

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
NE/S Carlson Lane and SE and NW/S		
Rhonda Court and corner NE/S Carlson	*	DEPUTY ZONING COMMISSIONER
Lane and NW/S Mayfield Avenue		
2nd Election District	*	OF BALTIMORE COUNTY
2nd Councilmanic District		
(Rhonda Court Lots 18 to 50 and		
Carlson Lane Lots 64 and 65)	*	CASE NO. 00-242-SPHA
Mayfield Woods Limited Partnership	*	
Petitioner		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Mayfield Woods Limited Partnership. The variance request was filed for Lots 18 to 50, located on Rhonda Court and Lots 64 and 65, located on Carlson Lane. The variance request is to allow a setback of side building face to side building face of 16 ft. in lieu of the required 20 ft. for residential single-family dwellings greater in height than 20 ft. The petition was prepared and filed by Michael P. Tanczyn, attorney at law.

Appearing at the hearing on behalf of the requests were Mr. Tanczyn, attorney for the Petitioner and Mr. Simon Rosenberg, appearing on behalf of the property owner. Herbert Malmud, the professional engineer who prepared the site plan of the property also attended the hearing. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, are Lot Nos. 18 through 50, located on Rhonda Court in the subdivision known as Mayfield Woods. The lots are unimproved at this time. However, the Petitioner wishes to construct single-family residential dwellings on these lots which may cause some of the houses to be constructed to be situated 16 ft. from one another. While this building to building

ORDER RECEIVED FOR FILING

Date 2/28/00

By R. G. G. G. G.

separation meet current standards, they do not meet the standards that were in effect at the time this subdivision was approved. Therefore, the variance request is necessary. In addition to the lots on Rhonda Court, the Petitioner is also requesting the building separation of 16 ft. for Lots 64 and 65 on Carlson Road. Finally, the special hearing request is to amend the final approved subdivision plan of Mayfield Woods.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons given above, the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of February, 2000, that the Petitioner's Request for a variance from Section 1B01.2(c)(1)(B) of the Baltimore County Zoning Regulations (B.C.Z.R.) for Lots 18 to 50, located on Rhonda Court and Lots 64 and 65, located on Carlson Lane, to allow a setback of side building face to side building face of 16 ft. in lieu of the required 20 ft. for residential single-family dwellings greater in height than 20 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that Petitioner's request for special hearing to amend the Final Approved Subdivision Plan of Mayfield Woods, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 2/28/00
By RE. J. J. J.



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 28, 2000

Michael P. Tanczyn, Esquire
Law Offices of Michael P. Tanczyn
606 Baltimore Avenue, Suite 106
Towson, Maryland 21204

Re: Petition for Special Hearing & Variance
Case No 00-242-SPHA
Property: Rhonda Court, Lots 18-50 and
Carlson Lane, Lots 64 & 65

Dear Mr. Tanczyn:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing and Variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

Mr. Simon Rosenberg
12116 Arbie Road
Silver Spring, Maryland 20904

Mr. Herbert Malmud
Malmud & Associates, Inc.
100 Church Lane
Baltimore, Maryland 21208



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Rhonda Court Lots 18 to 50,
which is presently zoned DR5.5 64 & 65

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See attached.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Michael P. Tanczyn, Esq.

Name - Type or Print Michael P Tanczyn
Signature _____
Law Offices of Michael P. Tanczyn
Company _____ 410-296-8823
606 Baltimore Ave., Suite 106
Address _____ Telephone No. _____
Towson, Maryland 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Mayfield Woods Limited Partnership

Name - Type or Print _____
Interstate Ventures, Inc.
Signature _____ President of &
Simon Rosenberg, General Partner
Name - Type or Print Simon Rosenberg
Signature _____
12116 Arbie Road 301-622-0646
Address _____ Telephone No. _____
Silver Spring MD 20904
City _____ State _____ Zip Code _____

Representative to be Contacted:

Herbert Malmud & Assoc, Inc.
Name _____
100 Church Lane 410-653-9511
Address _____ Telephone No. _____
Baltimore, MD 21208
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By KC Date 12-10-99

REU 9/15/98

Drop off

No Review

ORIGINAL RECEIVED FOR FILING
Date 12/10/99

ATTACHMENT TO PETITION FOR SPECIAL HEARING:

Rhonda Court Lots 18 to 50

A side building face to side building face of 16 for a building less than 20 feet high and for a side building face to side building face distance of 20 feet for buildings over 20 feet high currently provided per Baltimore County Zoning Regulations 1B01.2 (c) (1) (B) and in the Comprehensive Manual of Development Policies; and to find, pursuant to Baltimore County Zoning Regulations 1B01.1 A or 1b, that request for approval of height and side yard setbacks under current regulations are found to be compatible considering the requirements of Baltimore County Code Section 26-206 and 26-282 of the Baltimore County Code 1988 edition as revised and as provided for in the Comprehensive Manual of Development Policies; and that the former requirement of side yard setbacks based on window to window between adjacent homes formerly required under the development plan as originally approved but not currently required are inapplicable to this project under the current zoning regulations and Comprehensive Manual of Development Policies.



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Rhonda Court Lots 18 to 50,

which is presently zoned DR5.5 64 & 65

Carlson lane

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

To ask for a variance from 1B01.2 (c) (1) (B) to allow a set back of side building face to side building face of 16 feet in lieu of the required 20 feet for residential single family dwellings greater than 20 feet in height and as required by Comprehensive Manual of Development Policies.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

That the Petitioner, which offers 50 styles of homes to its residential customers, requires flexibility in order to create a creative and inventive community for the balance of the 35 lots for which the variance is requested on lots 18 to 50, 64, 65 of Mayfield Woods, and for reasons to be stated at the time of hearing on this matter.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Michael P. Tanczyn, Esq.

Name - Type or Print

Signature

Law Offices of Michael P. Tanczyn

Company

606 Baltimore Ave., Ste. 106 410-296-8823

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Mayfield Woods Limited Partnership

Name - Type or Print

Interstate Ventures, Inc.

Signature

President of &
Simon Rosenberg, General Partner

Name - Type or Print

Signature

12116 Arbie Road 301-622-0646

Address

Telephone No.

Silver Spring

MD

20904

City

State

Zip Code

Representative to be Contacted:

Herbert Malmud & Assoc., Inc.

Name

100 Church Lane

410-653-9511

Address

Telephone No.

Baltimore

MD

21208

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

ucl

Date 12-10-99

Case No. 00-242-SPHA

REC 9/15/98

Drop Off

No Review

ORIGINAL REVIEWED FOR FILING
Date 2/28/00

H. MALMUD & ASSOCIATES, INC.
100 CHURCH LANE
BALTIMORE, MARYLAND 21208

TELEPHONE 410 653-9511

ZONING DESCRIPTION OF
MAYFIELD WOODS
BALTIMORE COUNTY, MARYLAND

BEING LOTS 18 TO 50 AND LOTS 64 & 65 AS SHOWN ON THE "1ST AMNEDED PLAT
OF MAYFIELD WOODS" RECORDED IN BALTIMORE COUNTY PLAT BOOK 65, FOLIO 86.

CONTAINING 17.64 ACRES OF LAND, MORE OR LESS.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE
CONVEYANCE OF TITLE.

HERBERT MALMUD
REGISTERED LAND SURVEYOR
MARYLAND # 7558

NOVEMBER 7, 1999

FILE: DESMAYFLD



242

D.R. 5.5 | 2c2 | 17.64 ACRES
ZONING HEARING 96-58-SPI
NE/S CARLSON LANE AND SE+NW/S
RHONDA COURT AND CORNER NE/S
CARLSON LANE + NW/S MAYFIELD AVENUE
LOTS 18-50 - RHONDA COURT
LOTS 64+65 - CARLSON LANE

242

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 074392

DATE 12/10/99 ACCOUNT 001-6150
AMOUNT \$ 650.00

RECEIVED FROM: Michael Tunney

FOR: 00-342-SPHA Dep. 6/1
Rhonda Ct + Carlson Ln W. K. K...

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT DATE TIME
12/15/1999 12/16/1999 11:45:12
REG #004 CASHIER JGAR JLX DRAWER 5
Dept 5 528 ZONING VERIFICATION
Receipt # 108001
OR NO. 074392
Receipt Tot 650.00
650.00 CF 00 DA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12-30 1999, ~~20~~

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12-30, ~~20~~ 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-242-SPHA

Lots 18-50, Rhonda Court & Lots 64-65, Carlson Lane
NE/S Carlson Lane and SE & NWS Rhonda Court and
corner NE/S Carlson Lane and NW/S Mayfield Avenue
2nd Election District - 2nd Councilmanic District

Legal Owner(s): Mayfield Woods Limited Partnership

Special Hearing: to approve that the former requirement of side yard setbacks based on window to window formerly required are inapplicable to this project under the current zoning regulations. **Variance:** to allow a setback of side to side building face of 16 feet in lieu of the required 20 feet.

Hearing: Monday, January 17, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/338 December 30 C361432

THE JEFFERSONIAN,

J. W. [Signature]

Publisher

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE #00-242-SPHA
PETITIONER/DEVELOPER
(Mayfield Woods)
DATE OF Hearing
(Jan 26, 2000)

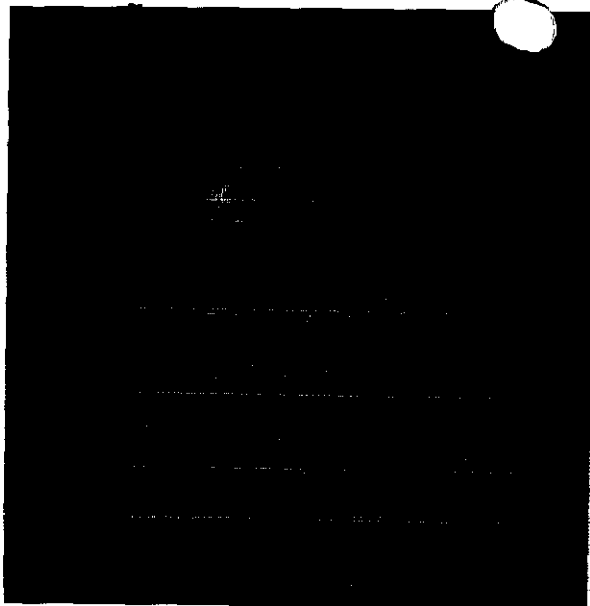
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
AT Corner of Rhonda Court & Carlson Lane Baltimore, Maryland 21244

The sign(s) were posted on 1-11-00
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr. 1/11/00
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

CERTIFICATE OF POSTING

**RE: CASE #00-242-SPHA
PETITIONER/DEVELOPER
(Mayfield Woods)
DATE OF HEARING
(2-23-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

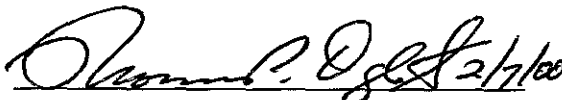
LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

At Corner of Rhonda Court & Carlson Lane Baltimore, Maryland 21244_____

**THE SIGN(S) WERE POSTED ON_____ 2-7-00 _____
(MONTH, DAY, YEAR)**

SINCERELY,

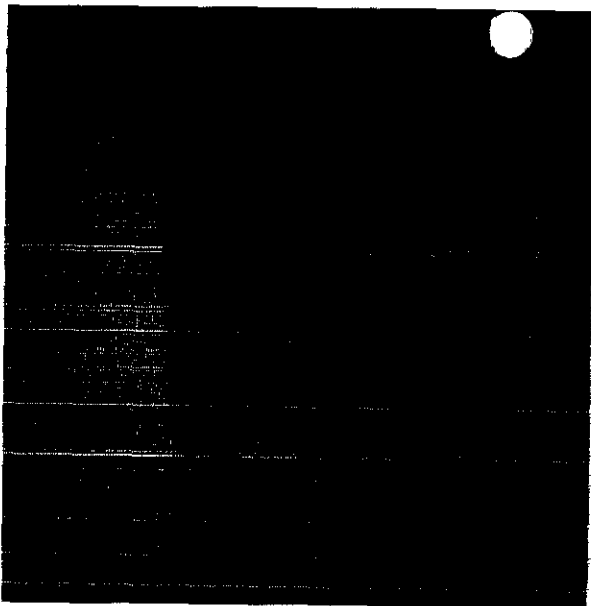

(SIGNATURE OF SIGN POSTER & DATE)

**_____
THOMAS P. OGLE SR.**

**_____
325 NICHOLSON ROAD**

**_____
BALTIMORE, MARYLAND 21221**

**_____
410-687-8405
(TELEPHONE NUMBER)**



RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE

Rhonda Court, Lots 18 to 50, NE/S Carlson Ln and SE
and NW/S Rhonda Ct and cor NE/S Carlson Ln & NW/S
Mayfield Ave
2nd Election District, 2nd Councilmanic

Legal Owner: Mayfield Woods L.P.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-242-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to Michael P. Tanczyn, Esq., 606 Baltimore Avenue, Suite 106, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 28, 2000

Michael P. Tanczyn, Esquire
Law Offices of Michael P. Tanczyn
606 Baltimore Avenue, Suite 106
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
Case No. 00-242-SPHA
Property: Rhonda Court, Lots 18-50
2nd Election District, 2nd Councilmanic District
Petitioner: Mayfield Woods Limited Partnership

Dear Mr. Tanczyn:

This letter is to confirm that the above-captioned matter, which was postponed due to inclement weather on January 26, 2000, has been rescheduled for Wednesday, February 23, 2000 at 9:00 A.M. in Room 407 of the County Courts Building. Please arrange to have the property reposted with the new hearing date, time and location by no later than February 7, 2000 so as to meet the required 15-day posting period. It will not be necessary to readvertise the property.

In the meantime, should you have any questions concerning this matter, please do not hesitate to call me.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj

C: Mr. Simon Rosenberg, President, Mayfield Woods Ltd. Partnership
Herbert Malmud & Assoc., Inc.

Ms. Sophia Jennings, DPDM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 20, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-242-SPHA

Lots 18-50, Rhonda Court & Lots 64-65, Carlson Lane

NE/S Carlson Lane and SE & NW/S Rhonda Court and corner NE/S Carlson Lane and NW/S Mayfield Avenue

2nd Election District – 2nd Councilmanic District

Legal Owner: Mayfield Woods Limited Partnership

Special Hearing to approve that the former requirement of side yard setbacks based on window to window formerly required are inapplicable to this project under the current zoning regulations. Variance to allow a setback of side to side building face of 16 feet in lieu of the required 20 feet.

HEARING: Monday, January 17, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon
Director

c: Michael Tanczyn, Esquire, 606 Baltimore Avenue, Suite 106, Towson 21204
Mayfield Woods Limited Partnership, 12116 Arbie Road, Silver Spring 20904
Herbert Malmud & Assoc., Inc., 100 Church Lane, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 2, 2000.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Thursday, December 30, 1999 Issue – Jeffersonian

Please forward billing to:

Michael P. Tanczyn, Esquire
Law Offices of Michael P. Tanczyn
606 Baltimore Avenue
Suite 106
Towson, MD 21204

410-296-8823

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-242-SPHA

Lots 18-50, Rhonda Court & Lots 64-65, Carlson Lane

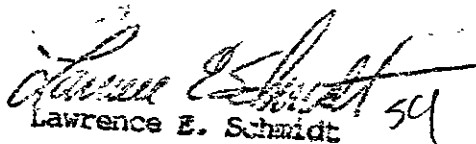
NE/S Carlson Lane and SE & NW/S Rhonda Court and corner NE/S Carlson Lane and NW/S Mayfield Avenue

2nd Election District – 2nd Councilmanic District

Legal Owner: Mayfield Woods Limited Partnership

Special Hearing to approve that the former requirement of side yard setbacks based on window to window formerly required are inapplicable to this project under the current zoning regulations. Variance to allow a setback of side to side building face of 16 feet in lieu of the required 20 feet.

