

# Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

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## *In Brief...*

**It is a local partnership that bought the office building at 5457 Twin Knolls Road in Columbia.**

Though the 70,456 square foot building was auctioned inter-galactically on the web, the top bidder came from just a few miles away: A&S Commercial Properties, based in Clarksville, Md., settled at a recorded price of \$6.615 million.

A&S got a building 75 percent leased, following a recent deal with Seasons Hospice & Palliative Care. There were a couple other recent signings and renewals but the new owners have space to fill. Newmark, Grubb, Knight, Frank handled the disposition. NAI KLN B will lease the building. (See the data for more info).

....**A key aspect of the 'arts scene' in Downtown Columbia passed muster with the Howard planning board.** The existing Toby's Dinner Theater will be razed, under a plan forwarded by Orchard Development, and replaced with a 'signature' building housing three theaters – including a new Toby's – and 202 rental units. It'll be part of the Crescent neighborhood off Symphony Woods Road. The Board took a 4-0 liking to the project.

.....**EMDM Inc. has availed itself of 13,601 square feet of warehouse space at 8264 Preston Court.** Kenwood Management will be the new landlord for the engineering company, which designs and makes 'one off' products. Marley Welsh at Lee & Associates brought the tenant, while Cushman & Wakefield represented the landlord.

## **Beazer Buys Anew**

### *Hoddinott Property is for Singles in Clarksville*

The Hoddinott property in Clarksville now belongs to Beazer Homes.

In paying approximately \$33.5 million, Beazer took ownership of the triangular, 89-acre property between Clarksville Pike and Guilford Road. The builder bought the land, on which 150 single-family lots will ultimately be platted, in two deeds directly from the Hoddinott family, and will finish the lots on its own account.

As it has wound through entitlements, Hoddinott acquired the marketing name of the 'Enclave at Tierney Farm.' Fifty of the lots are ready for immediate recordation, meaning Beazer could go quickly to grading on a first phase. The remaining 100 lots are likewise approved and would be recorded as the community progresses.

Beazer has in 'Enclave' a somewhat unique community, for it boasts a Clarksville address, but offers the smaller lots in the 7,000 and 8,000 square foot range more often found in Ellicott City or Laurel. Given the River Hill address and the ability to accommodate 45 to 50-foot wide houses on most of the lots, 'Enclave' may well become Beazer's highest-priced community in Howard.

To the Hoddinotts, Beazer paid \$220,000 per lot raw, record-ready. The deal was the builder's fifth takedown of a big 'name' property, since it bought Wincochia Farm in mid-2013. Since then, Beazer has stepped up in multi-million dollar closings to buy Centennial Overlook, Morris Place, High Ridge Meadows, and now Enclave at Tierney Farm.

**In other Howard residential,** Catonsville Homes has begun development work on its latest acquisition. The Marriottsville, Md. builder is now grading what it calls Quartz Hill III, and expects to have a sales center open within a few weeks. Catonsville bought eight lots from Charles Sharp off Route 144 near Route 32 in the West Friendship community, for \$2 million. The paper lots traded ready for development. Catonsville officials say prices haven't been set yet, but will likely start in the mid-\$700's.

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## ***Location Key to Clark Lease***

Clark Construction found a convenient place from which to manage construction on a Savage area wastewater treatment plant. That would be right next door, on Greenwood Place. The construction company leased 51,000 square feet at 8870 Greenwood, from which to manage the multi-year project. It is Prologis-owned space occupied once by Next Day Medical. Tom Whelan at Lee & Associates brokered the deal.

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## *Jessup Land Sale On Montevideo*

That industrial land in the Corridor runs about a half-million dollars per acre, there can now be no doubt.

Chalk that certainty up to the sale of 6.16 acres on Montevideo Road in Jessup, for \$3.1 million. TSC/Montevideo Road LLC, headed by Bruce Jaffe, transferred the several parcels at 7381 and 7407 Montevideo Road to Rivera Buildings LLC. The new owner will use the properties for a construction business.

The Montevideo deal is the third such land transaction that has crested the \$500,000 per acre mark over the last 18 months. Two properties on Dorsey Run Road both traded past that mark. Towery Properties paid \$5.5 million for 9.8 acres in Jessup, and that sale was followed by one of 15.3 acres, from a Driggs Company partners to JBRK LLC, for \$7.739 million.

Rivera Buildings LLC affixed a \$1.57 million loan from M&T Bank to its newly acquired land. Bob Smith at NAI KLNB represented seller TSC/Montevideo Road, while Peter Rosan at Cushman & Wakefield brought the buyer.

....**PetSmart is moving in to Chatham Station** in Ellicott City. The pet store signed a lease for 20,479 square feet for what will be its 20<sup>th</sup> store in the Baltimore / Washington region. Jim Crilley at H&R Retail represented landlord Giant Food.

....**ACGI more than doubled in size at its headquarters in Columbia.**

Formerly in 7,500 square feet, the software consulting firm grew to 19,000 feet in renewing with landlord Howard Hughes Corporation at 11000 Broken Land Parkway. ACGI helps associations manage their membership databases. Chuck Breitenother and Tim Gardner at NAI KLNB represented the tenant.

## **Chapelgate: Mediation Failed**

A months-long mediation session couldn't bring together a church and its development opponents in Marriottsville.

Instead, the Howard Zoning Board has been asked by the parties to resume its own deliberations on the townhouse proposal. Chapelgate Presbyterian Church, fronting on Marriottsville Road opposite the entrance to Turf Valley, has been three years in trying to win a rezoning to the 'Community Enhancement Floating' zone, or CEF. Were it to gain that legal change, Chapelgate would be able to develop 134 towns on its 60-acre campus.

The CEF is a flexible zone that allows a developer or property owner to offer a substantive local amenity in return for the upzoning. In effect, area residents 'buy in' to the project. That hasn't happened so far at Chapelgate. Chapelgate's amenity offers of a mile long walking path, an area along Marriottsville Road that could serve as a community gathering center or place to sell roadside items, and a higher number of MIHUs than required, haven't been embraced by the adjacent Albeth Heights community.

