

MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

Volume 29, Number 5

March 7, 2016

Lerch, Early Is on the Move

The attorneys at Lerch, Early & Brewer will hone their legal arguments from new offices, beginning in the summer of 2017.

The firm has signed a lease to relocate to 40,500 square feet at Bethesda Place II, at 7600 Wisconsin Avenue. It'll take up occupancy July a year away, in a deal that puts it on the 7th and 8th floors.

Lerch, Early's pending move was the larger side of a two-part swing in office space. To make room for the law firm, Bethesda Place owners Polinger Company and Tower Companies worked out an early termination with Capital One (formerly Beech Street Capital), whose lease was nearing an end.

Capital One has newly subleased 19,592 square feet on the 7th floor at Two Bethesda Metro, from ACS.

Eliot Schnitzer at Polinger confirmed that the Lerch, Early deal had been struck and said of the outcome, "We're delighted to have the firm as our tenant."

CBRE and Polinger represented the landlord, while JLL represented Lerch, Early.

Cushman and Wakefield brokered the Capital sublease with ACS.

'Brownstones' Coming *EYA Buys Lots for Chevy Chase Lake Towns*

Already dotting the county landscape with townhouse projects, EYA has added another on Chevy Chase Drive in Chevy Chase.

The Bethesda builder paid \$16.6 million to buy the ground for 52 market rate towns and 10 MPDUs, as part of a redevelopment of the former Chevy Chase Lake Apartments.

The towns are phase one of a two-part plan, the second being a 200-unit apartment building that will be developed in a partnership between EYA and the Housing Opportunities Commission.

EYA bought the townhouse ground from an HOC affiliate, and agreed to a sales kicker for revenue participation should it sell homes above a certain price. As it is, EYA is expecting townhouse prices to start at about \$1.5 million, which would make it the company's highest base-priced towns in the county.

Like the stars in the handle of the Big Dipper, EYA's projects can be mapped northward, from Chevy Chase to Grosvenor Heights to Chelsea Heights to Montgomery Row to Westside at Shady Grove Metro. Of the group, Montgomery Row's price point and location in the Rock Spring office park seem to be stirring the most buzz. EYA has little competition in the \$750,000 to \$1 million range for new product that is close in.

With the former apartments already cleared away, EYA expects to begin townhouse construction on its 'Brownstones at Chevy Chase Lake' late this summer, and deliver the first homes early next year. It'll open for sale this June on the 3,000 square foot-plus units, operating out of a sales center in Chevy Chase Lake shopping center.

AvalonBay's Wheaton Plan

AvalonBay is preparing to bring urban hip to Wheaton. The multi-family developer will build its 'Ava' brand at the corner of Blue Ridge Avenue and Georgia Avenue, where it is right now in the process of knocking down and dragging away the remains of the former bank building that long occupied the site. Wheaton is the first such Ava in the county, which must mean that Montgomery County is getting more hip, not less. Ava units are slightly smaller than the more traditional Avalon units, and are aimed at a younger demographic. The ones that don't go to bed at 9:30. The first of AvalonBay's 319 units deliver in the 2nd Quarter, 2017, with full completion by first quarter, '18.

MARYLAND NEWSLETTERS

Publishers of the Montgomery & Prince George's Newsletters and the Howard/Arundel Report
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NORC Decides to Stay Put

The National Opinion Research Council (NORC) proclaimed its latest opinion – it will remain a tenant at Bethesda Towers.

The company is the latest tenant to sign renewal papers at the three building-complex, part of a run of deals that has prompted landlord Moore & Associates to go on a ‘spec suite’ campaign.

NORC made our ‘Tenants in the Market’ list with its multiple tours of other properties in Bethesda, but ultimately opted to keep the 42,000 square feet it occupies at 4350 East West Highway.

Moore has also recently renewed PDA and Europ Assistance at Bethesda Towers, and more recently signed a new deal with Rosenberg & Associates, for 14,000 square feet. In all, Moore has signed or renewed 190,000 feet in tenant deals over the last 12 months. At the same time, the firm has put money into several building improvements, including elevator lobby upgrades, and the opening of a new deli – Sprouts Café.

With vacancy now limited to smaller suites, Moore intends to build out six spec suites, each between 2,500 and 4,500 feet, looking for small to mid-size users looking for ready space.