HEARING: Monday, January 17, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 11, 2000

RECEIVED JAN 13 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF

Item No.: See Below.

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

236, 237, 238, 240, 241, (242) AND 243

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: December 30, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

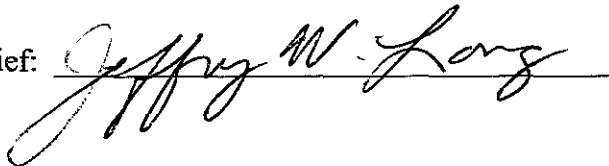
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 242

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

*Sim
H/17
(?)
1/26*



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.20.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 242 WCR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 3, 2000

32-J-1

Michael P. Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, MD 21204

Dear Mr. Tanczyn:

RE: Case Number 00-242-SPHA, Lots 18-50 Rhonda Court & Lots 64-65 Carlson Lane

The above matter, previously scheduled for January 17, 2000, has been postponed as it is a County holiday. The hearing has been **rescheduled for Wednesday, January 26, 2000 at 11:00 a.m. in room 407, County Courts Building, 401 Bosley Avenue.**

This office will take the responsibility of having a new date sticker affixed to the existing sign on the property.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,


Arnold Jablon
Director

AJ:scj

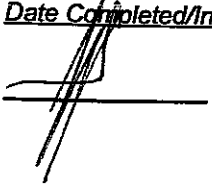
C: Mayfield Woods Limited Partnership, Interstate Ventures, Inc., 12116 Arbie Road, Silver Spring 20904
Herbert Malmud & Associates, Inc., 100 Church Lane, Baltimore 21208



ZONING HEARING FILE INTERNAL CHECKLIST

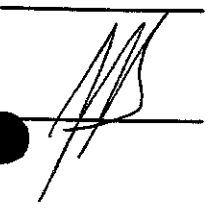
Zoning Case No. 00-242-SFHA

Date Completed/Initials


PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

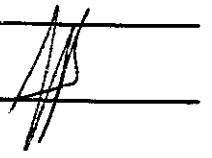
TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)


UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)


INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

Rec 1-3-00
ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-242-SPA-1

Date Completed/Initials

12/13/99

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

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1/7/00

Lenny from Enforcement reported that he could not post the sticker with the new hearing date as there was no sign posted on the property. According to the original hearing notice, the sign should have been posted by 1/2/00.

Carl said to call the attorney and notify them that they are now responsible for posting the sign with the new hearing date by 1/11/00. Baltimore County is no longer taking responsibility for posting the new hearing date as the original sign was not posted timely.

Telephone call to the attorney, Michael Tanczyn, regarding the rescheduled hearing. As the original sign was not posted timely, Baltimore County will not be responsible for posting the sticker with the new date as stated in our letter dated 1/3/00. The property must be posted, with the new date, by 1/11/00. If the property is not posted by this date, the new hearing date is invalid and the hearing will have to be rescheduled.

According to Michael, the original sign was not posted as he had called this office and Bruno told him it was a mistake and the hearing would be rescheduled. Tom Ogle is posting the sign, with the new date, and it will be posted by 1/11/00.

A handwritten signature in cursive script, appearing to read "Sophia".

00-242-SPHA

LAW OFFICES
MICHAEL P. TANCZYN, P.A.

Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824
Fax: (410) 296-8827 • Computer Fax: (410) 296-2848

12/1/99
28

~~December 1,~~
November 16, 1999

Hand Delivered

Permits and Development Management
Attn: Ms. Sophie Jennings
Room 109, County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Mayfield Woods Subdivision

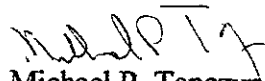
Dear Sophie:

Enclosed herewith please find the drop off for the following:

1. Three original signed Petitions for Special Hearing.
2. Three original descriptions applicable to both.
3. Two 200 scale maps.
4. Ten plats for each Petition as prepared by H. Malmud & Associates, Inc., Land Surveyors
5. Our check for filing costs.

Please let us know the item number and case number when assigned as well as the hearing date. We estimate that this will take no more than one hour for hearing.

Very truly yours,


Michael P. Tanczyn, Esquire

MPT/gr
Enclosures

cc: Mayfield Woods Limited Partnership
H. Malmud & Associates, Inc.

There are no pending violation cases

Carl:

This was discussed by Herb Malmud and
Mitch Kellner

242

Feb 23, 2000

00-242SPNA

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Michael TANCZYK

Ann Rucinski

HERBERT MALMUD

STE 102, 606 BALTIMORE AVE. Towson 21204

MIL ARBIE Rd. Silver Spring Md 20904

100 CHURCH LANE BALTO 21208

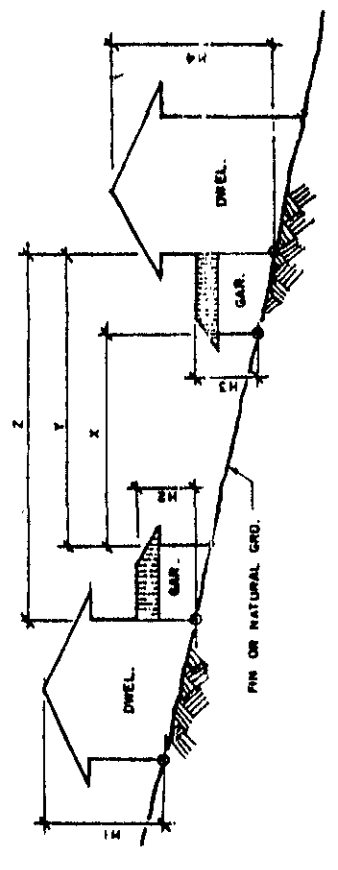


WATERFORD 31 SUBSBERGISHED - 14
SITE ACRES : NET 17.45 ACRES
GROSS 17.73
TOTAL LOTS ALLOWED 17.73 x 5.5 = 97
TOTAL LOTS PROPOSED = 65
DENSITY 65 / 17.73 = 3.67
ALL LOTS SHOWN ON THIS PLAN ARE FOR SALE
XED REF : 8500-96 ASSESSMENT NO. 22-00-003073
ALL PROPOSED ROADS AND UTILITIES ARE TO BE PUBLIC.
PROPOSED 14-FOOT HIGH STREET LIGHTS ARE SHOWN *△* AND 25 FOOT *△*
CONCRETE SIDEWALKS ARE REQUIRED ON ALL STREETS
PROPOSED GRADING SHOWN IS SCHEMATIC ONLY.
STORMWATER MANAGEMENT WILL BE REQUIRED. MAINTENANCE WILL BE BY BALTO. CO.
THIS "FINAL DEVELOPMENT PLAN" COMPLIES WITH THE "CRG PLAN" AND COMMENTS
LOCAL OPEN SPACE WILL BE MAINTAINED BY BALTIMORE COUNTY.
LOS REQUIRED 65 x 650 SF = 42,250 SF
LOS PROVIDED = 43,740 SF
ESTIMATED AVERAGE DAILY TRAFFIC IS SHOWN AT INTERSECTION WITH SYMBOL *◇*

WINDOWN TO R 15' (OUT
BUILDING TO EX. R/W 25' OF
BUILDING TO EX. R/W 50' TRANSITION)
BUILDING TO PROP. R/W 0'
BUILDING TO TRACT BOUNDARY 30'

of the C.M.D.P., and to be consistent with policy H2-6 or A-11, the following policy is adopted: all applications of the Height Distance Factor in the C.M.D.P.
A. All building heights will be determined by the application of policy H2-6 or A-11.
B. The lesser height portions of facing elevations (H2 + H3) must meet the minimum required separation for distance (X), and the greater height portions (H1 + H4) must meet the minimum required separation for distance (Z).
C. If two different height elevations face each other as shown in distance (Y), the greater height (H6) will determine the required separation.

P of
24
3



BUILDING HEIGHT TO HEIGHT : DIST. BETWEEN HOUSES ----- HEIGHT OF HOUSES

16 MIN.	0' TO 20'
25'	20' - 25'
30'	25' - 30'
40'	30' - 40'

MAX. BUILDING ELEVATION

24. CROSS DRIVEWAY EASEMENTS SHALL BE PROVIDED FOR THE FOLLOWING LOTS :
EASEMENT ON LOT 4 FOR ACCESS TO LOTS 3, 5 AND 6

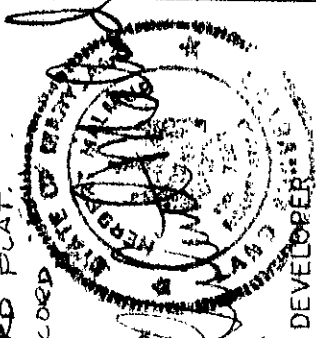
- LOT 5
- LOTS 3, 4 AND 6
- LOT 36
- LOT 37
- LOT 36
- LOT 37

- (THE DEVELOPER SHALL PROVIDE THE REQUIRED ACCESS EASEMENTS FOR THE DRIVEWAY INGRESS, EGRESS, UTILITIES AND MAINTENANCE)
- 25. MAINTENANCE OF PARKABLE DRIVEWAY WILL BE THE RESPONSIBILITY OF THE OWNERS.
- 26. ALL PARKABLE LOTS WILL BE PROVIDED A 16 SF CONCRETE PAD ADJACENT TO THE CURB FOR TRUCK CANS; LOCATED ON THE RIGHT SIDE (WHEN EXITING FROM LOT). TRASH WILL BE COLLECTED BY BALTIMORE COUNTY AT THE STREET CURB OF EACH LOT.
- 27. FRONT OF DWELLINGS ON PARKABLE LOTS ARE SHOWN *---*. ANY CHANGE TO THIS DIRECTION WILL REQUIRE AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN AFTER NOTIFYING THE "CURRENT PLANNING OFFICE".
- 28. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO REAR YARD OF LOT 32 CANNOT BE LOCATED IN THE STREAM BUFFER.
- 29. THE EXACT LOCATION OF DRIVEWAY CURB CUTS AND PARKING PADS SHALL BE DETERMINED BY THE DEVELOPER AFTER SELECTING THE HOUSE STYLE ; PRIOR TO STARTING CONSTRUCTION OF THE STREET CURBS.
- 30. EACH LOT WILL BE PROVIDED TWO OFF-STREET PARKING SPACES (TOTAL 65 x 2 = 130)

31. GARAGE - CARPORT : SETBACK MINIMUM OF 22' MUST BE HELD WHEN GARAGE OR CARPORT ENTER DIRECTLY FROM THE STREET.
32. FARM BUILDINGS WILL BE RAZED; THE EXISTING WELL SHALL BE PROPERLY BACKFILLED BY A LICENSED WELL DRILLER AND A WELL ABANDONMENT REPORT SUBMITTED TO DEPRM AT THE TIME OF RAZING. THE SEPTIC SYSTEM SHALL BE PUMPED AND REMOVED OR BACKFILLED, ALSO AT THE TIME OF RAZING, AN ASBESTOS INSPECTION IS REQUIRED. THE UNDERGROUND GAS TANK WILL BE REMOVED UNDER PERMIT PRIOR TO RECORD PLAT. JUNK & DEBRIS WILL BE REMOVED PRIOR TO RECORD PLAT.

ZONING COMMISSIONER'S NOTE

THIS DEVELOPMENT IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.



HERBERT MALMUD
100 CHURCH LANE
BALTIMORE 21208
653-9511
OWNER : DEVELOPER
MAYFIELD WOODS LIMITED
PARTNERSHIP
17116 ARDIE ROAD
SILVER SPRING, MD. 20904
(301) 672-0040

OFFICE OF PLANNING AND ZONING
Approved by:
Director of Planning
Zoning Commissioner
Date
3-26-90

CRG APPROVED 8/7/86
EXTENDED 8/7/89

DATE	REVISION

FINAL DEVELOPMENT PLAN
MAYFIELD WOODS

BALTIMORE COUNTY, MD., E. DIST. 2, C2
SCALE 1" = 50'
DATE: JULY 5, 1990

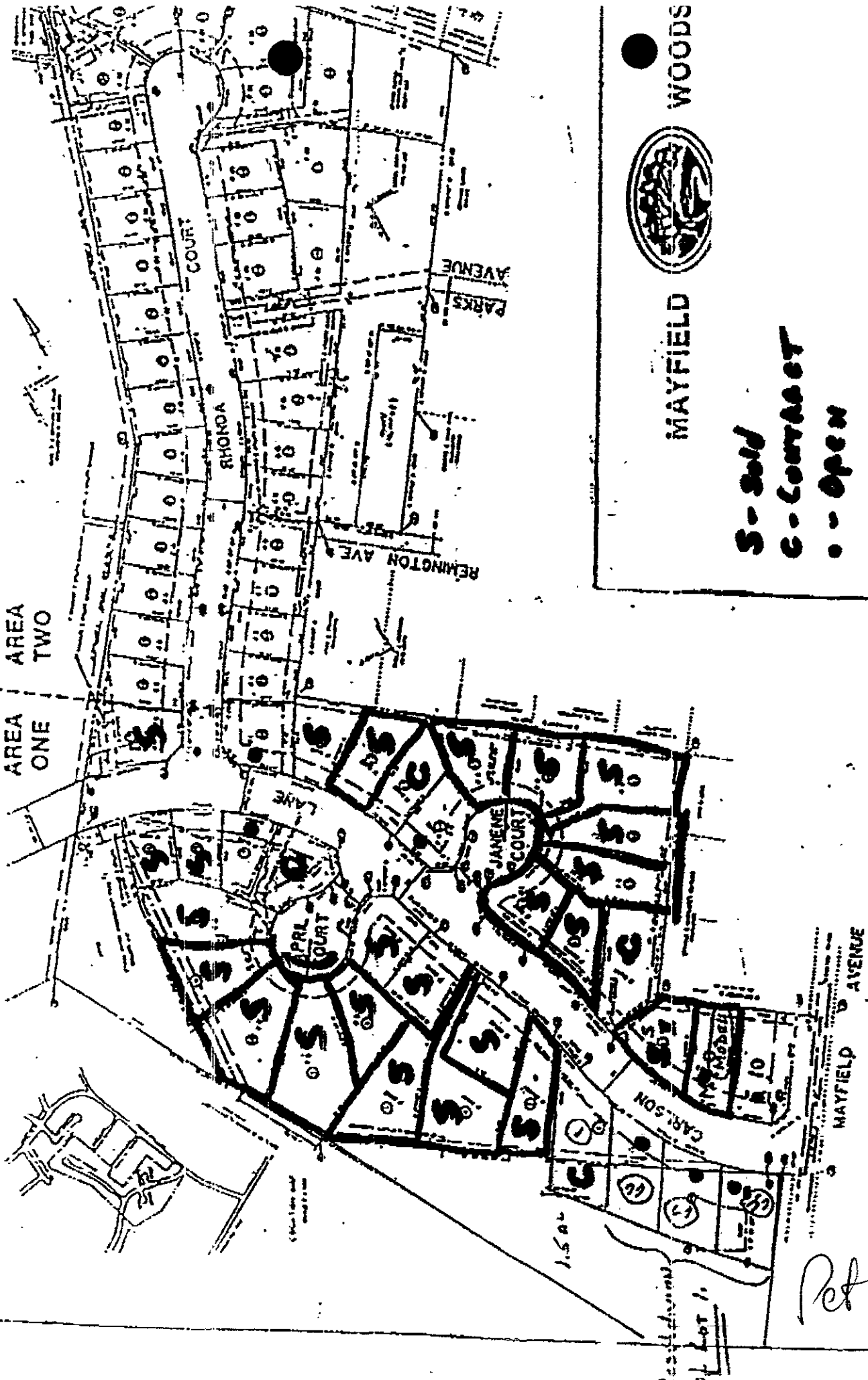
H. MALMUD & ASSOCIATES, INC.
100 CHURCH LANE
BALTIMORE, MARYLAND 21208
PHONE (301) 653-9511

DRAWING NO.