There, a core of opponents believe that the Church should simply develop under its present R-20, or two-unit to the acre zoning. That the mediation didn't push the ball down the field isn't surprising, given that the residents opposed the mediation in the first place. According to a letter sent to the Zoning Board when mediation was first floated, members of the community wrote that the church "hasn't met the legal requirements of the CEF zone." Given that belief, said the Albeth residents, "The issue cannot be mediated."

Now, in a letter to the Zoning Board, Chapelgate's attorney wrote that the Church had been informed prior to the third mediation meeting that 'the parties had reached an impasse and that there can be no mutual agreement.'

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## ***Rezoning for Commercial off Route 175***

Hemmed in by two state prisons, a piece of ground in Jessup ought to be rezoned to commercial, said the Anne Arundel Board of Appeals.

In a January decision, the Board reversed an earlier decision by the county Hearing Officer, and conferred C-1 zoning on 8.6 acres along Brock Bridge Road. Two property owners had put their applications together and joined forces as one. Both convinced the Board of Appeals that a 'change' had occurred in the local neighborhood and that the County Council made a mistake when it didn't upzone both properties in the last Comp Zoning.

The pair are located at 7902 Brock Bridge Road, just south of Route 175. The Board of Appeals agreed that expansion at National Business Park, the new apartments at Shannon's Glen, and the commercial zoning across the street all speak to a zoning change.

The applicants, including Mr. Richard Miller with Brock Bridge Landing Holding Company, and Ashok Jashnani, separately intend to pursue restaurant and retail uses on the property.

## *Two Lease Deals Set in Annapolis*

To the benefit of Admiral Properties LLC, a wandering state agency office will land in Annapolis.

The LLC, based in Annapolis, has negotiated a new lease for the state's Department of Natural Resources at 1804 West Street, for 5,624 square feet. The lease comes to the state's Board of Public Works (BPW) this month.

Admiral actually appears twice on the Board's agenda, for the group is also slated to renew a separate state lease in the same building. In that case, another DNR office is expected to renew for 10 years.

The first lease – the new one of 5,624 feet – was supposed to happen in Crownsville, not in Annapolis. But DNR couldn't find available space at 100 Community Place in Crownsville, and cast a wider net for new offices. In choosing 1804 West, DNR negotiated a \$23.16 per foot rent on average over the 10-year term.

At 10,412 square feet, the renewal lease is bigger and, at \$25 per foot on average, higher than the rate for the other lease. But BPW documents say this space enjoys a better retail visibility. Hunters, fishermen and boaters may know it well, for it is DNR's license renewal location. Both leases are up for approval on the February 8 BPW agenda.

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## *Windows for Sale*

910 Bestgate Road is now a place to casually go window shopping. For actual windows. That's because Pella Windows is opening a storefront at the Annapolis retail center, in 2,440 square feet. Consignment store Clothes Box is also headed into 910 Bestgate, also called Annapolis Commerce Park. It's taking 7,440 square feet. Tom Whelan at Lee & Associates represented Pella. Murphy Commercial represented the landlord, Bernstein Companies, in both deals.

## **Cluster Bill Still Controversial**

The argument over new cluster development legislation in Anne Arundel County has come down to its impact on developers of small parcels.

They're the ones who would be most affected by the bill now in front of the County Council, for it would eliminate any modifications on cluster developments of less than five acres. Small builders are also the ones who, everyone seemed to agree at a public hearing last week, didn't get a 'seat at the table' when the bill was drawn up.

Those concerns were enough to convince the Council to hold the bill until next week, with the prospect of new amendments coming. Those amendments were unknown at our press time, so whether they would soften the blow for small builders isn't clear. Still, curbing modifications on smaller projects has been one of the key goals of the folks fighting for the cluster bill.

It's believed to be concern over a couple of Severna Park-area projects that prompted the county planning department to take a closer at its cluster regs. Besides the limit on modifications, the department would increase the buffer for smaller clusters.

But though the impact hits the small builders, planning director Larry Tom acknowledged they didn't participate in the pre-legislation forums. Asked by Councilmember Pete Smith whether the invite went out to smaller builders, Tom replied candidly, 'We were probably remiss in not having smaller developers involved.' Still, said Tom, their concerns were 'made known' over the course of task force work.

Meanwhile, larger builders didn't testify at the hearing, suggesting they can live with the legislation, or perhaps see it as unstoppable. The bill is on the Council's agenda again, for the next meeting.

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## *Crystal Spring Jettisons the 'Mixed Use'*

Shorn of the planned retail and market-rate townhouses, the controversial Crystal Spring project in Annapolis is moving forward only as a continuing care retirement community.

The development team and plan are changing, and even the name will likely change for the Forest Drive project. Gone is lead developer Hillspoint, replaced at the helm by National Lutheran Communities and Services (NLCS), a Rockville senior care provider. Changing mixed-use plans that at times have included townhouses and retail are jettisoned in the new approach, and National Lutheran is paring the project back to solely the CRCC units. A statement by NLCS did not specify the unit count.

Hillspoint's patience apparently played out, as it seemed the developer and the City could never come to agreement on a final development plan. Hillspoint had submitted multiple revisions of the Crystal Springs layout, always it seems, toward greater preservation and less developable area. But none managed to satisfy.

## *‘Wilde Lake’ is ‘Long Reach’ Goal*

The international symbol of approval has been applied to Kimco’s overhaul of the Wilde Lake Center in Columbia: Starbucks is coming.

The coffee company signed a lease to open a café and drive-thru this fall, said Kimco. Salons by JC will also open, above David’s Natural Market. Wilde Lake is a whole different place, now that Kimco added 230 apartments, built by Wood Partners, and new office, retail and restaurant space.

Wilde Lake’s successful repositioning is seen as a template for the troubled Long Reach Village Center, a center’s whose fortunes fell far enough that it eventually ended up in the county’s hands. But the county is now awaiting responses to an RFP for 7.7 acres in the Center, hoping to select a developer that would give Long Reach a second life.

