

Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

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In Brief...

...The last baguette has been served at Les Folie, the French restaurant on Riva Road in Annapolis.

To the dismay of his many customers, chef Alain Matrat has decided, at 76, it was time to close. The building and the business have been sold to a new buyer, yet undisclosed, but one that will open a new restaurant. Located at 2552 Riva Road, the property and business were sold separately and the property went for \$1.25 million.

Trish Farrell and Ginny Vernick at Mackenzie Real Estate Services brokered the transaction.

...Two self-storage projects advanced toward development in Anne Arundel County.

It is Scottsdale, Az-based Annapolis Self-Storage Partners that intends to build just over 100,000 square feet on 5.4 acres on Old Mill Bottom Road. The group's site development plan won planning staff's backing recently. In the Brandon Woods area, Premier A-2 won the staff's Ok for 80,075 square feet. It would be built on 9.7 acres along Resource Court.

And a new application for the same use is slated for Arundel Preserve, behind the recently built Wawa and CVS. (See the data for more info).

A First Takedown

Pulte Acquires its Initial Lots in 'Watershed'

The 'Coming Soon' sign, the advertisements on the web site, and now, a purchase of the first townhouse lots. Pulte Home's start at 'Watershed' draws closer.

Pulte took down the first eight of what will be about 440 lots on the south side of Route 198, along the B/W Parkway, in Laurel. The 440 units are split up in a mix of widths, including 16-footers, 20's, 22's and the largest at 24 feet. In buying a first stick of towns, Pulte bought a mix of all of them, paying \$1.057 million total. At a 'blended' rate, averaged across the eight lots, it comes out to \$132,215 per lot.

The \$1.057 million collected by the owner, an affiliate of Prudential Real Estate, or PGIM as it is now known, is the first lot sale since the group bought about 238 acres in 2008. Stymied following the recession, the project was rejuvenated in 2018, when Pru rebranded the community from Arundel Gateway to Watershed, and brought on Elm Street Development as manager.

Pulte's contract at Watershed will give it an ample pipeline in Laurel. With sales to start in early 2020, Pulte hasn't revealed pricing yet. Until then, its Anne Arundel presence is townhouses in 'Shipley Homestead,' off Route 175 in Hanover, where it opens at \$339,990.

Wades Grant is a second Anne Arundel job that is just getting off the ground. KHov has pulled building permits to start home construction at the Millersville project, where it had last fall bought a mix of 65 townhouse and 52 single-family lots. Wades is located along Elvaton Road. Like Pulte, KHov hasn't yet posted prices.

Moves and Openings...

Part two of the relocation of the **Columbus Club of Annapolis** across town is coming – the new club building. The Knights of Columbus affiliate had sold its Route 2 location for development, which is now underway as 'The Cove,' by builder D.R. Horton. In the last few weeks, the Club pulled a building permit to construct a new hall at 610 Bestgate Road. It gave the work to Souza Development; **Advantage Engineers** will keep the same zip code, but the street is changing. Now on Samuel Morse Drive in Columbia, Advantage is moving to 7151 Columbia Gateway Drive, with occupancy this fall. AA Commercial Contractors is doing about \$450,000 in fit-out work to ready the space.

The person who, at **Decadent Desserts**, asks 'What do you have for dessert?' should be prepared for a rather lengthy answer. That's all they do is make desserts. The boutique food bar opens this fall on E. Market Place in Maple Lawn Farm, but not before Northstar Commercial Construction completes \$150,000 in fit-out work.

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Howard Revisiting General Plan

With any grand plan, the consultants come first.

So of course, that's how Howard County is approaching its refinement of the county's General Plan. The Plan itself kicks off in 2020, but the first order of business is to select a consultant to run the thing. That's just beginning but should be accomplished by November.

It's still early, but planners say key issues for the Plan update include an acknowledgment that future growth will be largely infill and redevelopment. There are, say planners, few 'greenfield' sites.

Planners expect residential demand to remain strong. But the future of office, industrial and retail is a bit murkier. So included in the General Plan update will be a market analysis to assess true demand on the commercial side, and thus how much growth to expect. On the residential side, a Housing Master Plan will look at housing types and affordability.

Getting into the nitty-gritty, the Plan will assess the New Town zoning that governs much of Columbia, and whether it needs to change. In particular, the Plan will examine the Columbia Gateway business park, and what changes might be made to improve its long-time role as an economic driver.

The Department of Planning and Zoning expects the update, once started, to take 18 months to two years.

Retail Deal. First Washington Realty's portfolio now includes the Gateway Overlook shopping center in Columbia. The Bethesda firm bought the 220,000 square foot center on Little Patuxent Parkway in a portfolio buy.

Long Reach Village: Orchard Out

With Orchard Development's exit, the rebirth of Long Reach Village will have to wait.

Orchard decided earlier this summer that too many obstacles stood in its path to the full-scale redevelopment it had planned for the Columbia village. "We had to tell the community we could not proceed," said Orchard's Scott Armiger. Armiger said his company was disappointed because it had come up with 'a very innovative plan,' and had the community on board before it opted to let its purchase contract lapse.

Armiger said the redevelopment plan foundered for two primary reasons. Though it had a contract to buy that part of the Village owned by Howard County, it didn't control the outparcels, and couldn't come to agreement with their owners on a price tag.

Orchard floated a revised concept plan that didn't include the outparcels, but county officials believed the changes were substantial enough that the plan would have to go back through the zoning process. Orchard's original plan was approved by the prior Council, and the firm would have faced, beyond just the cost and time of steering a new plan to approval, the vagaries of dealing with a new group.