FD-1

306. 0-884

AREA ONE
AREA TWO



MAYFIELD

S - Sold
C - Contract
O - Open

Residential
of Lot 1.

Ref Ex 3

c. Building Setback Requirements. (Bill No. 2, 1992.)

1. Except as otherwise may be provided under standards adopted pursuant to Section 504.2, the minimum setbacks and heights shall be as set forth in the following tables:

a.

NONRESIDENTIAL PRINCIPAL BUILDING SETBACKS IN D.R. ZONES				
	Front Yard	Side Yard Interior	Corner Street Side	Rear Yard
D.R. 1	70	40	65	50
D.R. 2	60	30	50	40
D.R. 3.5	50	20	35	30
D.R. 5.5	40	20	35	30
D.R. 10.5	25	20	35	50
D.R. 16	30	25	25	30

[Bill No. 2, 1992]

b.

SINGLE FAMILY DETACHED, TWO-FAMILY ALTERNATIVE SITE DESIGN DWELLINGS				
	D.R. 1 & 2 Zones	D.R. 3.5, 5.5, 10.5 & 16 Zones	Alternative Site Design Dwellings	
			Zero & Zipper Lots All D.R. Zones	Neo-Traditional All D.R. Zones
From front building face to:				
Public street right-of-way, or property line	25	25	25	15
Arterial or Collector	-	-	-	25
From side building face to:				
Side building face	30	16' < 20' high 20' > 20' high	16'	16' < 20' high 20' > 20' high
Public street right-of-way	25	15	15	15
Paving of a private road	30	25	25	25
Tract boundary	25	15	15	15
From rear building face to:				
Rear property line	30	30	20	50
Public street right-of-way	30	30	20	50
Additional Setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet				
This table lists minimum setback requirements and building heights for urban residential use. For a fuller explanation of these and other requirements, consult the Comprehensive Manual of Development Policies.				

[Bill No. 2, 1992]

TO WHOM IT MAY CONCERN

We the undersigned wish to express our concurrence in the request for Variance of sideyard setbacks that is being requested by Mayfield Woods Limited Partnership under Case Number 00-242-SPHA. We feel this will allow a greater variety of homes to be offered and built thus enhancing the quality and appearance of our community.

Name	Address	Date
Mildred R. Distance	9 Janene Court	01/14/00
Wilton R. Distance	9 Janene Court	01/14/00
MR. & MRS. David & Regina	7 Janene Ct.	1/22/00
Mr Mrs Eber E. Edwards	8107 CARLSON LN	1/22/00
Mrs & Mrs Michael W. Weller	8115 Carlson LN	1/22/00
Mr & Mrs -	Canlon T. Copeland #6 April Court	1/22/00
MR & MRS. DAVID & FELICIA TURNER	#5 April Court	1/22/00
Mr. & Mrs. Joseph Brown	896 Carlson Lane	1/22/00
MR. MRS. Gregory	3 APRIL CT.	1/22/00
Mr and Mrs. Payton	8010 Carlson Lane	1/22/00
Mr. and Mrs. Robert Harris	4 Janene Ct.	1/22/00
Mr and Mrs Abel Williams	3 Janene Ct.	1-23-00
Donna J.	5 Janene Ct.	1-23-00
Mrs. & Mrs. George Williams	8012 Carlson Lane	1/23/00
Edward & Mary Ann	8011 Carlson	1/23/00
Frederick R. Thomas	8011 Carlson	1-23-00
Cass Washington	8009 CARLSON AVE	1-23-00

Ref Ex 5

INTERSTATE VENTURES PRESENTS

OUR SHOWCASE OF

**AFFORDABLE
CUSTOM HOMES**

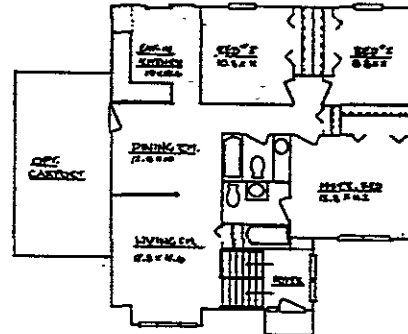
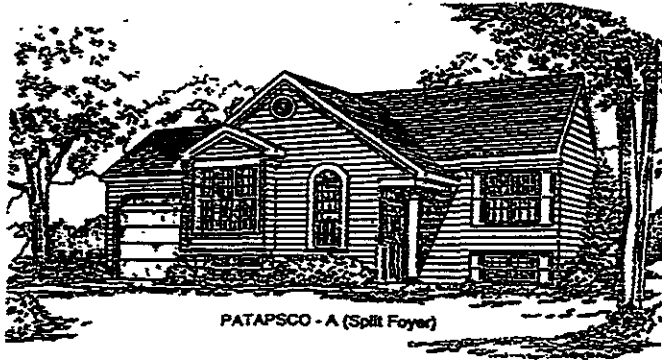


Ref Ex 4

AN EXQUISITE CUSTOM HOME BY
INTERSTATE VENTURES

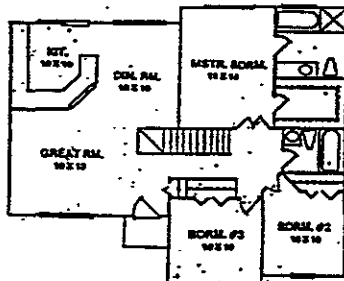
WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
 CUSTOMIZATION MEANS -- MAKING ANY CHANGES THAT YOU REQUEST.

PATAPSCO (SPLIT FOYER OR RANCHER)



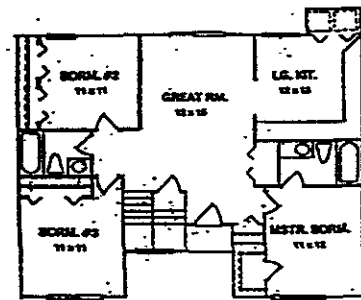
A

BASIC MODEL



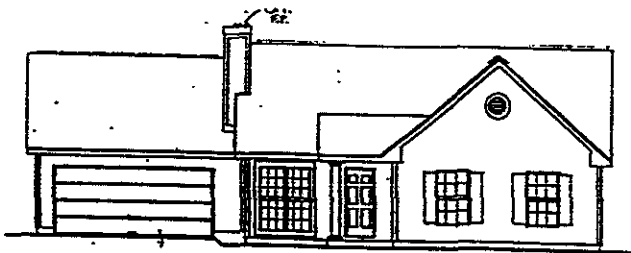
B

MAIN LEVEL

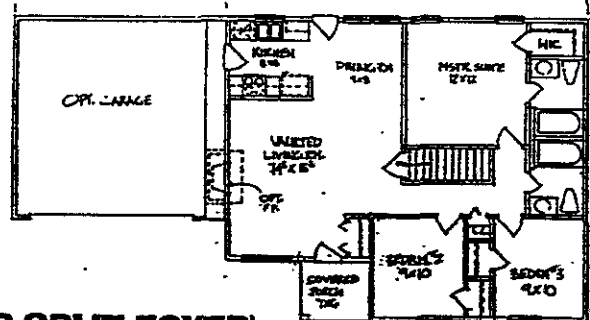


C

MAIN LEVEL



NANTICOKE (RANCHER OR SPLIT FOYER)



NOTE: ON ALL MODELS SHOWN

- * PATIOS, DECKS & BONUS ROOMS ARE NOT INCLUDED
- * GARAGES ARE INCLUDED WHEN NOTED ON PRICE LIST
- * "T" SPECIFICATIONS WILL BE USED
- * ROOM SIZES ARE APPROXIMATE

FOR INFORMATION CALL
SALES OFFICE - 461-2277
MAIN OFFICE - 879-4242

**I KNOW THAT YOU HAVE BEEN LOOKING AT MANY HOMES AND
IT BECOMES DIFFICULT TO TELL THE DIFFERENCE BETWEEN BUILDERS.**

LET ME EXPLAIN THE "MAYFIELD WOODS DIFFERENCE"

In 99% of the communities that you have inspected you are offered -

- Three to four models with different floor plans,
- Three to four front elevations to select,
- A neighborhood that has been cleared of all trees,
- All Builder's floor plans start to look alike,
- Minimal or no changes are allowed,
- Most communities are overcrowded and pose a traffic problem entering and leaving,
- Homes are constructed under a fast production schedule or are prefabricated in a factory.

At Mayfield Woods we have a unique situation.

Our prime objective in building is to create something different. Something that no one else is offering you. Since we are Custom Builders and have communities where homes cost \$350,000 to \$800,000, and each home is of a distinctive style and does not look like the one next door; we are employing that same principal in this community that cost between \$140,000 to \$225,000. We offer you -

- Thirty-three (33) floor plans,
- Suggested interior plans that can be changed to meet your family's needs,
- Our community is adjacent to land zoned for 3 acre lots so that the area has a rural feeling, but is only 1.5 miles from the Beltway,
- We have maintained the natural setting with an abundance of trees,
- Our homes are constructed using the highest quality of materials,
- We are not production builders, so that each house is constructed - *one board at a time,*
- A greater investment potential is available because *Value is created* when there is a diversity of housing styles in a neighborhood.

If you are one who procrastinates, ***YOU WILL BE MISSING THE CHANCE OF A LIFETIME.*** We have only a few lots remaining in Section One and are offering incentives where you can purchase a home with as little as \$7,000 to \$12,000 total cash, and the monthly payments are tailored to your ability to pay. Also, Our Financial Counselor is available to help advise you if you have credit problems.

Would you give 30 minutes of your time to learn how you can buy a new custom home at Mayfield Woods? Together, we can complete an interview form to assist in designing a home to meet your needs and financial goals and help you realize your dream.

Don't forget to call now



Let's make the deal of a lifetime



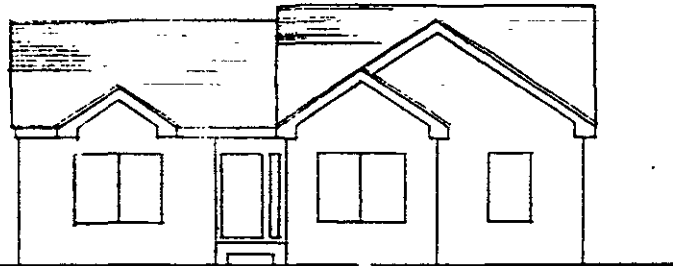
(410) 521-2880

Elaine Elliott, Project Manager
Built by INTERSTATE VENTURES, (410) 879-4242 **A**

AN EXQUISITE CUSTOM HOME BY
INTERSTATE VENTURES

WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
 CUSTOMIZATION MEANS -- MAKING ANY CHANGES THAT YOU REQUEST.

"NEW" NANTICOKE - B
 Varied Plans to meet your Family's Needs



RANCH - 3 Bedroom, 2 Baths



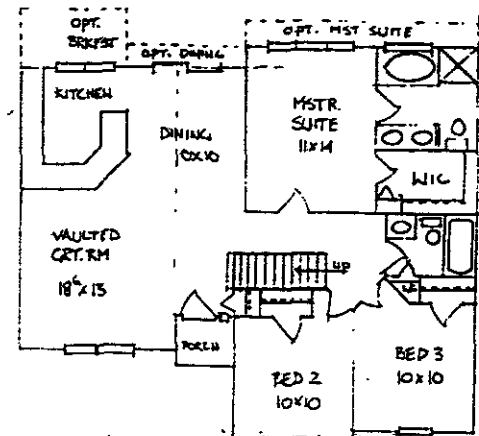
SPLIT FOYER - 3 Bedroom & 2 Baths



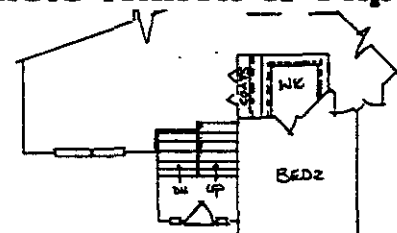
CAPE COD (1.5 Story)

NOTE: ON ALL MODELS SHOWN **5 Bedrooms, 3 Baths**

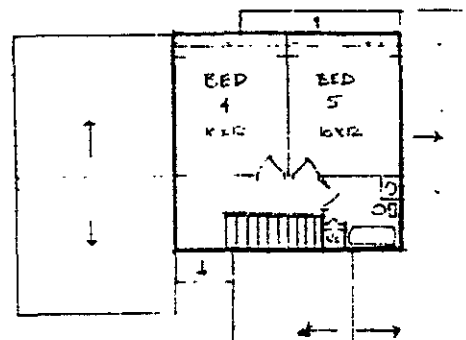
- PATIOS, DECKS & BONUS ROOMS ARE NOT INCLUDED
- CARPORTS MAY BE SUBSTITUTED FOR GARAGES
- "T" SPECIFICATIONS WILL BE USED
- ROOM SIZES ARE APPROXIMATE



First Floor Plan
 Basic Ranch & Cape Cod



Split Foyer
 Entry



Second Floor
 Cape Cod

FOR INFORMATION CALL
SALES OFFICE - 521-2880
MAIN OFFICE - 879-4242

AN EXQUISITE CUSTOM HOME BY
INTERSTATE VENTURES

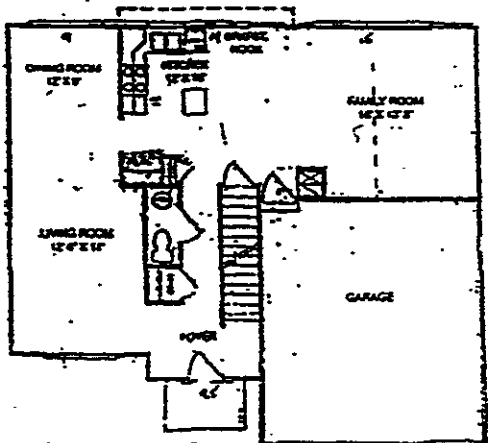
WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
 CUSTOMIZATION MEANS -- MAKING ANY CHANGES THAT YOU REQUEST.



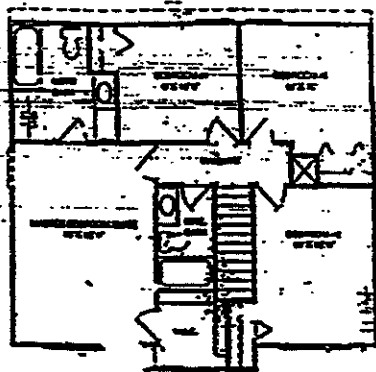
AN EXQUISITE CUSTOM HOME BY
INTERSTATE VENTURES

WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
 CUSTOMIZATION MEANS -- MAKING ANY CHANGES THAT YOU REQUEST.

POTOMAC C-1

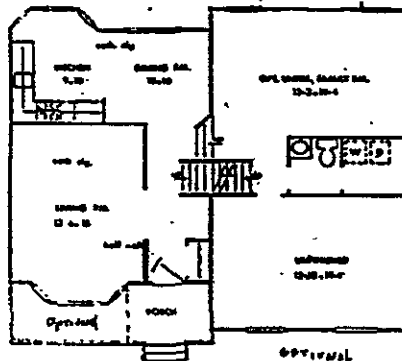


First Floor Plan

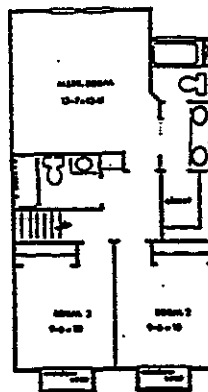


Second Floor Plan

SENECA - A



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTE: ON ALL MODELS SHOWN

- * PATIOS, DECKS & BONUS ROOMS ARE NOT INCLUDED
- * GARAGES ARE INCLUDED WHEN NOTED ON PRICE LIST
- * "T" SPECIFICATIONS WILL BE USED
- * ROOM SIZES ARE APPROXIMATE

FOR INFORMATION CALL
SALES OFFICE - 461-2277
MAIN OFFICE - 879-4242

SELLING PRICES --MAYFIELD WOODS-- IN RANDALLSTOWN

Effective April 1, 1989 Revised

NEW
4/5/99

AN UNBEATABLE HOME BUYING PROGRAM That enables you to own a NEW CUSTOM HOME

OUR HOMES ARE DESIGNED FOR THE GROWING FAMILY
WHY MOVE EVERY TIME YOU NEED ADDITIONAL ROOM FOR CHILDREN, PARENTS OR RECREATION.
ADDITIONAL SQ. FT OF LIVING AREA CAN BE ADDED TO ANY MODEL.

