet in a building owned by St. John Properties. Chris Bennett of MacKenzie Commercial Real Estate represented the tenant.

'Simpson Oaks' Sold *Chesapeake Realty is Buyer of Columbia Land*

Chesapeake Realty Partners has settled on 'Simpson Oaks,' with Howard County's largest builder in tow to buy finished lots.

The Owings Mill development firm paid an undisclosed price to buy the 184-lot project, which includes 103 singles and 81 towns. Chesapeake, headed by Larry Macks, will develop the ground and sell the lots to NVR.

Located just off Route 32 at Grace Drive in Columbia, Simpson became the latest Howard County project to spark a bidding war earlier this year when Greenfield won approval of the county's flexible overlay zone, and then looked to find a buyer. It was an unusual play for Greenfield, which has generally worked the Corridor's commercial arena. In this case, Greenfield had put Simpson under contract from the W.R. Grace Company and converted the land-use from commercial to residential.

The Fraser Forbes Real Estate Services team of Rich Samit, Steve Coniglio, Bruce Winston and Aaron Lebovitz brokered the transaction.

Williamsburg Buys Towns in \$3.9M Deal

The Williamsburg Group's acquisition of 50 lots gives it a townhouse project in Annapolis. The Columbia builder paid \$3.9 million early this month for an eight-acre assemblage on Old Solomon's Island Road at Dorsey Drive. Playing off the nearby Annapolis Towne Centre, Williamsburg has tagged the project the 'Annapolis Townes at Neal Farm,' and hopes to be in development by next summer.

Walkable to the Towne Centre, the units will likely open in the high \$400's once Williamsburg starts sales. Local competition to Williamsburg will include Craftmark Homes, down Forest Drive at 'Village Greens' and open from the high \$300's. Sturbridge Homes, as WSTR Building Company, is closer to Williamsburg's new job but will be working a different price range: its 'Towne Row' within the very walls of the Towne Center is only 10 townhouses outfitted, says the builder, for the 'discerning few.' That means high-priced, and indeed, the four-level, elevator-served towns steps away from the Towne Centre's restaurants run from \$824,500.

An affiliate of the Hogan Companies, which sold the ground to Williamsburg, had assembled several parcels and guided them through an annexation into the City of Annapolis. Hogan went through a couple of iterations of product and ultimately settled on the 20-foot rear-load towns that Williamsburg will build.

Michael Sponseller of Hogan represented seller Hogan Real Estate Partners in the deal.

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BJ's Bringing Its' Food Here

Everything starts in California, it seems, including the coming BJ's Restaurant & Brewhouse.

A site plan headlined with the restaurant's name has been submitted for a 1.84 acre lot on Columbia Crossing Circle. The company that already operates 169 restaurants across the country has made Columbia its next location for beers and burgers. According to a company spokesman, the Columbia restaurant will open in August.

BJ's got its start in Santa Ana, California as a pizza joint and kept on growing.

Hekemian Eyes Bestgate Lot

Hekemian & Co. has, on Bestgate Road, identified its next development play.

The Hackensack, NJ-based company submitted a preliminary plan recently showing a redevelopment of 839 Bestgate. Both Hekemian and the partnership headed by developer John Bruno that owns the property declined to discuss the plan, so we're interpreting the site plan, but it appears to be a redevelopment of the tract now built out as a low-slung office building adjacent to the Annapolis Mall ring road.

Hekemian has in mind both new apartments, built over retail space, and a 'market' building of additional retail. The apartments would total 127 units, and the drawings appear to include several 'loft' townhouses on the sides. Hekemian's portfolio includes office, retail and apartments, and while it is headquartered in New Jersey, it has a local office in Annapolis.

AA Council Deliberating

Big Savings Possible on Water/Sewer

The water and sewer connection fees in Anne Arundel County could be slashed by 25 percent, if legislation now in front of the Council passes.

The bill, 111-15, is one of two bills that look to ease the burden of the county's water and sewer charges on developers and businesses. The other bill, 110-15, would allow developers to opt to delay their APF test for sewer until final plan, effectively delaying the start of the allocation reservation charges.

In both cases, changes to the system could save developers, both commercial and residential, hundreds of thousands.

The connection fee is currently \$18,800 per housing unit, and up to several hundred thousand dollars for larger projects like hotels and apartments. County officials appear to be acknowledging two things with the introduction of 111-15: that the connection fees were set too high in the last review, and that the high fees are hurting business development. The county's economic development chief, Robert Hannon, showed up at a worksession this week to convince the Council that the high connection fees are especially crushing to entrepreneurial growth, in instances like restaurants, but that the fees can similarly convince corporations to locate elsewhere. "We lost a significant craft brewing deal because of the allocation charges," Hannon told the Council.

Up Front Cost. The basic problem is that Anne Arundel front-loads the cost of connections and sewer and water growth to new development, while competing counties like Howard and Baltimore wrap the costs into their general revenue funds. But even those who support adopting the Howard model outright know that is a near political impossibility; making incremental changes might not be.

Should Bill 110 pass, builders would see about a \$4,000 reduction for single-family houses. But commercial and industrial developers would see much larger reductions, such as the \$144,000 savings in fees on a 100,000 square foot office building.

*

Anne Arundel's sewer reservation system, meanwhile, is unique in the region, and uniquely burdensome. As it is, developers must begin at Sketch approval paying a fee to reserve their sewer allocation, a payment that can be financed with the county but can grow into the millions for larger projects.