Orchard had negotiated a \$3.4 million price tag for the county's 7.7 acres. It was back in 2014 that the county bought the ailing shopping center, acknowledging that it needed a complete overhaul. Orchard's plan, a response to an RFP, which included 70,000 feet of retail, restaurant, community and office space, as well as a mix of housing dispersed among multi-family, senior housing, and townhouses, was seen as that saving vision. Orchard's layout included a village green and community square.

But with Orchard now out, the county will fall back to a 'stabilization' plan that will be put into place. That includes, according to the county executive's office, maintenance, repair, beautification and placemaking. At the same time, the county is beginning to work with a consultant to explore options for long-term revitalization. Unhappily for Long Reach, that's what Orchard had intended.

At Oxford Square, Lennar on a Takedown

In a last phase at Oxford Square, Lennar has bought a block of finished townhouse lots.

The builder paid \$4.058 million for 22 lots in a section of the Hanover community, located off Coca Cola Drive at Route 100, called 'The Yards.' Because the transfer included MIHU units, it's difficult to divine the exact price on a per lot basis.

Lennar has bought several phases of lots in Oxford Square, but to this point has bought ground that it had to finish. With the lots in 'The Yards,' the coming section, Lennar is buying finished lots.

Meanwhile, Lennar continues to work its way through the 'River Overlook' section of Oxford.

Stayton Drive Sale Closed

The home of lumber firm T.W. Perry in Jessup has been sold to High Street Real Estate.

Perry occupies all of 8107 Stayton Drive in the Baltimore Washington Industrial Park. Now an affiliated partnership has sold the building for \$7.31 million. Perry will remain in the building, selling its lumber and joists, as usual. The building runs to 80,601 square feet.

High Street bought the building as HSRE Fund Holding Co., LLC, while the seller was TWP Stayton LLC. The brokerage was handled by Mike Elardo and Jared Ross at CBRE and Ro Waldron at Avison Young.

Corridor Road Building Trades

About one-third leased, an office building at 8510 Corridor Road in Savage has changed hands.

The 8510 Corridor LLC paid \$3.55 million for the nearly 30,000 square foot building, located on 2.84 acres just off Route 1 near Route 32. The new owner is reportedly planning to use a portion of the building for its own quarters.

The Bernstein Companies headed up the partnership that sold the building.

Adam Nachlas, Maggie Merkert and Hayes Merkert, as well as Dave Sciamarelli, all of MacKenzie Real Estate Services, brokered the deal.

Report: Howard APFO Hurts

It turns out the APFO-driven housing shutdown in Howard County will cost the county millions in new revenue.

Just as the door has shut on most new residential development applications, a fiscal study is released that says the APFO changes – which will curb the number of houses approved and built - will result in foregone net revenues of \$63 million during the first six years, and \$152 million over twenty years.

The study was released only a few weeks after the Howard County Council voted on a new school chart that reflects capacity numbers that coincide with stricter APFO requirements. Projects that don't have Sketch approval will find that in most parts of the county they will land in a multi-year wait for school capacity.

The study landed with mixed reactions. The foregone revenues are not so lopsided that they demand an immediate easing of the moratorium, as perhaps builders had hoped. But the report clearly found that the new APFO regime will take a bite out of revenues. It also found that new residential development 'pays its own way,' or produces more in tax revenue than it eats up in services. That's not always the case, and the news was a bright spot in the report for the industry. That calculus worked across the range of product types. For instance, an apartment generates over \$941 in net revenues to the county, while a single-family home generates over \$5,000. To put it another way, for every \$1.00 in public services required for a single-family home, the new home and its occupants generate \$1.38 in revenues.

The fiscal study was prepared by Urban Analytics for the county's Department of Planning and Zoning and the Office of Budget.

A Couple of Big Renewals

Two big companies in the Corridor don't have to spend any more time thinking about leasing alternatives: they've renewed for the long haul.

Both Oceaneering International and Shaw Industries will remain at the addresses they have long operated from. Oceaneering renewed its 145,000 foot lease at 7021 Dorsey Road in Hanover, with Link Industrial Properties. And Shaw Industries, a company that specializes in carpet, signed a renewal agreement for 106,758 square feet, at 1405 Magellan Road, also in Hanover.

The Oceaneering deal was brokered by CBRE, for the landlord, and Colliers International, for the tenant, while the Shaw deal was brokered by CBRE.

Chrysalis Wants to Expand

Looking to expand its addiction treatment center, the Chrysalis House may buy land from the state. According to paperwork at the Board of Public Works, Chrysalis House has requested that it be allowed to acquire 3.25 acres at the Crownsville Hospital Center. Planning is already underway for expansion of the treatment facilities, and the state Department of Health has determined that the property is surplus to its needs. If approved at the Board, the land will be declared surplus and sold to Chrysalis.

Two Rivers Tops In AA Closings

Judging by the sales numbers, the Two Rivers community has entered that rarified category usually reserved for the likes of The Beatles or Taylor Swift: it's got a firm grasp on the top position in the charts.

For the 2nd Quarter recently finished, the six builders at the Odenton project settled 65 homes in all, more than double any other community's closings. It's a pace that's been ongoing for over a year and recently vaulted Two Rivers into the number one position in the Maryland/DC region for starts, according to MetroStudy. By that group's count, there were 317 starts at Two Rivers for the year ended June 30. By closings, Two Rivers, with 292 in that period, is second only to Cabin Branch in Clarksburg, where 319 homes were settled.

Ryan and NVHomes have been the workhorses at Two Rivers, accounting for many of the 2nd Quarter sales, with Winchester, Classic, Michael Harris, Stanley Martin and Mitchell & Best splitting the remainder.

By volume, the 2nd Quarter of 2019 produced 411 new home closings in Anne Arundel county-wide, which happens to be exactly the same produced in the 2nd Quarter of 2018.

