**In Brief…**

A small shopping center in Gaithersburg traded hands recently.

For $6.55 million, the Talbot Center on Russell Avenue traded hands. At 13,692 square feet, the center sold fully leased to tenants that include Tires Plus, Beer & Wine and flatbread king Subway. The addresses are 841 – 861 Russell Avenue, putting the center in the company of nearby retailers Costco and Food Lion. It was a partnership headed by Stanford Properties’ Andy Brown that developed the center in 1999 and just sold it.

Joe Friedman, with Transwestern when the listing originated, now with MetCap Advisors, brokered the transaction.

…..**BioMed Realty will entitle an** 18-acre tract on its own for now, instead of selling it, company official have decided.

The company had put 18 acres on Darnestown Road at Great Seneca Highway on the market last spring, sparking interest among builders and others. But it didn’t reach a deal with any of the interested parties and will now design a plan itself.

The property, the undeveloped portion of Traville Gateway, is zoned CRT, and a marketing brochure suggested apartments, townhomes, senior housing and retail among the likely uses. BioMed had bought the tract as part of its larger acquisition of the HGS property a decade ago.

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**Showdown Averted**

*Lockheed Accedes to FedEx Distribution Plan*

A corporate land-use battle over the future of the IBM property in Gaithersburg has ended, and a distribution center took a big step forward.

FedEx and Lockheed had squared off over FedEx’s plans to build a new warehouse at 800 N. Frederick Avenue, next to an office building occupied by the defense contractor. But last week the package delivery firm agreed to enhance its design, and Lockheed agreed to withdraw its opposition to the coming use.

With that consensus, the City’s planning commission approved a preliminary site plan for some 300,000 of warehouse and distribution space, at a site fronting I-270 just north of Montgomery Village Avenue. It will likely lead to one of the largest transfers of I-3 property in years.

Developer Suncap Properties, which regularly develops for FedEx, had put the property under contract from owner Columbia Property Trust (CPT) last fall. IBM has been a tenant at the low-slung, 390,000 square foot office building that now occupies the site for years but told CPT in 2014 it wouldn’t be renewing. That left CPT unexpectedly considering its options, from adaptively re-using the old building to tearing it down and replacing it with a mixed-use community. But Suncap’s contract put an end to all the other possibilities.

Lockheed’s opposition then became the biggest hurdle, and stemmed from what Lockheed said was a long-standing shared relationship between its property and IBM just to the north. The two had operated in tandem as office sites sharing a middle view of a small pond.

But City’s planning staff’s finding that the warehouse was an allowed use in the existing zone made Lockheed’s opposition more difficult. The two companies met in early March and Suncap agreed to make what it called ‘substantial’ changes. Among other improvements, it added brick, reduced the footprint by 30,000 square feet, and added ‘significant’ landscaping and berming, particularly between its property and Lockheed’s. It also eliminated nine dock doors and trailer parking on the side facing Lockheed. The latest design is shown in the picture above.
A Toned Down ‘Johnson’ Plan

Lightened by the elimination of new commercial and multi-family, a Gaithersburg annexation proposal is back in circulation.

But it’s still a work in progress. Members of the Johnson family that own 23 acres at the corner of Quince Orchard Road and Darnestown Road are trying to arrive at a plan that sits well with the neighbors. The Johnson’s first iteration didn’t pass muster at the Planning Board or with the citizens.

Off the table now is a long-term proposal to bring 375,000 feet of commercial to the existing Safeway-anchored retail center. The Johnsons show only an additional 10,000 feet of space. But still up for discussion – and a public meeting is slated for this week – is the Johnson’s proposal that 14 undeveloped acres now zoned for 30 singles be annexed into Gaithersburg and developed as 180 units, in a mix of singles and towns.

FPRT Pushes Ahead

First Potomac Realty Trust may be losing a tenant at Redland Technology Center, but it still wants additional office space.

HHS is leaving 540 Gaither Road this year, but First Potomac is still advancing a plan to add 300,000 square feet to the Rockville office park. It would develop an existing parking lot with two office buildings and a stand-alone café.