Back to the End. Bill 110-15 would return the start of the allocation charge to the last part of the entitlement process, or final plan. That's where it used to sit, but regulatory changes made prior to the recession pushed it to an earlier point in the review process. Having eight years to pay the fee starting from Final Plan is far different from an eight-year clock starting at Sketch.

The legislation would give developers the option to choose to be tested for schools at an early stage, like Sketch Plan, then delay sewer allocation testing until final plan, at which point the clock would start on the allocation charge. The developer would have to get to the final plan test within three years of Sketch approval, according to the bill, or the project would be subject to the school test again.

Mixed-Use Overlay Sought for BWI Area

A north county Anne Arundel councilman wants to bring new development to the airport district. He would do it via the BWI Mixed-Use Overlay Zone.

Legislation introduced by Pete Smith in Anne Arundel would allow much more development flexibility in parts of the Linthicum area, in an effort to spur redevelopment, particularly mixed-use growth. Uses like banks and housing would become a by-right use.

Smith wants to drape the overlay across an area that largely includes the commercial development on both sides of W. Nursery Road, from the BWI Parkway on the west to the area including Andover Road and International Drive on the east.

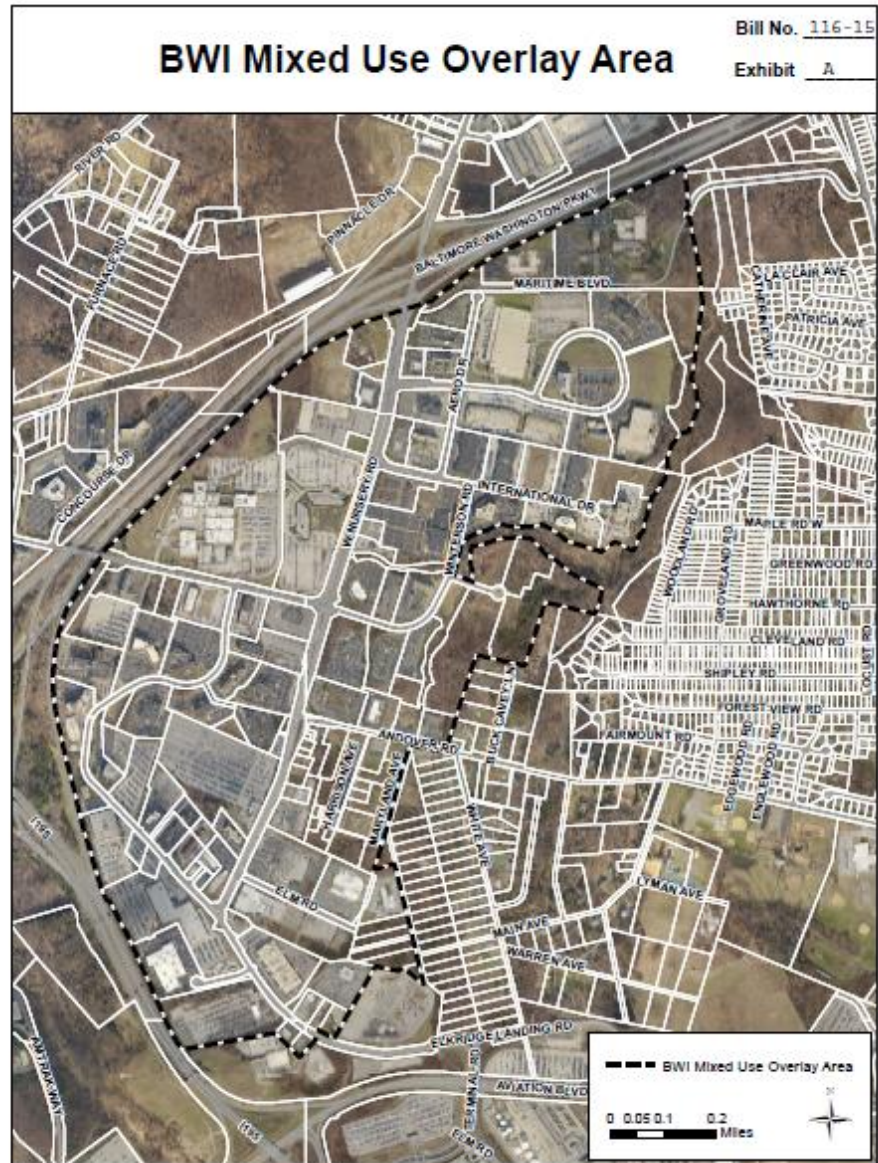
At a worksession earlier this week, Smith said that he had met with a variety of property owners in the Linthicum area, though he declined to name any. "There are owners who brought the issue to me of doing something here," said Smith.

Smith got the backing of county planners at the same meeting, as director Larry Tom called the Linthicum area 'largely developed, but it has great potential for redevelopment.'

Corporate Office Properties Trust (COPT), one of the largest land owners within the proposed area, has already taken a first stab at mixed-use redevelopment, in bringing a restaurant and in-line retail to 921 Elkridge Landing Road. The developer won approval to raze the 57,000 square foot office building, in a first attempt to 'amenitize' the larger Airport Square office park.

Uses allowed by right, should the overlay pass, would include banks, multi-family and townhouse units, hotels, offices, pharmacies, restaurants and retail sales. The townhouse densities would run 15 units to the acre and multi-family 22 units to the acre.

In outlining the concept to the rest of the Council earlier this week, councilmember Smith and planning chief Tom got little pushback to the idea, but it will be taken up as a legislative item after the first of the year.