Avison Young represented NORC, and Rosenberg was represented in its lease by Transwestern.

Octave Passes 50% Sales Mark

A steady sales pace at the Octave 1320 condominiums says there is demand for smaller, more affordable units in Silver Spring.

Developer ProMark Development LLC, an affiliate of ProMark Real Estate Services, is 60 percent sold prior to first occupancies at the 1320 Fenwick Lane building. Converted from its original construction as an office building, 1320 Fenwick is now fitted out as 102 residential units, all one- and two-bedroom condos. ProMark expects to pull its occupancy permits at the end of the month, and begin settling units shortly after.

Silver Spring has been apartment central for years now, with condos hard to find. The Orion was the last for-sale building to grace the skyline. But ProMark saw in the Octave retrofit a chance to buck the rental trend, and tap into the ‘micro-unit’ phenomenon, relying on a Metro location to make the small units feasible. True ‘micro units’ run about 400 square feet, but those at the Octave are close: the one- bedrooms run about 500 square feet, costing from \$210,000, and the larger two-bedrooms average about 800 square feet. They’re priced at \$305,000 to \$420,000.

ProMark’s Rob Eisinger says the demographic market is proving to fit the firm’s anticipation, a workforce buyer in the ‘millennial’ age bracket.

A Changed Condo Market

The largely one-dimensional condominium market of 2014 gave way to one that served every buyer in 2015 – including the ones with a few million to spend.

2014’s condo offerings overwhelmingly catered to the entry-level buyer, from Arora Hills and Gallery Park in Clarksburg to Woodlake in Silver Spring. As a whole, 166 condo buyers showed up in 2014, and spent \$337,000 on average to buy their slice of the American Dream.

But 2015 – and going forward in 2016 – was a whole ‘nother story. The entry level is still there, but CalAtlantic’s two-over-two’s at Crown offered a midpoint and 1788 Holdings and StonebridgeCarras created a high end in Bethesda. Here is how condo closings broke down in 2015:

Community	Location	Builder	2015 Condo Settlements	Avg. Price
The Darcy	Bethesda	Stonebridge Carras	38	\$1.59 M
Gallery Park	Clarksburg	Miller & Smith	33	\$332,988
Crown	Gaithersburg	CalAtlantic	22	\$567,198
Norbeck Crossing	Silver Spring	CalAtlantic	16	\$344,344
Quarry Springs	Bethesda	1788 Holdings	8	\$2.6 M
Villa Cortese	Silver Spring	Villas of Leisure LLC	7	\$498,976
Summit Hall Reserve	Gaithersburg	KB Homes	6	\$328,223
The Quartet	Bethesda	Sandy Spring Builders	4	\$2.3 M

ZOM's Plans Stir Concern

One group of homeowners has taken immediate notice of ZOM Mid-Atlantic's plan to build 120 apartments on a seven-property assemblage in Bethesda – the ones living next door.

Alexandria-based ZOM is angling to put eight properties under contract at Moorland Lane and Arlington Road and recently won a tentative recommendation from the Planning Board to allow increased height to 75 feet, and a higher FAR, to 4.0 for the assemblage. Now largely single-family homes dating back to the '30's, they would be redeveloped as a seven-story building.

The condo owners say it was a density transfer off the single-family homes that helped drive the development of their own Christopher building, and created a 'unified...design.' Still, as a group, the condo owners say they aren't opposed to redevelopment, but would accept it 'only on a far lower scale than ZOM has proposed.'

The condo owners want the preliminary height and FAR decision reconsidered, because they weren't notified about the previous hearing.

The ZOM case and other 'reconsideration' requests will likely be heard at a coming Planning Board meeting later this month.

In Germantown

Lerner's Revised 'Black Hill' Layout

The Lerner Corporation's proposal to eliminate both the 'active adult' units and the townhouses from its Black Hill project in Germantown comes to the Planning Board this week.

It was a full year ago that Lerner submitted the amended plan for the 107-acre project off I-270 at the end of Crystal Rock Drive, but planning staff says the changes were so far-reaching that it triggered a full-scale review.

Lerner originally saw the Germantown property – it's the one with the former driving range on it – as a fit place for over 1,000 units of age-restricted housing, coupled with an office park. But it says the market isn't deep enough for multi-story senior living in Germantown. The costs of structured parking and the high cost of living and taxes in the county also persuaded Lerner that market-rate housing was the way to go.