First Potomac says in its application that additional density will enhance the park’s success.

Bellemead Sells Germantown Stake

A partnership headed by principals of BP Realty bought out its long-time partner on a Germantown restaurant park.

As GTTCE Owner LLC, the group paid $17.25 million for approximately 11 acres along Century Boulevard occupied by nine different restaurants. GTTCE got two parcels in the deal off Route 118 that house the likes of Chick-fil-A, Carrabba’s, Taco Bell and Panera Bread. There’s also Red Robin, Long Horn, IHOP, Greene Turtle and Senor Tequila’s.

GTTCE’s Peter Henry said that no changes are planned at the acreage, which includes a large parking lot in the middle, and has a developable pad remaining. Long-term, what the Germantown Master Plan calls the ‘Bellemead property’ is the planned hub for the Corridor Cities Transitway (CCT) in Germantown.

Henry said that Bellemead decided to exit the partnership because the restaurant park falls outside its core holdings.

DRS Signal Plan Back in Circulation

A plan for the reuse of the former DRS Signal building and the land around it is back on the entitlement track, but tweaked a bit.

The Rock Creek Property Group is now heading up the rezoning application for mixed-use, having bought 700 Quince Orchard earlier this year for $5 million. The 165,000 square foot building sits on about eight acres, but two adjacent parcels have thrown in their lot with Rock Creek so the full application is for 15 acres along Quince Orchard south of Bank Street.

Besides finding a new tenant for the Signal building, Rock Creek proposes 355 units in a mix of towns and two-over-two’s on what is now a large parking lot. Long-term, Rock Creek envisions up to 500,000 feet of commercial space, but the near-term play is ‘adaptive re-use’ of the existing building. The up-zoning proposal is driven in part by a coming CCT station to serve NIST, but also a sense that the Quince Orchard / Firstfield area is underutilized as single-asset buildings.

County Considering More MOVE Funding

The MOVE Program is proving that there’s nothing like free money. County officials are poised to pump another $300,000 in funding into the leasing program, which offers new businesses moving across the county line $8 per square foot in space leased.

So far, 31 companies have cashed a MOVE check, says the Exec’s office, with another five approved and waiting to take occupancy of their space. Information technology companies are the largest beneficiaries but 118,000 feet in all has been chalked up to MOVE incentives. ReGenxBio is one of the biggest recipients. The biotech relocated to the county in 2015 with a 10,000 foot lease. It has since grown by another 40,000 feet.
Path Cleared for 2 Taft Purchase

Cornerstone Montgomery can line up a settlement date to acquire the 2 Taft Court office building in Rockville for its headquarters.

The non-profit’s goal of buying the 31,940 square foot building had run aground – temporarily it turned out – on an arcane dispute at the City of Rockville over whether its plan to turn 12,000 feet of the building over to a women’s shelter was a use allowed by law. The City limits such uses to 5,000 square feet, unless they are publicly operated, and ultimately staff agreed that Montgomery County’s agreement to operate the shelter – through a contract with InterFaith Works, rendered the limit moot.

But the argument had dragged on for several months, culminating in a meeting before the City Council in which Cornerstone representatives said the group had extended its contract previously and needed the issue resolved if it was going to settle.

Now, Cornerstone can proceed with its plan to use about 13,000 feet for its own headquarters, install the shelter – in a relocation from Wilkins Avenue – and turn the rest over to a mental health treatment center.

In a submittal to the state last year seeking grant money, Cornerstone put the building acquisition cost at $3.95 million, and estimated it would spend $2.23 million in renovation and construction.

Bethesda In-fill, But Walkable

It’s all about the ‘walk score’ in Bethesda right now, and a few homes that score high on the meter are in the works.

That includes new houses coming from R&R Custom Homes and Carter Inc., both close enough that getting from house to Wisconsin Avenue would barely register on the Fitbit. Builder Patrick Keating is finishing another on the downtown periphery, Sandy Spring Builders has delivered one in the Sachs neighborhood, and Rasevic Construction has a contract near Battery Lane.

