

# Howard/Arundel REPORT

An Independent, Bi-Weekly Newsletter on Real Estate Development

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## *RFP Coming for 'Cedar Hill'*

A Request for Proposals will hit the street soon for the 'Cedar Hill' planned community in northern Anne Arundel.

Cherrywood Development will take the project to the market shortly, hopeful that a close-in project with affordably priced units can jar loose a reasonable offer.

Waldorf, Md.-based Cherrywood won sketch plan approval two weeks ago for about 800 lots, broken down into a mix of townhouse products, singles and multi-family units. The project is located in Brooklyn Park on the east side of Route 2, just inside the Baltimore Beltway.

"The bad news two years ago was that it's right on the Beltway (I-695) with all those roads," said Cherrywood's Steve McAllister. "Now the good news is that it's right on the Beltway with all those roads."

Cherrywood, which is now submitting final plans, is looking to sell pods to different builders. It will complete the major infrastructure, providing builders with as ready a site as possible. "We think if people can see it platted, in this price range, they'll be interested," said McAllister.

McAllister believes the Cedar Hill effort will benefit from Tanyard Springs' performance so far, where Ryan Homes and Lennar have found a ready market for affordably priced towns.

## **No Quarter AA Impact Fee Bill Socks Commercial**

The impact fee legislation in Anne Arundel County is back, and it's even worse than before, say both commercial and residential builders.

Introduced as a joint package by the County Executive and three Councilmembers, the bill would significantly raise the fees on both residential and commercial construction. And significantly, it would do so in a much shorter time than the three-part phase-in recommended by a Council task force. It also recommends fees on commercial that are far higher than the task force proposed, as much as \$11,000 per 1,000 feet of space.

The committee task force recommended that in nearly tripling the fees, the county should allow a long phase-in spread out to 2014. But the legislation introduced earlier this month would builders on the hook for the entire new impact feet by mid-year 2010. Said Ribera Development's Eric Devito, "The committee put in a lot of effort in arriving at the phase-in periods. I'm surprised that the Council bill doesn't more closely reflect the committee's recommendations."

The new bill offers little in the way of a grandfather clause. It also exempts several uses, like non-profit hospice, nursing homes and hospitals, as well as units restricted to those earning affordable incomes, despite the fact that Anne Arundel doesn't have an affordable housing program. The legislation also guts the existing clauses that govern the refund of fees that aren't spent by the county by the sixth fiscal year following collection.

**Over \$13,000.** As written, the impact fee on the largest houses in the county, those over 6,000 square feet, would rise to \$16,750 in two phases. Currently, builders pay an impact fee of just under \$5,000 for a 2500 square foot house. That would climb to \$13,146 when the tax is full phased in. (The tax is correlated to the size of a house).

Similarly, the fee for office space would climb to approximately \$8,800 to \$11,000 per thousand square feet, depending on the size of the building.

Industrial developers would be slapped with a fee of \$6,982 per 1,000 square feet at full phase-in, and retail a fee of \$12,362 per 1,000 square feet.

Builders have been braced for a dramatic increase in the impact fees ever since a consultant for County Exec John Leopold recommended a five-fold increase last year. Taken aback, the Council set up its own task force, but that group, led by Robert Neall, still came back with numbers 80 percent as high.

Now, while the ultimate figures for the residential are the same as those generated by the Robert Neall-led task force, the commercial numbers in the new bill are far higher. Where Neall's group recommended that office buildings of 200,000 square feet be

(See 'Impact Fee' on Page 2)

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## ***Impact Fee Bill Returns, Worse***

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assessed \$3,335 per 1,000 square feet, the new bill recommends a fee of \$8,803 for the same building.

**Legal Muster.** The reason is this: Neall's group used quantifiable measurements like the cost of roads and school per new house to generate the suggested residential impact fee. But because the task force didn't want to unduly slow commercial development, it didn't apply the same approach to the commercial fee, suggesting instead a number it felt a reasonable compromise.

That, says a legal opinion from the County Office of Law, runs counter to the intent of the impact fee legislation. Both the residential and commercial figures must be generated using the same approach, said the opinion. The upshot is that the commercial numbers skyrocketed when given the same treatment as residential.

County officials say they propose to take the refund clause out of the impact fee legislation because it unnecessarily ties the county to a schedule. Currently, the county is obligated to refund collected fees that it doesn't use within six years. The county's law office says that unreasonably hampers the county's spending plans.

## **Industrial Activity**

# **Sears' Exit Changes the Numbers**

Sears, Roebuck's exit from Gateway Commerce Park has turned the Corridor's industrial market on its head.

Though long expected, the retailer officially left over a million square feet in the Columbia complex in the 2<sup>nd</sup> Quarter, sending industrial leasing plunging to negative 576,447 square feet for the first six months of the year, according to Mackenzie Commercial Real Estate. Usually, the bulk warehouse market is comfortably in the positive range of several hundred thousand feet.

