

**PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Harry Giardina, legal owner, 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 ~~REMARK~~ the previous order in case #73-46-R (Item #34) to permit a front setback of 50 ft. (one building only) from an existing D.R. 5.5 zone instead of the 60 ft. as granted in the

previous order of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

At the time of the previous zoning case the petitioner intended to construct townhouses (30 ft. deep) but since then has found it more feasible to construct garden type apartments (50 ft. deep). It is impossible to place one particular building on this long and narrow strip of land and still maintain the 60 ft. front setback.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. We agree to pay expenses of above Variance advertising, posting, etc., upon filing of petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Legal Owner

Address: 8418 Kings Ridge Road  
Apt. B-12  
Baltimore, Maryland 21234

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day

July 1973 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County on the 20th day of August, 1973, at 10:00 o'clock

*John J. Dillon, Jr.*  
Zoning Commissioner of Baltimore County.

(over)

**BALTIMORE COUNTY  
ZONING ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

August 13, 1973

COUNTY OFFICE BUILDING  
214 R. Chesapeake Ave.  
Towson, Maryland 21286

Mr. Harry Giardina  
8418 Kings Ridge Road  
Apt. B-12  
Baltimore, Maryland 21234

JOHN J. DILLON, JR.  
Chairman

MEMBERS

BUREAU OF ENGINEERING  
DEPARTMENT OF  
TRAFFIC ENGINEERING  
STATE BOARD OF ENGINEERS  
OFFICE OF  
PUBLIC AFFAIRS  
HEALTH DEPARTMENT  
PROJECT PLANNING  
PLANNING DEPARTMENT  
BOARD OF EDUCATION  
ZONING ADMINISTRATION  
COMMUNITY  
DEVELOPMENT

RE: Variance Petition  
Item 12  
Harry Giardina - Petitioner

Dear Mr. Giardina:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast corner of Cantwell Road at the at the end of the proposed Giard Drive. The petitioner is proposing to develop this property with garden apartments instead of townhouses as was proposed on the previous case (Case No. 73-46R, Item 34). He is requesting a front setback of 50 feet from a DR 5.5 zone instead of the required 60 feet as was previously granted.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the

Mr. Harry Giardina  
Item 12 - Harry Giardina Petitioner  
August 13, 1973

filing certificate, will be forwarded to you in the near future.

Very truly yours,

*John J. Dillon, Jr.*  
JOHN J. DILLON, JR., Chairman  
Zoning Advisory Committee

JJDjr.:JJD

Enclosure

cc: George William Stephens, Jr.,  
and Associates, Inc.  
P.O. Box 6828 (21204)

**Baltimore County, Maryland  
Department of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21284**

Bureau of Engineering  
ELLSWORTH H. DIVER, P. E. CHIEF

July 25, 1973

Mr. S. Eric DiMenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #12 (1973-1974)  
Property Owner: Harry Giardina  
N/S cor. Cantwell Rd. and Giard Dr. (Edith Gardens)  
Present Zoning: D.R. 15  
Proposed Zoning: Variance from the previous order in Case No. 73-46-R (Item #34) to permit front setback of 50' (one building only) from an existing D.R. 5.5 instead of the 60' granted in the previous order  
District: 1st No. Acres: 0.711 acres

Dear Mr. DiMenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied for this property in connection with Item #34 Cycle III (April - October 1972) remain valid and applicable to this Item #12 (1973-1974). Those comments are referred to for your consideration.

Very truly yours,

*Ellsworth H. Diver, P.E.*

ELLSWORTH H. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAM:FW:iss

1-28 Key Sheet  
3 & 6 NW 29 Pos. Sheets  
NW 2 H Topo  
94 Tax Map

**BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204**



DEPARTMENT OF TRAFFIC ENGINEERING

ELLSWORTH J. CLAYTON, P.E. Wm. T. MILLER  
DIRECTOR DEPUTY TRAFFIC ENGINEER

August 2, 1973

Mr. S. Eric DiMenna  
County Office Building  
Towson, Maryland 21204

Re: Item 12 - ZAC - July 17, 1973  
Property Owner: Harry Giardina  
NE corner Cantwell Road and Giard Drive (Edith Gardens)  
Variance from the previous order in Case No. 73-46-R (Item 34) to permit front setback of 50 feet (one building only) from an existing DR 5.5 instead of the 60 feet granted in the previous order  
District 1

Dear Mr. DiMenna:

No traffic problems are anticipated by the requested variance to the setback.