Average pricing for towns was down from \$411,000 per unit to \$404,000, while averaging pricing for singles climbed, from \$612,000 to \$635,000 per unit.

See more 2nd Quarter results for Anne Arundel on Page 4.

AA 2nd Quarter Settlements

Single-family, by Community

| Community | Location | Builder | # of 2 nd Qtr. Closings | Avg. Price |
|--------------------------------|--------------|-------------|------------------------------------|------------|
| Two Rivers | Odenton | Multiple | 47 | \$639,004 |
| Creekside Village | Glen Burnie | NVR | 10 | \$502,575 |
| Arundel Forest | Severn | Toll Bros. | 9 | \$709,955 |
| Severn Place | Severn | Beazer | 7 | \$606,522 |
| ShIPLEY Homestead | Hanover | NVR | 7 | \$573,340 |
| Stone Mill | Pasadena | KHov | 7 | NA |
| Ridings at North Branch | Gambrills | Toll Bros | 6 | \$1.063 M |
| Harmans Ridge | Harmans | Lennar | 6 | \$524,771 |
| Pondview | Millersville | Koch | 5 | \$620,753 |
| Solomons Choice | Millersville | NVR | 4 | \$567,994 |
| Tanyard Cove North | Glen Burnie | Lennar | 4 | \$547,530 |
| Arnold Overlook | Arnold | D.R. Horton | 4 | \$616,298 |

Townhouse, by Community

| Community | Location | Builder | # of 2 nd Qtr. Closings | Avg. Price |
|-----------------------------|--------------|-----------------------|------------------------------------|------------|
| Parkside | Hanover | NVR | 20 | \$409,962 |
| Greystone Village | Hanover | NVR | 20 | \$324,203 |
| Pondview | Millersville | NVR | 19 | \$439,113 |
| Two Rivers | Odenton | Classic, Winchester | 18 | \$488,010 |
| ShIPLEY Homestead | Hanover | Pulte | 16 | \$412,707 |
| Two Rivers | Odenton | Classic, Winchester | 18 | \$488,010 |
| Seven Oaks | Odenton | D.R. Horton | 14 | \$382,359 |
| Saratoga at Parkside | Hanover | D.R. Horton | 14 | \$389,535 |
| Tanyard Cove North | Glen Burnie | Dan Ryan, M/I, Lennar | 13 | \$359,982 |
| Riverwalk | Crofton | Beazer | 12 | \$491,615 |
| Spring Creek | Laurel | Lennar | 12 | \$409,111 |
| Creekside Village | Glen Burnie | NVR | 12 | \$310,922 |
| Holly Ridge | Glen Burnie | Lennar | 12 | \$398,134 |

Data is based on deeds recorded in the Land Records. Builder records may vary.

AA Building Permits Issued

July 20 – August 4, 2019

Ryan Homes, to build a \$159,198 unit at 8219 Hickory Hollow Drive, Glen Burnie, in 'Creekside Village;'

Lennar, Columbia, Md., (410) 423-0407, to build three \$209,145 units in 'Tanyard Cove North,' Glen Burnie, at:

- 7336 Hargrove Court;
- 1138 Fitzhugh Drive;
- 7332 Hargrove Court;

Hanover

Ryan Homes, to build five \$104,679 TH units on Stag Lane, Parkside, in Hanover;

Pulte Home Corp., to build four \$146,139 TH units on Meadowood Drive, Hanover;

BRS/Eggerl LLC, to build six \$92,026 TH units on Potters Hill Road;

Odenton

Mitchell and Best, Rockville, Md., (301) 762-9511, to build a \$250,000 unit at 2712 Orchard Oriole Way, in 'Two Rivers;'

Classic Group to build two units avg. \$240,000 in 'Two Rivers,' at:

- 3059 Spring Peeper Court;
- 3063 Spring Peeper Court;

Ryan Homes, to build a \$150,000 unit at 1196 Upper Patuxent Ridge Road, in 'Two Rivers;'

Severn

Toll Brothers, Columbia, Md. (410) 872-9105, to build a single-family unit at 1607 Grand Meadow Drive, Gambrills, in 'Ridings at North Branch;'

Toll Brothers, Columbia, Md., (410) 872-9105, to build a single-family unit at 8266 Saint Francis Drive, Severn, in 'Arundel Forest;'

Wagner Homes, Millersville, Md., (410) 987-3777, to build a \$195,000 unit at 1216 Owney Court;

Mount Chase LLC, to build a \$189,137 unit at 903 Boundary Avenue, Pasadena;

Ryan Homes, to build a \$180,549 unit at 7635 Deepnotch Way, Jessup;

Caruso Homes, Gambrills, Md., (301) 261-0277, to build a \$500,000 single-family at 3708 Birkdale Court, Davidsonville;

AA Commercial Permits Issued

July 20 – August 4, 2019

Hanover Princes LLC, to build a \$50,202 fit-out at 1745 Dorsey Road;

Orrstown Bank, c/o Benchmark Construction, to build a \$75,167 fit-out at 8108 Jumpers Hole Road;

Preston Bruce-PGN LLC, c/o Fitts & Goodwin, to build a \$881,000 fit-out at 7210 Preston Gateway Drive;

Dash-In Food Stores, to build a \$800,000 demo and rebuilt of convenience/gas at 3071 Solomons Island Road;

Conlan Company, to build a \$240,701 fit-out at 420 National Business Parkway;

Bank of America, to make \$175,000 in office improvements at 7045 Arundel Mills Circle;

Woodlands Center LLC, to build a \$70,000 restaurant fit-out for Senor's Chile, at 117 Mayo Road;

Columbus Club of Annapolis, c/o Souza Development, to build a new building at 610 Bestgate Road at a cost of \$1.1 million;

Corridor Marketplace, to build \$3 million in façade renovations and improvements at 3353 Corridor Marketplace;

AA Subdivisions Submitted**Site Development Plans Submitted**

C-18-0054 – Lures Bar & Grill. *Propose parking lot expansion by 16,162 square feet.* Zoned C-1. Located on the north side of Generals Highway, just north of Crownsville Road, Crownsville. Appl: CBS & JMS Properties, 1397 Generals Highway, Crownsville, Md. 21032. (410) 923-1606.