But market sources believe that Commerce Park owner RReef is close to inking a first deal that will start to backfill Sears. A big deal was written just over the Baltimore County line – at the expense of Howard County. **Service Express Inc.** will leave 67,000 square feet in Troy Hill Corporate Park in Elkridge for 100,258 feet in Hollins End Corporate Park in Baltimore County. The deal follows Federal Express' lease for 125,000 feet in the same park. Preston Partners brokered the deal.

Among others, liquor distributor Reliable Churchill is believed to be hunting for a large requirement, and both Whirlpool and National Delivery Systems are said to be in the market.

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## ***Ryan Underway in "Riva Trace"***

Ryan Homes is open in Riva with a style of product completely different from its last project.

Where Ryan built three stories out of the ground at nearby 'Bowen Manor,' the builder is offering homes with a far lower profile at 'Riva Trace.' Ryan opened 22 lots recently at Riva Trace, just off Riva Road, at prices that start from \$519,990. Elm Street Development is delivering lots to Ryan in the 4700 to 7,300 square foot range, a size that seems to be attracting empty nester interest in the early going.

Elm Street bought the 5.7 acre parcel, once home to the Riva Trace Baptist Church, in the fall of 2004. It explored townhouses but ultimately settled for small singles. Ryan opened at about \$549,000, but relatively quickly brought in a Brighton model, rancher, that it priced from \$519,990. Because it expects empty nester buyers, Ryan is offering models with first-floor masters. Ryan will start the model next week. Ryan's 'Cardiff' model starts at \$524,990, and the Taylor, from \$549,990.

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## ***Prices Up on Average in Howard County Resales***

Interesting thing about July sales in Howard County: the average sales prices *and* the average list price were both the highest of the year, according to MRIS.

MRIS says that the average sales price across 255 sales was \$445,928. Although that is almost four percent lower than the average price in July, '07, it still tops the preceding months in '08. Only May's \$442,351 came close. At the same time, sellers were asking more: on average they wanted \$483,768 in July, 2008. Again, only May came close, at \$479,000. It's hard to discern trends from just a month's data, but it seems to show one thing about Howard County homeowners: they're a stubborn bunch when it comes to 're-pricing.'

## ***Coming East for Apartments***

A California company gained three Columbia apartment complexes in a deal with Aimco.

McDowell Properties acquired Beech's Farm, Island Club and King's Crossing recently, all part of a six-property portfolio put on the market by Aimco.

Besides McDowell, Klingbeil Capital Management claimed one of the six complexes, the Westwood Apartments. The Columbus, Ohio firm also scooped up the Avalon Landing Apartments in recent weeks, from AvalonBay Communities.

The price tag for the three Columbia complexes hasn't shown up yet, nor has Klingbeil's price for Westwoods. But Klingbeil paid \$25.75 million for Avalon Landing. The 158-unit complex went for about \$163,000 per unit.

Klingbeil, which has already renamed the complex the Bayshore Landing Apartments, is starting an overall rehab that will take it both into the units and the common areas. Average rents are about \$1200 right now, giving Klingbeil some potential room for increases.

Transwestern Institutional Multi-family brokered the three Columbia deals and the Westwoods deal in Annapolis.

CBRE's Multi-family Group brokered the Avalon Landing deal.

## **Industrial Activity**

### **Followup: Lease at Howard Park**

Howard Business Park has enjoyed a one-two punch in recent weeks. First a sale, then a lease.

Park developer H&H / Rock Realty sold an approximately 10,000 square foot condominium in the Jessup Park last month, and now has leased half of the other remaining building. H&H signed a deal for 26,000 square feet with Amarr Garage Doors Inc. at 7071 Dorsey Run Road in Jessup.

H&H had already sold three other smaller buildings. Two weeks ago it sold the first position in one of the final two, 52,000 foot buildings. Now the Amarr deal locks up half the remaining building. Michael Moran and Bob Smith of KLNB represented H&H, while Alan Orman of Colliers Pinkard brought Amarr.

**Parts Expands.** In other deals, Parts Channel needed additional room to store all those solenoids and air filters. The company grew from 20,000 square feet at 10650 Riggs Hill Road in Jessup to 33,000 feet. Owner Invesco still has about 25,000 feet available in the 120,000 foot warehouse building. Lincoln Property Group handles the building and brokered the lease in a direct deal.

**A Ski Move.** It's appropriate that the Baltimore Ski Warehouse is relocating to Aviation Boulevard in Linthicum. You know, big air and all that stuff.

The ski equipment retailer recently paid approximately \$1,030,000 7038 Aviation Boulevard, which is just over half an acre improved with a house converted into an office and a 3300 square foot shop. Baltimore Ski will relocate from nearby, and replace current occupant Custom Motor Works. The property is zoned C-4, giving Baltimore Ski relatively wide use latitude. Preston Partners represented the seller, while Corridor Reznick LLC brought the buyer.