Lerner's original plan also has 70 townhouse lots. Like the age-restricted, those would be written out of the new plan, which reduces the overall unit count by nearly 400. Lerner would add 40 more units to the assisted living component for a total of 140 units. Overall, the proposal looks like this:

- 1.09 million square feet of office space;
- 91,400 square feet of retail;
- 350 hotel rooms;
- 934 multi-family market-rate units;
- 140 assisted living units;
- 153 MPDUs
- (A total of 1,227 residential units).

A first-phase site plan shows 647 residential units, and about 7,000 square feet of retail.

Gradually, the office-heavy outlook for Germantown has given way to one of mixed-use and plenty more residential. Trammell Crow just won approval of towns and apartments at Century, to the south of Black Hills, and has a contract to sell a first phase to Elm Street Development. Across I-270, Matan Companies won the right to add a multi-family complex to its Milestone property.

Berliner Says Cut the Density in Westbard

The proposed density in the Westbard Sector Plan ought to be cut by half, said Councilmember Roger Berliner recently.

In a detailed paper, Berliner backed up his promise of a few weeks ago that he would slice and dice the Planning Board's recommendations for the Bethesda neighborhood now in planning review. At the heart of the Westbard plan is major landowner Equity One's proposal to redevelop the Giant-anchored shopping center. Everything about Westbard has been controversial from the start, with many residents convinced the county wants to bring downtown Bethesda-style density to the area.

Berliner's plan starts with a maximum new unit count at 1,200, way below the 2,470 possible in the Planning Board draft. That would still be too much for many local residents, who have flooded the County Council with letters and emails. Expect 'spirited' discussion when worksessions start later this month.

Pushing New Lots in 'Village'

Montgomery Village hasn't seen new construction in years, but the prospect is now as clear as a sail on the horizon.

With the approval of a new master plan for the area, Monument Realty has roughly 400 lots that it can develop on the former Montgomery Village Golf Club.

The Council rejected the idea of massing all the potential density on the golf course into a single apartment complex and instead approved a plan that's predominantly townhouses but includes singles and duplexes too.

Monument has been honing its design since it acquired the 142-acre golf club in early 2013, buying it out of bankruptcy proceedings for \$5 million.

It'll spend the next 18 months completing planning and engineering, and could start construction in late 2017. So far, no builder partner has been selected.

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Office Building Sales Gain Steam

Owners seem to be deciding as a group that now is a good time to sell their office buildings.

All have their own reasons. In some cases, REITs are refocusing their portfolios; other owners are harvesting gains from long-term holds; others just generally see increased demand. In any case, the market seems more brisk than it has been in years.

4800 Montgomery Lane (Hampden Square), a multi-building WRIT portfolio and assets put on the market by TA Associates, including 12300 Twinbrook Metro Station, are among office deals nearing closure.

In recent months Hines has settled on a pair of North Bethesda buildings, and Marcus Partners bought the second half of Park Plaza, at 2101 Gaither. Raith Capital came down from New York to acquire 15204 Omega Drive. In all three cases, the new owners were willing to take on substantial vacancy as part of the deal.

The interesting thing is that the term 'suburban office' has lodged for the last few years just slightly above words like 'leprosy' in the real estate buyer's lexicon. If it isn't transit, it just isn't, says the conventional wisdom.

But several buyers of suburban office here have turned that line of thought upside down, including the buyers of the two Blackwell buildings. The Broe Group restored 9601 Blackwell Road to leasing stability with 75,000 feet in deals since buying the building in late 2014, and TruNorth did the same thing next door at 9600 Blackwell, in landing first Beijing University and then ReGenxBio.

A Hitch on NIH; New Lab Space

.....The full-building lease that Monument Realty says it is negotiating at Executive Plaza would put a crimp in expectations that GSA wanted the buildings for NIH.

Market observers believe that GSA was very interested in the Plaza buildings as a leading candidate for the 539,000 square foot NIH consolidation now in play. With the empty building at 6116 Executive next door wrapped in, the three buildings would have been able to accommodate the requirement, say those observers.