AA School Bill Almost Passed

Councilmember John Grasso used about sixteen different clichés the other night in pushing his legislation in Anne Arundel County that would have created one of the most difficult school APF tests in the region.

So we'll use one ourselves: the industry dodged a bullet when the bill failed. Amazingly, Grasso's bill to set school capacity APF limits at 95 percent, down from the current 100 percent test, nearly passed, and was defeated only when fellow member Pete Smith voiced a nearly inaudible 'nay' to provide the decisive vote.

With Grasso's bill defeated, the county executive will push for a task force that will take a 'comprehensive' look at the range of school APF issues.

Grasso's bill was introduced and put on the table for vote within a couple of months; it seemed a stray piece of legislation too far-fetched to go anywhere. But the north-county Councilmember gathered in colleagues Trumbauer and Pruski in support. At the heart of Grasso's effort was his learning earlier this fall that Anne Arundel's school test is constructed to allow a 'thousand unit development' even if there is only one seat of capacity available. In other words, the Open/Close chart is to be taken literally.

By the industry's reckoning, Grasso's bill would have pushed into the 'Closed' category more than half the county schools. Grasso argued that even passing the bill to be in effect until the task force did its work would be beneficial. A majority disagreed.

Includes Apartments

Kimco Reveals Hickory Ridge Plans

Looking to ensure that Giant renews its lease, officials from Kimco Realty laid out their redevelopment plan for the Village of Hickory Ridge recently.

The developer told residents near the Cedar Lane and Freetown Road community in Columbia earlier this month that it wants to bring an approximately 300-unit apartment building to the now retail-only center. The firm would invest \$25 million in the center's redevelopment, with a plan that includes three new retail buildings on the edges of the Village Center. Kimco would relocate current tenants in buildings opposite the Giant, totaling about 30,000 square feet, into the newly-built retail. Then the new apartment building would be developed in the existing parking lot between Giant and Cedar Lane. Kimco said the apartments would include one, two and three-bedroom units.

According to notes provided by the Village Center, Kimco officials said they see upgrading the Center as a proactive approach to keeping Giant. Without better parking and access to stores, and potentially more customers from the apartments, Kimco is concerned that Giant may not stay. But Kimco said it likely needs the addition of the apartments to make the other planned changes.



Kimco's Preliminary Drawing for Redevelopment at Hickory Ridge

Telegraph Road May Get New Apartments

A Severn property that won mixed-use zoning in the last Comprehensive Plan now is headed for apartments – with plenty more development if Phase Two materializes.

Glenwood Realty submitted Sketch plans for 300 units in the southeast quadrant of Telegraph Road and Route 100, at Wieker Road. Glenwood is listed as a Glen Burnie company, and Attman Construction is believed the underlying owner. Zoned C-3, the 20-acre tract is part of about 70 acres that had been residentially zoned until the 2012 Comp Zoning plan bestowed C-2 and C-3 zoning on it. Glenwood's plans for phase two are even bigger. Surrounding the apartments it outlines a 150-room hotel, 110,000 square feet of multi-story office, a 50,000 foot convention center, and two office/retail buildings totaling about 52,000 feet. (See the AA plans submitted, as 'Sandy Farms').

AA Building Permits Issued

Annapolis

Cedar Tree LLC, 8312 Lokus Road, Odenton, MD 21113, (410) 674-9771, to build a \$227,857 unit at 714 Hillcrest Drive;

KM Homes, 8174 Ritchie Highway, Pasadena, MD 21122, to build a \$195,450 unit at 1923 Harrington Place;

Arnold

K. Hovnanian Homes, (301) 772-8900, to build a \$329,479 unit at 136 Moore Road;

Integrity Construction Management Group Inc., 3413 Woodberry Ave., Baltimore, MD 21211, (443) 928-8820, to build a \$113,713 unit at 1218 Delaware Ave.;

Odenton

Classic Group, Bethesda, Md., to build 2 units avg. \$221,140 on Dragon Fly Way, in 'Two Rivers;'

NVR Inc., to build 2 units avg. \$304,577 on Levee Drive, in 'Two Rivers;'

Pasadena

A.R. Builders, to build a \$290,137 unit at 7680 Grace Ave;
Thomasville Homes LLC, 2904 Mountain Road Suite B, Pasadena, MD 21122, to build 2 units avg. \$248,086 on Dragon Fly Way;

Ameri-Star Homes, 7411 Ritchie Highway, Glen Burnie, MD 21061, (410) 590-1000, to build a \$165,000 unit on Cleaver Court;

Chessie Homes LLC, 250 Harlem Road, Pasadena, MD 21122, (410) 948-3305, to build a \$140,054 unit at 8091 Woodholme Circle;

Severn

Toll Brothers, (410) 872-9105, to build a \$248,776 unit on Canyon Oak Drive;

Beazer Homes Corporation, 8965 Guilford Road, Columbia, MD 21046, to build 7 units avg. \$115,032 on Golden Eagle Lane, in 'Jacob's Forest;'

KM Homes, to build a \$175,330 unit at 1418 Winter Pine Trail;

Other AA Locations

Marrick Properties Inc., 995 N. Prince Frederick Blvd., #201, Prince Frederick, MD 20678, (301) 855-3828, to build a \$172,500 on Walnut Ave., North Beach;

Matthew Rhoderick, to build a \$180,000 unit on Juniper Trail, Crownsville;

Caruso Homes Inc., 1655 Crofton Blvd., #200, Crofton, MD 21114, (301) 261-0277, to build a \$538,863 unit at 3206 Dillon Drive, Davidsonville;