**Building Sale.** The Maryland Association of Realtors is a group that should now how to strike a good real estate deal. The Association paid \$12.8 million for 200 Harry S. Truman Parkway in Annapolis recently, which it will use for its new headquarters. Now nearby at 2594 Riva Road, the Realtors got a 51,971 square foot, four-story building in the deal. That clocks out to \$246.2 a foot. Seller Sun Life Assurance of Canada was represented by Colliers Pinkard.

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## ***Elm Street Will Start Howard County Job***

Without a builder in tow, Elm Street Development will start development and paving work at 'Amber Meadow' in Ellicott City.

Amber Meadow is 23 lots of about 14,000 square feet apiece, on New Cut Road off Montgomery Road. Like Trinity Quality Homes before it, on Old Columbia Pike, Elm Street believes there is a small enough competitive base and enough demand to warrant moving ahead. Trinity decided the same thing when it started sales at the second phase of the "Woods of Tiber Branch" earlier this year.

Now Elm Street's Russ Dickens says the firm has had interest from several builders but hasn't finalized any deals. Nevertheless, Dickens believes that completing enough work before the winter will position the firm with finished lots in a submarket that has shown relative strength. Paving should be complete in November.

## *Building Halt In Mayo*

A building moratorium traced to inadequate sewage capacity has descended over the Mayo peninsula.

County officials declared Mayo in moratorium on August 5, putting an immediate stop to 18 units. County Executive John Leopold said that making new sewage connections would be "irresponsible" given the current lack of capacity.

Anne Arundel is still awaiting final approval of a proposed treatment plant by the Maryland Department of the Environment. It is well behind schedule and was expected to be operational by now.

The moratorium extends to any new subdivisions or minor subdivisions and building permits or permit applications on which the property owner has not been paying service availability charges.

Eighteen building permit holders who haven't been paying the charge are immediately stopped by the moratorium, while seven can move forward. There are 350 lots on which owners have been paying the service charge, but those 350 will be limited to the first 32 that step up, before full capacity is reached.

The best estimate for completing the treatment plant, which is held up over outfall issues, is three to five years.

## AA Building Permits Issued

### Arnold

**Emerald Homes**, 511 Shaw Court, Severn, Md. 21144, (410) 760-9100, to build a \$380,517 unit at 495 Broadwater Road;  
**NVR Inc.**, to build 4 units avg. \$250,000 on Grindstone Drive and Whetstone Drive;

### Glen Burnie

**Arundel Improvements**, 8338 Veterans Highway, Millersville, MD 21108, (410) 729-0800, to build a \$120,637 unit at 299 Thelma Ave.;;  
**Raymond H. Higgins**, to build a \$76,965 unit at 202 Norman Ave.;

### Linthicum Heights

**Ship To Shore**, to build a \$80,000 unit at 705 W. Maple Road;  
**Baldwin Homes Inc.**, 277 Peninsula Farm Road, Arnold, MD 21012, (410) 544-2200, to build a \$246,758 unit at 403 Historical Way;

### Pasadena

**Converse Builders and Dev.**, P.O. Box 5003, Severna Park, MD 21146, (410) 647-0038, to build a \$160,000 unit at 8165 Orchard Point Road;  
**Mandrin Construction**, 8174 Ritchie Highway, Pasadena, Md. (410) 544-3500, to build a \$165,485 unit at 3923 Creekside Drive;  
**Arundel Improvements**, 8338 Veterans Highway, Millersville, MD 21108, (410) 729-0800, to build a \$175,864 unit at 4019 Brummel Road;

### Severna Park

**Mandrin Const.**, (410) 544-3500, to build a \$165,485 unit at 806 Lilac Bush Lane;  
**Princess Builders**, P.O. Box 884, Severna Park, MD 21146, (410) 315-9355, to build a \$189,958 unit at 450 Sackett Court;  
**Four Star Properties**, 703 Giddings Ave., Annapolis, MD 21401, (410) 990-0803 to build a \$164,800 unit at 407 Bethian Trail;

### Other AA Locations

**MD Homes LLC**, 1655 Crofton Blvd., Crofton, MD 21114, (301) 261-0277, to build a \$286,514 unit at 1409 Della Way, Davidsonville  
**William C. Miler**, to build a \$200,000 unit at 200 Long Point Road, Crownsville  
**Real Estate General**, 2137 Defense Highway, Crofton, MD 21114, (410) 721-9230, to build a \$116,329 unit on Dartmouth Street, Churchton;  
**Jackson Enterprises**, 4865 Idlewilde Road, Shady Side, MD 20764, (410) 867-0464, to build a \$65,802 unit at 5855 Rockhold Creek Road, Deale;  
**Di Julio Homes, Inc.**, P.O. Box 1411, Severna Park, MD 21146, (410) 255-9322, to build a \$194,175 unit at 2452 Davidsonville Road, Gambrills;  
**General Handyman**, to build a \$150,000 unit at 648 Oxbury Road, Gibson Island;  
**Watermark LLC**, 163 Mitchells Chance Road, Box 111, Edgewater, Md. 21037, (410) 570-2219, to build a \$175,000 unit at 1024 Bay Front Ave., North Beach;  
**Winchester Homes, Inc.**, 6905 Rockledge Drive #800, Bethesda, MD 20817, (301) 803-4800, to build two units avg. \$225,000 unit on Jonafree Court and Star Stella Drive, Odenton;