C-19-0032-01 – Arundel Preserve Self-Storage. Zoned MXD-E. 2.67 acres. *Propose 114,402 square feet self-storage.* Located southeast quadrant of Milestone Parkway and Arundel Mills Boulevard, Hanover. Appl: Arundel Preserve #11, LLC, c/o Somerset Construction, 4816 Del Ray Avenue, Bethesda, Md. (301) 657-4848.

C-19-0017-00 – Avalon Shores. Zoned R-5. .4 acre. 2 *SFD lots.* Located on Avalon Boulevard off Lerch Drive. Appl: Brothers Investments, 3030 Riva Road, Riva, Md. 21140. (410) 987-6901.

Sketch Plans Submitted

S-18-030 – Two Sixty Two Baltimore Annapolis Blvd. (262). (Proj. #2018-0110). Zoned R-1. 2.7 acres. 2 *SFD lots.* Located west side of B&A Blvd., just west of Lower Magothy Beach Road, Severna Park. Appl: Nadeem Kaiser, 4374 Stonecrest Drive, Ellicott City, Md. (443) 465-2218.

(Continued on Page 6)

AA Subdivisions Submitted (from p. 5)**Preliminary Plans Submitted**

C-19-0055 – Bullseye Parking. *Propose 115 additional parking spaces.* Zoned W-1. 8.73 acres. Located on the west side of Old Stoney Run Road, north of Hanover Road, Hanover. Appl: HLNP LLC, 8600 Deerpath Road, #100, Elkridge, Md. (443) 623-4143.

Final Plans Submitted

S-18-026 – Cain Property. (Proj. #18-0098-01). Zoned RA. 32.6 acres. 2 *SFD* lots. Located on the south side of Davidsonville Road, 400 feet north of Nucci Way, Davidsonville. Appl: Keith Cain, 905 Stonehenge Way, Charlottesville, Va. (301) 741-9227.

P-19-012 – Short Property. Zoned R-2. 1.2 acres. 1 *SFD* lot. Located on the east side of Carrs Ridge Road, Edgewater. Appl: Eddie Short, 1322 Palmyra Lane, Bowie, Md. (248) 738-1453.

S-88-114 – Miller, Ronald Property. (Proj. #19-0009). Zoned RA. 63.7 acres. 1 *SFD* lot. Located on Double Gate Road, off Davidsonville Road, Davidsonville. Appl: Florence Miller, 1066 Double Gate Road, Davidsonville, Md. (410) 798-0798.

S-06-002 – Two Rivers, Sanctuary. Zoned R-2. 7.64 acres. *Propose 32 all-age SFD lots.* Located off Conway Road, west of Route 3, Odenton. Appl: Two Rivers Associates, 8120 Woodmont Avenue, Bethesda, Md. (301) 913-0404.

AA Subdivisions Approved**Preliminary Plans Approved**

C-16-0045-02 – Lidl Annapolis. Zoned C-1. 5.27 acres. *Propose 25,656 square foot grocery store.* Located at 919 Bay Ridge Road, Annapolis, Md. Appl: Lidl US Operations, 3500 S. Clark Street, Arlington, Va. (571) 882-3967.

C-19-0009 – Sheridan at Severna Park. Zoned R-20. 5.14 acres. *Propose 102 assisted living units.* Located on the west side of Ritchie Highway, east of Chestnut Hill, Severna Park. Appl: Kaufman Jacobs LLC, 30 W. Monroe St., #1700, Chicago, Ill. (312) 237-3422.

Site Dev. Plans Approved

C-13-022-01 – Kilkenny Office Complex. Zoned C-3/RDL/R-5. 5.4 acres. *Propose 100,886 square foot self-storage.* Located at 94 N. Old Mill Bottom Road, Annapolis, Md. Appl: Annapolis Self-Storage Partners, 8777 N. Gainey Center Drive, Scottsdale, Az, 85258. (602) 885-2552.

C-18-0024 – Brandon Woods. Zoned W-2. 9.75 acres. *Propose 89,075 square feet self-storage.* Located at 7500, 7504 and 7508 Resource Court, Baltimore, Md. Appl: Premier A-2 Pasadena, 1802 Cedar Street, Lewes, Del, c/o (410) 897-9290.

Minor Plats Signed

S-2014-005 – Hantske Property. Proj. #2014-013. Zoned R-2. Approx. 1 acre. 1 lot. 2 *proposed lots.* Property at 4847 Church Lane, off Route 255, Galesville. Tax map 69, block 8, parcel 493. Appl: Patrick Hantske c/o Car R. Corse, P.E. Near Shore Engineering (410) 585-7560.

Final Subdivision Plans Approved

S-12-029 – Shannon’s Glen. (Proj. #16-0117-01). 38.3 acres. 32 *TH* lots. Zoned MXD-E. Located on the south side of Jessup Road at Sellner Road, Jessup. Appl: Tottenham LC, c/o Elm Street Development, 1355 Beverly Road, #240, McLean, Va. (410) 266-9700.

S-06-002 -Two Rivers, Riverview. Proj. #2018-0104. Parcel I. *Propose 58 age-restricted units.* Located on Catbriar Way at Two Rivers Boulevard, Crofton. Appl: Two Rivers Associates, c/o Classic Group, 8120 Woodmont Avenue, Bethesda, Md. (301) 913-0404.