Add a ROOM & BATH to ANY OF THE 33 PLANS FOR ONLY \$6,400

At 7% Interest this would cost only \$42.62 per month

HOUSE TYPE MODEL NAME BD BATH SELLING PRICE BASIC MODEL

SPLIT FOYERS

(convertible to RANCHERS)

	POCOMOKE	2 1.0	\$135,500
NEW	NANTICOKE -A	3 2.0	\$151,700
	NANTICOKE -B	3 2.0S	\$163,400
	THE ELK,	3 2.0	\$155,100
	PATAPSCO -	3 2.0	\$155,100
NEW	PATUXENT -	3 2.0S	\$157,600
	SEVERN -	3 2.0	\$163,400
NEW	MONOCACY -	3 2.0S	\$166,900
	CHOPTANK -	2 2.5	\$171,900
	CHESTER -	3 2.0	\$172,900

SPLIT LEVEL:

GUNPOWDER -	2 2.0	\$139,900
-------------	-------	-----------

CAPE COD & SALT BOX (1.5 STORY)

NEW	WICOMICO -	3 2.5S	\$167,200
NEW	PATUXENT -	5 3.0S	\$174,500
NEW	NANTICOKE -	5 3.0S	\$180,400
NEW	MONOCACY -	5 3.0S	\$183,200

TWO STORY:

NEW	BOHEMIA SER. ES:		
	A- With Double Garage	3 2.5S	\$171,900
	B- With Double Garage	3 2.5S	\$176,900
	C- With Double Garage	4 2.5S	\$186,900
	D- With Single Garage	3 2.5S	\$173,500
	D- With Single Garage	4 2.5S	\$179,900
	D- With Double Garage	3 2.5S	\$183,900
	D- With Double Garage	4 2.5S	\$186,400
	E- With Single Garage	3 2.5S	\$179,900
	E- With Double Garage	3 2.5S	\$184,400
	E- With Single Garage	4 2.5S	\$183,500
	E- With Double Garage	4 2.5S	\$190,000
	F- With Double Garage	5 3.5S	\$201,900

TWO STORIES (Continued):

CHESAPEAKE SERIES:

NEW	A-	3 2.5S	\$155,500
	A- With Single Garage		\$164,400
	B-	3 2.5	\$171,900
	B- With Single Garage		\$179,800
	B- With Double Garage		\$183,800
	C-	4 2.5S	\$181,500
	C- With Single Garage		\$189,400
	C- With Double Garage		\$193,400

MAGOTHY SERIES:

	B-	4 3.0S	\$176,500
	B- With Single Garage	3 2.5S	\$175,500
	B- With Double Garage	3 2.5S	\$183,400

POTOMAC SERIES:

NEW	A-	3 2.5S	\$149,900
	A- With Single Garage		\$157,800
NEW	B-	3 2.5S	\$157,500
	B- With Single Garage		\$165,400
	B- With Single Garage	4 2.5S	\$175,900
	C- (Formerly C-1) w/ double. Garage	4 2.5S	\$181,900
	D-1 (Formerly B-1) w/ Single Garage	4 2.5S	\$199,800

SENECA SERIES:

NEW	A- Includes Large Family Room	3 2.5	\$160,200
	A- With Double Garage		\$169,700

SUSQUEHANNA SERIES:

	A- With Single Garage	3 2.5	\$169,800
	A- With Double Garage		\$177,700
	B-	4 3.0	\$172,900
	B- With Single Garage		\$180,800
	B- With Single Garage	4 2.5	\$198,500
	B- With Double Garage		\$206,400
	B- Expanded w/ Single Garage	4 2.5S	\$202,900
	B- Expanded w/ Double Garage		\$210,800

GARAGES: Some are an integral part of the house, others are attached and are chosen at your discretion.

"NEW"
"S"

Means that we are introducing 17 Innovative Home Plans for your selection.
Means an ENLARGED BATH with a SEPARATE SHOWER STALL is included.

- NOTE:
- FOR ADDITIONAL OPTIONS THAT ARE AVAILABLE, SEE SEPARATE PRICE LIST.
 - INQUIRE ABOUT MODIFICATIONS FOR INDIVIDUALS WITH PHYSICAL OR HEALTH DISABILITIES.
 - ABOVE PRICES SUBJECT TO CHANGE WITHOUT PRIOR NOTICE

OUR TOTAL FINANCING PROGRAM ALLOWS YOU TO BUY A HOME WITH --
AS LOW AS 5% TO 7% TOTAL CASH (\$7,000 TO \$12,000)
WITH MONTHLY CASH PAYMENTS FROM \$300 PER MONTH.
ON COMBINED INCOMES OF AS LOW AS \$38,000
WE GIVE SPECIAL CLOSING HELP

IN ORDER TO HELP YOU ACHIEVE YOUR GOAL OF HOMEOWNERSHIP
(ON A \$170,000 HOME WE PAY \$6,800 OF YOUR CLOSING COSTS)
FOR ANY INFORMATION PLEASE CALL --

SALES OFFICE (BALTIMORE) (410) 521-2880, MAIN OFFICE (410) 879-4242

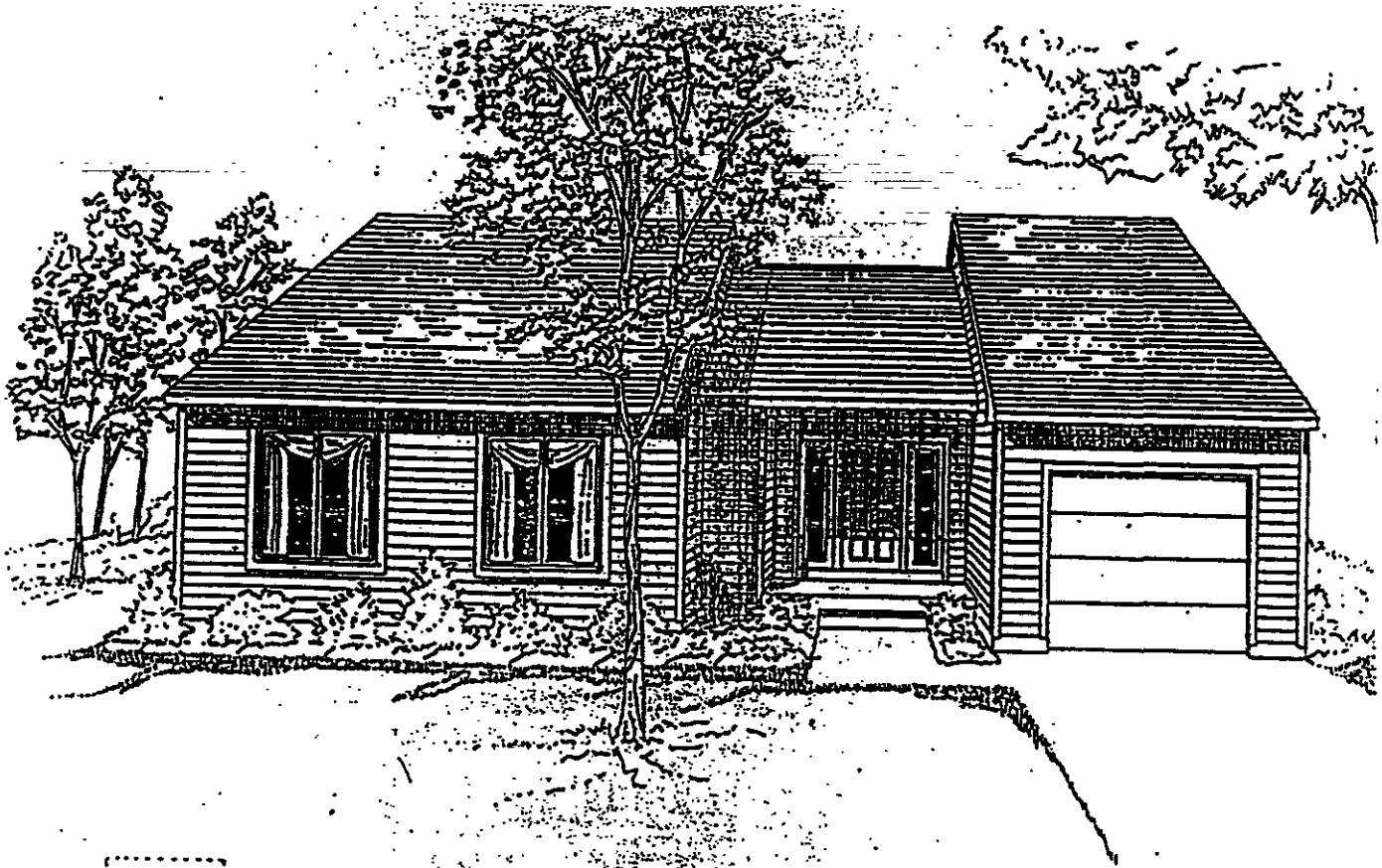
OR

VISIT OUR MODEL AT MAYFIELD AVENUE & CARLSON LANE
BUILT BY INTERSTATE VENTURES, INC.

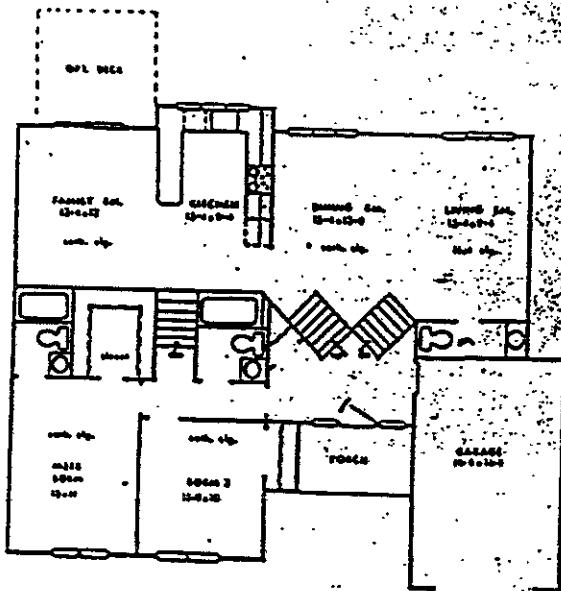
MAYFIELD



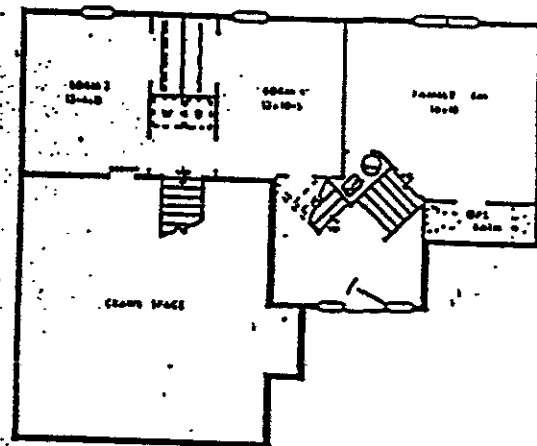
WOODS



CHOPTANK



MAIN LEVEL PLAN W/ GARAGE



OPTIONAL FINISHED BASEMENT PLAN W/ GARAGE



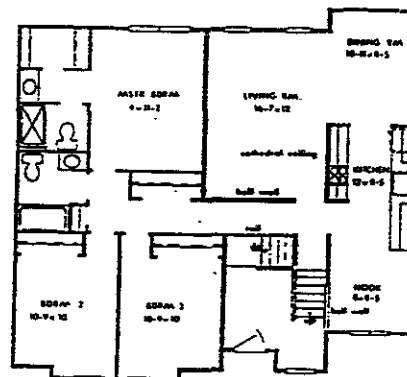
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AN EXQUISITE CUSTOM HOME BY
INTERSTATE VENTURES

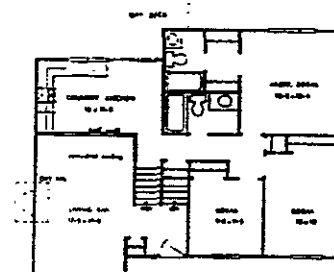
WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
 CUSTOMIZATION MEANS -- MAKING ANY CHANGES THAT YOU REQUEST.



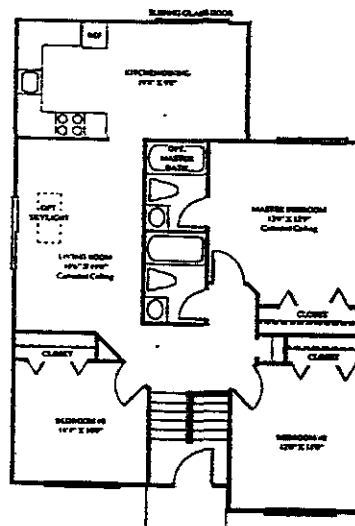
CHESTER



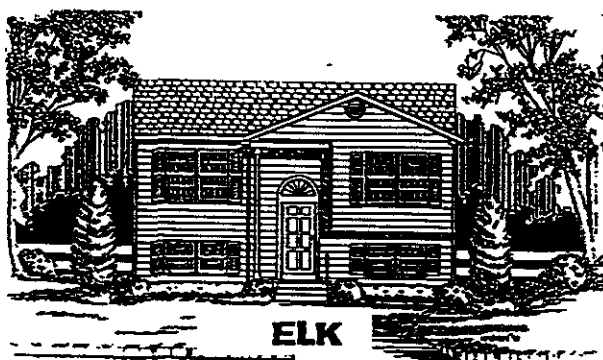
UPPER LEVEL PLAN



MAIN LEVEL PLAN



SEVERN



ELK

NOTE: ON ALL MODELS SHOWN

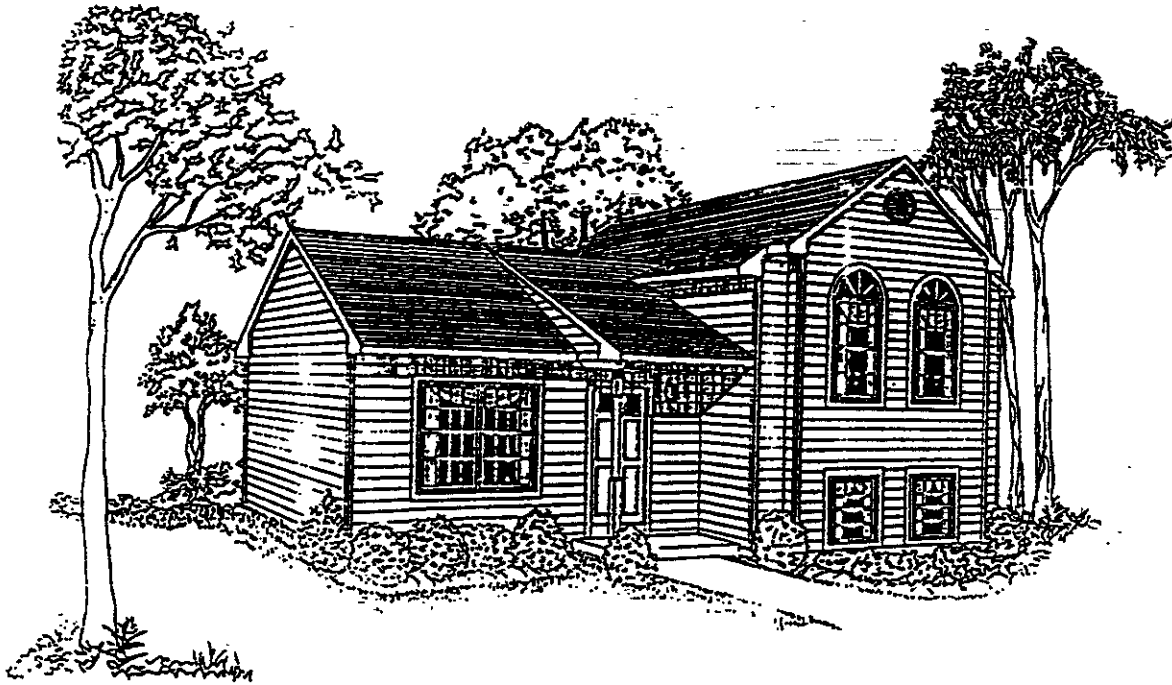
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- * ROOM SIZES ARE APPROXIMATE