Very truly yours,

*Michael S. Flanigan*

Michael S. Flanigan  
Traffic Engineer Associate

NSF/ph

**Baltimore County Fire Department**

J. Austin Deitz  
Chief



Towson, Maryland 21204

812-7316

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Harry Giardina

Location: NE/Cor. Cantwell Road and Giard Drive (Edith Gardens)

Item No. 12 Zoning Agenda Tuesday, July 17, 1973

Gentlemen:

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

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of          feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead-end condition shown at
- ( ) 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( X ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *John J. Dillon, Jr.* Noted and Approved: *Paul H. Rancho*  
Planning Group Deputy Chief  
Special Inspection Division Fire Prevention Bureau

mls  
4/16/73

**BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

July 19, 1973

DONALD J. ROOP, M.D., M.P.H.  
SENIOR STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiMenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. DiMenna:

Comments on Item 12, Zoning Advisory Committee Meeting July 17, 1973, are as follows:

Property Owner: Harry Giardina  
Location: NE Cor. Cantwell Rd. and Giard Drive  
Present Zoning: DR 10 (Edith Gardens)  
Proposed Zoning: Variance from the previous order in Case No. 73-46-R (Item 34) to permit front setback of 50' (one building only) from an existing D.R. 5.5 instead of 60' granted in the previous order.  
District: 1  
No. Acres: 0.711

Metropolitan water and sewer must be extended to the site prior to approval by Department of Health.

Very truly yours,

*Thomas H. Devlin*  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnp



1-Sign 74-38-A

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 1st Date of Posting AUG. 3, 1973  
Posted for: PETITION FOR VARIANCE  
Petitioner: HARRY GIARDINA  
Location of property: NE/COR. OF CANTWELL RD. AND PROPOSED GIARD  
DRIVE  
Location of Sign: NE/COR. OF CANTWELL RD. AND PROPOSED GIARD  
DRIVE  
Remarks:  
Posted by: Thomas R. Baker Date of return: AUGUST 10, 1973  
Signature

H. Harry Giardina BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 13  
6310 Kings Ridge Road County Office Building  
Apt. B-13 111 W. Chesapeake Avenue  
Baltimore, Maryland 21204 Towson, Maryland 21284

Your Petition has been received and accepted for filing

On 29th day of July 1973.

H. P. H.  
S. ERIC HIRSH,  
Zoning Commissioner

Petitioner Harry Giardina

Petitioner's Attorney  
George William Stuenkel, Jr., & Assoc., Inc.  
P.O. Box 6827, Towson, Md. 21284

Reviewed by J. J. [Signature]  
Chairman  
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21284

Your Petition has been received this 3rd day of July 1973.

H. P. H.  
S. ERIC HIRSH,  
Zoning Commissioner

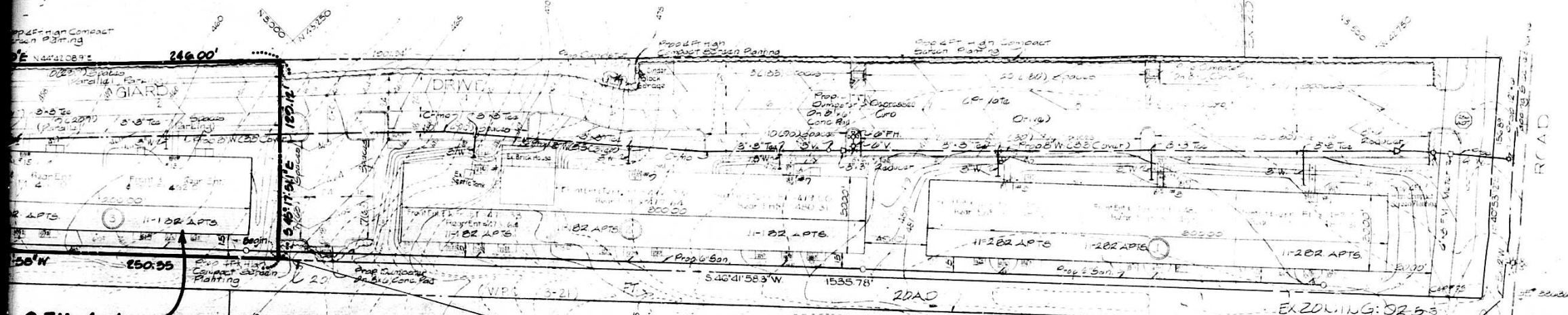
Petitioner: Harry Giardina Submitted by: Jim [Signature]  
Petitioner's Attorney: [Signature] Reviewed by: [Signature]