Kimco took on Wilde Lake when redeveloping village centers was still a huge question mark. As the chosen developer will have to do at Long Reach, Kimco ran a three-part gauntlet: community input, followed by a rezoning, and then development entitlements. Because Kimco was entering unknown territory, the ‘community input’ phase of getting everyone on the same page took the developer some two years to complete.

County officials believe, as they suggested at a Q&A for developers interested in the Long Reach RFP, that much of that upfront work is already done, and that the community has ‘bought into the process.’ Still, again judging from the questions, the county will face uncertainty from potential developers about stepping into a process that requires a rezoning. Answers for the Long Reach Village Center RFP are due on March 1. County officials will know if they’ve succeeded at Long Reach if Starbucks comes knocking in say, 2019 or 2020.

## **Pulte: Both Cylinders at Shipley**

If Shipley Homestead is a two-stroke engine, then Pulte Homes is now operating on both cylinders there, having opened its townhouses for sale in December.

Pulte’s position at Shipley’s makes it the newest arrival in the Route 175 corridor of Jessup, putting it up against NVR in Parkside, CalAtlantic in Shannon’s Glen, and Dan Ryan Homes in Shipley Meadows. Pulte bought the Shipley Homestead lots from a partnership headed by Koch Homes and Bavar Properties. A first-phase bulk takedown gave it 163 towns and 50 singles for \$18.55 million. Shipley’s calling card ultimately will be a grocery-anchored retail center out front on Route 175.

Pulte opened the singles first at the Ridge Road and Route 175 community, starting at prices just below \$500,000. Those singles now start at \$509,990, and with about 10 sales so far, Pulte has trimmed its incentives, back to 50 percent off the rec room and \$15,000 in closing help.

The towns are now active too. Prices open at \$399,900 for the Parsons model, at 2,506 square feet. Pulte ramped up on the first stick of towns, building out options that push the pricing of its ready inventory into the \$470,000 range.

Pulte apparently likes its new-found presence on Route 175: it is the contract purchaser of 99 more townhouse lots on the south side of the road next to Parkside. Saratoga Development is finalizing entitlements for a 10-acre tract that it recently had rezoned, for conveyance to Pulte.

**In other Anne Arundel residential:** Koch Associates platted two new communities, one for singles, the other for towns. Its’ 17 estate lots on Old Herald Harbor Road in Crownsville now go by the name Plum Creek. And in Hanover, landowners Simms and Sewell have ceded their names for that of Greystone Village. Koch shepherded the two properties on Ridge Road north of Dorsey Road through entitlements for 58 townhouse lots.

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## *Kittleman’s ‘Tier’ Bill; a Rt. 1 Decision*

Thirty six western Howard County properties could move from the dreaded ‘Tier IV’ to the far more development-friendly Tier III if new legislation passes. County Exec Allan Kittleman announced he would file the bill a few days ago. The deal here is that Tier IV is about as conducive to development as Siberia is to growing olives: not very. The state created the Tier system to contain growth, and made IV the frozen tundra. In Howard, 36 properties that could yield about 215 homes were pitched into Tier IV, over the objections of owners who believed they qualified for the friendlier confines of Tier III. Kittleman’s bill would restore those owners, holding about 1,615 acres, to Tier III.

**A pending county sale:** The county exec also has in front of him a recommendation from a committee on the sale of the Hurst property at 9770 and 9790 Washington Boulevard in Laurel. The county accepted answers late last year to an RFP to buy the surplus 1.9 acres near Whiskey Bottom Road, a former antique store, but with the proviso that a community committee weigh in on the answers.

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## AA Building Permits Issued

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**Glen Burnie**

**Lennar Homes**, 7035 Albert Einstein Drive, #200, Columbia, Md. 21046, (410) 423-0403, to build 5 units avg. \$150,000 on Gunmill Lane, in 'Tanyard Springs;'

**A.R. Builders, Inc.**, 163 Ryan Road, Pasadena, (410) 437-3547, to build a \$142,836 unit at 14 Lincoln Ave.;

**Della Ratta Inc.**, 1370 Lamberton Drive, Silver Spring, Md., (301) 649-5500, to build a \$121,250 unit on Lexington Court;

**NVR, Inc.**, to build a \$164,427 unit on Cedar Point Drive, a \$245,000 unit on Hickory Hollow Drive, in 'Creeside Village;'

**CalAtlantic Group**, 9710 Patuxent Woods Drive, #100, Columbia, Md. 21046, (410) 290-0094, to build 3 units avg. \$200,077 on Holly Ridge Drive, in 'Holly Ridge;'

**Cattail Construction Inc.**, P.O. Box 1432, Severna Park, MD 21146, (410) 439-8545, to build a \$150,000 unit on Wellham Ave.;

**Hanover**

**NVR, Inc.**, to build 6 units avg. \$200,000 on Tennison Lane, in 'Parkside;'

**Lennar Homes**, (410) 423-0403, to build 4 units avg. \$97,777 on Hawthorn Drive;

**Pulte Home Corporation**, 9302 Lee highway, #1000, Fairfax, Va. 22031, (703) 934-9300, to build 2 units avg. \$210,344 on Monrovia Drive, in 'Shipley Homestead;'

**Pasadena**

**EVG-Bulle Rock, LLC**, to build a \$250,000 unit at 601 Kent Ave.;

**Timberlake Homes Inc.**, 95 Ketterling Drive, Upper Marlboro, MD 20774, (301) 350-0400, to build 6 units avg. \$150,000 on White Star Crossing, in 'Creekstone Village;'

**Farmington Village LP**, c/o Koch Homes, (410) 573-5720, to build a \$184,531 unit at 511 Jersey Bronze Way, in 'Harvest Ridge;'

**Severn**

**Ameri-Star Homes Inc.**, 500 McCormick Drive, Glen Burnie, MD 21061, (410) 590-1000, to build 2 units avg. \$200,000 on Hidden Valley Court;

**J.M. Berger LLC**, 5880 Ten Estates Drive, Woodbine, Md. 21784, (443) 522-2951, to build a \$208,473 unit on Floretty Court;