FOR INFORMATION CALL
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 MAIN OFFICE - 879-4242

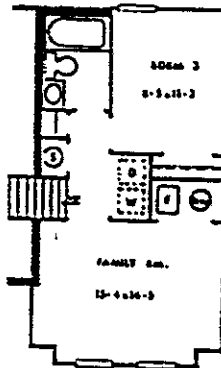
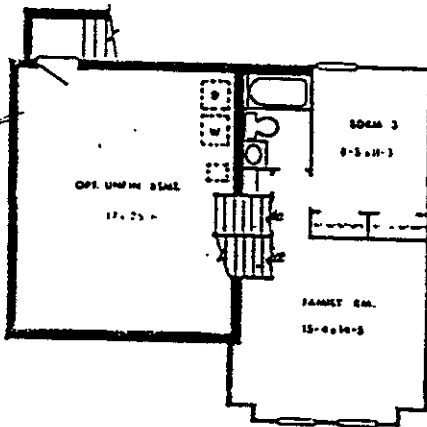
MAYFIELD



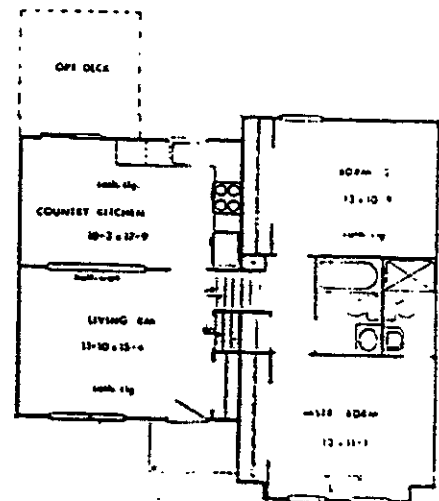
WOODS



GUNPOWDER



OPT. FINISHED LOWER LEVEL PLANS



ENTRY / UPPER LEVEL PLAN

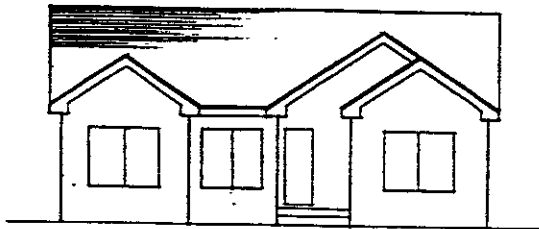


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AN EXQUISITE CUSTOM HOME BY
INTERSTATE VENTURES

WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
 CUSTOMIZATION MEANS -- MAKING ANY CHANGES THAT YOU REQUEST.

"NEW" PATUXENT
 Varied Plans to meet your Family's Needs



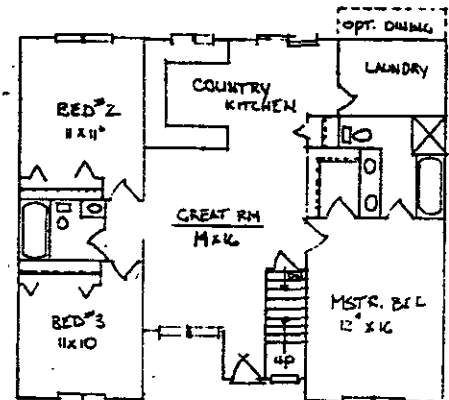
RANCH - 3 Bedroom, 2 Baths



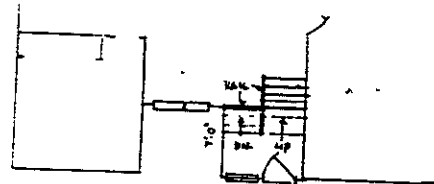
SPLIT FOYER - 3 Bedroom & 2 Baths



CAPE COD (1.5 Story)
 5 Bedrooms, 3 Baths
 with Full Basement



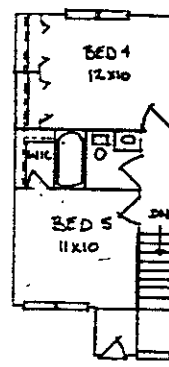
First Floor Plan
 Basic Ranch & Cape Cod



Split Foyer Entry



Ranch Entry



Second Floor
 Cape Cod

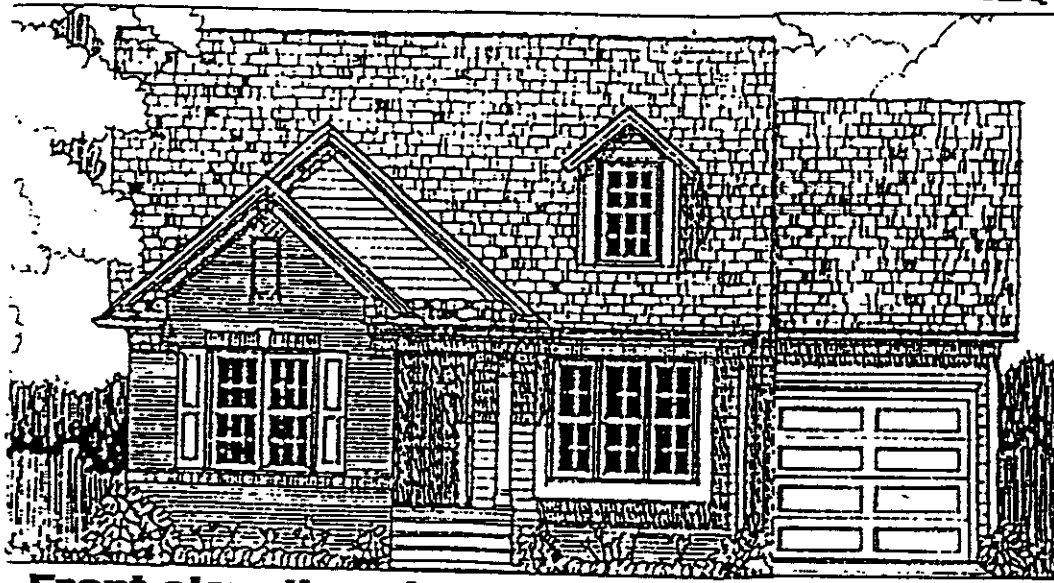
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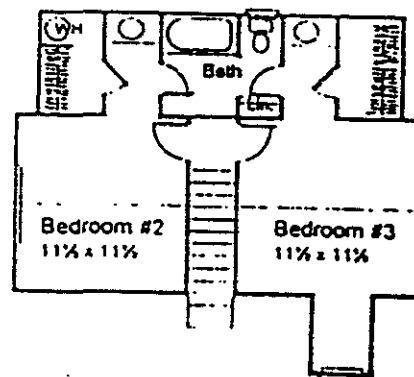
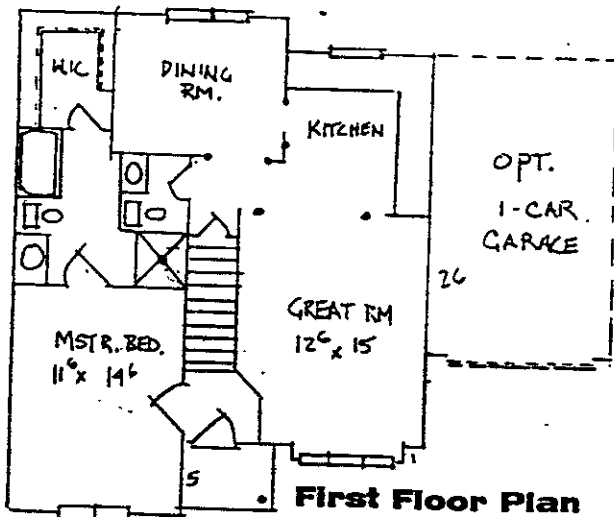
AN EXQUISITE CUSTOM HOME BY
INTERSTATE VENTURES

WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
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Front elevation shown with Optional Garage

"NEW" WICOMICO
CAPE COD (1.5 STORY)
 With 3 Bedrooms & 2.5 Baths



Second Floor Plan

The First Floor Master Bedroom with the enlarged bath is an excellent floor plan that includes features of a Rancher and a Two Story home.

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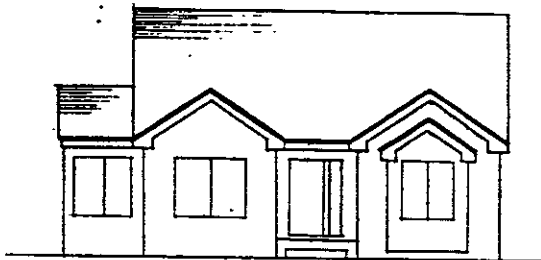
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AN EXQUISITE CUSTOM HOME BY
INTERSTATE VENTURES

WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
 CUSTOMIZATION MEANS -- MAKING ANY CHANGES THAT YOU REQUEST.

'NEW' MONOCACY

Varied Plans to meet your Family's Needs



RANCH - 3 Bedroom, 2 Baths



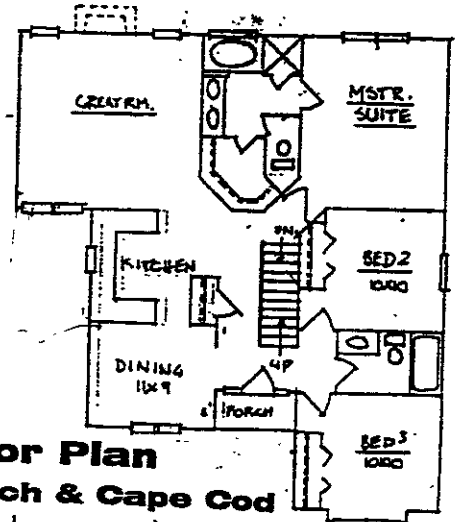
SPLIT FOYER - 3 Bedroom & 2 Baths



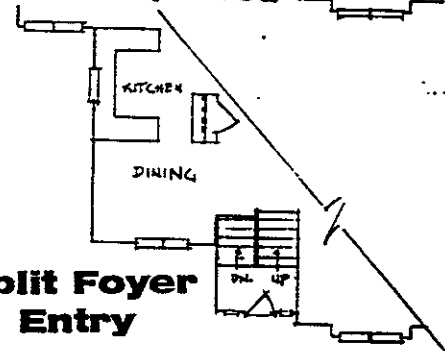
**CAPE COD (1.5 Story)
 5 Bedrooms, 3 Baths**

NOTE: ON ALL MODELS SHOWN

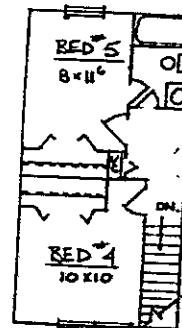
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**First Floor Plan
 Basic Ranch & Cape Cod**



**Split Foyer
 Entry**



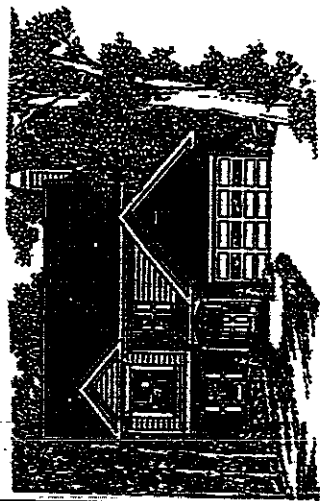
**Second Floor
 Cape Cod**

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AN EXQUISITE CUSTOM HOME BY

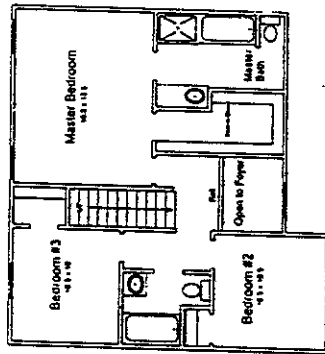
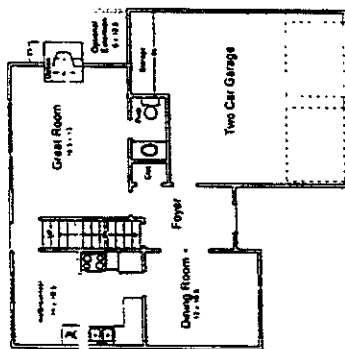
INTERSTATE VENTURES

WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
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BOHEMIA - A

This home has many features that allows for relaxed living - A Master Bedroom with ample closet storage, and an expandable Great Room that gives you an open feeling, especially with an adjacent deck or patio for indoor/outdoor living.



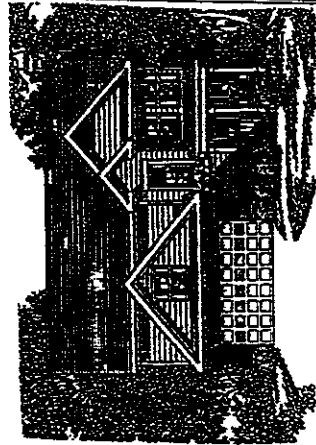
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AN EXQUISITE CUSTOM HOME BY

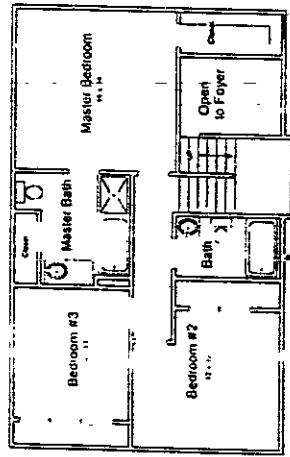
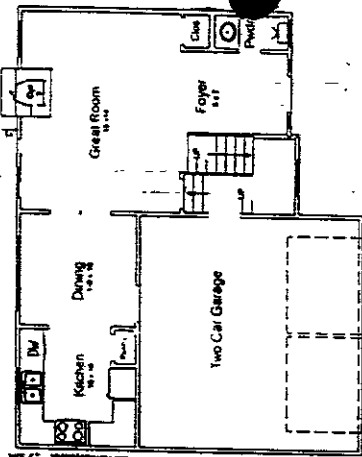
INTERSTATE VENTURES

WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
CUSTOMIZATION MEANS -- MAKING ANY CHANGES THAT YOU REQUEST.



BOHEMIA - B

Openness is what this plan gives you. The large open foyer and abundance of windows brings the brightness to every area of the home. The large bedrooms allows everyone to enjoy leisurely living.



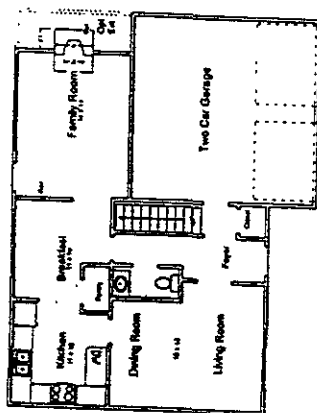
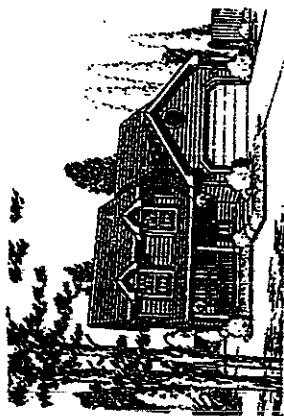
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AN EXQUISITE CUSTOM HOME BY

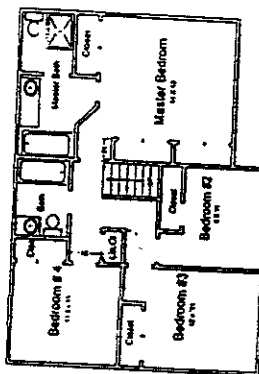
INTERSTATE VENTURES

WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
CUSTOMIZATION MEANS -- MAKING ANY CHANGES THAT YOU REQUEST.