Craftmark Homes Inc., 1355 Beverly Road #330, McLean, VA 22101, (703) 734-9855, to build 4 unit avg. \$153,360 on Twin Birch Road, Jessup

Real Estate General Ltd., 2317 Defense Highway, Crofton, MD 21114, (410) 721-9230, to build a \$134,012 unit at 814 Grazing Field Way, Deale;

Leonora Gross, to build a \$283,082 unit at 4155 Sands Road, Harwood;

Brookfield Homes, to build three units avg. \$220,000 on Blue Ridge Drive and MacCubbin Lane, in 'Wilson's Grove;'

AA Commercial Permits Issued

KCL Services, to build a \$250,000 new storage/warehouse at 1624 Annapolis Road, Edgewater;

MBM Investments LLC, to build a \$110,080 storage/warehouse addition on Solley Road, Glen Burnie;

Whiting-Turner, (410) 821-1100, to build a \$60,000 restaurant assembly for Fit Noodle at 8495 Ft. Smallwood Road, Hanover;

Baltimore Gas & Electric Company, to build a \$3,005,510 commercial fence addition at 1155 Waugh Chapel Road, Gambrills;

Odenton Volunteer Fire Dept. Inc., to build a \$300,000 alteration on Annapolis Road, Edgewater;

ARC Hospitality Portfolio I Owner, to build a \$141,120 hotel/motel alteration 940 International Drive, Linthicum Heights;

Merritt Construction, (410) 298-2600, to build a \$5,000,000 shell office building at 7580 Buckingham Blvd., Hanover;

AMCP-2 LLC, (410) 799-1465, to build a \$75,000 office alteration for Keller Foundation on Teague Road, Hanover;

Arundel Mills Ltd. Partnership, to build a \$80,000 restaurant/assembly for Jamba Juice at 7000 Arundel Mills Circle, Hanover;

Anne Arundel County, to build a \$213,192 storage/warehouse at Tipton Airport, Fort Meade;

Anne Arundel County Board of Education, to build a \$120,000 amusement and recreation alteration at 975 Indian Landing Road, Millersville;

Columbia Finishers, (410) 964-2320, to build a \$180,000 office fit out for Southgate Shopping Center LLP at 308 Hospital Drive, Glen Burnie;

FRP Hillside LLC #4, (410) 771-4100, to build a \$150,000 office alteration for Clearshark at 7030 Dorsey Road, Hanover;

Fanaroff and Steppa Partnership, (240) 221-0130, to build a \$85,000 factory alteration for Kirstens Cakery at 541 Baltimore-Annapolis Blvd., Severna Park;

AA Subdivisions Submitted

SDP, Preliminary Plans Submitted

C-15-0056 – Eight Thirty Nine. Zoned TC. 3.71 acres. Located at 839 Bestgate Road, Annapolis. *Propose 127 apartment units and approximately 28,000 square feet of retail.* Appl: Hekemian & Co., 326 First Street, #30, Annapolis, Md. 21403. (410) 626-9607.

C-15-0057 – Annapolis Seventh Day Adventists. Zoned R-2. 2.5 acres. Located 1996 General's Highway, Annapolis. *Propose church and additional parking.* Appl: Chesapeake Conference, 6600 Martin Road, Columbia, Md. (301) 252-6328.

C-15-0020 – Advance Auto Parts. Zoned C-3. 1.56 acres. *Propose 6,889 square foot building.* Located southwest quadrant of Donaldson Avenue and Clark Station Road, Severn. Appl: Primax Properties, 1100 E. Morehead Street, Charlotte, NC, 28204. (704) 954-7216.

Sketch Plans Submitted

S-15-033 – Sandy Farms Road. (Proj. #15-0112). Zoned C-3. 20.03 acres. *Propose 300 apartments in phase one; phase two of hotel, conference center, office space.* Located on the east side of Telegraph Road, 500 feet south of Route 100, Severn. Appl: Glenwood Realty, c/o Messick Group, (410) 266-3212.

AA Subdivision Plans Approved

Final Plans Approved

S-12-030 – Chapel Creek Village. (Proj. #P-12-0084). Zoned R-5, O-2. 10.06 acres. *27 townhouse lots.* Located on the south side of Waugh Chapel Road, opposite Silver Way, Crofton. Appl: BVR Development LLC, 2124 Priest Bridge Drive, #1, Crofton, Md. 21114. (240) 461-9171.

S-1985-330 - Seven Oaks, Odenton Town Center, (Proj. #2009-088. Zoned TC. 123.5 acres. *4 lots.* Property located east side of Route 32, south of Town Center Boulevard, Odenton. Tax map 21, block 16, parcel p/o 53 & 77. Appl: J.A. Chisholm P.E., LLC, (410) 956-7020.

S-2010-061 - Homer Hood Estates. (Proj. #2010-152). Zoned R-5. 2.6 acres. *6 lots.* Property located at 8052 Solley Road, near Freetown Road, Glen Burnie. Tax map 16, block 5, parcel 112. Appl: C.L. Payne & Associates, (410) 987-9771.

S-87-367 – Stromberg Property. (Project # P-14-0006). Zoned R-5. 1.18 acres. *4 lots.* Located on Telegraph Road, opposite Maryland Avenue, Severn. Appl: Trevillian Enterprises, 7865 Quarterfield Road, Severn, Md. (443) 790-9013.