But Monument officials touted the pending 150,000 square foot lease at a recent seminar, suggesting the company and partner Angelo, Gordon & Co. are taking the bird in the hand over that NIH deal in the bush.

.....The government was expecting answers to its solicitation to develop new lab space for an agency believed to be National Cancer Institute.

The feds put the solicitation on the street last fall for about 70,000 square feet of state-of-the-art lab space, in the Rockville area. Given the August, 2018 occupancy and the standards GSA wants, it is almost certainly a build-to-suit proposition.

Market sources believe that JBG Companies and Alexandria Real Estate were likely respondents. While this requirement may go to a new building, existing lab space has been whittled away over the past few years, until the vacancy rate is in the low single-digits. Growth by MacroGenics and Novavax have helped take space off the market, though observers say lab demand has cooled a bit since the beginning of the year.

In NewHome Closings

Bethesda Claims Higher Share

Bethesda has crested that psychological hill between place and state of mind.

A state of mind with growing new home competition. Compared to previous years, Bethesda claimed a larger share of the new home market overall, be it singles, towns or condos. Of 1,035 new home sales county-wide in 2015, 130 were closed in Bethesda. That compared to 49 Bethesda closings in 2014, of 1,141 county-wide. The number was higher in 2013, when the Fox Hills condos on Burdette Road were closing, as was the River Quarry subdivision, so 79 units of 1,230 traded in Bethesda that year.

But buyer choices were clearly broader in 2015. EYA had towns at Little Falls Place, Michael Harris Homes began closings at Bethesda Mews, and StonebridgeCarras was actively settling condos downtown. And the infill market grew more competitive – but also more giving.

Settlement data we’ve put together says 64 infill homes closed in Bethesda’s five zip codes in 2015. (We tracked those homes sales in which the builder took title to the lot prior to re-selling it with a new house). Those closings averaged \$1.843 million. Over 30 different builders made their way from knockdown to rebuild in Bethesda.

Toss in Chevy Chase and Cabin John sales that meet the same criteria, and there were 74 infill houses settled.

Top of the Charts. Of the 64 Bethesda infill homes settled, 15 topped the \$2 million mark. Another three closed in Chevy Chase at that level. And, while we’re on the subject, the two most recent infill settlements recorded in the Land Records went at \$2 million plus.

At 11405 Luxmanor Road in Rockville, Jeffco Development settled its second ‘Luxmanor’ home in three months. Where it had parted with 11134 Stephalee Lane for \$2.14 million at the end of last year, Jeffco, as Luxmanor LLC, sold 11405 Luxmanor Road for \$2.225 million in February.

And Chase Builders, as 4111 Stanford Street LLC, closed 4111 Stanford Street in Chevy Chase for \$2.45 million. Chase had been moving on a similar timeline to fellow builder Patrick Keating on Stanford. Keating had collected \$2.09 million for a new home at 4416 Stanford in a December, 2015 closing.

The top-selling Bethesda infill subdivisions were the following:

Subdivision	Zip Code	2015 Closings	Avg. Price
Alta Vista Gardens	20814	3	\$1.44 M
Bradley Hills	20817	3	\$2.97 M
English Village	20814	3	\$2.08 M
Glen Echo Heights	20816	3	\$1.93 M
Huntington Terrace	20817	3	\$1.77 M

Building Permits Issued

Feb. 13 – 29, 2016

Bethesda

Daniel Leivick, 6508 Kenhowe Drive, Bethesda, Md., no phone given, to build a \$350,000 unit at the same address, in ‘Wilson Knolls;’

Kevin Reaves, 4818 Saint Elmo Avenue, #150, Bethesda, Md. (202) 409-4129, to build a \$750,000 unit at 6311 Wynkoop Blvd., Bethesda, in ‘Country Club Village;’

Castlewood Consulting, 4825 Bethesda Avenue, #306, Bethesda, Md., (301) 347-1627, to build a \$205,000 unit at 8200 Thoreau Drive, Bethesda, in ‘Woodhaven;’

Nicholas Onder, 5100 Acacia Avenue, Bethesda, Md. (240) 461-0139, to build a new single-family at 5818 Conway Road, Bethesda, in ‘Alta Vista Terrace;’

Sandy Spring Builders, 4705 West Virginia Avenue, Bethesda, Md. 20814, (301) 913-5995, to build a \$650,000 unit at 7107 Fairfax Road, Bethesda, in ‘Bradley Village;’