It’s at 5123 Manning Drive, in the Edgemoor community that R&R Custom Homes, headed by Rick Sullivan, will be building a coming spec. The infill lot, for which R&R paid $1.26 million, is just west of Arlington Road. R&R’s first three on Manning went custom, but R&R is going spec with 5123. Though it hasn’t set a price yet, Sullivan says it will be in the $2.4 to $2.5 million ballpark. As it is, the house is ready for demo and a near start.

Close by, Sandy Spring Builders took ownership of 5104 Wessling in Edgemoor last November, for $1.41 million, but its website now says the lot is ‘sold.’

Over on Rosedale, on the east side of Bethesda, Carter Inc. has a pair of homes that are poised to come down, to be replaced by two new houses a block off Wisconsin near Battery. The coming Harris Teeter at Flats 8300 will be the food source for the future owners.

Carter bought the lots last fall, getting three lots that the builder re-recorded as two. Carter will start construction on both, with the 4800 square foot lot at 4629 Rosedale getting first billing and priced at $1.79 million. The second house, with a bigger lot of 7200 feet, will be priced slightly higher.

Home in Sachs. The Sachs neighborhood just behind the new condos off Bethesda Avenue is likewise walkable to downtown. Like Sandy Spring Builders just before it, Castlewood Custom Builders has waded in for two lots in the neighborhood right behind the ‘Lot 31’ development. And Edgemoor Custom Builders has a custom underway already.

Sachs is the same community, composed mostly of homes on Leland Street and Wellington that once considered selling itself en masse to Monument Realty. But the deal never happened and for a time, the Sachs future had been uncertain. But so far, it doesn’t look like the new Bethesda Sector Plan will change the zoning, and custom buyers consider it single-family territory.

Castlewood began work at 4831 Leland as a custom from the start, then went spec on 4806 Leland. It too now looks to be turning into a custom. Both are at foundation.

Sandy Spring bought a pair of infill houses on the next street over, paying $1 million each for 4815 and 4819 Wellington. While work hasn’t started yet at 4185, the builder delivered 4819 Wellington and is looking for $2.19 million.

On the west side, Rasevic Construction’s finished home at 8017 Park Lane, west of Battery Lane off Old Georgetown, is now under contract, last listed at $1.79 million. And finally, Keating is delivering 4421 Ridge Street, just north of Bradley Lane, priced at $2.2 million. Keating had bought that lot for $875,000 last summer.
‘No Gain’ Turns Into Two Sales

When the 7111 Brookville Co. LLC bought and subdivided about a third of an acre in Chevy Chase for two lots, the name of the old subdivision was ‘No Gain.’ It appears that moniker has been put to rest.

The LLC recently sold the second of the two houses it built on the Brookville Road property right next to La Ferme Restaurant. As it had on the first at 7111 Brookville Road, it collected $2.275 million for 7107 Brookville Road.

The builder, headed by Seth Warner, had bought two parcels for $1.15 million in 2012, entitled a pair of recorded lots, and then went spec on the two at the same time.

Meridian Homes was a buyer, in acquiring 5806 Melvern Drive for $610,000. Meridian got a 6,582 square foot lot in deal, and applied $1.06 million in financing at purchase. Melvern is located off Singleton Drive, in the ‘Hendry Estates’ subdivision.

Right now the only new home on Melvern is 5810 Melvern, listed at $1.46 million. The infill lot had been bought for $625,575 in that case, in late 2014.

Sandy Spring Builders’ newest offering is a ‘Bradley Hills’ house waiting to be built. SSB bought the 11,840 square foot lot at 5516 Devon Road for $1.17 million in February and applied $1.95 million in United Bank financing. It’s affixed a price tag of $2.58 million in one of the subdivisions that has consistently returned the highest prices for new-builds. And SSB throws in the additional note that while the house is down Bradley Boulevard, there’s a path to downtown Bethesda.

On River Road

Paring Back Westbard Changes

The River Road corridor through Westbard that you know today is the one you’ll see for some years to come, should the recommendations of the Council’s planning committee hold.