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## AA Commercial Permits Issued

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**Chesapeake Montessori Foundation**, to build a \$651,338 school building at 30 N. Mill Bottom Road, Annapolis;

**VD Rec LLC**, to build a \$500,000 shell amusement and recreation building at 2627 Brandermill Blvd., Gambrills;

**Brandon Shores Power**, to build a \$82,000 public works utility building at 1000 Brandon Shores Road, Baltimore;

**Kinsley Construction**, to build a \$627,991 retail alteration for Smyth Jewelers at 1910 Towne Centre Blvd., Annapolis;

**Daniel J. Helmlly**, to build a \$91,075 warehouse addition at 5891 Deale Churchton Road, Deale;

**Heffner & Webber**, to build a \$175,000 office alteration for General Services Admin. At 801 International Drive, Linthicum Heights;

**JRG Construction**, to build a \$60,000 office alteration at 690 Ritchie Highway, Severna Park;

**Piney 100 Ltd.**, to build a \$108,372 office alteration for Transformational Security at 901 Mercantile Drive, Hanover;

**Annapolis Towne Center**, to build a \$71,050 office alteration for Bank Annapolis at 1905 Towne Centre Blvd., Annapolis;

**7648 Candlewood Road LLC**, to build a \$289,000 office alteration for at 7648 Candlewood Road, Hanover;

**North Arundel Hospital Association Inc.**, to build a \$500,000 office alteration at 301 Hospital Drive, Glen Burnie;

**M and J Enterprise LLC**, to build a \$117,482 office alteration at 684 MD Rt 3 North, Gambrills;

**Stavlas Brothers Inc.**, to build a \$90,000 restaurant assembly at 1166 Md Rt. 3 South, Gambrills;

**Brandon Shores Power**, to build a \$3,383,000 new pier & transfer barge for Constellation Power Source Gen Inc. at 1000 Brandon Shores Road, Baltimore;

**Annapolis Towne Centre**, to build a \$1,000,000 retail store for Anthropologies at 1910 Towne Centre Blvd., Annapolis;

**Ridgely I LLC**, to build a \$160,000 office alteration for Old Line Bank at 1641 MD Rt 3 Crain Highway, Gambrills;

**Brandon Shores Power**, to build a \$295,000 storage/warehouse at 1000 Brandon Shores Road, Baltimore;

**Brandon Shores Power**, to build a \$365,000 storage/warehouse at 1000 Brandon Shores Road, Baltimore;

**Brandon Shores Power**, to build a \$852,900 factory alteration for Constellation Power Source Gen Inc. at 1000 Brandon Shores Road, Baltimore;

**Turner Construction**, to build a \$1,675,000 recreation building for West River United Methodist Center at 5100 Chalk Point Road, West River;

**St. John Properties**, to build a \$144,900 office shell on Cromwell Park Drive, Glen Burnie;

**NTC Maduca**, to build a \$450,000 office shell at 7740 Milestone Parkway, Hanover;

**Annapolis Mall Ltd. Partnership**, to build a \$4,000,000 restaurant for the Cheesecake Factory at 2002 Annapolis Mall, Annapolis;

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## AA Subdivisions Submitted

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### Final Plans Submitted

**S-2005-025 – Wellons, Thomas**. (Deale Marine Center). Zoned R-5. 13.3 acres. 20 lots. Located on the west side of Deale Churchton Road at Cabana Blvd, Deale. Tax map 78, block 11, parcels 2, 7 and 130. Appl: Thomas and Diane Wellons, PO Box 280, Deale, Md. 20751. (301) 627-1516.

**S-2008-023 – Belle Grove Inn**. (Proj. #2008-0040). *No development proposed, but redesignate property as buildable commercial bulk parcel*. Zoned C-4 and R-5. 3.32 acres. 1 lot. Located at 6025 Belle Grove Road, Linthicum. Appl: Linthicum Ventures LLC, 8258 Veterans Highway, #19A, Millersville, Md. 21108. (410) 789-7223.

**S-2001-064 – Arundel Bay Christian Academy**. Zoned R-A. 57.1 acres. 4 lots. Located on the south side of Wrighton Road, east of Pindell Road, Lothian, Md. Appl: Riverdale Baptist Church, 1133 Largo Road, Upper Marlboro, Md. 20774. (301) 249-7000.