Paramount Construction, 15809 Paramount Drive, Rockville, Md. (301) 330-9880, to build a \$350,000 unit at 7007 East Avenue, Chevy Chase, Md., in ‘Norwood Heights;’

Chevy Chase

Kayvan Madani, 7811 Hamilton Spring Road, Bethesda, Md. 20815, (703) 507-1222, to build a \$450,000 unit at 3405 Rolling Court, Chevy Chase, Md., in ‘Rollingwood;’

Paramount Construction, 15809 Paramount Drive, Rockville, Md. (301) 330-9880, to build a \$350,000 unit at 4814 DeRussey Parkway, Chevy Chase;

(Continued on Page 6)

Building Permits Issued (from p. 5)***Kensington***

Hemingway Homes, 4938 Hampden Lane, #326, Bethesda, Md. 20814, (301) 229-4100, to build a \$350,000 unit at 3905 Prospect Street, Kensington;

Wormald Home Construction, 5283 Corporate Drive, #300, Frederick, Md. 21703, (301) 695-6614, to build a \$385,000 unit at 4407 Colchester Drive, Kensington;

Douglas Construction Group, 8429 Fox Run, Potomac, Md. (301) 983-6947, to build a \$450,000 unit at 10411 Hebard Street, in 'Kensington Estates;'

Other Locations

NVR Inc., 555 Quince Orchard Road, #240, Gaithersburg, Md. (301) 258-0002, to build eight \$175,000 units in 'Clarksburg Village,' at:

- 12030 Grey Squirrel Street;
- 12237 Majestic Maple Drive;
- 11802 Cool Garden Way;
- 22444 Newcut Road;
- 22385 Sweetspire Drive;
- 1144 Garden Stone Court;
- 22446 Newcut Road;
- 22502 Hemlock Hills Place;

Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. 20817, (301) 803-4800, to build a \$200,000 unit at 13232 Redspire Drive, Silver Spring, in 'Poplar Run;'

Richmond American Homes, 6210 Old Dobbin Lane, #190, Columbia, Md. (410) 312-2817, to build a \$216,000 unit at 428 Cloverly Forest Drive, Silver Spring;

Beazer Homes, 8965 Guilford Road, #290, Columbia, Md. 21046, (443) 539-6261, to build a \$160,000 unit at 4431 Camley Way, Burtonsville, in 'Bentley Park;'

Commercial Permits Issued

Feb. 13 – 29, 2016

Mont Co. DGS, 101 Monroe Street, Rockville, Md. 20850, (240) 777-6079, to build a \$350,000 building of 1,700 square feet at 8301 Turkey Thicket Drive, Gaithersburg;

Medstar Montgomery, 18101 Prince Philip Drive, Olney, Md. 20832, (301) 570-8568, to build a \$1.05 million fit-out at the same address;

Mitchell P. Rales, c/o Equity GRP Holdings, Washington, DC, (301) 983-5001, to build a \$300,000 metal storage building at 12002 Glen Road, Rockville;

Team Washington, 8381 Courthouse Road, #100, Falls Church, Va. 22182, (703) 734-7080, to build a \$150,000 fit-out for Domino's at 4817 Saint Elmo Avenue, Beth.;

Steve Stickley, Box 1680, Annandale, Va. 22003, (301) 252-0485, to build a \$195,000 improvement to 7,098 square feet at 1400 East West Highway, Silver Spring;

Congregation Har Shalom, 11510 Falls Road, Potomac, Md. to build a \$1.1 million interior renovation at the same address;

Taco Bell Aarsand Mgmt., 11019 McCormick Road, Hunt Valley, Md. 21030, (410) 771-1880, to build a \$225,000 restaurant fit-out at 13830 Georgia Avenue, Silver Spring;

Kaiser Permanent, 11921 A Bournefield Way, Silver Spring, Md. (301) 680-4159, to build a \$234,444 fit-out of 2,342 square feet at 10810 Conn. Avenue, Kensington;

Parenteral Drug Association, 4350 East West Highway, #600, Bethesda, Md. (301) 656-5300, to build a \$240,000 fit-out of 2,302 square feet at 4350 East West Highway, Bethesda;