Preferring to focus the ongoing Sector Plan on the redevelopment of the shopping center at the heart of Westbard instead, the committee scaled back Planning Board recommendations for upzonings along River Road. “I just feel like we’re doing so much with the rest of the Plan,” said Hans Riemer in pressing for one substantial upzoning only, that on the American Plant Food, Talberts and Roof Center properties. But in granting a 3.0 FAR on that approximately 3.5 acre area, the committee still provided only a ‘floating zone’ designation. That means should the owners want to develop the potential mid-rise residential foreseen, they’d have to file an application and win the density. It is not a prospect the owners relish, for the Westbard Plan has proven to be one of the most contentious in planning history.

Otherwise, the committee opted not to embrace proposed River Road rezonings that planners suggested would encourage a ‘boulevard’ feel. “If we do no rezonings, there will be no change on River Road,” planning director Gwen Wright warned. “River Road will pretty much stay as it.” But the committee saw the River Road proposals as extraneous to the bigger question of what happens to Equity One and the shopping center redevelopment that spurred the whole Westbard plan.

And, said Councilmember George Leventhal, he isn’t hearing from property owners on River Road about redevelopment anyway.

Still, the River Road decision is a microcosm of the committee’s approach to the Plan, which has sparked as uncivil a debate as uncivil gets in Montgomery County. The committee seems intent on reining in zoning proposals that go too far afield in creating a lot of density. Leventhal said he sees the Westbard Plan as ‘collapsing under the weight of the multiplicity of objectives.’ One of them being River Road’s transformation.

The Committee also voted for a 15 percent MPDU requirement from new development in Westbard, up from the standard 12.5 percent, and would apply it across the Plan. It wouldn’t come without controversy (of course) for its means higher costs on the shopping center redevelopment and potentially higher heights all around. Both the housing and River Road decisions still go to the full Council.

Short Takes…

…..Amy Presley’s time on the Planning Board is coming to an end. The upcounty commissioner has served two terms, spurring the County Council to seek applicants for replacement. With three Democrats on the Board, Presley’s seat must go to either a Republican or other officially recognized party. …..A seven-unit townhouse proposal at Chestnut Lodge on Montgomery Avenue left Rockville’s planning commission with a recommendation that it not be approved. JNP Chestnut Lodge LLC argued the existing approval for condominiums can be amended to allow the same unit count in townhouses. But the commissioners suggested that the condo plan was a means to renovate the now-burned down ‘Main Lodge.’ Townhouses don’t comply with the original intent of preserving the now-cleared away building, they decided.

March 21, 2016
A Tale of Two Police Stations

The ground-breaking for a new police station in Bethesda puts StonebridgeCarras on a path towards developing a prime site at ‘Main and Main.’

The Bethesda developer, in return for building the new station on Rugby Avenue, will gain control of the existing police station, located at Wisconsin and Montgomery Avenues. Since winning the RFP that put it at the center of the police relocation, Stonebridge also bought the Carpet Palace next door, getting the 8,000 square feet on which the building sits for $8 million. At the time, Stonebridge’s Doug Firstenberg called the acquisition one that ‘really squares off the site,’ and provided the group with ample Wisconsin Avenue frontage.’

Because Stonebridge must deliver the new police station and work its way through the Bethesda Downtown plan for rezoning the old site, it doesn’t have to make any immediate development decisions about what it will build. As recommendations stand, the 8 FAR and 250-foot height suggested in the Plan would yield about 350,000 square feet of space where the cops now operate.

The present police station will be redeveloped.

But Stonebridge’s site is a key piece of a growing conversation in Bethesda: which property will yield the next new office building. A new building would have to get a premium over current rents. But observers say that the partial lease-up of 4500 East West, and the sale of 7550 Wisconsin, at a record price per foot, have spurred talk. Add in the fact that Bethesda’s inventory of office space, while still including multiple trophy buildings, is getting older every day. Developers have sought to keep pace with renovations at key buildings, converting them from ‘B’ to ‘A’ in some cases, but that still doesn’t match the gleam of a new building.