**DR Horton Inc.**, 15810 Gaither Drive, #230, Gaithersburg, Md 20877, (301) 670-6144, to build 3 units avg. \$197,582 on Ridgely Loop, in 'Upton Farm;'

**Toll Brothers**, 7164 Columbia Gateway Drive, #230, Columbia, MD 21046, (410) 872-9105, to build a \$249,064 unit on Canyon Oak Drive, in 'Arundel Forest;'

**Other AA Locations**

**Marrick Properties Inc.**, 995 N. Prince Frederick Blvd., Prince Frederick, MD 20678, (301) 855-3828, to build a \$161,872 unit at 1067 Walnut Ave., North Beach;

**Lighthouse Development LP**, c/o Koch Homes, to build a \$328,567 unit at 603 Churchill Circle, Davidsonville, in 'Governors Reserve;'

**NVR, Inc.**, to build a \$238,940 unit at 2222 Jacob Way, Gambrills, in 'Wilson's Grove;'

**Koch Homes**, (410) 573-5720, to build a \$243,067 unit at 8204 Miriam Road, Millersville;

**Classic Group LLC**, Bethesda, Md., to build 2 units avg. \$258,900 on Dragon Fly Way, Odenton, in 'Two Rivers;'

**Choice Builders**, 7410 Baltimore Annapolis Blvd., Glen Burnie, Md. 21061, (410) 428-3880, to build a \$270,000 unit at 76 Glenn's Road, Severna Park;

**Delta Building**, to build a \$140,000 unit at 323 Orchard Road;

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## AA Commercial Permits Issued

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**Robert & Janet Beall LLC**, to build a \$179,263 storage building at 8795 Veterans Highway, Millersville;

**Arnold Land LLLP**, c/o Siena Corp., (443) 539-3070, to build a \$5,907,055 3 story self-storage building at 1434 Ritchie Highway, Arnold;

**Larry J. Fee Construction Company**, to build a \$300,000 amusement and recreation building for Wabanna Bible Conference Association at 103 Likes Road, Edgewater;

**Greater Potomac Associates**, to build a \$230,000 fit-out for Dunkin Donuts at 1610 W. Nursery Road, Linthicum;

**IHM Hanover LLC**, to build a \$200,000 hotel/motel alteration at 7481 Ridge Road, Hanover;

**Harkins Builders Inc.**, 10490 Little Patuxent Parkway, #400, Columbia, Md. 21044, (410) 750-2600, to build a \$15,666,825 new apartment for Housing Commission of Anne Arundel County at 6670 Roberts Court, Glen Burnie;

**Harkins Builders Inc.**, to build a \$293,175 amusement and recreation building at 6670 Roberts Court, Glen Burnie;

**Contour Construction LLC**, 1573 Tilco Drive, #1, Frederick, Md., (301) 405-0123, to do a \$80,000 restaurant demo at 7000 Arundel Mills Circle, Hanover;

**Arundel Mills Ltd. Partnership**, to build a \$525,000 retail store at 7000 Arundel Mills Circle, Hanover;

**Merritt Construction Services**, Baltimore, Md. (410) 298-2600, to build a \$1,000,000 interior church alteration at 6691 Baymeadow Drive, Glen Burnie;

**DGC/GCI**, c/o David Gibson Construction, (301) 420-4082, to build a \$217,000 office fit-out for Wisecare Doctors office at 485 Ritchie Highway, Severna Park;

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## AA Subdivisions Submitted

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### Sketch Plans Submitted

**S-16-031 – Prusak Property.** (Proj. #16-0119). Zoned R-2. 14.8 acres. *Amended application to add lots; total now 21 single-family lots.* Located on the south side of Truitt Lane, just south of Minnetonka Road, Severn. Appl: Koch Riva Property Group, 2661 Riva Road, #220, Annapolis, Md. (410) 573-5720.

### Final Plans Submitted

**S-90-026 – South County Business Park.** (Proj. #15-0060). Zoned W-3. 8.32 acres. *Propose five lots, and 18,750 square feet in buildings.* Located on Route 256 at Kingfisher Road. Appl: William Magenau, PO Box 597, Edgewater, Md. 21037. (410) 798-7423.

### Preliminary, SDP Plans Submitted

**S-17-002 – Seventy Eight Zero Seven.** Zoned R-1 and R-5. 1.93 acres. *2 single-family lots.* Located at 7807 Telegraph Road, Severn. Appl: Ernest Stanley, 1306 Redmore Court, Severn, Md. 21144. (410) 792-2824.

**C-13-0055 – Royal Farms Crofton.** Zoned C-4. 4.34 acres. *1 lot for convenience store, gas.* Located on the north side of Route 175, east of Route 3 South, Crofton. Appl: Royal Farms, c/o Jeff Bainbridge, 3611 Roland Avenue, Baltimore, Md. 21210. (410) 889-0200.

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## AA Subdivisions Approved

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### Sketch Plans Approved

**S-16-020 – Rockledge Estates.** (Proj. #16-0078). Zoned R-15. 2.1 acres. *24 TH lots.* Located at 651 and 653 Old Mill Road, Millersville, Md. Appl: Ameri-Star Homes, 7411 Ritchie Highway, Glen Burnie, Md. (410) 590-1000.

**S-15-021 – Academy.** (Proj. #6-0093). Zoned O-COR. 61,312 square feet. *Propose 15 TH lots.* Located on Mt. Vernon Avenue, off Route 170, Odenton. Appl: Caruso Homes, 2120 Baldwin Avenue, Crofton, Md. 21114. (410) 353-8620.

### Final Plans Approved

**S-14-016 – Enclave at Shore Acres.** (Proj. #14-0060). Zoned R5. 5.34 acres. *Propose 11 lots.* Located on the north side of Freshfield Lane, west of Shore Acres Road, Arnold. Appl: Elm Street Development, 175 Admiral Cochrane Drive, #112, Annapolis, Md. (410) 266-9700.