This is not to be interpreted as acceptance of the Petition or signature of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 11167  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE Aug. 25, 1973 ACCOUNT 01-662  
AMOUNT \$52.50  
WHITE - CASHIER DISTRIBUTION  
PURS. - AGENCY YELLOW - CUSTOMER  
With Cashier Apartments  
6310 Kings Ridge Road  
Baltimore, Md. 21204  
Accounting and posting of property  
74-38-A 205 11-25-76 5225 NSC

BALTIMORE COUNTY, MARYLAND No. 11133  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE July 26, 1973 ACCOUNT 01-662  
AMOUNT \$25.00  
WHITE - CASHIER DISTRIBUTION  
PURS. - AGENCY YELLOW - CUSTOMER  
James G. Amosson, Jr.  
P.O. Box 6828  
Towson, Md. 21284  
Petition for Variance for Harry Giardina  
74-38-A 205 773R 27 25.00 NSC

VARIOUS W. SUIEWSKI  
 G.D.L. 2740-236  
 EX. ZONING: DR. 33



0.711 Ac ±  
 CHADWICK MAJOR  
 24/70  
 EX. ZONING: DR. 16

SOCIETY PARK  
 30,00  
 EX. ZONING: CR. 16

CHADWICK MAJOR  
 24/70  
 EX. ZONING: DR. 33

**TABULATION**

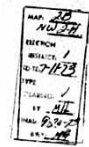
Total Area of Tract	• 2.02 Ac ±
No. of Units Allowed (5.62 x 10)	• 57.02 Density Units
Local One Bedroom Units Proposed 173	• 57.75 Density Units
No. of Two Bedroom Units Proposed 267	• 26.00 Density Units
Total No. Units Proposed (100 Challenging Units)	• 83.75 Density Units
No. Parking Spaces Required (275 x 1.55)	• 427
No. Parking Spaces Provided	• 180
Local Open Space Required (5.02 x 15%)	• 0.753 Ac ±
Local Open Space Provided	• 1.05 Ac ±
Existing Zoning	CR. 16

Reference Drawings  
 Ex. 12" Water In Fairbrook Rd. See Dwg # 12-100-14C  
 Ex. 12" Water In Cantwell Road See Dwg # 10-100-23  
 Ex. Drains In Cantwell Road See Dwg # 10-100-23