Archive Design Services, 47 E. South St., #203, Frederick, Md. 21701, (301) 305-7769, to build a \$265,000 fit-out of 8,360 square feet at 20250 Century Blvd., Germantown;

Guardian Realty, 6000 Executive Blvd., #400, North Bethesda, Md. (703) 303-8971, to build a \$125,750 fit-out of 1,870 square feet at 20400 Observation Drive, Germantown;

Havro Zelava, 946 Clopper Road, Gaithersburg, Md. (301) 947-0904, to build a \$150,000 bioscience fit-out at 15010 Broschart Road, Rockville;

Guardian Realty, 6000 Executive Blvd, #400, Rockville, Md. (703) 303-8971, to build a \$158,000 tenant fit-out at 12530 Parklawn Drive, Rockville;

Triumph Development, 8120 Woodmont Avenue, Bethesda, Md. 20874, (202) 288-7622, to build a \$200,000 fit-out of 13,438 square feet at 19847 Century Blvd, Germantown;

Donohoe Co., 2101 Wisconsin Avenue, NW, Washington, DC, (202) 625-4163, to build a \$1.58 million fit-out of 37,966 square feet at 7101 Wisconsin Avenue, Bethesda;

City of Rockville Permits Issued

CBG Building Company, (301) 692-2100, to build a \$49.8 million 275-unit multi-family building at 255 Washington Street, for Kettler;

Whiting Turner, Baltimore, Md., to build a \$3.6 million addition at 701 King Farm Boulevard, for King Farm Presbyterian Retirement;

CRB Engineers, (301) 354-2468, to build a \$450,000 fit-out at 1801 Research Boulevard;

Lincoln Construction, (703) 929-7752, to build a \$200,000 fit-out at 152 Gibbs Street for Dawn Crafton Dance Connection;

Therrien Waddell, (301) 770-2275, to build a \$200,000 fit-out for Audi of America, at 1190 Rockville Pike;

NE Construction, (301) 332-2168, to build a \$150,000 tenant fit-out for 'It's Sugar,' at 130 Gibbs Street;

HBW Group, to build a \$399,193 fit-out for Montgomery County at 1401 Rockville Pike;

Rockville Plans Submitted

STP2016-00282 – Four Research Place LLC. Zoned MXE. 2.45 acres. *Propose three-story, 88,000 square foot self-storage.* Located at Four Research Place, Rockville. Appl: Four Research LLC, c/o Washington Property Co. Mgmt, 4719 Hampden Lane, #300, Bethesda, Md. (240) 482-8116.

Preliminary Plans Approved

February 25 and March 3, 2016

1-20160060 – Wheaton Woods. Zoned R-90. 4.08 acres. *5 single-family lots.* Located at the end of Landgreen Street, 300 feet west of Marianna Drive, Wheaton. Appl: Sitka Properties LLC, 3905 National Drive, #105, Burtonsville, Md. 20866. (301) 476-7715.

1-20160110 – Colesville Senior Living. Zoned R-200. 5.9 acres. *Propose three-story, 113-unit domiciliary care facility.* Located at 13908 New Hampshire Avenue, Colesville. Appl: Columbia/Wegman Acquisitions, 1910 Fairview Avenue E, Suite 200, Seattle, Wa. 98102. (202) 876-3678.

Site Plans Submitted

8-1999001G – Chick-Fil-A, Germantown. *Propose 344 square foot addition to bring existing store to 4,308 square feet.* Zoned Town Sector. 24.7 acres. Located at 19945 Century Boulevard, north of Aircraft Drive and Germantown Road, Germantown. Appl: Chick-fil-A, 5200 Buffington Road, Atlanta, Ga., 30349. (404) 305-7623.

Record Plats Approved

February 25 and March 3, 2016

2-20160570 – Edgemoor. Zoned R-90. 1 lot. .46 acre. Located on the west side of Hampden Lane, opposite Edgemoor Lane, Bethesda. Appl: Francine Goldberg, 7508 Hampden Lane, Bethesda, Md. 20814. (301) 654-1949.

2-20160670 – Rosedale Park. Zoned R-60. 2 lots. .33 acre. Located in the northeast quadrant of Rosedale Avenue and Tilbury Street, Bethesda. Appl: Carter Inc., 1682 E. Gude Drive, #301, Rockville, Md. 20850. (301) 738-7717.