S-89-386 – Ridge Retreat. (Proj. #13-0002). Zoned R-5. 2.43 acres. *Propose 6 single-family lots.* Located on the east side of Ridge Road, north of Ridge Commons Blvd, Harmans. Appl: Landbank LLC, c/o John Dixon, 1 Churchview Road, Millersville, Md. 21108. (410) 923-9193

New AA Zoning Cases

2015-0287-R – 808 Bestgate. *Request R-1 and O-S to C-2 and O-S.* 20.2 acres. Located at 808 Bestgate Road, near Ashley Drive, Annapolis. Appl: 808 Bestgate Realty, 2560 Lord Baltimore Drive, Baltimore, Md. (410) 369-1208.

AA Real Estate Transactions

Tate Veterans Highway LLC, c/o Creston G. Tate, to **State of Maryland,** for the State highway Administration. Property of 11.7 acres. Parcels 363 and 88. Located along Route 3 South near East West Boulevard. Liber 28930, page 385. Deed date: October 20, 2015. **Purchase price: \$1,750,000.**

National Sailing Hall of Fame & Museum, c/o Gary Jobson, to **Dock Anna Deck LLC,** c/o Harvey Blonder, 2824 Solomon's Island Road, #200, Edgewater, Md. 21037. Lots 73, 75, 77 and 79 on Prince George Street, Annapolis, Md. .095 acre. Improved with 4,550 square foot building. Zoned Commercial. Tax ID: 06-000-9001-9164. Liber 28942, page 438. Deed date: October 5, 2015. **Purchase price: \$2,850,000.** Deed of Trust: \$2.13 million, Severn Savings Bank.

Glen Burnie

Atapco Symphony Village LLC to **NVR Inc.** Lots 577-581 in 'Creekside Village at Tanyard Cove.' (6 TH Lots). Located on Trailview Crossing, Glen Burnie, Md. Tax ID: 03-246-9024-2137 et al. Liber 28947, page 263. Deed date: October 16, 2015. **Purchase price: \$604,000.**

Ameri-Star Homes of Oakwood Rd Inc to **NVR Inc.** Lots 17 – 22 in 'Fieldcrest Estates.' (6 TH lots). Located on Falcon Crest Drive, Glen Burnie, Md. Tax ID; 03-288-9024-0792 et al. Liber 28954, page 369. Deed date: October 20, 2015. **Purchase price: \$498,000.**

Gudmar OL LLC, c/o Alan M. Margolius, to **Williamsburg Group LLC,** 5485 Harpers Farm Road, #200, Columbia, Md. 21044. Lot 2 in 'Osprey Landing.' Located at 113 Sanderling Court, Glen Burnie, Md. 21060. Lot is 7,674 square feet. Zoned Residential. Tax ID: 03-623-9022-0648. Liber 28936, page 186. Deed date: October 20, 2015. **Purchase price: \$113,145.** Deed of Trust: Amend note with Howard Bank.

(Continued on Page 7)

AA Transactions (from p. 6)

Shipley's Retreat Section 4, LLC, c/o David Jones, to **Ameri-Star Homes Inc.** Lot 3 in 'Gerard Park.' Located at 129 Gerard Drive, Glen Burnie, Md. Lot is 8,519 square feet. Unimproved. Zoned Residential. Tax ID: 03-334-9023-3952. Liber 28936, page 356. Deed date: October 16, 2015.

Purchase price: \$72,000.

Tanyard Cove Associates LLC, c/o Elm Street Development, to **Richmond American Homes of Maryland**, 6120 Old Dobbin Lane, #190, Columbia, Md. Lots 109R, 110R and 111R in 'Tanyard Cove North.' Liber 28938, page 156. Deed date: September 30, 2015. **Purchase price: \$345,000.**

Other Locations

Village Greens of Annapolis Inc., c/o Koch Associates, to **V Greens LLC**, c/o Craftmark Homes, 1355 Beverly Road, #330, McLean, Va. Lots 64 – 68 (Block 19) in 'Village Greens of Annapolis.' TH lots. Located on Vanguard Lane, Annapolis. Tax ID: 06-956-9023-5461 et al. Liber 28932, page 470. Deed date: October 13, 2015. **Purchase price: \$587,500.** Deed of Trust: Amend note with EagleBank.

St. Martin's Maryland LLC, W. Kent Stow, to **Richmond American Homes of Maryland**. Lots 2, 3, 13, 17 and 18 in 'St. Martin's Manor at Severn Acres.' Located on St. Martins Lane, Severna Park. Lots avg. 4500 square feet. Tax ID: 03-731-9024-1104 et al. Liber 28938, page 144. Deed date: October 7, 2015. **Purchase price: \$1,060,000.**

Michael D. Nord, Substitute Trustee, to **University Boulevard II, LLC**, 6011 University Boulevard, #370, Ellicott City, Md. 21043. Lots 2, 5, 6, 7 and 8 in 'Grason's Landing.' Located on Grason's Court, Severn, Md. Lots avg. 9,000 square feet. Tax ID: 04-318-9022-6438 et al. Liber 28944, page 185. Deed date: October 2, 2015. **Purchase price: \$625,000.**

Koch Investment Associates LLC, Annapolis, Md., to **NVR Inc.** Lot L-44R in 'Highlands at Two Rivers.' Located at 2450 Heath Aster Court, Gambrills, Md. Lot is 8,327 square feet. Unimproved. Tax ID: 04-682-9023-8511. Liber 28947, page 257. Deed date: October 26, 2015. **Purchase price: \$164,445.**