BOHEMIA - C

This Four Bedroom Custom Home can be modified to accommodate a Master Suite with a Sitting Room/Study adjacent to it.



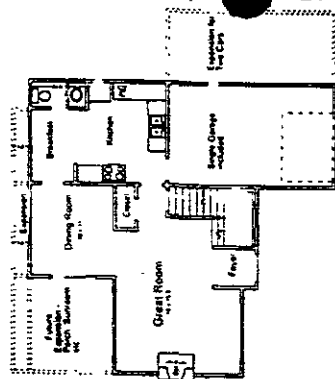
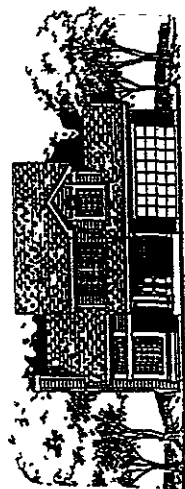
FOR INFORMATION CALL
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MAIN OFFICE - 878-4242

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AN EXQUISITE CUSTOM HOME BY

INTERSTATE VENTURES

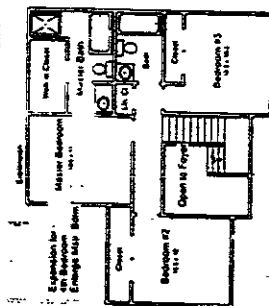
WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
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BOHEMIA - D

Many modifications can be made to this floor plan as follows:

1. A fourth bedroom with a covered porch below;
2. An larger great-room or dining room;
3. Add a Sun Room;
4. Expand the garage for 2 cars;
5. Enlarge any room 2 ft. to the rear.



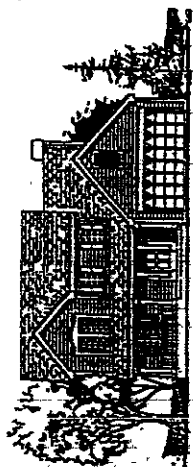
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AN EXQUISITE CUSTOM HOME BY

INTERSTATE VENTURES

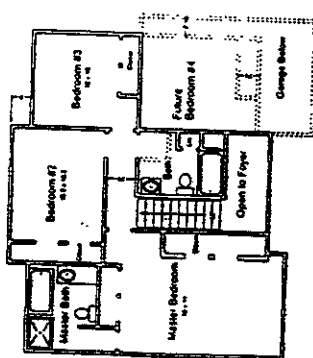
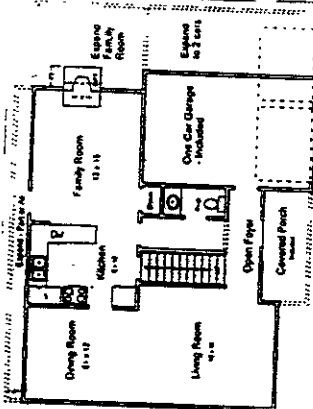
WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
CUSTOMIZATION MEANS -- MAKING ANY CHANGES THAT YOU REQUEST.



BOHEMIA - E

This very versatile Custom Home is expandable to meet your needs. Any of the following can be added:

1. A fourth bedroom;
2. A larger family room;
3. A garage to accommodate 2 cars.



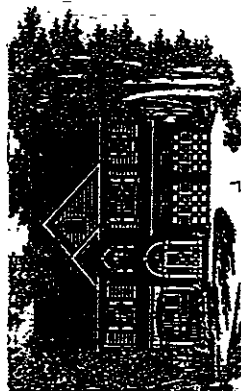
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AN EXQUISITE CUSTOM HOME BY

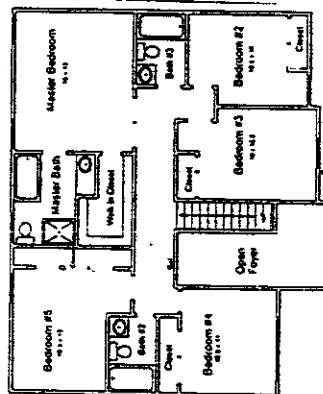
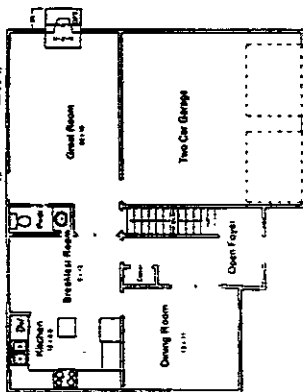
INTERSTATE VENTURES

WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
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BOHEMIA - F

The ultimate in a Custom Home. Five Bedrooms and 3 Baths on the upper level. This home can be converted into a Four Bedroom home with a Sitting Room adjacent to the Master Bedroom. A luxurious home at an affordable price.



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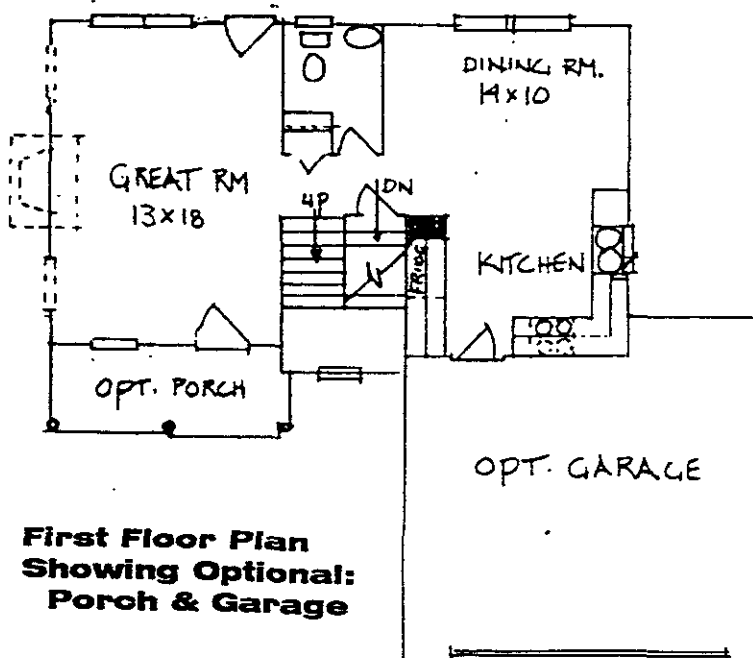
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AN EXQUISITE CUSTOM HOME BY
INTERSTATE VENTURES

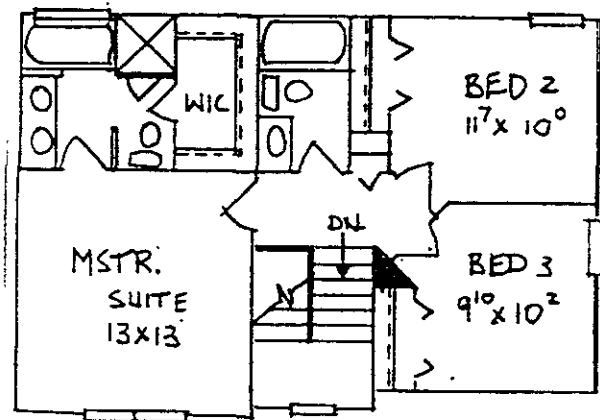
WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
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CHESAPEAKE - A
Three Bedroom Two Story



First Floor Plan
Showing Optional:
Porch & Garage



Second Floor Plan

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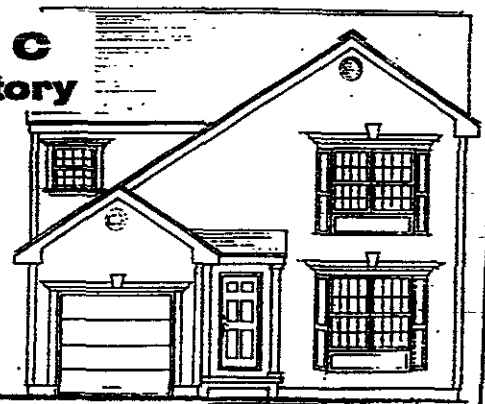
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Chesapeake - B (3 Bedroom)

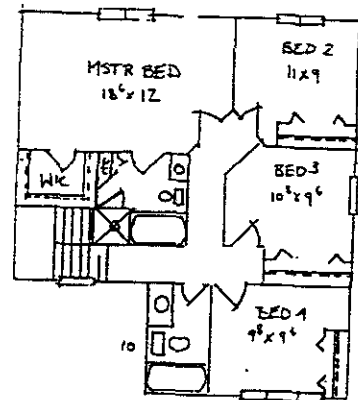
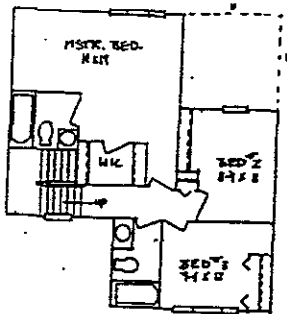


CHESAPEAKE - B & C
 3 or 4 Bedroom Two Story

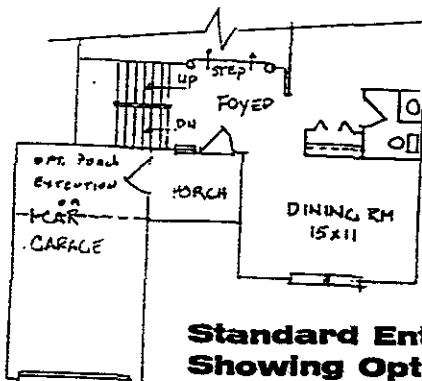


Chesapeake - C (4 Bedroom)

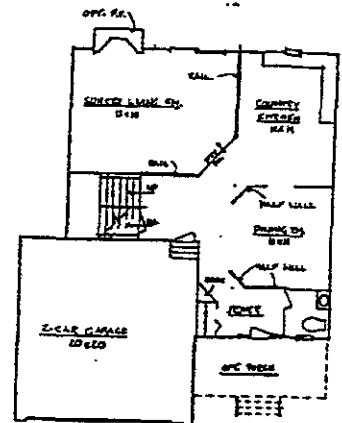
Second Floor Plan



First Floor Plan



Standard Entry
 Showing Optional:
 Garage & Extended Porch



Alternate Entry
 with Two Car Garage

NOTE: ON ALL MODELS SHOWN

- * PATIOS, DECKS & BONUS ROOMS ARE NOT INCLUDED
- * CARPORTS MAY BE SUBSTITUTED FOR GARAGES
- * "T" SPECIFICATIONS WILL BE USED
- * ROOM SIZES ARE APPROXIMATE

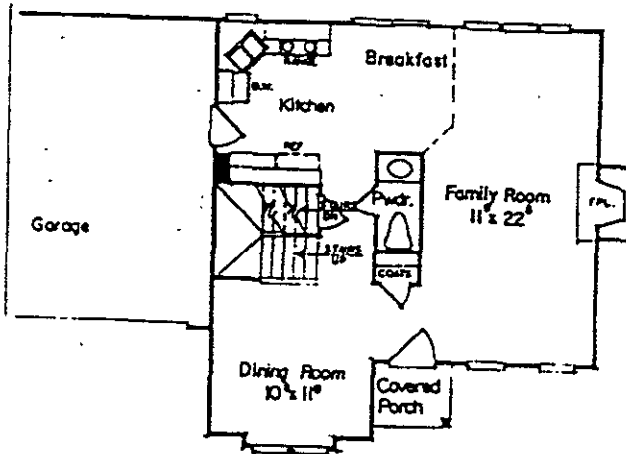
The First Floor Plan is the same for the 3 or 4 bedroom model. An alternate entry is used if a two car garage is desired.

AN EXQUISITE CUSTOM HOME BY
INTERSTATE VENTURES

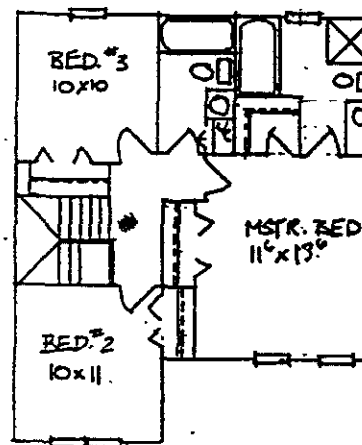
WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
 CUSTOMIZATION MEANS -- MAKING ANY CHANGES THAT YOU REQUEST.



" NEW" POTOMAC - A
3 Bedroom Two Story
Front elevation
with optional garage



First Floor Plan



Second Floor Plan

NOTE: ON ALL MODELS SHOWN

- * PATIOS, DECKS & BONUS ROOMS ARE NOT INCLUDED
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- * "T" SPECIFICATIONS WILL BE USED
- * ROOM SIZES ARE APPROXIMATE

FOR INFORMATION CALL
SALES OFFICE - 521-2880
MAIN OFFICE - 879-4242

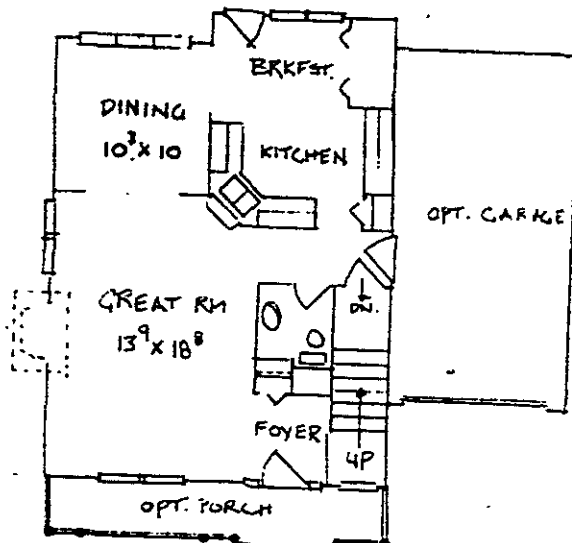
AN EXQUISITE CUSTOM HOME BY
INTERSTATE VENTURES

WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
 CUSTOMIZATION MEANS -- MAKING ANY CHANGES THAT YOU REQUEST.