2-20110510 – Locust Hill Estates. Zoned R-60. 2 lots. .62 acre. Located on the north side of Broad Brook Drive, 800 feet west of Locust Hill Road, Bethesda. Appl: Ray Amin, 207 Martins Lane, Rockville, Md. 20850. (301) 674-3766.

2-20150600 – Charles W. Pafflow's Subdivision. Zoned R-50. 1 lot. 2.38 acres. Located in the northwest corner of the intersection of East West Highway and Pearl Street, Bethesda. Appl: Roman Catholic Archbishop of Washington, c/o Witmer Associates, LLC, (301) 740-1409.

2-20151560 – Gables White Flint. Zoned CR. 1 parcel. 5.14 acres. Approved for total 490,000 square feet residential and 31,000 square feet non-residential. Located in the southern corner of the intersection of Old Georgetown Road and Executive Boulevard, North Bethesda. Appl: LG Georgetown LLC, c/o Eddie Meder, 8300 Greensboro Drive, #650, McLean, Va. 22102. (703) 918-2506.

2-20160180 – Addition to Chevy Chase, Sect. 4. Zoned R-60. 2 lots. .41 acre. Located on the north side of Blackthorn Street, 250 feet west of Connecticut Avenue, Bethesda. Appl: Gibson Builders, c/o Jim Gibson, 5185 MacArthur Blvd., NW, Washington, DC., 201016. (202) 364-1555.

Other Planning Board Decisions

8-2013012B – Pike & Rose, Phase II. *Request to add 17,018 square feet to current approvals for Phase II.* 10.3 acres. Zoned CR-3. Located in the northwest quadrant of the intersection of Old Georgetown Road and Rockville Pike, North Bethesda. Appl: Federal Realty Investment Trust, 1626 E. Jefferson Street, Rockville, Md. 20852. (301) 998-8197. *Approved.*

1-20061120 – Glen Echo Heights. Zoned R-90. .84 acre. *Propose re-subdivision of two lots into three.* Located on the east side of Walhonding Road, 800 feet west of Wiscasset Road, Bethesda. Appl: Alida Hakimi, 6236 Walhonding Road, Bethesda, Md. 20816. (202) 345-2502. *Denial of the Preliminary Plan.*

Real Estate Transactions of Note

Maximo A. Pierola et al to **715 to 719 Sligo LLC**, c/o Mekonnen Abraham, 602 Thayer Avenue, Silver Spring, Md. 20910. Lots 10 and 11 (Block K) in 'R. Holt Easley's Subdivision of Silver Spring Park.' Located at 715 – 719 Sligo Avenue, Silver Spring, Md. 20910. Approx. 38630 square feet. Improved with 2,500 square foot retail store. Zoned Commercial. Tax ID: 03302475 and 01045958. Liber 51642, page 169. Deed date: February 9, 2016.

Purchase price: \$1,800,000.

TQ Properties LLC, c/o Victor Moran, to **12114B Heritage LLC**, c/o Eugene L. Souder, Jr. and Christopher Wampler. Unit 12114-B in 'Heritage Park Office Condominium.' Located at 12114-B Heritage Park Circle, Silver Spring, Md. 20906. Unit is 902 square feet. Zoned Commercial. Tax ID: 13-02475804. Liber 51596, page 419. Deed date: December 30, 2015. **Purchase price: \$185,000.** Deed of Trust: \$157,250, BB&T.

Bellison Brothers LLC, c/o Gary Bellison, to **HNG LLC**, c/o Mark O'Leary, 23406 Kimblehunt Place, Gaithersburg, Md. 20882. Located at 9876 Main Street, Damascus. Total 3,212 square feet of land. Improved with 2,280 square foot retail store. Zoned Commercial. Tax ID: 12-929645. Liber 51599, page 203. Deed date: January 19, 2016. **Purchase price: \$400,000.** Deed of Trust: \$600,000, Damascus Community Bank.

RESIDENTIAL

Chevy Chase Lake Development Corporation, c/o Housing Opportunities Commission, to **CC Homes Associates LLC**, c/o EYA LLC, 4800 Hampden Lane, #300, Bethesda, Md. Lots 2, 3 and 4 in 'Chevy Chase, Section 5-C.' Located at 3701, 3609 and 3601 Chevy Chase Drive, Chevy Chase, Md, 20815. Tax ID; 07-00433397, 75 and 00433400. Liber 51624, page 347. Deed date: February 5, 2016. **Purchase price: \$16,640,000.** Deed of Trust: \$24.5 million, EagleBank.