**S-14-009 – Plum Creek. (Old Herald Harbor Road).** (Proj. #14-0032). Zoned RLD. 87.9 acres. 17 lots. Located on the west side of Old Herald Harbor Road at Chambers River Road, Crownsville. Appl: William Mullinix, Trustee,

c/o G.W. Koch Associates, 2661 Riva Road, #220, Annapolis, Md. (410) 573-5720.

**S-15-004 – Lansdale Farm.** (Proj. #15-0014). Zoned RA. 90.4 acres. 3 lots. Located on the north side of Owensille Road at Cherry Branch Road. Appl: W.F. Chesley Inc., 1641 Route 3, North, #202, Crofton, Md. (301) 261-6700.

**S-15-011 – Simms Sewell Property.** (Proj. #15-0030). Zoned R-15. 4.17 acres. *62 townhouse lots.* Located on the north side of Ridge Road, west of Dorsey Road, Hanover. Appl: G.W. Koch Associates, 2661 Riva Road, #220, Annapolis, Md. 21401. (410) 573-5720.

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## AA Board of Appeals Decisions

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**2016-0029-R – Brock Bridge Land.** (and 0076). *Request R-1 to C-1.* Two parcels totaling 7.6 acres. Located north side of Brock Bridge Road, northeast of Toulson Road, Jessup. Appl: Brock Bridge Road LLC, c/o Richard Miller, 4002 Spring Meadow Lane, Ellicott City, Md. 20794. (410) 480-8353, and Ashok Jashnani, 21314 Seneca Crossing Drive, Germantown, Md. 20876. (240) 686-1777 *Approved.*

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## AA Real Estate Transactions

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**Airport Square II, LLC** c/o Stephen E. Budorick, President to **University of Maryland Medical System Corporation**, 250 W. Pratt Street, #1400, Baltimore, MD 21201. Lot 1 in "Airport Square II." Property located at 900 Elkridge Road, Linthicum. 6.6 acres. Improved with 101,232 sf office building. Zoned Commercial. Tax ID: 05-000-9003-4952. Liber 30457, page 498. Deed date: December 22, 2016. *Purchase price: \$7,800,000.*

**Commons Office Research, LLC** c/o Corporate Office Properties Trust, to **1331 Ashton Road, LLC**, 9175 Guilford Road #301, Columbia, MD 21046. Lot 9 in "Commons Corporate Center." 2.8 acres. Improved with 29,712 sf office building. Property located at 1331 Ashton Road, Harmans. Zoned Commercial. Tax ID: 05-126-9008-0426. Liber 30442, page 399. Deed date: December 19, 2016. *Purchase price: \$2,625,000.* Deed of Trust: \$1,958,750, Sandy Spring Bank.

**BACM 2005-3 Ritchie Hwy, LLC** c/o LNR, to **Marley Station Mall LLC**, 8320 Meadowbrook Drive, Fort Worth, TX 76120. Marley Station Mall. Property located at 7900 Governor Ritchie Highway, Glen Burnie, Md. Tax ID: 03-000-9009-7916, 7917 et al. Liber 30451, page 317. Deed date: December 20, 2016. *Purchase price: \$22,732,500.* Deed of Trust: \$17 million, Revere High Yield Fund, LP.

**Knollwood Manor, Inc.** c/o Justin Skiver, Authorized Signatory to **Cecil Avenue Building, LLC**, 899 Cecil Ave., Millersville, MD 21108. Property located at 899 Cecil Ave., Millersville. 5 acres. Improved with 28,277 sf building. Zoned Commercial. Tax ID: 04-000-0333-0800. Liber 30454, page 342. Deed date: December 15, 2016. *Purchase price: \$450,000.*

**AA Real Estate Transactions (from p. 6)**

**Stone PCW, LLC** c/o George W. Stone, Jr. Managing Member to **LCWB Properties, LLC**, 9825 Liberty Road, Randallstown, MD 21133. Unit 2 in "PCW Car Care Condominium Association, Inc." Property located at 8110 Hog Neck Road, Pasadena. Improved with 5,540 square foot service garage. Zoned Commercial. Tax ID: 03-000-9022-1048. Liber 30442, page 194. Deed date: November 30, 2016. **Purchase price: \$900,000.** Deed of Trust: \$765,000, Essex Bank.

**RESIDENTIAL**

**Koch Investment Associates, LLC** c/o Richard E. Pezzullo, Jr., V.P. to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lot L-23R in "Highlands at Two Rivers." Located at 1390 Patuxent Ridge Road, Odenton. Lot is 7,118 sf. Unimproved. Tax ID: 04-682-9023-8489. Liber 30441, page 93. Deed date: December 16, 2016. **Purchase price: \$186,717.**

**Pro Stone Mill, LLC** c/o Albert Procopio, Jr., President to **K. Hovnanian Homes of Maryland**, 1802 Brightseat Road, Landover, MD 20785. Lot 7 in "Stone Mill." Located at 7910 Meridian Drive, Pasadena. Lot is 5,400 sf. Unimproved. Tax ID: 03-815-9024-4852. Liber 30447, page 427. Deed date: December 7, 2016. **Purchase price: \$190,000.**

**Atapco Symphony Village LLC** c/o Atapco Properties, to **NVR, Inc.**, 9720 Patuxent Woods Drive, Columbia, MD 21046. Lots 376 – 380 in "Creekside Village at Tanyard Cove." TH lots. Located on Willow Bend Drive "Creekside Village at Tanyard Cove," Tax ID: 03-246-9024-4292 thru 4296. Liber 30453, page 275. Deed date: December 8, 2016. **Purchase price: \$615,202.**

**B&S/EGGERL, LLC**, c/o Thomas Scrivener, to **NVR Inc.** 9720 Patuxent Woods Drive, Columbia, MD 21046. Lots 85 thru 88 in "Parkside." TH lots. Unimproved. Property located on Middleham Court, Hanover. Tax ID: 04-420-9024-5110 thru 5113. Liber 30453, page 268. Deed date: December 12, 2016. **Purchase price: \$627,753.**