**S-1977-265 – Lakeland – Lot 20 Revised**. (Proj. #2003-0033). Zoned R-1. 1 acre. 2 lots. Located at 514 Lakeland Road, south of Benfield Road, Severna Park. Tax map 31, block 30, parcel 482. Appl: Castle Rock Builders, Inc. c/o Rolf Schou, (410) 320-2056.

**S-1978-085 – Severn Village**. (Proj. #2006-0068). Zoned R-2. 38,246 sf, 2 lots. Located south of Severn Station Road, west of Route 174, Severn. Tax map 14, block 11, parcel 109. Appl: Snyder Development Corporation, (410) 647-4791.

**S-1996-115 – Thompson Farms**. (Proj. #2007-0205). Zoned R-2. 0.95 acres. 2 lots. Located at 1221 Thompson Avenue, just west of WB&A Road, Severn. Tax map 15, block 13, parcel 415. Appl: Bruce Brown, (443) 871-7585.

**S-2000-047 – Duvall's End**. (Proj. #2008-0082). Zoned R-1. 3.4 acres. 3 lots. Located at 1491 – 1495 Duvall Road, off Ferry Point Road, Annapolis. Tax map 40, block 22, parcel 290. Appl: Mr. Andrew Larkin Ralco, LLC, (410) 440-0463.

**S-2004-019 – Quarterfield Crossing**, Proj. #2008-0068. Zoned C-3. 30.6 acres. 5 lots. 1 unit. Located at 428 George Clauss Blvd, west of Route 97, Glen Burnie. Tax map 15, block 4, parcel 560, Lot 13. Appl: BL Quarterfield Associates, LLC, c/o Osprey Property Group, (410) 224-0100.

(Continued on Page 6)

**AA Subdivision Plans Submitted (from p. 5)**

**S-2007-003 – Cedar Hill Phase 1 (Final Plans)**, Proj. #2007-0006. Zoned R-5, R-10, R-15, C-1, W-3 & OS. *Approx. 800 units of residential in mix of towns, singles and multi-family.* Located in the ne quadrant of I-695 and Route 2, at Cedar Hill Lane, Brooklyn Park. Tax map 5, block 1,2,3 & 7, parcel 20,21,23,31,34 et al. Appl: Glen Abbey, LLC, c/o Cherrywood Dev, (301) 870-1033.

**S-2007-023 – Wedgewood Forest**, Proj. #2007-0066. Zoned R-5. 1.4 acres. 2 lots. Located at 8260 Quarterfield Road, south of Old Stage Road, Glen Burnie. Tax map 22, block 1, parcel 25,551. Appl: Gregory & Kimberly Donaldson, (410) 255-4408.

**S-2008-040 – Walker-Jones Property**. (Proj. #2008-0097). Zoned R-2. 1 acre. 2 lots. Located at 453 Queenstown Road, north of Quarterfield Road, Severn. Tax map 15, block 3, parcel 551. Appl: Justin Jones, (410) 733-0126.

**S-2008-048 – Earl Spurlin Property**, (Proj. #2008-0116). Zoned R-1. 7.1 acres. 2 lots. Located at 230 Constant Avenue, south of New Cut Road, Severn. Tax map 22, block 13, parcel 189. Appl: Earl Spurlin, (410) 977-4887.

**Sketch Plans Submitted**

**S-2006-072 – Elk's Landing**. (Proj. #2006-0154). Zoned R-5. 25.6 acres. 25 lots. Located at 6139 Owings Beach Road, near Masons Beach Road, Deale, Md. 20751. Tax map 78, block 7, parcel 199. Appl: Snyder Development Inc., 846 Ritchie Highway, #L-4, Pasadena, Md. 21146. (410) 647-4791.

**S-2008-046 – Burke's Choice**. (Proj. #2008-0113). Zoned R-5. 2.2 acres. 7 lots. Located at 770 Stevenson Road, near Crest Hill Drive, Severn, Md. Tax map 15, block 16, parcel 703. Appl: David Burke, 770 Stevenson Road, Severn, Md. 21144. (410) 365-4030.

**Site Development Plans Submitted**

**C-2005-0054/2 - SH Lothian LLC Property**. Zoned C-3. 1.8 acres. 1 lot. 14,566 sf. *Proposed changes to the parking and drive aisle layout.* Located at 5408 Southern Maryland Boulevard, Lothian. Tax map 71, block 11, parcel 111. Appl: Todd LaLumiere, Maritime Coffee Time, LLC, (207) 671-4437.

**C-2005-0056/1 – Car Wash & Lube Center**, Zoned C-4. 2.2 acres. 1 lot. 2 units. 96,703 sf. *Proposed two automobile service facilities loc. n of Church View Road at 672-680 North MD Route 2, Millersville.* Tax map 30, block 21, parcel 105,107,347. Appl: The Lube Center c/o [garysieck@yahoo.com](mailto:garysieck@yahoo.com), (301) 668-1440.