Estate of Oliver Sexmith Crosby to **5300 Tuscarawas Glen Echo LLC**, c/o Altaf H. Lakhani, 3705 Bold Ruler Court, Glenelg, Md. Lot 24 (Block 14 ½) in 'Glen Echo Heights.' Located at 5300 Tuscarawas Road, Bethesda, Md. 20816. Lot is 8,261 square feet. Improved with house (built 1928). Zoned Residential. Tax ID; 07-00506847. Liber 51592, page 411. Deed date: December 23, 2015. **Purchase price: \$500,000.** Deed of Trust: \$1.03 million, John Marshall Bank.

Laytonville Communities LLC, c/o Natelli Communities, 506 Main Street, 3rd Floor, Gaithersburg, Md., to **NVR Inc.** Lot 5 (Block A) in 'Laytonville Preserve.' Located at 6931 Warfield Road, Laytonville, Md. Lot is 61,841 square feet. Unimproved. Zoned

Residential. Tax ID: 01-03731662. Liber 51616, page 220. Deed date: January 7, 2016. **Purchase price: \$250,000.**

Laytonville Communities LLC, c/o Natelli Communities, 506 Main Street, 3rd Floor, Gaithersburg, Md., to **NVR Inc.** Lot 9 (Block C) in 'Laytonville Preserve.' Located at 7409 White House Lane, Laytonville, Md. Lot is 63,973 square feet. Tax ID: 01-03731150. Liber 51616, page 478. Deed date: January 20, 2016. **Purchase price: \$275,000.**

Anguel Anguelov to **Paramount Construction**, 15809 Paramount Drive, Rockville, Md. 20850. Lot 1 (Block 6) in 'Kenwood Park.' Located at 7030 Radnor Road, Bethesda, Md. 20817. Lot is 9,371 square feet. Improved with house (built 1959). Zoned Residential. Tax ID: 07-00622663. Liber 51621, page 36. Deed date: January 22, 2016. **Purchase price: \$550,000.** Deed of Trust: \$413,000, Capital Bank.

VII Crown Farm Owner LLC, 10740 Parkridge Blvd., #110, Reston, Va., 20191, to **CF7 Owner LLC**, c/o Wormald Companies, 5283 Corporate Drive, #300, Frederick, Md. 21703. Lots 6 and (E) and 20, 22, 23 and 34 (D) in 'Crown Farm.' SF Lots. Lots avg. 6,250 square feet. Zoned Mixed-Use. Tax ID: 09-03705036, 03705058 et al. Liber 51625, page 466. Deed date: February 5, 2016. **Purchase price: \$2,994,300.**

May Day Taylor et al to **The Chevy Chase Land Company of Montgomery County, Maryland**, 8401 Connecticut Avenue, Chevy Chase, Md. Unit 2S and 2W in 'The Park Avenue Center, A Condominium.' Located at 4600 N. Park Center, Chevy Chase, Md. 20815. Liber 51627, page 71. Deed date: January 28, 2016. **Purchase price: \$2,250,000.**

Builder Sales of Note

Luxmanor LLC, c/o Jeffco Inc., 11119 Arroyo Drive, Rockville, Md., to **Stuart B. Sherman et al.** Lot 9 (Block B) in 'Luxmanor.' Located at 11405 Luxmanor Road, Rockville, Md. 20852. Lot is 18,072 square feet. Improved with new house. Zoned Residential. Tax ID: 04-00084522. Liber 51629, page 265. Deed date: February 11, 2016. **Purchase price: \$2,225,000.**

4111 Stanford Street LLC, c/o Chase Builders, to **Joseph W. Rogers Jr.** Lot 6 (Block 13) in 'Chevy Chase, Sect. 4.' Located at 4111 Stanford Street, Chevy Chase, Md. 20815. Lot is 8,100 square feet. Improved with new house. Tax ID: 07-00462925. Liber 51652, page 424. Deed date: February 16, 2016. **Purchase price: \$2,450,000.**

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