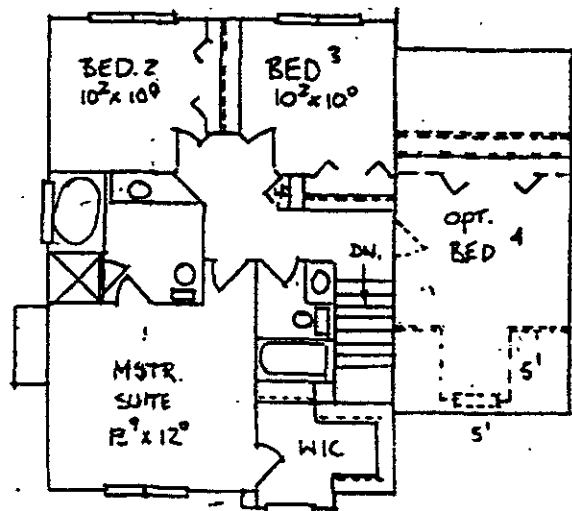
"NEW" POTOMAC - B
 3 or 4 Bedroom Two Story



**Front elevation
 with optional garage**



**First Floor Plan
 Showing Optional;
 Garage & Front Porch**



**Second Floor Plan
 Showing Optional:
 Fourth bedroom**

NOTE: ON ALL MODELS SHOWN

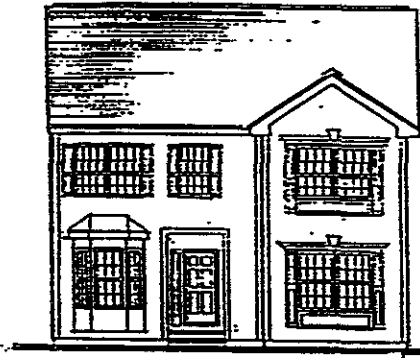
- * PATIOS, DECKS & BONUS ROOMS ARE NOT INCLUDED
- * CARPORTS MAY BE SUBSTITUTED FOR GARAGES
- * "T" SPECIFICATIONS WILL BE USED
- * ROOM SIZES ARE APPROXIMATE

**FOR INFORMATION CALL
 SALES OFFICE - 521-2880
 MAIN OFFICE - 879-4242**

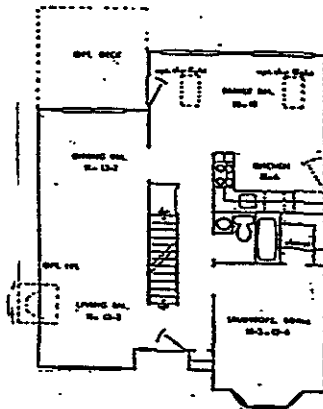
AN EXQUISITE CUSTOM HOME BY
INTERSTATE VENTURES

WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
 CUSTOMIZATION MEANS -- MAKING ANY CHANGES THAT YOU REQUEST.

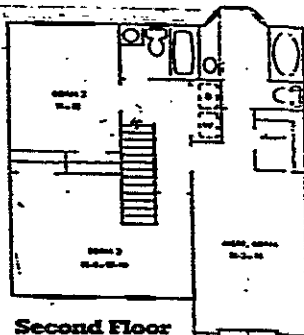
MAGOTHY - B



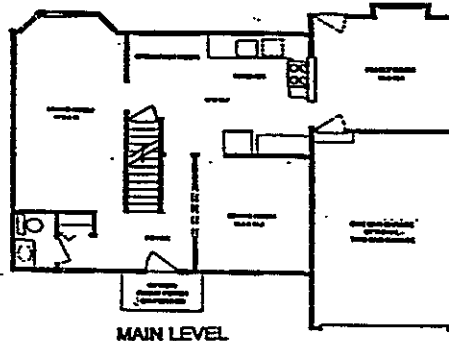
POTOMAC B-1



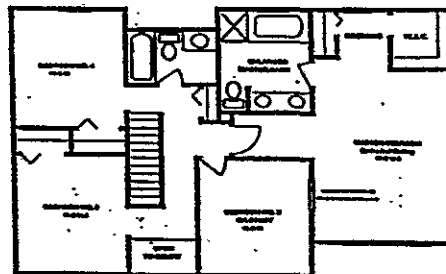
**First Floor with
Bedroom/Study**



Second Floor



MAIN LEVEL



SECOND FLOOR PLAN
 Option - Modification of Master bedroom Suite

NOTE: ON ALL MODELS SHOWN

- * PATIOS, DECKS & BONUS ROOMS ARE NOT INCLUDED
- * GARAGES ARE INCLUDED WHEN NOTED ON PRICE LIST
- * "T" SPECIFICATIONS WILL BE USED
- * ROOM SIZES ARE APPROXIMATE

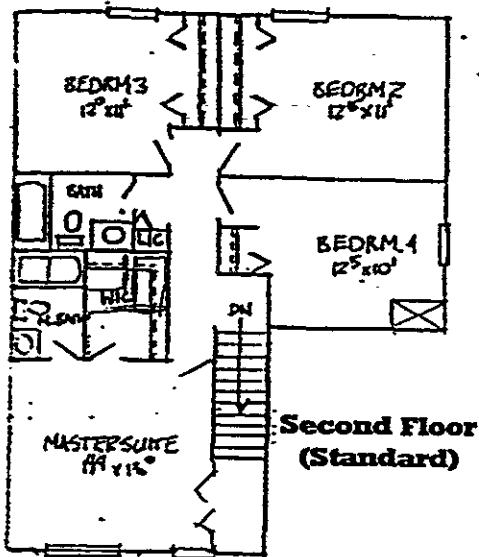
FOR INFORMATION CALL
SALES OFFICE - 461-2277
MAIN OFFICE - 879-4242

AN EXQUISITE CUSTOM HOME BY
INTERSTATE VENTURES

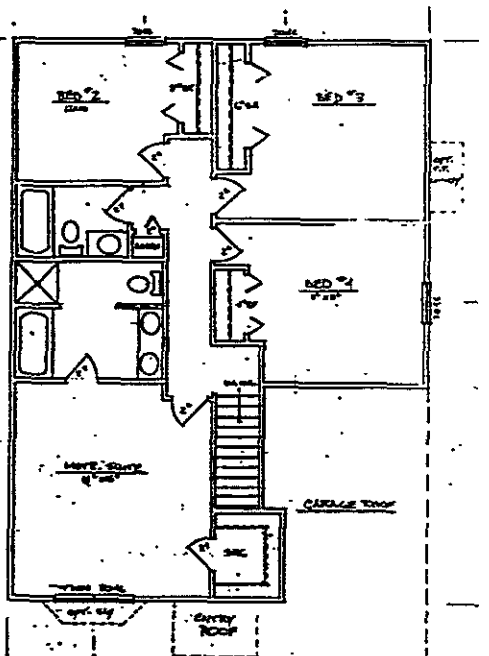
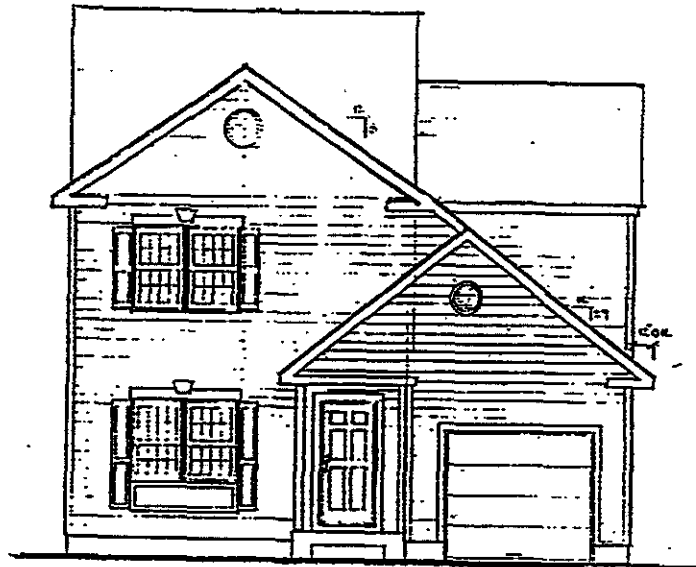
WHERE "ONE STOP SHOPPING" GIVES YOU HOME, LOT AND FINANCING
 CUSTOMIZATION MEANS -- MAKING ANY CHANGES THAT YOU REQUEST.

SUSQUEHANNA B-1

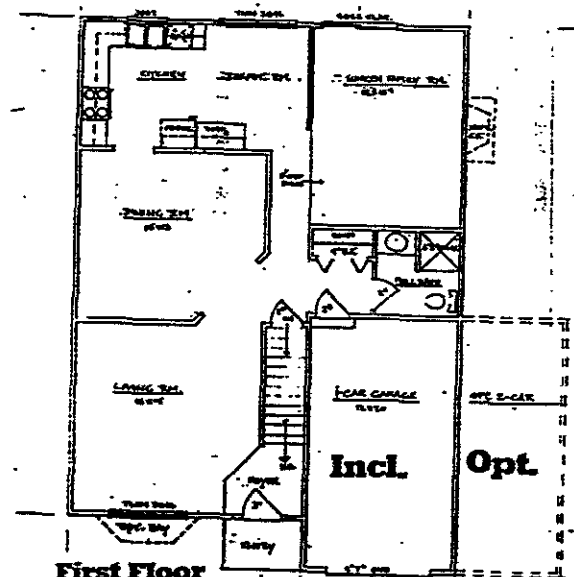
4 Bedroom/2.5 Bath with
 Single Garage, Bonus Room
 Bath in Lower Level



Opt. Bay



Second Floor
 (Expanded)



First Floor
 (All Plans)

FOR INFORMATION CALL
SALES OFFICE - 521-2880
MAIN OFFICE - 879-4242

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- * "T" SPECIFICATIONS WILL BE USED
- * ROOM SIZES ARE APPROXIMATE

DO YOU KNOW HOW MUCH RENT YOU PAY?

PRESENT AMOUNT OF MONTHLY RENT:	TOTAL AMOUNT OF RENT YOU WILL PAY ASSUMING 5% ANNUAL INFLATION RATE:				
	3 YEARS	5 YEARS	10 YEARS	20 YEARS	30 YEARS
\$200	\$ 7,556.00	\$ 13,262.00	\$ 30,187.00	\$ 79,358.00	\$ 159,453.00
\$250	\$ 9,458.00	\$ 16,577.00	\$ 37,734.00	\$ 99,198.00	\$ 199,317.00
\$300	\$ 11,349.00	\$ 19,892.00	\$ 45,280.00	\$ 119,037.00	\$ 239,180.00
\$350	\$ 13,241.00	\$ 23,208.00	\$ 52,827.00	\$ 138,877.00	\$ 279,043.00
\$400	\$ 15,132.00	\$ 26,523.00	\$ 60,374.00	\$ 158,717.00	\$ 318,906.00
\$450	\$ 17,024.00	\$ 29,838.00	\$ 67,921.00	\$ 178,556.00	\$ 358,770.00
\$500	\$ 18,915.00	\$ 33,154.00	\$ 75,467.00	\$ 198,396.00	\$ 398,633.00
\$550	\$ 20,807.00	\$ 36,469.00	\$ 83,014.00	\$ 218,235.00	\$ 438,496.00
\$600	\$ 22,698.00	\$ 39,785.00	\$ 90,561.00	\$ 238,075.00	\$ 478,360.00
\$650	\$ 24,590.00	\$ 43,100.00	\$ 98,108.00	\$ 257,914.00	\$ 518,223.00
\$700	\$ 26,481.00	\$ 46,415.00	\$ 105,654.00	\$ 277,754.00	\$ 558,086.00
\$750	\$ 28,373.00	\$ 49,731.00	\$ 113,201.00	\$ 297,594.00	\$ 597,950.00
\$800	\$ 30,264.00	\$ 53,046.00	\$ 120,748.00	\$ 317,433.00	\$ 637,813.00
\$850	\$ 32,156.00	\$ 56,361.00	\$ 128,295.00	\$ 337,273.00	\$ 677,676.00
\$900	\$ 34,047.00	\$ 59,677.00	\$ 135,841.00	\$ 357,112.00	\$ 717,540.00
\$950	\$ 35,939.00	\$ 62,992.00	\$ 143,388.00	\$ 376,952.00	\$ 757,403.00
\$1,000	\$ 37,830.00	\$ 66,308.00	\$ 150,935.00	\$ 396,791.00	\$ 797,266.00
\$1,050	\$ 39,722.00	\$ 69,623.00	\$ 158,481.00	\$ 416,631.00	\$ 837,129.00
\$1,100	\$ 41,613.00	\$ 72,938.00	\$ 166,028.00	\$ 436,471.00	\$ 876,993.00
\$1,150	\$ 43,505.00	\$ 76,254.00	\$ 173,575.00	\$ 456,310.00	\$ 916,856.00
\$1,200	\$ 45,396.00	\$ 79,569.00	\$ 181,122.00	\$ 476,150.00	\$ 956,719.00
\$1,250	\$ 47,288.00	\$ 82,884.00	\$ 188,668.00	\$ 495,989.00	\$ 996,583.00



**SITE PHOTOS TO ACCOMPANY
SPECIAL HEARING & VARIANCES REQUE**

RHONDA COURT & CARLSON LANE

MAYFIELD WOODS

2ND ELECTION DISTRICT

COUNCILMANIC DISTRICT NO. 2

BALTIMORE COUNTY, MARYLAND

Date of Photos: Nov 3, 1999

Prepared by:

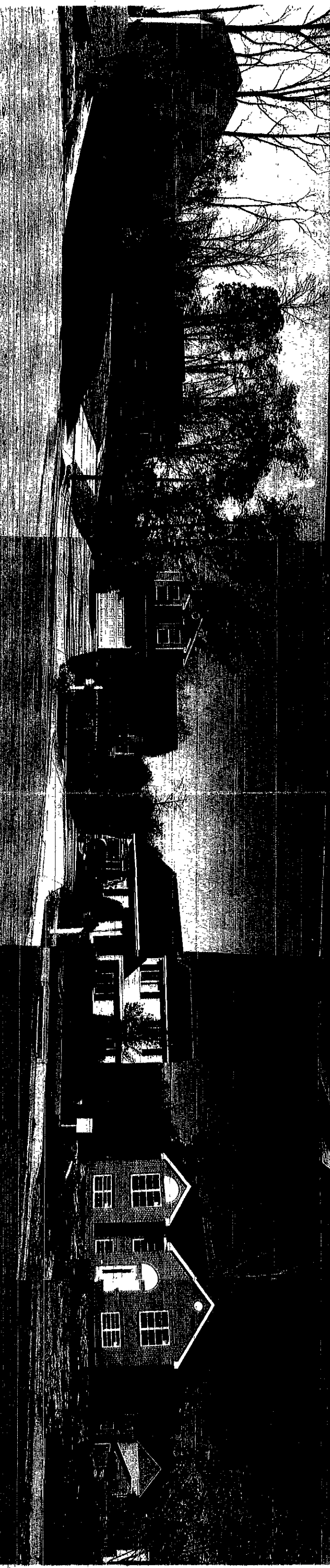
H. Malmud & Associates, Inc.