**C-2008-0008-01 – Wal-Mart**. Zoned C-3. 33.8 acres. 2 lots. 1 unit. *Propose expansion of existing store.* Located on Russet Green, off Route 198, Laurel. Tax map 20, block 13, parcel 101. Appl: Wal-Mart Stores, Inc., (479-204-3086.

**C-2008-0057 – Five Hundred S. Camp Meade Road**. *Propose building of 2600 sf.* Zoned C-1. Lot is 12,665 sf. 1 lot. Located at 500 S. Camp Meade Road, Linthicum, Md. Tax map 4, block 9, parcel 194. Appl: Mutual Associates, 500 S. Camp Meade Road, Linthicum, Md. 21090, or c/o Universal Engineering, Baltimore, Md. (410) 636-2125.

**C-2008-0060 – White Rocks Marina**. Zoned MB. 6.8 acres. 1 lot. *Propose 5,320 sf deck to serve waterfront restaurant.* Located at 1402 Colony Road, Pasadena. Tax map 17, block 5, parcel 21. Appl: Piera Family LP, 3030 Old Riva Road, Riva, Md. 21140. (410) 255-3800.

**C-2008-0061 – EASI Landing**. Zoned C-3. .86 acre. 1 lot. *Propose 9,000 sf, two-story office building.* Located at 3406 Mountain Road, just east of Edwin Raynor Blvd., Pasadena, 21122. Appl: Alvin Pettie, 3410 Mountain Road, Pasadena, Md. 21122. (410) 437-3103.

**C-2008-0062 – Lowes of Glen Burnie**. Zoned C-3. 12.5 acres. *Propose expansion of garden center in existing store.* Located on the west side of Route 2 at Ordnance Road, Glen Burnie. Tax map 5, block 13, parcel 264. Appl: Kimco Realty Company, (516) 869-2572.

**C-2008-0063 – Mid-Atlantic Community Church**. Zoned R-A. 39.9 acres. 1 lot. *Propose church of 44,396 sf.* Located at 2485 Davidsonville Road, Davidsonville, Md. 21035. Appl: Mid-Atlantic Community Church, 2134 Espey Court, #15, Crofton, Md. 21035. (410) 451-5110.

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**AA Subdivisions Approved**

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**Major Subdivisions Approved**

**C-2007-107 - Good Old Days Auto Services**, Zoned C-4 & W-2. 0.87 acres. *Proposed removal and replacement of a portion of existing roof, Bay #3 and construction a 2400 sf garage bay addition.* Located at 5891 Deale Churchton Road, Deale. Tax map 78, block 1, parcel 142/316. Appl: Daniel Helmly, (410) 867-7998.

**Final Plans Approved**

**S-2005-030 – Catherine Fleshman Property**, Proj. #2005-0074. Zoned RA. 33.4 acres. 4 lots. Loc. s of Conway Road w of Rt. 3 in Crofton. Tax map 36, block 16, parcel 104. Appl: Curtis Hardesty, (240) 375-6912.

**Minor Subdivisions Approved**

**MS-2005-002 – Beall Property**, Zoned R-1. 6 acres. 1 lot. Located near Melvin Road, south of Forest Drive, in Annapolis. Tax map 51, block 21, parcel 209,297. Appl: Marshall K. Steele, (410) 268-3035.

**MS-2006-041 – Indian Woods**, Zoned RLD. 23.6 acres. 4 lots. Located on Indian Landing Road, north of Workman Drive, Millersville. Tax map 30, block 18, parcel 431. Appl: 1<sup>st</sup> Financial Inc., (410) 841-5330.

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## AA Real Estate Transactions

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**Clover 2CR, LLP** c/o Gary Attman, Pres. to **Delmarva Contracting & Supply Inc.**, 16289 Sussex Hwy., Bridgeville, DE 19933. Lot 2CR in "Cloverleaf II." Located at 8221 MD Rt. 3 N, Millersville. Unimproved. Zoned Commercial. Tax ID: 03-207-9008-4670. Liber 20298, page 580. Deed date: July 14, 2008. **Purchase price: \$1,205,000.**

**Covington Properties LLC** c/o Guy Covington, Member to **L & S Commercial Investments**, 13503 Fendall Court, Upper Marlboro, MD 20772. Units K,L,M,N,O,P in "Odenton Business Condo." Located on Lokus Road, Odenton. Tax ID: 04-510-9023-0136 et al. Liber 20329, page 663. Deed date: August 1, 2008. **Purchase price: \$1,485,000.**

**Pyles, SC LLC** c/o Wash. Mgmt & Dev., to **K. Hovnanian Homes of Maryland LLC**, 1805 Brightseat Road, Landover, MD 20785. Lot 25 in "Sloop Cove Landing." Located on Windjammer Road, Glen Burnie. Lot is 13,178 sf. Unimproved. Zoned Residential. Tax ID: 03-824-9021-7492. Liber 20313, page 542. Deed date: July 18, 2008. **Purchase price: \$185,000.**

### MULTI-FAMILY

**Avalon Collateral Inc.** c/o Patrick Gniadek to **KMF Annapolis, LLC**, c/o Klingbeil Capital Mgmt, 21 West Broad Street, Columbus, OH 43215. "Avalon Landing Apartments." Located on Spa Road, Annapolis. 158 units. Tax ID: 06-000-0010-0605. Liber 20317, page 535. Deed date: July 11, 2008. **Purchase price: \$25,750,000.** Amend note with Red Mortgage Capital and US Bank Ntl. Assoc.