AA Real Estate Transactions

TSC/Mayfield Road LLC, c/o Bruce Jaffe, 8600 Snowden River Parkway, #207, Columbia, Md., to **FV Mayfield Road LLC,** c/o Eric May, 1010 Wisconsin Avenue, NW, #600, Washington, DC. Five parcels. Property at 1862 and 1872 Mayfield Road, Odenton, Md. Total 8.3 acres. Improved with two houses. Zoned Industrial and commercial/residential. Tax ID: 04-000-0416-0500; 04-000-0044-6180; 04-000-0646-9226; 04-000-0646-9228; 04-000-0546-6700; Liber 33354, page 105. Deed date: June 19, 2019. **Price: \$1,325,000.**

West Street 906 Partners LLC, c/o Dennis C. McCoy, to **FJF Holdings, Inc.,** c/o Frank J. Ferrogine, 333 Busch’s Frontage Road, Annapolis, Md. 21409. Lot 9R. Located at 906 West Street, Annapolis, Md. 21401. Lot is 14,288 square feet. Improved with 5,103 square foot garage. Tax ID: 06-000-9002-5625. Liber 33332, page 399. Deed date: July 2, 2019. **Purchase price: \$950,000.** Deed of Trust: \$800,000, BB&T.

35 Stahl Point Road, LLC, c/o Timothy J. Cyr, to **Stahl Point, LLC,** c/o Michael Beechtold, 3000 John Roebing Way, Saxonburg, Pa. Property of two acres. Located on Stahl Point Road, Baltimore, Md. 21226. Unimproved. Zoned Industrial. Tax ID: 05-000-1076-2500. Liber 33349, page 25. Deed date: July 9, 2019. **Purchase price: \$1,061,000.**

(Continued on Page 7)

AA Real Estate Transactions (from p. 6)

35B Stahl Point Road, LLC, c/o Timothy J. Cyr, to **Stahl Point, LLC**, c/o Michael Beechtold, 3000 John Roebling Way, Saxonburg, Pa. 1.11 acre. Unimproved. Zoned Industrial. Property located on Stahl Point Road, Baltimore, Md. Total of 41,386 square feet. Tax ID: 05-000-0015-2300. Liber 33349, page 58. Deed date: July 9, 2019. **Purchase price: \$589,000.**

RESIDENTIAL

Pro Stone Mill, LLC, c/o Albert Procopio, Jr., to **K. Hovnanian Homes of Maryland**. Lots 28 and 38 in 'Stone Mill.' Located at 7952 and 7972 Meridian Drive, Pasadena, Md. 21122. Lots avg. 5,700 square feet. Tax ID: 03-815-9024-4874 and 4884. Liber 33330, page 412. Deed date: June 11, 2019. **Purchase price: \$380,000.**

Zeman's Choice, L.C., c/o Elm Street Development, to **Southern Oaks, LLC**, c/o Koch Homes. Two lots in 'Enclave at Pondview,' and one lot in 'Reserve at Pondview.' (3 lots total). Located at 416 and 422 Kosmill Drive, and 8208 Powers Lane, Millersville. Lots avg. 7,500 square feet. Tax ID: 03-980-9024-6178 et al. Liber 33341, page 80. Deed date: July 12, 2019. **Purchase price: \$550,000.**

Atapco Symphony Village LLC to **NVR, Inc.** Lot 104 in 'Creekside Village at Tanyard Cove.' Located at 8198 Hickory Hollow Drive, Glen Burnie, Md. Lot is 5,732 square feet. Tax ID: 03-246-9024-8420. Liber 33349, page 423. Deed date: July 9, 2019. **Purchase price: \$190,176.**

Lakeford LLC, c/o Timothy Thompson, to **NVR, Inc.** Lot 17 in 'Stephens Knoll.' Located at 7893 Jasons Landing Way, Severn, Md. Lot is 6,147 square feet. Unimproved. Tax ID: 04-781-9024-8915. Liber 33354, page 419. Deed date: July 11, 2019. **Purchase price: \$184,000.**

Two Rivers Associates LLC, c/o Classic Group, Bethesda, Md., to **Winchester Homes**. Lots G-238R -G-245R in 'Two Rivers, Watershed.' (8 lots). Located at 1423 - 1439 Bed Stone Lane, Odenton, Md. 21113. Tax ID: 04-816-9024-5211 et al. Liber 33373, page 245. Deed date: July 11, 2019. **Purchase price: \$1,274,936.**

Two Rivers Associates, LLC, c/o Classic Group, Bethesda, Md., to **NVR, Inc.** Lot J1-33 in 'Two Rivers, Regency.' Located at 3061 Spring Peeper Court, Odenton, Md. Lot is 5,814 square feet. Tax ID: 04-816-9024-7822. Liber 33349, page 397. Deed date: June 26, 2019. **Purchase price: \$218,271.**

CG-44, LLC, c/o Classic Group, Bethesda, Md., to **MB TR Heritage 1, LLC**, c/o Mitchell and Best Inc., Rockville, Md. Lots H25 and H26 in 'Two Rivers, Heritage.' Located at 1614 and 1616 Wild Mustard Drive, Odenton. Lots avg. 4,500 square feet. Tax ID: 04-816-9024-9006 et al. Liber 33375, page 39. Deed date: June 24, 2019. **Purchase price: \$410,000.**

PR II Arundel Gateway Land, LLC to **Pulte Home Company, LLC**. Lots 2-64 thru 2-71 in 'Watershed.' (8 TH Lots). Located at 3432 - 3446 Heron Glen Way, Laurel, Md. Tax ID: 04-058-9025-0878 et al. Liber 33385, page 67. Deed date: July 19, 2019. **Price: \$1,057,725.**