**Two Rivers Associates, LLC** c/o Classic Community Corp., to **NVR, Inc.** 9720 Patuxent Woods Drive, Columbia, MD 21046. Lot 24 in "Bluffs at Two Rivers." Located at 2980 Levee Drive, Odenton, Md. 21113. Lot is 7,570 square feet. Unimproved. Tax ID: 04-110-9023-8371. Liber 30453, page 280. Deed date: December 13, 2016. **Purchase price: \$215,000.**

**Shipley's Retreat Section 4, LLC** to **Ameri-Star Homes, Inc.**, 7411 Ritchie Hwy., Glen Burnie, MD 21061. Lots 1 and 6 in Gerard Park." Lots avg. 7,500 sf. Unimproved. Property located at 125 and 126 Gerard Drive, Glen Burnie, Md. Tax ID: 03-334-9023-3950/3955. Liber 30456, page 105. Deed date: November 18, 2016. **Purchase price: \$144,000.**

**Howard Building Permits Issued****Clarksville**

**Joseph Pulver**, (410) 852-0896, to build a \$450,000 unit at 5656 Ten Oaks Road;

**Mueller Homes Inc.**, (410) 984-2265, to build a \$250,000 unit at 5620 Chamblish Drive;

**Elkridge**

**Cumberland Development Custom Homes LLC**, (301) 252-1122, to build a \$300,000 unit at 5794 Hunt Club Road;

**Dorsey Family Homes, Inc.**, (410) 465-5739, to build 3 units avg. \$300,000 on Golden Crest, Samuels Lane and Golden Crest;

**Main Street Builders Inc.**, (410) 796-2003, to build a \$180,000 unit at 6460 Beechfield Ave.;

**Ellicott City**

**Craftmark Homes, Inc.**, (703) 734-9855, to build a \$250,000 unit at 5057 Lindera Court;

**Cairn Custom Homes**, (301) 490-5317, to build a \$540,720 unit at 5320 Catalpa Court;

**NVR, Inc.**, (703) 956-4000, to build a \$250,000 unit at 2460 Valley View Way, in 'Estates at Patapsco;'

**Fulton**

**Bozzuto Homes Inc.**, (301) 446-2261, to build a 4 units avg. \$300,000 on Holstein Street, in 'Maple Lawn;'

**MB Maple Lawn Phase IX LLC**, (301) 762-9511, to build a \$354,000 unit at 11650 Federal Street, in 'Maple Lawn;'

**MB Development Co. LLC**, c/o Mitchell and Best, (301) 762-9511, to build a \$360,477 unit at 11680 Federal Street;

**NVR, Inc.**, (703) 956-4000, to build 2 units avg. \$230,000 on Holstein Street and Federal Street, in "Maple Lawn;'

**Williamsburg Group LLC**, (410) 997-8800, to build a \$576,298 unit at 11780 Federal Street and a \$528,769 on Dairy Street, in 'Maple Lawn;'

**Laurel**

**Burkard Homes LLC**, (240) 375-1052, to build a \$200,000 unit at 8246 Spring Branch Court;

**Cornerstone Homes, Inc.** (410) 792-2565, to build 2 units avg. \$184,000 on Knox Court;

**Beazer Homes Corporation**, (410) 720-5071, to build 2 units avg. \$240,000 on Loch Less Lane and Henry Hearn Way, in 'Wincopia Farms;'

**Marriottsville**

**Williamsburg Group LLC**, (410) 997-8800, to build a \$568,465 unit at 11040 Fuzzy Hollow Way;

**NVR, Inc.**, (703) 956-4000, to build a \$230,000 unit at 2724 Emma Stone Drive, in 'Waverly Woods;'

(Continued on Page 8)

**Howard Building Permits Issued (from p. 7)**

**T&M Builders, Inc.**, (301) 831-9155, to build a \$365,000 unit at 713 Weller Drive;

**Allan Homes Unlimited, Inc.**, (410) 977-5705, to build a \$255,000 unit at 17245 Hardy Road;

**Other Howard Locations**

**Trinity Quality Homes, Inc.**, (410) 480-0023, to build 2 units avg. \$247,972 on Justice Place and Shaker Drive, Columbia;

**Burkard Homes LLC**, (240) 375-1052, to build 2 units avg. \$200,000 on Pine Road, Jessup;

**Howard Commercial Permits Issued**

**Plano Coudon**, (410) 837-2570, to build a \$1,100,000 addition for Howard County Conservancy at 10520 Old Frederick Road, Woodstock;

**East Coast Building Service Inc.**, (301) 464-3424, to build a \$2,000,000 addition for North American Division Corporation and Seventh Day Adventists at 9705 Patuxent Woods Drive, Columbia;

**Berry Construction Company Inc.**, (423) 267-2234, to build a \$400,000 interior alteration for Columbia Dobbin Center LLC at 6486 Dobbin Center Way, Columbia;

**Thorlabs Quantum Electronics Inc.**, (240) 456-7100, to build a \$150,000 installation of Hydrogen Vessel for Bavar Properties at 8300 Stayton Drive, Jessup;

**Thorlabs Quantum Electronics Inc.**, (240) 456-7100, to build a \$4,500,000 alteration for Bavar Properties at 8300 Stayton Drive, Jessup;

**Therrien Waddel, Inc.**, (301) 770-2275, to build a \$75,000 interior completion for CIS Consulting LLC at 7230 Lee Deforest Drive, Columbia;

**Chesapeake Commercial Contracting, Inc.**, (410) 335-8546, to build a \$57,900 interior alteration for Mall in Columbia Business Trust at 10300 Little Patuxent Parkway, Columbia;

**Custom Plumbing & HVAC**, (202) 999-8659, to build a \$154,000 interior alteration for Jamerica Venntures and Oakwood Columbia LLC at 7060 Oakland Mills Road, Columbia;

**Wegmans Development Group**, (443) 553-5496, to build a \$105,590 interior alteration for Science Fiction LLC at 8855 McGaw Road, Columbia;

**Henry H. Lewis Contractors, LLC**, (410) 356-4200, to build a \$3,000,000 interior alteration for JHU-APL and Exeter 7701 Montpelier LLC at 7703 Montpelier Road, Laurel;

**CCS, Inc.**, (301) 607-1416, to build a \$185,000 interior alteration for Howard County Corp OHS and Gateway Crossing Green LLC at 7165 Columbia Gateway Drive, Columbia;

**Alliances Exterior Construction**, (410) 483-7470, to build a \$630,000 roof and drain replacement for Howard County Public Safety Complex at 11226 Scaggsville Road, Laurel;

**Bryco General Contractors**, (410) 977-5243, to build a \$160,000 interior alteration for Coleman Floors and Dorsey Run Realty Company LLC at 7393 Washington Blvd., Elkridge;

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

**ECP-17-028 – Oakland Executive Park – Popeye’s**. Zoned B-2. .7 acre. *Propose commercial parcel for fast food*. Located on Route 108 at Centre Park Drive, Columbia. Appl: Columbia Palace Chicken LLC, 100 Menlo Park Mall, #500, Edison, NJ., or Popeye’s, (404)459-4450.