Like Stonebridge, Brookfield Properties should exit the Downtown Plan with the prospects of a new building at 3 Bethesda Metro, but the developer hasn’t yet revealed whether its leaning toward office or residential. Bernstein Companies has approvals for a new building at Bethesda Center, north of Old Georgetown Road. It is JBG Companies at 4733 Bethesda that is widely regarded as the most likely ‘next building.’ JBG has flirted with going spec over the last year, say observers, and is presently amending its site plan. Some see in JBG’s renovation of the former Thymes Square restaurant building as retail space a forerunner to the larger job awaiting at 4733 Bethesda.

Carr Properties, meanwhile has pushed ahead to Sketch approval on the Apex Building site for three buildings, and is likewise in the mix.

Building Permits Issued

Jawad Abdulkader, 5823 Goldsboro Road, Bethesda, Md. 20817, (301) 440-4660, to build a $500,000 unit at 6505 Millwood Road, Bethesda;

JRK Builders, 4915 Auburn Avenue, #302, Bethesda, Md. 20814, (240) 388-1123, to build a $600,000 unit at 5612 McLean Drive, Bethesda, in ‘Whitehall Manor;’

Wormald Home Construction LLC, 5283 Corporate Drive, #300, Frederick, Md. 21703, (301) 695-6614, to build a $464,030 unit at 5911 Jarvis Lane, Bethesda;

Rockville / Potomac

John Hieronymus, 5825 Rolling Drive, Derwood, Md. 20855, (301) 502-0872, to build a $400,000 unit at 5835 Rolling Drive, Rockville;

Stanley Martin Co, 9475 Lottsfeld Road, #280, Upper Marlboro, Md. 20774, (301) 636-6111, to build two $159,000 units in ‘Preserve at Rock Creek,’ Rockville, at:

- 16613 Heartwood Drive;
- 5705 Achille Lane;

BeaconCrest Homes, 1355 Beverly Road, #330, McLean, Va. 22101, (703) 287-0586, to build a $218,000 unit at 9317 Winterset Drive, Potomac, in ‘Winterset;’

Other Locations

The Sterling Collection, 11117 Smokey Quartz Lane, Potomac, Md. 20852, (202) 365-3995, to build a $300,000 unit at 9132 Three Oaks Drive, Silver Spring, Md, in ‘Sligo Park Hills;’

Alexandra Goffin, 509 Cedar Spring Street, Gaithersburg, Md. (301) 928-2331, to build a $375,000 unit at 12215 Fellowship Lane, Gaithersburg;

(Continued on Page 6)
Building Permits Issued (From p. 5)

*Richmond American Homes,* 6210 Old Dobbin Lane, #190, Columbia, Md. (410) 312-2817, to build a $218,000 unit at 422 Cloverly Forest Drive, Silver Spring, in ‘Cloverly Forest;’

*Willem Griffioen,* 16420 Cross Timber Terrace, Olney, Md. 20832, (301) 523-9709, to build a $680,000 unit at 4205 Glenrose Street, Kensington, in ‘Chevy Chase View;’

*NVR Inc.,* to build a $175,000 single-family unit at 4434 Camley Way, Burtonsville, in ‘Bentley Park;’

*NVR Inc.,* to build two $175,000 single-family units in ‘Laytonville Preserve,’ Laytonsville, at:
- 6819 Warfield Road;
- 21111 Dwyer Court;

*NVR Inc.,* to build five units in ‘Clarksburg Village,’ Clarksburg, at:
- 1137 Garden Stone Court;
- 1120 Garden Stone Court;
- 22440 Newcut Road;
- 22456 Newcut Road;
- 22454 Newcut Road;

Commercial Permits Issued

March 1 – 14, 2016

*Stonebridge/Carras,* 7200 Wisconsin Avenue, Bethesda, Md., 20814, (301) 664-6701, to build a new 28,550 square foot police station at a cost of $10.7 million at 4823 Rugby Avenue, Bethesda;

*Furey, Doolan & Abell,* 8401 Conn. Avenue, Chevy Chase, (703) 691-1100, x245, to build a $549,000 fit-out of 10,322 square feet at 7700 Wisc. Avenue, Bethesda;