Tanyard Cove Associates LLC, c/o Elm Street Development, to **Lennar**. Lots 413R and 457 R in 'Tanyard Cove North.' Located at 7336 Hargrove Court and 1138 Fitzhugh Drive, Glen Burnie, Md. (2 SFD lots). Lots avg. 7,500 square feet. Tax ID: 03-862-9024-6070 et al. Liber 33389, page 147. Deed date: July 24, 2019. **Purchase price: \$325,000.**

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

Pulte Home Co, (703) 934-9300, to build two \$200,000 units in 'Estates at Patapsco Park,' at:

- 2498 Vineyard Springs Way;
- 2426 Vineyard Springs Way;

Caruso Homes, (301) 261-0277, to build a \$425,239 unit at 2911 Maple Leaf Way, Ellicott City;

NVR Inc., (703) 956-4000, to build two units in 'Estates at Patapsco Park,' at:

- 9837 Sawmill Branch Trail;
- 9814 Sawmill Branch Trail;

Hanover

NVR Inc., (703) 956-4000, to build a \$230,000 unit at 5937 Florey Road, Hanover;

Harmony Builders, (410) 461-0833, to build a \$150,000 unit at 6167 Phelps Lane, Hanover;

Lennar, (410) 997-5522, to build 7 \$150,000 TH units on Warburg Way, Hanover, in 'Oxford;'

Elkridge

Dorsey Family Homes, (410) 465-5739, to build two units avg. \$380,000 unit in Elkridge, at:

- 6212 Austin Way;
- 6208 Austin Way;

Trinity Homes, (410) 480-0023, to build two \$250,000 units in Elkridge at

- 7031 Mount Holly Way;
- 7035 Mount Holly Way;

Other Locations

NVHomes, (703) 956-4000, to build a \$230,000 unit at 1031 Stepping Place, Sykesville;

Cornerstone Homes, (410) 792-2565, to build a \$210,500 unit at 10819 Timber View Way, Columbia;

Beazer Homes, (410) 720-5071, to build a \$280,000 unit at 6130 Flutie Lane, Clarksville;

NVHomes, Inc., (410) 379-5956, to build 14 \$200,000 TH units in Ellicott City on Hidden Meadow and Verdi Court;

Howard Commercial Permits Issued

A.R. Marani Inc., (410) 426-3690, to build a \$733,000 church bell tower at 12500 Clarksville Pike, Clarksville;

AA Commercial Contractors, (410) 312-3200, to build a \$450,000 fit-out at 7151 Columbia Gateway Drive, Columbia, for Advantage Engineers;

Sushi Call, (917) 701-3313, to build a \$95,000 restaurant fit-out at 7260 Montgomery Road, Elkridge;

Alliance Material Handling, (716) 628-5723, to build a \$1.25 million racking system at 8901 Snowden River Parkway, Columbia;

Northstar Commercial Construction, (410) 977-3510, to build a \$150,000 fit-out for Decadent Desserts, at 11710 E. Market Place, Fulton;

Mazuca Contracting, (410) 964-0101, to build a \$700,000 fit-out for DSMM Nutritional Products, at 6480 Dobbin Road, Columbia;

Chesapeake Constuction Mgmt, (443) 875-8291, to build a \$500,000 fit-out for Dunkin Donuts, at 5880 Robert Oliver Place, Columbia;

Kascon Inc., (410) 740-7479, to build a \$275,000 fit-out for Armed Forces Career Center, at Columbia Mall;

MacKenzie Contracting, (443) 537-3552, to build a \$275,000 fit-out for Consortium Health at 10480 Little Patuxent Parkway, Columbia;

Ahearn Holtzman, (914) 374-6654, to build a \$3.5 million fit-out for AT&T at 7125 Columbia Gateway Drive, Columbia;

American Sugar Refining, (410) 799-0832, x131, to build \$342,588 in storage racks and \$1.01 million in interior fit-out at 7600 Assateague Drive, Jessup;

Harkins Builders, (301) 639-5334, to build a \$2.2 million fit-out for MCE Innovation Center at 6751 Columbia Gateway Drive, Columbia;

Performance Construction, (443) 348-7527, to build a \$225,000 fit-out for Retina Specialists, at 9841 Broken Land Parkway, Columbia;

J. Cole Builders, (410) 903-4978, to build a \$125,000 racking system for Reliant Fish Co., at 7701 Assateague Drive, Jessup;

St. John Properties, (410) 788-0100, to build a \$108,840 fit-out for Statlab, at 9520 Gerwig Lane, Columbia;

CK Commercial Partners, (443) 538-4509, to build a \$850,000 fit-out Maryland Innovation and Security Institute at 7000 Columbia Gateway Drive, Columbia;

Howard Subdivisions Submitted

Environmental Concept Plans Submitted

ECP-19-049 – Daniel Property. Zoned R-20. 1.34 acre. 2 *SFD* lots. Located on Waterloo Road at Grove Road, Ellicott City. Appl: Daniel Gigi, 5020 Waterloo Road, Ellicott City, Md. 21043. (267) 253-4849.

ECP-19-047 – Arrington Manor. Zoned R-ED. 2.14 acres. 4 *SFD* lots. Located on Lawyers Hill Road, north of Montgomery Road, Elkridge. Appl: Speedfloor Mid-Atlantic LLC, 7116 John Calvert Court, Elkridge, Md. 21075. (443) 506-6188.

ECP-19-062 – McWhorter Property. Zoned B-2. 1.98 acre. 1 *commercial parcel*. Located in the southwest quadrant of Ed Warfield Road and Daisy Road, Woodbine. Appl: Ryan McWhorter, 6851 Redberry Road, Clarksville, Md. 21029. (410) 984-5813.