Arundel Woods LLC to **NVR Inc.** Located at 7558 Arundel Woods Drive, Jessup, Md. Lot is 8,801 square feet. Unimproved. Zoned Residential. Tax ID: 04-006-9023-7964. Liber 28947, page 252. Deed date: October 21, 2015. **Purchase price: \$188,786.**

Howard Building Permits Issued

Columbia

Classic Homes, (301) 251-2001, to build a \$400,000 unit at 1005 Vista Road, Columbia;

Timberlake Building, (443) 837-3131, to build a \$240,000 unit at 10832 Hunting Lane, Columbia;

Elkridge

Rvan Homes, to build a \$250,000 unit at 6493 Marshalee Drive, Elkridge;

Trinity Homes, (410) 480-0023, to build a \$206,273 unit at 6003 Cypress Springs Road, Elkridge;

TNT Drywall & Construction, (410) 984-6543, to build a \$275,000 unit at 5037 Landing Road, Elkridge;

Rvan Homes, to build two \$150,000 units in 'Park Forest,' Elkridge, at:

- 6480 Park Ridge Circle;
- 6482 Park Ridge Circle;

Fulton

Mitchell and Best, (301) 762-9511, to build a \$292,771 unit at 11416 Choptank Street, in 'Maple Lawn Farms;'

Williamsburg Group, (410) 997-8800, to build a \$150,000 unit at 11506 Iager Blvd, Fulton, in 'Maple Lawn Farms;'

NVR Inc., (703) 956-4000, to build two \$230,000 units in 'Maple Lawn Farms,' at:

- 11478 Dairy Street;
- 11460 Dairy Street;

Laurel

Beazer Homes, (410) 720-5071, to build a \$190,000 unit at 10011 Fennel Way, Laurel;

Beazer Homes, (443) 539-9261, to build a \$190,000 unit at 9902 Balsam Way, Laurel, in 'Wincopia Farms;'

Clarksville

Williamsburg Group, (410) 997-8800, to build a single-family unit at 11005 Blevins Drive, Clarksville;

Cornerstone Homes, (410) 792-2588, to build a \$257,000 unit at 11722 Trotter Point Court, Clarksville;

Other Locations

Mitchell and Best, (301) 762-9511, to build two units avg. \$359,000 in 'Highland Reserve,' Highland, at:

- 12330 Point Ridge Circle;
- 12214 Pleasant Springs Court;

Dan Ryan Builders, (301) 696-0200, to build a \$250,000 unit at 8823 Red Spruce Way, Jessup, in 'Guilford Overlook;'

Craftmark Homes, (703) 734-9855, to build a \$250,000 unit at 4987 Wild Olive Court, Ellicott City, in 'Walnut Creek;'

Caruso Homes, (301) 261-0277, to build a \$400,000 unit at 3057 Mullineaux Lane, Ellicott City;

NV Homes, (703) 956-4000, to build a \$230,000 unit at 2579 Sophia Chase Drive, Marriottsville, in 'Waverly Woods;'

NVR Inc., to build a \$250,000 unit at 11921 Northern Bell Way, Clarksville;

Catonsville Homes, (410) 442-2211, to build a \$350,000 unit at 12730 Milo Court, Sykesville;

Beazer homes Corp., ((443) 530-9261, to build seven units in 'Centennial Overlook,' Columbia, on Wellford Drive;

Howard Commercial Permits Issued

E&J. Building & Design, (443) 421-8184, to build a \$100,000 fit-out for Primo Hoagies at 6476 Dobbin Center Way, Columbia;

Forest Motel Inc., (703) 505-3213, to build a \$150,000 fit-out for Tosokchon Restaurant, at 10035 Baltimore National Pike;

Clune Construction, (703) 584-7569, to build a \$750,000 fit-out for Carefirst at 6731 Columbia Gateway Drive, Columbia;

North Point Builders, (443) 677-2441, to build a \$420,000 fit-out for Howard County at 9250 Bendix Road, Columbia;

O'Meara Construction, (410) 526-3900, to build a \$300,000 fit-out for Burger King, at 8775 Washington Blvd, Jessup;

Manekin Construction, (410) 423-2000, to build a \$235,000 fit-out for Northrop Grumman, at 7090 Troy Hill Drive, Elkridge;

Encore Construction, (301) 789-9995, to build a \$225,000 fit-out for Nalley Fresh, at 6455 Dobbin Road, Columbia;

Faith Technologies Inc., (608) 354-6392, to build a \$195,000 fit-out for United Health Group, at 6514 Meadowridge Road, Elkridge;

EDC Inc., (804) 897-0900, to build a \$2 million fit-out for Regal Entertainment Group at 9161 Commerce Center Drive, Columbia;

Plan Coudon LLC, (410) 837-2570, to build a \$320,000 fit-out for Vectorworks Studio, at 7170 Riverwood Drive, Columbia;

Howard Subdivisions Submitted

Environmental Concept Plans Submitted

ECP-14-057 – Honeysuckle Ridge. Zoned R-SC. 12.7 acres. 29 *single-family lots*. Located at the end of River Hill Drive. Appl: Land Design & Development 5300 Dorsey Hall Drive, #102, Ellicott City, Md. (443) 367-0422.

ECP-14-072 – Warfield Woods II. Zoned R-SA-8. 9.25 acres. 30 *single-family lots*. Located on the south side of Old Frederick Road, east of Woodstock Road, Marriottsville. Appl: Warfield Woods LLC, 14451 Triadelphia Road, Glenelg, Md. 21737. (410) 442-2337.