*Cole Martinez,* 1029 North Royal Street, Alexandria, Va. 22314, (703) 740-3775, to build a $350,000 fit-out of 12,349 square feet at 11810 Grand Park Avenue, Rockville;

*Chipotle Mexican Grill,* 1401 Wynkoop, #500, Denver, Co., 80202, (303) 222-6018, to build a $300,000 fit-out of 2,218 square feet for a restaurant at 20940 Frederick Road, Germantown;

*Boston Consulting Group,* 4800 Hampden Lane, #400, Bethesda, Md. (443) 278-6916, to build a $1.3 million alteration of 109,004 square feet at 4800 Hampden Lane, Bethesda;

*Congregation Ha Shalom,* 11510 Falls Road, Potomac, Md. (723) 268-3613, to build a $600,000 lobby renovation of 8,000 square feet at 11510 Falls Road, Rockville;

*Board of Education,* 850 Hungerford Drive, Rockville, Md. (240) 314-1011, to build a $295,000 chiller replacement at 19201 Thomas Farm Road, Gaithersburg;

First Potomac Realty Trust, 6935 Oakland Mills Road, #A, Columbia, Md. 21045, (717) 977-1884, to build a $425,505 fit-out of 18,700 square feet at 20420 Century Boulevard, Germantown;

Hennes & Mauritz L.C., 110 5th Avenue, 11th Floor, New York, NY, to build a $750,000 retail fit-out at 8518 Fenton Street, Silver Spring;

Parenteral Drug Association, 4350 East West Highway, #600, Bethesda, Md. (301) 656-5300, to build a $1.2 million fit-out of 15,376 square feet at the same address;

Seneca Meadows Corporate Center, 20457 Seneca Meadows Parkway, Germantown, Md. (240) 912-0200, to build a $350,000 fit-out of 13,550 square feet at 20451 Seneca Meadows Parkway, Germantown;

Greater Potomac Assoc., 15916 Luanne Drive, Gaithersburg, Md. (301) 840-1616, to build a $221,000 fit-out for Dunkin Donuts at 17920 Georgia Avenue, Olney;

Willco Construction, 7811 Montrose Road, #500, Potomac, Md. 20891, (240) 399-1421, to build a $757,960 fit-out at 11810 Grand Park Avenue, Rockville;

Arlene Hillerson, 801 Wayne Avenue, #300, Silver Spring, Md. (301) 585-1191, to build a $237,000 fit-out at 8241 Georgia Avenue, Silver Spring;

E.J. Kim Inc., 5825 Hubbard Drive, Rockville, (301) 770-3370, to build a $110,000 fit-out for Fiesta Laundromat, at 7601 New Hampshire Ave, Takoma Park;

Macro Genics, 9640 Medical Center Drive, Rockville, Md. 20850, (301) 354-3524, to build a $1.16 million fit-out at 9704 Medical Center Drive, Rockville;

Willco Construction, 7811 Montrose Road, #500, Potomac, Md. (240) 399-1421, to build a $485,925 fit-out of 10,232 square feet at the same address;

John J. Maisto, 1054 31st Street, #410, Washington, DC, 20007, (202) 604-0100, to do $540,372 of work at 143,000 square feet at 2201 Colston Drive, Silver Spring;

City of G’burg Permits Issued

KB Homes, 10800 Park Ridge Blvd., Reston, Va. to build six townhouse units avg. $232,000 on Crown Park Avenue, in ‘Crown;’

Wormald Homes, 5283 Corporate Dr, #300, Frederick, Md. 21703, (301) 695-6614, to build two SFD units avg. $242,000 on Salk Circle, in ‘Crown;’

G’burg Applications of Note

700 Quince Orchard, Request rezoning to MXD. 15.3 acres. Propose up to 355 units and 500,000 square feet commercial. Located at 700 Quince Orchard Road, Gaithersburg, Md. Appl: Parkside 700 LLC, 1155 Conn. Avenue, Washington, DC, 20036. (202) 835-1200.
City of Rockville Actions of Note


Rockville Applications Submitted

STP2016-00283 – Redland Corporate Center. Zoned MXE, 27.5 acres. Propose two additional office buildings totaling 300,000 square feet and stand-alone cafe on existing parking lot. Located at 520, 530 and 540 Gaither Road, Rockville. Appl: FP Redland Technology Center LP, c/o First Potomac Realty Trust, (301) 986-9200.