ECP-19-067 – Highland Professional Park. Zoned B-1. 2.23 acres. 1 *parcel*. Located on the south side of Clarksville Pike, north of Scaggsville Road, Fulton. Appl: Accordia Consulting, LLC, 6904 Pindell School Road, Fulton, Md. (410) 730-3940.

ECP-19-071 – Calla Property. Zoned R-20. 3.11 acres. 6 *SFD* lots. Located on the north side of Old Montgomery Road, west of Montgomery Road, Ellicott City. Appl: Hong Jin Pyo, 8030 Old Montgomery Road, Ellicott City, Md., c/o Sill Engineering, (443) 325-5076.

ECP-20-001 – Harwood Park. Zoned R-12. .23 acre. 2 *SFD* lots. Located on the north side of Loudon Avenue, north of Highland Avenue, Elkridge. Appl: Mediation LLC, 16204 Frederick Road, Woodbine, Md. 21797, c/o Mildenberg, Boender, (410) 997-0296.

Final Plans Submitted

F-20-005 – Howard Co. General Hospital. Zoned NT, POR. 35.5 acres. 2 *parcels*. Located in the southeast quadrant of Cedar Lane, Columbia. Appl: Howard Co. Gen. Hospital, c/o Joyce Engineering, (301) 595-4353.

F-20-006 – Dorsey Run Industrial Park. Zoned M-2. 26.8 acres. 2 *industrial parcels for additional rail track*. Located at the end of Patuxent Range Road, Jessup. Appl: CSX Transportation, 500 Water Street, Jacksonville, FL., (904) 279-3646.

Preliminary Plans Submitted

P-20-001 – River Birch Manor. Zoned R-20. 7.54 acres. 7 *SFD* lots. Located at the end of German Road. Appl: Trinity Homes Maryland, 3675 Park Avenue, #301, Ellicott City, Md. (410) 480-0023.

Howard Subdivisions Approved

Environmental Concept Plans Approved

ECP-19-044 – Howard Co. Bureau of Facilities. Zoned POR-MXD-6. 7.26 acres. *1 parcel.* Located north of Ellicott Center Drive, south of Baltimore National Pike, Ellicott City. Appl: Howard Co., Bureau of Facilities, 3430 Court House Drive, Ellicott City, Md. (410) 313-7548.

Final Plans Approved

F-19-037 – Brightview Columbia. Zoned CEF-M. 6.69 acres. *2 parcels for senior housing.* Located on Martin Road, off Route 29, Columbia. Appl: Brightview Columbia, LLC, 218 N. Charles St., #220, Baltimore, Md. 21201. (410) 965-0595.

F-19-048 – Nicholas Sharp. Zoned RR-DEO. 11.6 acres. *2 SFD lots.* Located on the east side of Shady Lane, opposite Windridge Court, Glenwood. Appl: Sharp & Crosen, c/o Fisher, Collins and Carter, (410) 461-2855.

Preliminary Plans Approved

P-19-001 – Arnold's Corner. Zoned NT. 5.24 acres. *18 SFD lots.* Located in the northwest quadrant of Phelps Luck Drive and Old Annapolis Road, Columbia. Appl: Arnold's Corner LLC, 308 Magothy Road, Severna Park, Md. 21146. (240) 319-1735.

Planning Board Cases Approved

PB-446 – Brickell Property. Zoned RR-DEO. 36.1 acres. *11 SFD lots.* Located at the end of Howard Lodge Drive, Sykesville. Appl: James Brickell, 12201 Howard Lodge Drive, Sykesville, Md. 21784, c/o Fisher, Collins, Carter, (410) 461-2855.

Site Development Plans Approved

SDP-16-045 – High Point. Zoned B-2. .69 acre. *1 lot for 7,000 sf retail.* Located on the north side of Baltimore National Pike, near Executive Center Road, Ellicott City. Appl: TSC/8654 BN Pike LLC, 8600 Snowden River Parkway, #207, Columbia, Md. (410) 953-0222.

SDP-19-014 – Larrick Subdivision. Zoned R-12. 2.2 acres. *4 SFD lots.* Located on Allen Lane, Columbia, Md. Appl: Burkard Homes, 5850 Waterloo Road, #140, Columbia, Md. (240) 375-1052.

SDP-19-042 – Maple View. Zoned RC-DEO. 13.6 acres. *1 SFD lot.* Located north side of Frederick Road, west of Willow Ridge Lane, Ellicott City. Appl: Nagat Alalfey, 6846 Sewells Orchard Drive, Col, Md. (410) 961-7169.

SDP-19-046 – High Ridge Park. Zoned R-SC. .34 acre. Located on Dross Lane near Lyons Avenue. Appl: Cornerstone Homes, 9693 Gerwig Lane, #L, Columbia, Md. 21046. (410) 792-2565.

Final Plans Recorded

F-18-009 – Carroll Ziegler Property. Zoned RC-DEO. 145.4 acres. *6 SFD lots.* Located at the end of Dorsch Farm Road, west of Manor Lane, Ellicott City, Md. Appl: Carroll, Ziegler, c/o Benchmark Engineering, (410) 465-6105.

F-18-057 – Hobbs Overlook. Zoned R-12. 1.09 acres. *3 SFD lots.* Located on the north side of Race Road, 700 feet north of Church Avenue. Appl: H&H Rock Companies, 6800 Deerpath Road, #100, Elkridge, Md.

F-18-064 – Estates at River Hill. Zoned RR-DEO. 42.4 acres. *16 SFD lots.* Located at the end of Allnutt Lane. Appl: Trinity Homes of Md, 3675 Park Avenue, #301, Ellicott City, Md. (410) 480-0023.