**ECP-17-032 – Greenwood Village**. Zoned R-12. 12.2 acres. *31 single-family lots*. Located on Jones Road, east of Rose Lane, Jessup. Appl: Howard County Housing Commission, 6751 Columbia Gateway Drive, Columbia, Md. 21046. (410) 313-6316.

**ECP-17-033 – Montgomery Knolls**. Zoned R-20. .66 acre. *1 single-family lot*. Located on the west side of Alice Avenue, off Grace Court. Appl: SZ Investments, 1029 Cummings Avenue, Catonsville, Md., c/o Fisher, Collins, Carter, (410) 461-2855.

**ECP-17-035 – Kim’s Farm**. Zoned R-20. 1.29 acres. *2 single-family lots*. Located in the corner of Old Mill Road and Route 99, Ellicott City. Appl: c/o Mildenberg, Boender & Associates, Columbia, Md. (410) 997-0296.

**Final Plans Submitted**

**F-17-065 – Woods at Tiber Branch**. Zoned R-ED. 2.59 acres. *4 single-family lots*. Located on Nelson House Road at Old Columbia Park. Appl: Trinity Homes, 3675 Park Avenue, #301, Ellicott City, Md.

**F-17-066 – Ellicott Overlook**. Zoned R-20. 3.02 acres. *6 single-family lots*. Located on the north side of Frederick Road, west of Cornell Lane, Ellicott City. Appl: David Woessner, 308 Magothy Road, Severna Park, Md. 21146. (410) 461-0837.

**Planning Board Cases Submitted**

**PB-428 – Oak Hill Manor**. Zoned R-ED. 8.2 acres. *8 single-family lots*. Located on Ilchester Road, south of Bonnie Branch Road, Ellicott City. Appl: Eva Nelson, 4472 Ilchester Road, Ellicott City, Md. 21043. (443) 253-7535.



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**Howard Subdivisions Approved**


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**Environmental Concept Plans Approved**

**ECP-17-008 – 10078 Old Frederick Road.** Zoned R-20. .45 acre. *1 single-family lot.* Located on Old Frederick Road, west of North Farm Road, Ellicott City. Appl: Burkard Homes, LLC, 5300 Dorsey Hall Drive, #102, Ellicott City, Md. 21043. (443) 367-0422.

**ECP-17-025 – Acra Property.** Zoned R-20. .46 acre. *1 single-family lot.* Located on the south side of Horseshoe Road, west of Sunset Drive. Appl: Dorsey Family Homes, 10717 Birmingham Way, Woodstock, Md. 21163.

**Site Development Plans Approved**

**SDP-16-015 – Regan Property.** Zoned RC-DEO. 54.4 acres. *Forest mitigation bank.* Located on Point Ridge Drive, Highland. Appl: Mitchell and Best, 1686 E. Gude Drive, Rockville, Md. (301) 762-9511.

**Final Plans Recorded**

**F-16-002 – Pinehurst.** Zoned R-SC. 1.83 acres. *4 single-family lots.* Located on Stansfield Road, west of Old Scaggsville Road, Laurel. Appl: Trnity Homes of Maryland, 3675 Park Avenue, #301, Ellicott City, Md. 21043. (418) 480-0023.

**F-16-004 – Bluffs at Turf Valley.** Zoned PGCC-1. 16.1 acres. *2 parcels.* Located at the end of Resort Road, off Route 40, Marriottsville. Appl: Mangione Enterprises, 1205 York Road, Penthouse, Lutherville, Md. 21093. (410) 825-8400.

**F-17-049 – Ludwig Property.** Zoned R-20. .6 acre. *1 single-family lot.* Located on Harmel Drive at Cedar Lane, Columbia. Appl: Paul Rivers, PO Box 218, Columbia, Md. 21045. (407) 592-7018.

**F-16-026 – Regan Property.** Zoned RC-DEO. 54.4 acres. *4 parcels.* Located on both sides of Point Ridge Drive. Appl: MB Highland Reserve, c/o Mitchell and Best, Rockville, Md. (301) 762-9511.

**F-17-034 – Dorsey Run Center.** Zoned M-2. 2.76 acres. *1 parcel.* Located east of Montevideo Road, opposite Dorsey Run Road, Jessup. Appl: Crossroads Rock LLC, 6800 Deerpath Road, #100, Elkridge, Md. (410) 579-2442.

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**Howard Real Estate Transactions**


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**TSC/Montevideo Road LLC,** c/o S. Bruce Jaffe, to **Rivera Buildings LLC,** c/o Luis Rivera, 4908 Waterfowl Way, Rockville, Md. 20853. Property of 6.16 acres. Located at 7381 and 7407 Montevideo Road, Jessup, Md. 20794. Zoned M-2. Tax ID: 01-169564, 174118, 169572, 175572. Liber 17396, page 191. Deed date: December 20, 2016. ***Purchase price: \$3,100,000.*** Deed of Trust: \$1.578 million, M&T Bank.