ECP-15-070 – Friendship Pines. Zoned RC-DEO. 7.73 acres. 2 *single-family lots*. Located on Frederick Road at McKendree Road. Appl: Patuxent Holdings II LLC, 8171 Maple Lawn Blvd., #150, Fulton, Md. 20759. (410) 336-7787.

ECP-16-012 – Patuxent Engineering. Zoned B-1. .37 acre. 2 *commercial parcels*. Located on Washington Blvd at Railroad Avenue, Elkridge. Appl: John O'Connor, 5471 Main Street, Elkridge, Md. 21075. (410) 796-8130.

ECP-16-018 – 5196 Talbotts Landing. Zoned R-20. 1.48 acres. 3 *single-family lots*. Located on Talbotts Landing Road, Ellicott City. Appl: Barry Mehta, 5551 Oakland Mills Road, Columbia, Md. 21045, c/o Richardson Engineering, (410) 560-1502.

ECP-16-027 – BJ's Restaurant and Brewhouse. Zoned NT. 1.84 acres. 1 *lot*. Located on Columbia Crossing Circle, Columbia. Appl: 6181 Columbia Crossing LLC, 1200 Steuart St., #910, Baltimore, Md. (410) 992-5500.

ECP-16-029 – Towns at Court Hill. Zoned R-A-15. 9 *single-family lots*. Located off Court House Drive, east of Fells Lane, Ellicott City. Appl: Court Hill LLC, 5881 Stearman Court, Elkridge, Md. (443) 255-1976.

ECP-16-031 – Village Crest Senior Towns. Zoned POR. 1.49 acres. 12 *age-restricted townhouse lots*. Located on Village Crest Drive, north of Hillsborough Road, Ellicott City. Appl: Taylor Properties Development, 4100 College Avenue, Ellicott City, Md. (410) 465-3500.

Final Plans Submitted

F-16-049 – Kindler Overlook III. Zoned R-20. 5.18 acres. 8 *single-family lots*. Located on the east side of Route 29, near Kindler Road, Laurel. Appl: Development Partners LLC, 11807 Wollingford Court, Clarksville, Md. 21029. (301) 490-0388.

F-16-050 – Cornell Property. Zoned M-1. 4.05 acres. 4 *industrial parcels*. Located at the end of Berger Road, west of Oakland Mills Road, Columbia. Appl: CASC Limited Ptnp, 12011 Guilford Road, #101, Annapolis Junction, Md. 20701. (410) 792-8395.

F-16-055 – Emerson. Zoned PEC-MXD-3. 45.1 acres. 1 *parcel*. Located at the end of Eternal Rings Drive, off Gorman Road, Laurel. Appl: Emerson Development 1X, LLC, One Texas Station Court, #200, Timonium, Md. (443) 689-8000.

F-16-056 – Emerson. Zoned PEC-MXD-3. 13.07 acres. 1 *commercial parcel*. Located on the south side of Gorman Road, west of Eternal Springs Drive, Laurel. Appl: Emerson Development III LLC, 1 Texas Station Court, #200, Timonium, Md. (443) 689-8000.

F-16-057 – Howard Community College. Zoned POR. .23 acre. 1 *parcel*. Located south of Little Patuxent Parkway, opposite Harpers Farm Road, Columbia. Appl: Howard Community College, 10901 Little Patuxent Parkway, Columbia, Md. 21044. (410) 772-4820.

F-16-059 – Holweck Subdivision. Zoned B-2. 5.3 acres. 3 *commercial parcels*. Located at the end of Auto Drive, off Route 108, Clarksville. Appl: 1318 Company LLC, 10400 Auto Park Avenue, Bethesda, Md. 20817. (301) 649-6600.

(Continued on Page 9)

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

S-16-002 – Cedars Extended. Zoned R-SC. 1.62 acres. 6 *single-family lots*. Located on Lincoln Drive, west of Route, Jessup. Appl: Cedars Extended Lot 5 LLC, 8369 Old Frederick Road, Ellicott City, Md. (443) 812-4806.

Site Development Plans Submitted

SDP-16-005 – Emerson Campus VCP. Zoned PEC. 4.12 acres. *Propose guard house*. Located on Sterling Drive at Stephens Road, Laurel. Appl: Emerson Development IV, One Texas Station, #200, Timonium, Md. (443) 689-8000.

SDP-16-030 – Guilford Landing. Zoned R-12. 1.3 acres. 3 *single-family lots*. Located on Guilford Road, 1/8 mile west of Vollmerhausen Road, Jessup. Appl: Cinnabar Drive LLC, 5300 Dorsey Hall Drive, #107, Ellicott City, Md. (443) 367-0422.

SDP-16-032 – Preserve at River Hill. Zoned R-ED. 5.67 acres. 8 *single-family lots*. Located on Trotter Road north of Summer Sunrise Drive, Clarksville. Appl: Trinity Homes, 3675 Park Avenue, #301, Ellicott City, Md. 21043. (410) 480-0023.

Preliminary Equiv. Sketch Plans Submitted

SP-16-001 – Warfield Woods. Zoned R-SA-8. 9.25 acres. 30 *townhouse lots*. Located on the south side of Old Frederick Road, east of Woodstock Road, Marriottsville. Appl: Warfield Woods LLC, 14451 Triadelphia Road, Glenelg, Md. (410) 442-2337.

Howard Subdivisions Approved

Environmental Concept Plans Approved

ECP-14-057 – Honeysuckle Ridge. Zoned R-SC. 12.7 acres. 29 *single-family lots*. Located at the end of River Hill Road. Appl: Land Design & Development, 5300 Dorsey Hall Drive, #102, Ellicott City, Md. (443) 367-0422.