Pre-Preliminary Plans Submitted

7-20160030 – Butler Family Properties. Zoned AR, 217.8 acres. 4 single-family lots. Located in the northwest quadrant of Davis Mill Road and Wildcat Road, Germantown. Appl: George Butler, 22200 Davis Mill Road, Germantown, Md. 20876. (301) 943-3376.

Preliminary Plans Submitted

1-20160220 – 8015 Old Georgetown Road. Zoned PD-44. Propose 107 multi-family units and 53,000 square foot religious institution. Located northeast quadrant of Old Georgetown Road and Glenbrook Road, Bethesda. Appl: Christ Evangelical Lutheran, 8011 Old Georgetown Road, Bethesda, Md. 20814. (301) 652-5160.

Site Plans Submitted

8-20160090 – 8015 Old Georgetown Road. Zoned PD-44. Propose 107 multi-family units and 53,000 square foot religious institution. Located in the northeast quadrant of Old Georgetown Road and Glenbrook Road, Bethesda. Appl: Christ Evangelical Lutheran, 8011 Old Georgetown Road, Bethesda, Md. 20814. (301) 652-5160.

Site Plans Approved


Record Plats Approved

March 11 and 17, 2016


Real Estate Transactions of Note


806 West Diamond Avenue LLC, c/o Atlantic Realty Companies Inc., to Parsons Property Management East LLC. Unit 220 in ‘806 Diamond Office Center.’ Located at 806 West Diamond Avenue, Gaithersburg, Md. 20878. Unit is 1,644 square feet. Zoned Commercial. Tax ID: 09-03554383. Liber 51746, page 191. Deed date: February 18, 2016. Purchase price: $381,000.
TechProp LLC, c/o Pablo J. Musalem, 11015 Rock Run Drive, Potomac, Md. 20854, to TeamHub LLC, c/o William Naron, 9099 Sorrel Avenue, Potomac, Md. 20854. Unit 10 in ‘Montgomery Industrial Park Condominium.’ Located at 12065 Tech Road, Unit 10, Silver Spring, Md. 20904. Unit is 6,562 square feet. Zoned Commercial. Tax ID: 05-5758791. Liber 51678, page 204. Deed date: February 12, 2016. **Purchase price: $1,100,000.** Deed of Trust: $1.042 million, First Bank Financial.


TJ&C Associates LLC, c/o James F. Whalen, to Circle Folks Properties LLC, c/o Varghese R. George, 20 Courthouse Square, #219, Rockville, Md. Unit 20-210 and 20-310 in ‘The Victoria Condominium.’ Located at 20 Courthouse Square, #210 and #310, Rockville, Md. 20850. Units are 1,386 square feet and 1,879 square feet. Tax ID: 04-02935727 and 5820. Liber 51732, page 171. Deed date: February 18, 2016. **Purchase price: $1,269,750.** Deed of Trust: $1.5 million, BB&T.


**RESIDENTIAL**

Laytonsville Communities LLC, c/o Natelli Communities, 506 Main Street, 3rd Floor, Gaithersburg, Md. 20878, to NVR Inc., Lot 7 (A) in ‘Laytonsville Preserve.’ Located at 6923 Warfield Road, Laytonsville, Md. Lot is 46,331 square feet. Unimproved. Zoned Residential. Tax ID: 01-03731536. Liber 51734, page 123. Deed date: February 22, 2016. **Purchase price: $269,101.**

Aigner Limited Partnership, c/o Johann Aigner, to Brondon LLC, Lot 2 in ‘Neha Estate.’ Located at 9036 Brondon Drive, Potomac, Md. 20854. 2.19 acres. Improved with 9,212 square foot house. Zoned Residential. Liber 51687, page 49. Deed date: February 9, 2016. **Purchase price: $3,000,000.**