F-19-050 – East Side. Zoned R-20. 1.25 acres. *1 SFD lot.* Located on the north side of Maxine Street, east of Centennial Lane, Ellicott City. Appl: Charles Hardy Jr., 10202 Maxine Street, Ellicott City, Md., c/o Fisher Collins Carter, (410) 461-2855.

F-19-090 – McDaniel Property. Zoned RR-DEO. 3.6 acres. *3 SFD lots.* Located on the north side of Highland Road, opposite Owings Overlook. Appl: Main Street Homes at Hickory Ridge, 508 Main Street, Gaithersburg, Md. 20878. (301) 990-9244.

F-19-081 – Cissel Farm. Zoned RR-DEO. 2.07 acres. *1 SFD lot.* Located on the west side of Deer Valley Road. Appl: John Barry, 1802 Belvedere Blvd., Silver Spring, Md., c/o Fisher, Collins, Carter, (410) 461-2855.

Howard Real Estate Transactions

Greenman-Pedersen, Inc., c/o Michael Buoncore, to **Guilford Road Realty Partners, LLC.**, c/o Rick Matson and Brian Cameron, One Bank Street, #250, Gaithersburg, Md. 20878. Parcel C in 'Annapolis Junction Business Park.' Located at 10977 Guilford Road, Annapolis Junction, Md. 20701. 1.98 acres. Improved with 22,500 square foot office building. Tax ID: 06-579353. Liber 18775, page 442. Deed date: July 16, 2019. **Purchase price: \$2,700,000.** Deed of Trust: \$2.2 million, Revere Bank.

Columbia Acquisition LLC, c/o Bernstein Development Corporation, to **8510 Corridor, LLC**, c/o Jason Peay, 11710 Federal Street, Fulton, Md. 20759. Parcel C-4 in 'Corridor Industrial Park.' Located at 8510 Corridor Road, Savage, Md. 20763. 2.84 acres. Improved with 29,660 square foot building. Tax ID; 06-486738. Liber 18780, page 282. Deed date: July 9, 2019. **Purchase price: \$3,550,000.** Deed of Trust: \$3.86 million, Revere Bank.

MegaTrust, LC, c/o Diane E. Megahan, to **Melluna, LLC**, c/o Darla Sinclair, 14 Ramsgate Court, Baltimore, Md. 21227. Units F-E-2 and F-F-2 in 'Dorsey Hall Professional Park Condominium.' Located at 5026 Dorsey Hall Drive, Ellicott City, Md. 21042. Tax ID: 02-354152. Liber 18752, page 232. Deed date: June 27, 2019. **Purchase price: \$500,000.** Deed of Trust: \$250,000, Virginia Partners Bank.

Evergreen Stables Farm LLC, c/o Tiffany Andrews, to **OCR Development LLC**, 2102 E. Madison Street, Baltimore, Md. 21205. Lot 2 in 'St. Francis of Assisi Subdivision.' Located at 8250 Old Columbia Road, Fulton, Md. 20759. 19.7 acres. Improved with 10,490 square foot house. Tax ID; 05-415012. Liber 18784, page 442. Deed date: July 22, 2019. **Purchase price: \$2,250,000.**

Historic Ellicott Properties Inc., c/o Ross Taylor, to **Mid-Atlantic Land Services, Inc.**, Donald R. Reuwer, Jr. 8318 Forrest Street, #200, Ellicott City, Md. 21043. Located at 8173, 8181 and 8185 Main Street, Ellicott City, Md. 21043. Total 5,706 square feet. Improved with 6,274 square feet retail. Tax ID; 02-198886, 217341 and 199149. Liber 18787, page 384. Deed date: July 19, 2019. **Purchase price: \$970,000.** Deed of Trust: \$776,000, Howard Bank.

RESIDENTIAL

ESC Elkridge Woods, L.C. c/o Elm Street Development, to **NVR, Inc.** Lot 1 in 'Elkridge Woods.' Located at 5937 Florey Road, Hanover, Md. Lot is 9,161 square feet. Unimproved. Tax ID: 01-601659. Liber 18768, page 118. Deed date: July 9, 2019. **Purchase price: \$221,083.**

Estates at Patapsco Park, LLC to **NVR, Inc.** Lot 299 in 'Estates at Patapsco Park.' Located at 9837 Sawmill Branch Trail, Ellicott City, Md. Lot is 6,779 square feet. Unimproved. Tax ID: 02-598529. Liber 18770, page 158. Deed date: July 12, 2019. **Purchase price: \$361,841.**

Kellogg-CCP, LLC to **U.S. Home Corporation**, aka Lennar. 22 lots in 'Oxford Square, The Yards.' (22 TH lots). Located on Warburg Way and Ledgers Way, Hanover, Md. Tax ID; 01-601744 et al. Liber 18773, page 449. Deed date: July 12, 2019. **Purchase price: \$4,058,140.**

BA Waterloo, LLC, c/o Bozzuto Group, to **NVR, Inc.** Land Unit 4 in 'Shipley's Grant.' Located at 6010 – 6024 Hidden Meadow, Ellicott City, Md. Land unit is 13,752 square feet. Tax ID: 01-601029. Liber 18745, page 347. Deed date: June 25, 2019. **Purchase price: \$1,560,000.**

Mangione Enterprises of Turf Valley LP, c/o Louis Mangione, to **NVR Inc.** Liber 18754, page 379. Deed date: Lots 110 – 112 in 'Fairways at Turf Valley.' (3 TH lots). Located at 10431 – 10435 Verdi Court, Ellicott City, Md. Tax ID: 02-600542 et al. Liber 18754, page 379. Deed date: June 25, 2019. **Purchase price: \$732,847.**