ECP-15-070 – Friendship Pines. Zoned RC-DEO. 7.73 acres. 2 *single-family lots*. Located on Frederick Road at Mckendree Road. Appl: Patuxent Holdings II, LLC, 8171 Maple Lawn Blvd, 3150, Fulton, Md. 20759. (410) 336-7787.

ECP-16-012 – Patuxent Engineering. Zoned B-1. .37 acre. 2 *commercial parcels*. Located on Washington Blvd at Railroad Avenue, Elkridge. Appl: John O'Connor, 5471 Main Street, Elkridge, Md. 21075. (410) 796-8130.

Sketch Plans Approved

S-16-002 – Cedars Extended. Zoned R-SC. 1.62 acres. 6 *single-family lots*. Located on Lincoln Dive, west of Route 1,

Jessup. Appl: Cedars Extended Lot 5, LLC, 8369 Old Frederick Road, Ellicott City, Md. 21043. (443) 812-4806.

Site Dev. Plans Approved

SDP-15-080 – River Hill Overlook. Zoned R-ED. 4.99 acres. 8 *single-family lots*. Located on Trotter Road, east of Great Star Drive, Clarksville. Appl: River Hill Overlook, LLC, 5034 Dorsey Hall Drive, #102, Ellicott City, Md. (410) 740-0522.

Final Plats Recorded

F-16-003 – Berman Property. Zoned R-ED, RC-DEO. 50.1 acres. 1 *parcel to create forest conservation for Oxford Square*. Located north of Hobsons Choice Lane. Appl: Preston Scheffenacker Properties, 2330 West Joppa Road, #160, Lutherville, Md. (410) 296-3800.

F-16-043 – Downtown Columbia, Warfield. Zoned NT. 6.2 acres. 3 *commercial parcels*. Located on the east side of Broken Land Parkway, north of Little Patuxent Parkway, Columbia. Appl: Parcel C Property LLC, 10221 Wincopin Circle, 3rd Floor, Columbia, Md., or c/o Gutschick, Little, Weber, (410) 880-1820.

F-15-130 – Day Resource Center. Zoned CE-CLI. 8.1 acres. 3 *commercial parcels*. Located on the west side of Guilford Road, east of Route 1, Jessup. Appl: Howard County Housing Commission, 6751 Columbia Gateway Drive, 3rd Floor, Columbia, Md. 21046. (410) 313-6320.

F-15-015 – Avanti-Haslup Property. Zoned CE-CLI-CR. 6.73 acres. 3 *industrial parcels*. Located on the south side of Guilford Road, opposite Stayton Drive, Columbia. Appl: The Salvation Army, 3304 Kenilworth Avenue, Bladensburg, Md.

F-16-044 – Brantwood, Parcel G. Zoned RC-DEO. 8.6 acres. 1 *parcel*. Located on the south side of Seneca Chief Trail. Appl: Brantwood LLC, 8835-P Columbia 100 Parkway, Columbia, Md. 21045.

Howard Real Estate Transactions

Meadowood-Dorsey Run LLC, c/o Thomas McKee, 1202 Shady Creek Road, Marriottsville, Md., to **Mohegan Ellicott LLC**, c/o Stewart Alpert, One Stone Place, Bronxville, NY. Located at 3311 Centennial Lane, (aka 10097 Baltimore National Pike) Ellicott City, Md. 21042. 1.36 acres. Improved with 14,550 square foot retail store. Zoned Commercial. Tax ID: 02-235900. Liber 16548, page 220. Deed date: September 30, 2015. **Purchase price: \$12,225,000.** Deed of Trust: \$8.21 million.

Dapice Investments LLC, c/o Ronald Dapice, to **9256 Bendix Road Unit 103 LLC**, c/o George Richard Carroll, 9841 Broken Land Parkway, #107, Columbia, Md. Unit 103, Building B, in 'Woodlands Condominium.' Located at 9256 Bendix Road, Columbia, Md. 21045. Liber 16558, page 291. Deed date: October 21, 2015. **Purchase price: \$245,000.** Deed of Trust: \$196,000, Capital One.

RESIDENTIAL

G&R Maple Lawn Inc., c/o Greenebaum & Rose, Inc., to **NVR Inc.** Lot 169 in 'Maple Lawn Farms.' Located at 11478 Dairy Street, Fulton, Md. 20759. Lot is 5,634 square feet. Unimproved. Zoned RR-MXD-3. Tax ID: 05-597873. Liber 16541, page 203. Deed date: October 23, 2015. **Purchase price: \$370,000.**

Greenberry Inc. to **NVR Inc.** Lot 13 in 'Greenberry.' Located at 12002 Catherine Close Road, off Route 32, Clarksville, Md. Single-family lot. Zoned Residential. Tax ID: 05-372216. Liber 16546, page 447. Deed date: September 11, 2015. **Purchase price: \$235,000.**

BV Business Trust, c/o Timothy Feaga, PO Box 482, Lisbon, Md., to **Winchester Homes Inc.**, 6905 Rockledge Drive, #800, Bethesda, Md. Lot 75 in 'Walnut Creek.' Located at 12194 Hayland Farm Way, Ellicott City, Md. 21042. Lot is 33,021 square feet. Unimproved. Zoned Residential. Tax ID: 05-597884. Liber 16555, page 435. Deed date: November 12, 2015. **Purchase price: \$406,403.**