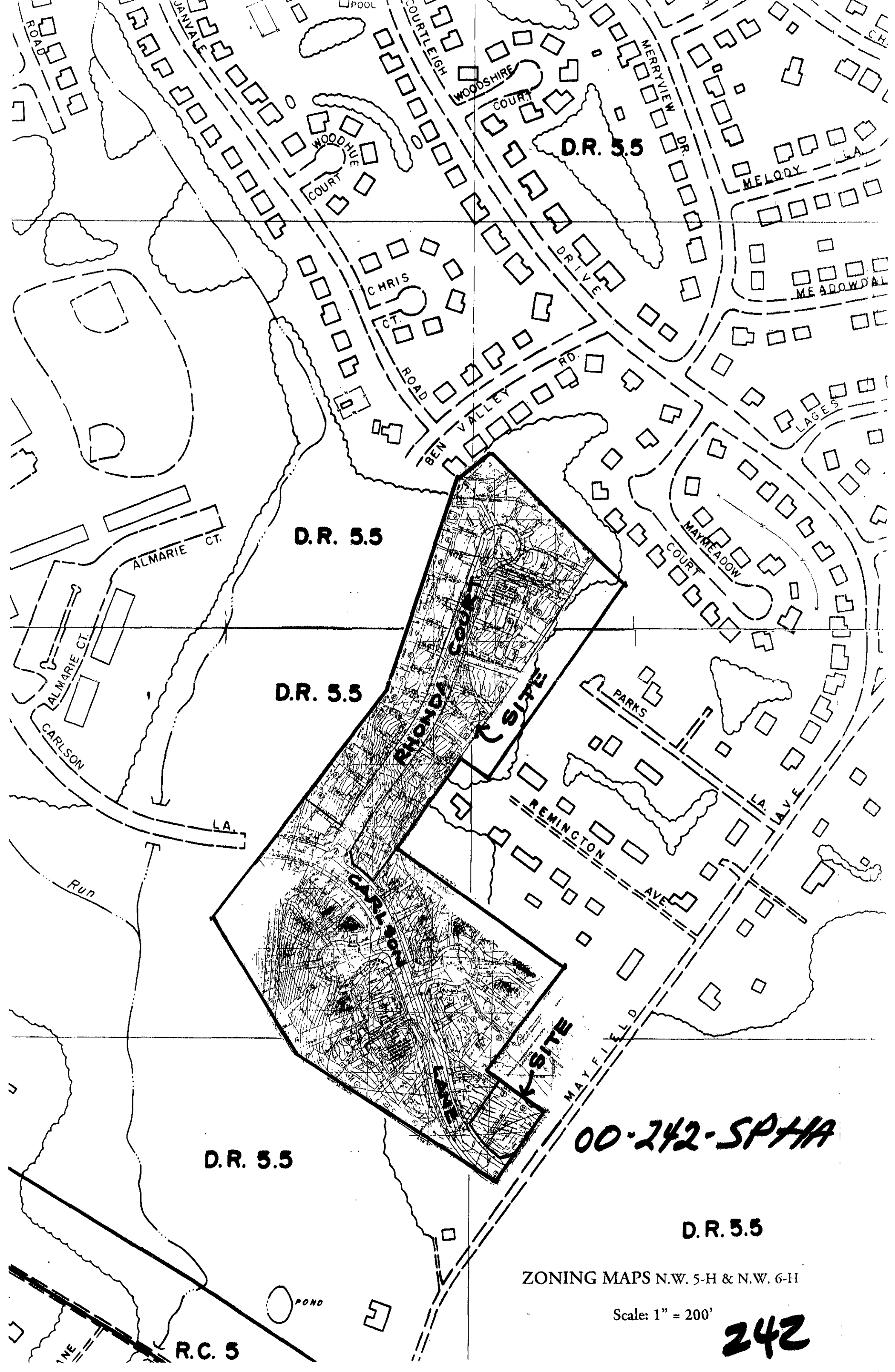
100 Church Lane

Baltimore, Maryland 21208

Telephone 410 653-9511

1st
2nd
3rd





D.R. 5.5

D.R. 5.5

D.R. 5.5

D.R. 5.5

D.R. 5.5

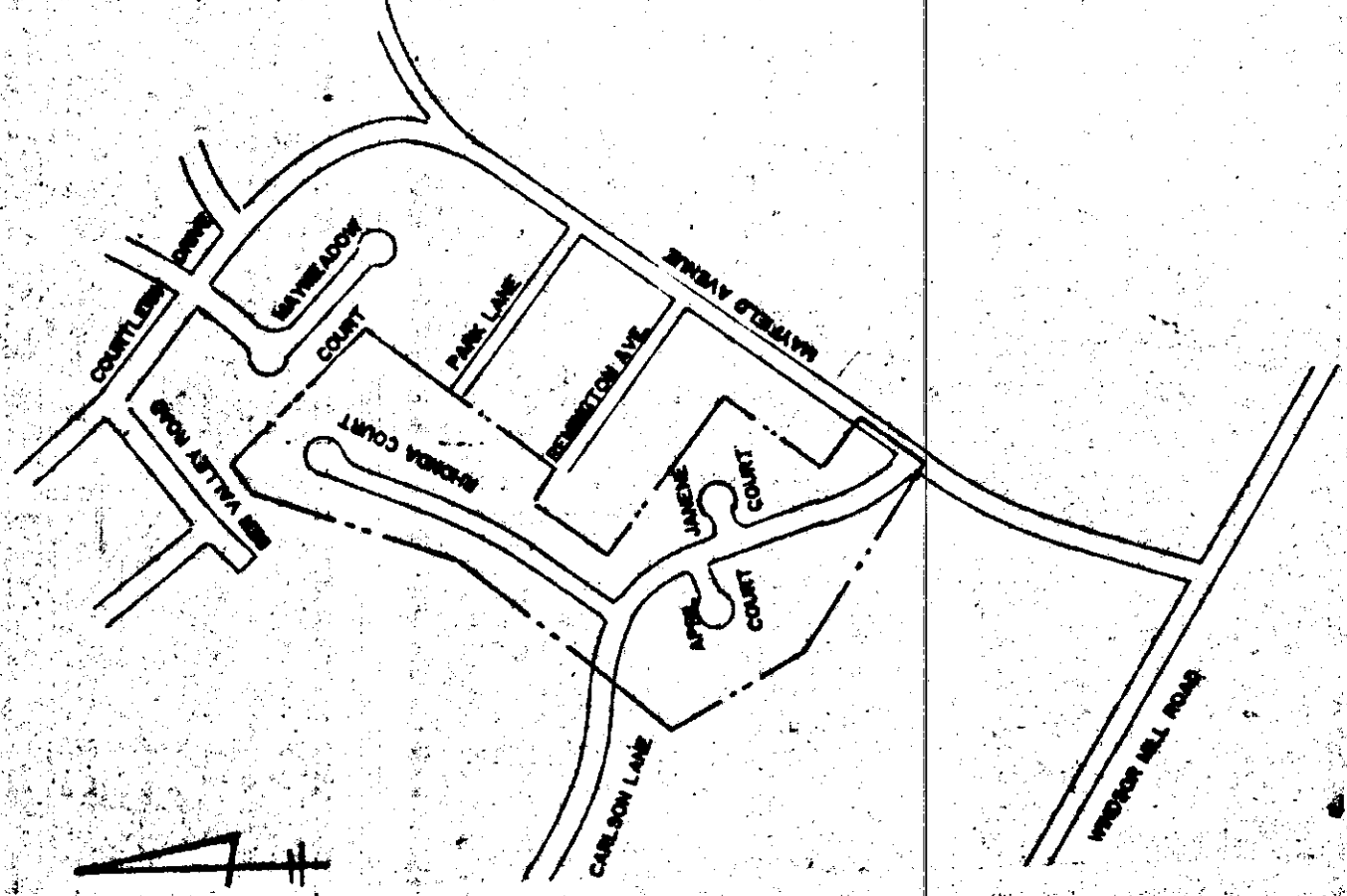
ZONING MAPS N.W. 5-H & N.W. 6-H

Scale: 1" = 200'

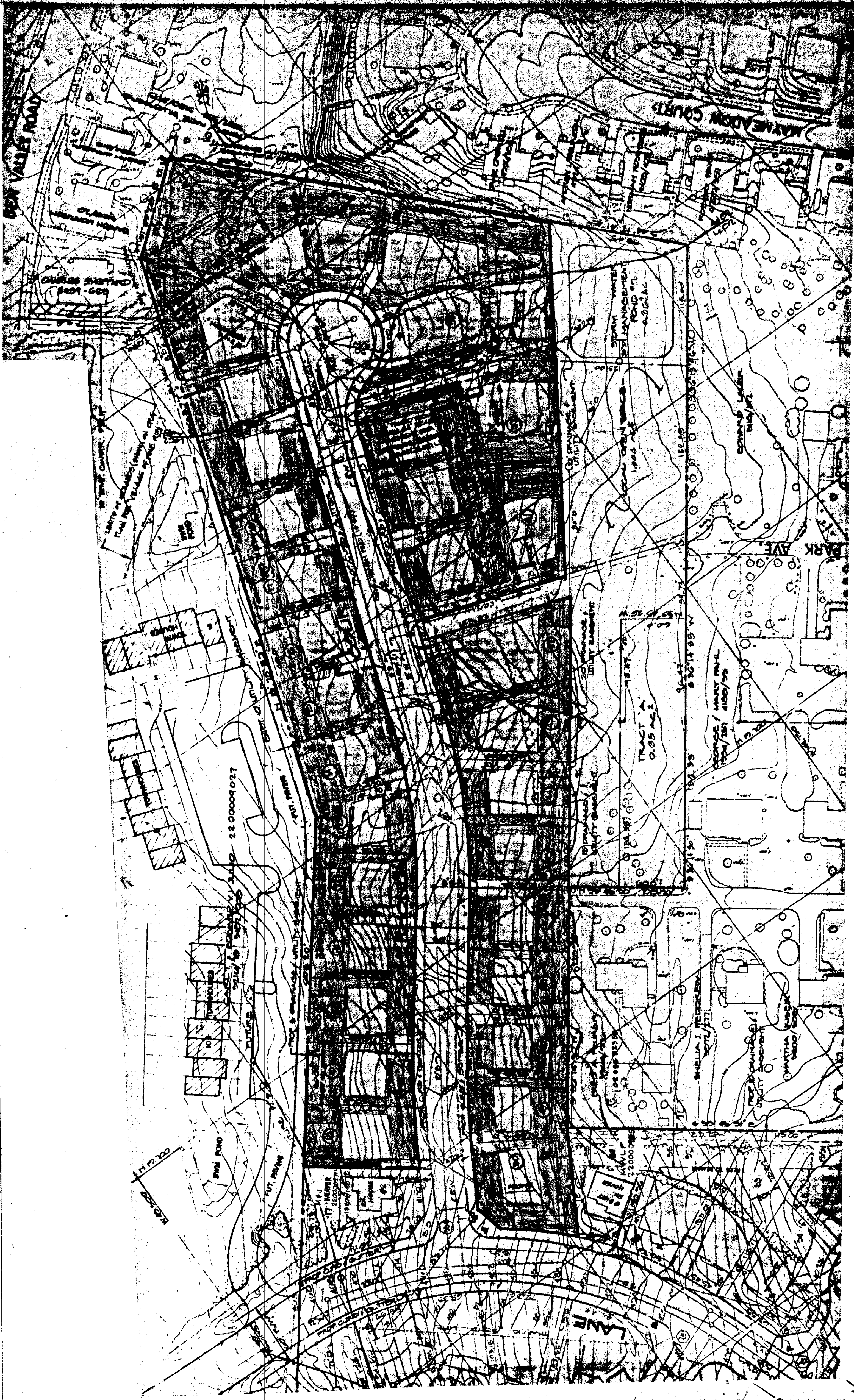
00-242-SP+HA

242

R.C. 5



LOCATION MAP
SCALE 1" = 500'



NOTES

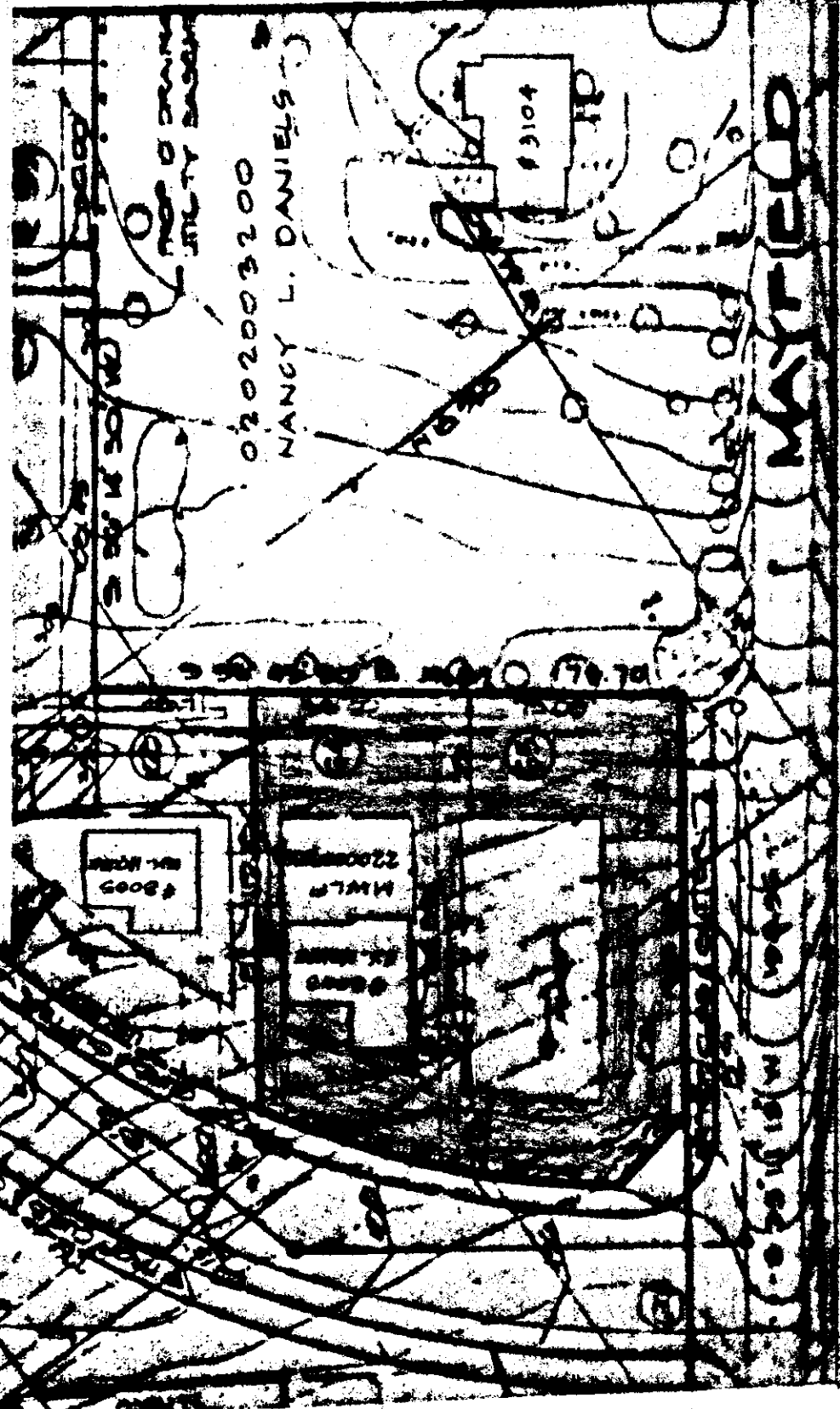
1. OWNER/PETITIONER:
MAYFIELD WOODS LIMITED PARTNERSHIP
INTERSTATE VENTURES, INC. GENERAL PARTNER
12116 ARBIE ROAD SILVER SPRING, MD 20904
TELEPHONE: 301-422-0646
PLAT REFERENCE: 65/86
TAX MAP 77, GRID 22, PARCEL 677
ACCOUNT No. 220009790
2. EXISTING ZONING: D.R. 5.5.
3. PUBLIC WATER AND SEWER SERVES THIS SITE.
4. EXISTING AND PROPOSED USE: RESIDENTIAL.
5. ZONING HISTORY: CASE # 96-58-SPHA, GRANTED SEPTEMBER 21, 1995
FOR SPECIAL HEARING AND REAR LINE SETBACK VARIANCES.
6. THE PURPOSE OF THIS ZONING VARIANCE REQUEST IS TO ALLOW A
SET BACK OF SIDE BUILDING FACE TO SIDE BUILDING FACE OF 16 FEET IN
LIEU OF THE REQUIRED 25 FEET FOR RESIDENTIAL SINGLE FAMILY
DWELLINGS GREATER IN HEIGHT THAN 20 FEET AND FOR THE SPECIAL
HEARING AND VARIANCE PETITIONS TO APPROVE THE SIDE YARD SET
BACKS IN ACCORD WITH CURRENT REGULATIONS IN LIEU OF AMENDING
THE FINAL DEVELOPMENT PLAN.
7. LOTS REQUESTED FOR THE SPECIAL HEARING AND ZONING VARIANCE
18 THROUGH 50 AND 64 & 65. TOTAL NUMBER OF LOTS REQUESTED: 35.
8. THE TOTAL AREA OF PROPERTY: 17.64 ACRES +/-.

PLAT TO ACCOMPANY A
PETITION FOR A SPECIAL
HEARING AND VARIANCES
REQUEST

RHONDA COURT: LOTS 18 TO 50 AND
CARLSON LANE: LOTS 64 & 65
2ND ELECTION DISTRICT
COUNCILMANIC DISTRICT NO. 2
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 50' November 4, 1999

Prepared by:
H. Mahmud & Associates, Inc.
100 Church Lane
Baltimore, Maryland 21208
Telephone 410-652-9511



THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL
AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF
RECORD AND LAW.