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## Howard Building Permits Issued

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### Columbia

**Hamilton Reed LLC**, (410) 461-2760, to build a \$300,000 unit at 5632 Waterloo Rd. in "Forney Property,"

**Williamsburg Group, LLC**, (410) 997-8800, to build 2 units avg. \$400,000 on Hickory Glen Drive in "Hickory Glen,"

**NVR Inc.** (703) 956-4000 to build 5 townhouse units avg. \$150,000 on Chessie Lane in "Oakhurst III,"

### Elkridge

**William Douglas Associates, Inc.**, (410) 781-7533, to build two units avg. \$110,000 on Loudon Ave. in "Harwood Park,"

**Richmond American Homes of Maryland, Inc.**, (410) 872-0267, to build two units avg. \$150,000 on Fairlee Road in "Hunters Ridge,"

### Ellicott City

**Williamsburg Group LLC**, (410) 997-8800, to build a \$300,000 unit at 4635 Sheppard Manor Drive in "Sheppard Manor,"

**Robert Goyena**, to build a \$250,000 unit at 3758 Spring Meadow Drive in "Dunloggin II,"

**Focal Construction LLC**, (410) 997-0894, to build two units avg. \$200,000 on Mullineaux Lane in "Reed Farm at Turf Valley,"

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## Howard Commercial Permits

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**J Vinton Schafer & Sons**, (410) 335-3000 to build a \$875,003 classroom addition for Howard County Public School System at Deep Run Elementary School at 6925 Old Waterloo Road, Elkridge;

**Chesapeake Contracting Group**, (410) 526-7797, to build a \$325,000 commercial alteration for River Hill Village Center Ltd. Partnership at 6015 Daybreak Circle, Clarksville;

**Deerfield Construction Group, Inc.**, (301) 947-4701, to build a \$102,000 lobby and bathroom renovation for Rocklege Realty Partners at 2850 North Ridge Road, Ellicott City;

**Columbia Mall Business Trust**, (410) 992-6226, to build a \$128,000 office alteration at 5575 Sterrett Place, Columbia;

**Chesapeake Commercial Contracting**, (410) 335-8536, to build a \$110,000 interior alteration for Maggie Moos Ice Cream and Treatery at 6040 Daybreak Circle, Clarksville;

**Manekin Construction**, (410) 290-1456, to build a \$1,600,000 interior alteration for Lady of Columbia Inc. at 10100 Old Columbia Road, Columbia;

**Glen Arm Building Company**, (410) 296-7930, to build a \$450,000 interior office alteration for Crossroads Venture LLC at 7481 Coca Cola Drive, Hanover;

**Concept Contractors**, (972) 226-0788, to build a \$500,000 restroom and fitness center alteration for Sheraton Columbia LLC at 10207 Wincopin Circle, Columbia;

**Shade Construction**, (410) 665-5300, to build a \$50,000 office alteration for Howard County General Hospital at 5755 Cedar Lane in "Howard County General Hospital.," Columbia;

**Brit-Dorsey LLC**, (301) 816-1580, to build a \$4,000,000 interior office alteration at 6835 Deerpath Road, #100, Elkridge;

**Rectenwald Brothers Construction Company**, (724) 772-8282, to build a \$50,000 retail alteration for General Growth Properties at 10300 Little Patuxent Parkway, Columbia;

**CIC, LLC**, (301) 856-6484, to build a \$420,500 office alteration for Principal Mutual Life Insurance at 9801 Broken Land Parkway, Columbia;

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## Howard Subdivisions Submitted

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### Final Plans Submitted

**F-09-009 – Hepding Property.** Zoned POR. 16.5 acres. 2 lots. Located on the west side of Cedar Lane, opposite Owen Brown Road, Columbia. Tax map 35, block 17, parcel 107. Appl: Nicholas Mangione, c/o Commercial Contractors, (410) 825-8400.

**F-09-010 – Lyndwood Square.** Zoned PEC. 6.18 acres. 2 parcels. Located north side of Route 100, just east of Meadowridge Road, Ellicott City. Tax map 37, block 10, parcel 687. Appl: c/o Baywood Hotels, 7871 Belle Point Drive, Greenbelt, Md. (301) 345-8700.