**Normandy Twin Knolls LLC,** c/o Normandy Real Estate Partners, 53 Maple Avenue, Morristown, NJ, to **A&S Commercial Properties LLC,** Venkata R. Sana and Sridhar Atluri, 12233 Running Fence Lane, Clarksville, Md. 21029. Parcel E in 'Village of Oakland Mills.' Located at 5457 Twin Knolls Road, Columbia, Md. Tax ID: 16-147141. Liber 17404, page 196. Deed date: January 19, 2017. ***Purchase price: \$6,615,000.***

**Ellicott City**

**Estates at Patapsco Park LLC,** c/o William Pleasants Jr., to **NVR Inc.** Lot 385 in 'Estates at Patapsco Park.' Located at 2458 Valley View Way, Ellicott City, Md. 21042. Lot is 7,778 square feet. Unimproved. Zoned R-20. Tax ID: 02-598617. Liber 17361, page 52. Deed date: January 3, 2017. ***Purchase price: \$334,250.***

**Estates at Patapsco Park LLC,** c/o William D. Pleasants Jr., to **Pulte Home Corporation.** Lot 236 in 'Estates at Patapsco Park.' Located at 2493 Valley View Way, Ellicott City, Md. 21042. Lot is 8,389 square feet. Unimproved. Zoned R-20. Tax ID: 02-598466. Liber 17361, page 143. Deed date: December 8, 2016. ***Purchase price: \$365,250.***

**Estates at Patapsco Park LLC,** c/o William D. Pleasants, Jr., to **NVR Inc.** Lot 221 in 'Estates at Patapsco Park.' Located at 2433 Valley View Way, Ellicott City, Md. 21042. Lot is 6,150 square feet. Unimproved. Zoned R-20. Tax ID: 02-598451. Liber 17390, page 327. Deed date: January 10, 2017. ***Purchase price: \$334,250.***

**BV Business Trust,** c/o Timothy Feaga, PO Box 482, Lisbon, Md. 2176. to **NVR Inc.** Lot 129 in 'Walnut Creek.' Located at 5044 Lindera Court, Ellicott City, Md. Lot is 44,935 square feet. Unimproved. Zoned RC-DEO. Tax ID: 05-598882. Liber 17394, page 375. Deed date: January 11, 2017. ***Purchase price: \$433,533.***

**Security Development LLC** to **Williamsburg Group LLC,** 5485 Harpers Farm Road, #200, Columbia, Md. 21044. Lot 63 in 'Woodbrook.' Located at 6202 Walter Way, Ellicott City, Md. 21043. Lot is 7,311 square feet. Unimproved. Zoned R-SC. Tax ID: 01-599230. Liber 17355, page 446. Deed date: December 27, 2016. ***Purchase price: \$210,000.***

(Continued on Page 10)

**Howard Transactions (from p. 9)**

**Craig J. Morris** to **Viking Development Corporation**, 815 Windriver Drive, Sykesville, Md. 21784. Lot 2 in 'Abbeyfield Estates.' Located at 5444 Kerger Road, Ellicott City, Md. 21043. Lot is 21,566 square feet. Unimproved. Zoned R-20. Tax ID: 01-595974. Liber 17380, page 457. Deed date: January 4, 2017. **Purchase price: \$190,000.**

**Fulton**

**G&R Maple Lawn Inc.**, c/o Greenebaum & Rose, to **NVR Inc.** Lot 147 in 'Maple Lawn Farms.' Located at 11693 Federal Street, Fulton, Md. 20759. Lot is 6,403 square feet. Unimproved. Zoned RR-MXD-3. Tax ID: 05-597734. Liber 17352, page 489. Deed date: December 22, 2016. **Purchase price: \$335,000.**

**Maple Lawn Farms I, LLC**, c/o Greenebaum & Rose, to **Williamsburg Group LLC**, Columbia, Md. Lot 126 in 'Maple Lawn Farms.' Located at 11780 Federal Street, Fulton, Md. 20759. Lot is 35,123 square feet. Unimproved. Zoned RR-MXD-3. Tax ID: 05-597713. Liber 17380, page 491. Deed date: January 4, 2017. **Purchase price: \$475,000.**

**Other Locations**

**Hoddinott LLC**, c/o Jeanne C. Hoddinott, to **Tierney Farms-Clarksville LP**, 8965 Guilford Road, #290, Columbia, Md. 21046. Property of 87.9 acres. Located on Guilford Road at Route 32, Clarksville, Md. 21029. Planned for 150 single-family lots. Tax ID: 05-369622. Liber 17385, page 354. Deed date: January 12, 2017. **Purchase price: \$33,097,700.**

**Jeanne C. Hoddinott** to **Tierney Farms-Clarksville LP**, c/o Beazer Homes. Property of one acre. Located at 6166 Route 32, Clarksville, Md. 21029. Tax ID: 05-384419. Liber 17385, page 388. Deed date: January 12, 2017.

**Purchase price: \$402,300.**

**Simpson Mill LLC**, c/o Security Development, Ellicott City, Md. to **Williamsburg Group LLC**, Columbia, Md. Lots 165 – 170 in 'Simpson Mill.' Located at 7738 – 7748 Rock River Way, Columbia, Md. 21044. Lots avg. 3,000 square feet. Tax ID: 05-599174 et al. Liber 17381, page 22. Deed date: January 4, 2017. **Purchase price: \$1,050,000.**

**Quartz Hill III, LLC**, c/o Charles Alan Sharp, to **Catonsville Homes LLC**, 11175 Stratfield Court, Marriottsville, Md. 21104. Lots 1 – 7 and Buildable Parcel A in 'Quartz Hill III.' Located on Old Frederick Road, Cooksville, Md. Lots avg. one acre. Tax ID: 04-370422, 596400 et al. Liber 17357, page 33. Deed date: December 2, 2016. **Purchase price: \$2,000,000.** Deed of Trust: \$1.73 million, The Columbia Bank.

**Atapco Howard Square II Statutory Trust** to **NVR Inc.** Lots 411 – 414 in 'Howard Square.' (4 TH lots). Located at 7605 – 7611 Golden Slumber Lane, Elkridge, Md. Zoned CAC-CLI. Tax ID: 01-599045 et al. Liber 17373, page 147. Deed date: December 22, 2016. **Purchase price: \$519,045.**