**F-09-011 – Streaker Farm.** Zoned RC-DEO. 84.2 acres. 1 lot. Located on the north side of Frederick Road, just east of Pfefferkorn Road, West Friendship, Md. Tax map 15, block 3, parcel 146. Appl: Heritage Land Development, PO Box 482, Lisbon, Md. 21765. (410) 489-7900.

### Site Development Plans Submitted

**SDP-09-013 – 7175 Montevideo Drive.** Zoned M-2. Propose two buildings, including 3,340 sf office and 3,750 sf warehouse. .90 acre. Located on Montevideo Road, east of Route 1, Jessup. Tax map 43, block 10. Appl: Eastern Waterproofing and Restoration, 7175 Montevideo Road, Jessup, Md. (410) 799-0900.

**SDP-09-014 – Talbot Woods 1 Property.** Zoned R-20. Lots 14 – 24. Located on Talbots Landing road south of Ilchester Road, Ellicott City. Tax map 31, block 16, parcel 725. Appl: Ryan Homes, 6085 Marshalee Drive, #140, Elkridge, Md. 21075. (410) 796-0980.

**SDP-09-015 – Delgado Property.** Zoned R-20. 42,551 sf. 1 lot. Located on the east side of Harding Road, south of Scaggsville Road, Laurel. Tax map 46, block 12, parcel 161. Appl: Raul Delgado, 15720 Columbia Pike, Burtonsville, Md. 20866, c/o Digiterra Inc., (301) 877-0271.

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## Howard Subdivisions Approved

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Thru Aug. 6, 2008

### Final Plans Approved

**F-05-067 – Trotter Crossing.** Zoned R-20. 5.4 acres. 9 single-family lots. Located on the west side of Trotter Road, 1900 feet north of South Wind Circle. Tax map 35, block 2, parcel 6. Appl: Trotter Crossing LLC, 11807 Wollingford Court, Clarksville, Md. 21029. (410) 792-2565.

### Site Development Plans Approved

**SDP-06-001 – Church of Jesus Christ, Latter Day Saints.** Zoned RR-DEO. 11.9 acres. 1 lot for church of 16,558 sf. Located northwest corner of Ten Oaks Road and Brighton Dam Road, Highland. Tax map 34, block 10, parcel 399. Appl: Church of Jesus Christ, 1139 Zenith Road, Nescopeck, Pa., c/o RBA Group. (410) 312-0966.

**SDP-08-051 – Woods at Tiber Branch II.** Zoned R-ED. 36.8 acres. 54 single-family lots. Located on the north side of Old Columbia Pike, opposite Brittany Drive, Ellicott City. Tax map 24, block 18, parcels 264 and 811. Appl: Trinity Homes at Woods of Tiber Branch, 3675 Park Avenue, Ellicott City, Md. (410) 480-0023.

**SDP-08-065 – Wallington Overlook at Emerson.** Zoned R-SC / MXD-3. 1.55 acres. 4 single-family lots. Located in the northwest quadrant of Stephens Road and Whiskey Bottom Road, Laurel. Tax map 47, block 15, parcel 133. Appl: Williamsburg Group, 5485 Harpers Farm Road, #200, Columbia, Md. (410) 997-8800.

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## Howard Planning Board Actions

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**SDP-07-062 – Oakmont at Turf Valley.** 9.7 acres. 196 apartment units. Located east side of Marriottsville Road, north of Route 40, Marriottsville. Appl: James Keely and Sons, 61 E. Padonia Road, Timonium, Md. (410) 252-8600.

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## Howard Real Estate Transactions

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**Highland Development Corp.** Richard J. Demmitt, PO Box 228, Clarksville, Md. 21029, to **NVR Inc.** Lot 6 in “Brighton Mill.” Located on Broccolino Way, Highland. Lot is 42,507 sf. Unimproved. Zoned Residential. Tax ID: 05-450063. Liber 11301, page 24. Deed date: July 15, 2008. **Purchase price: \$400,000.**

**Village Crest Gardens LLC**, c/o Donald R. Reuwer, Jr., Ellicott City, Md. 21042, to **NVR Inc.** Land Unit C-2 in “Village Crest Residential.” Total of .581 acre. Located on Stone Crop Court, off College Avenue, Ellicott City, Md. Tax ID: 02-416271. Liber 11301, page 28. Deed date: July 10, 2008. **Purchase price: \$1,074,624.**

**R/E Group Inc.**, c/o Donald R. Reuwer, Jr., 5300 Dorsey Hall Drive, Ellicott City, Md. 21042, to **Waverly Builders and Developers LLC**, 5300 Dorsey Hall Drive, #102, Ellicott City, Md. 21042. Lot 2 in “Stedding Property.” Located at 5285 Talbots Landing, Ellicott City, Md. 21043. Lot is 36,481 sf. Unimproved. Tax ID: 01-302582. Liber 11301, page 220. Deed date: July 14, 2008. **Purchase price: \$200,000.**