**GENERAL NOTES**

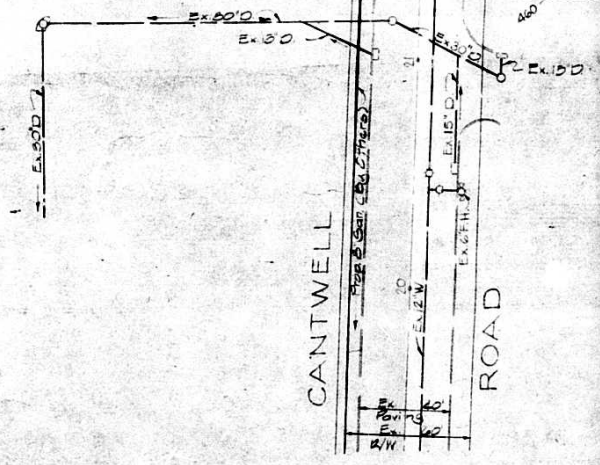
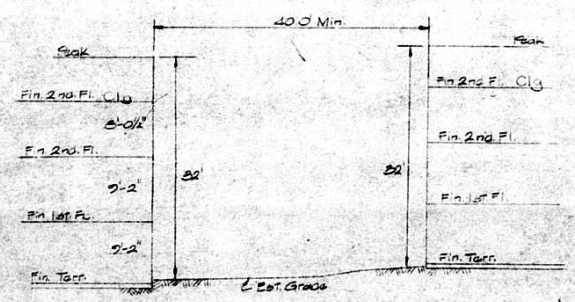
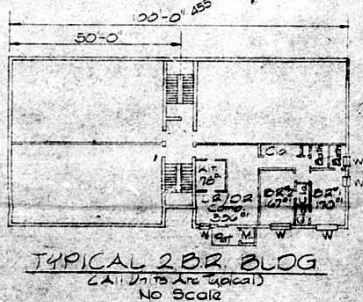
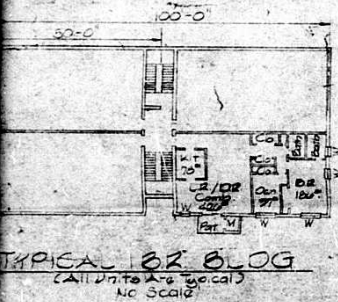
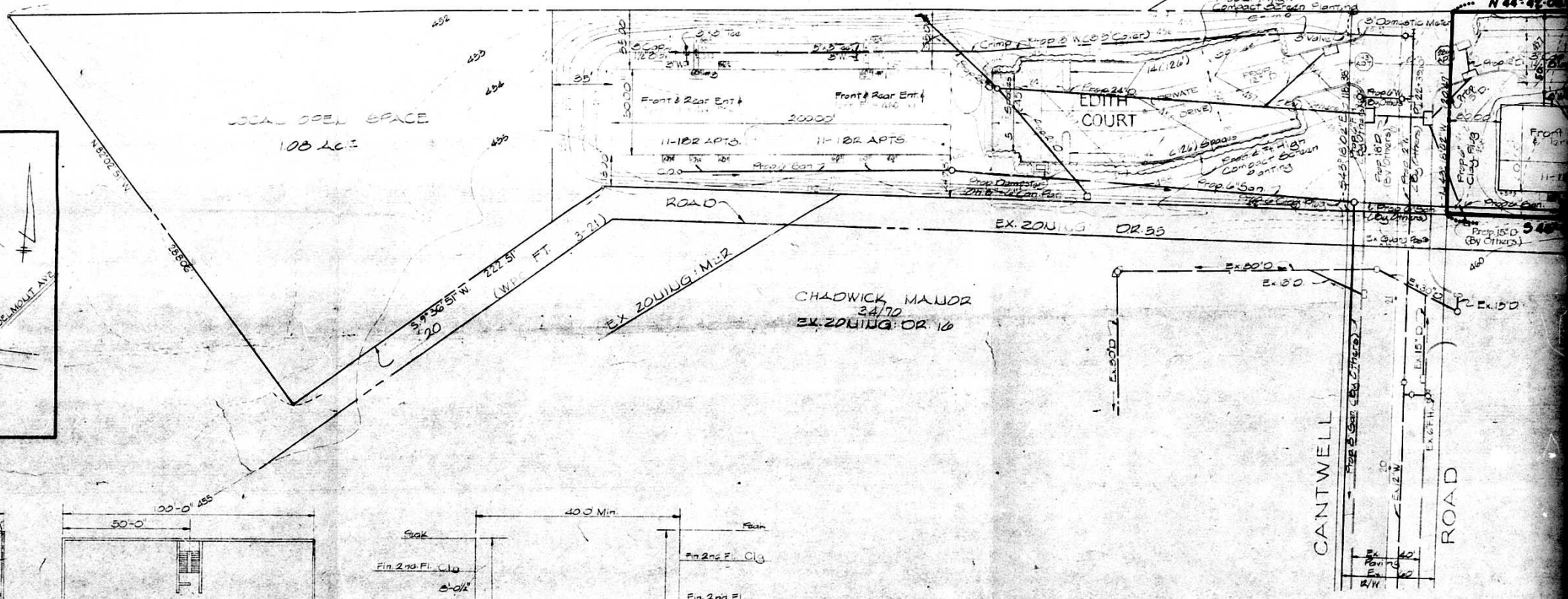
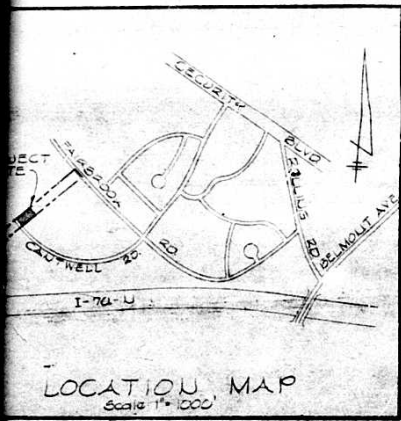
- 1) All Local Open Space To Be 15% And Maintained By Owner
- 2) All Units Shown For Rent And All Private Drives And Parking Drags To Have Plant Mix Ephemerals Surface
- 3) All Parking Spaces To Be 7' x 15' For Head-In Parking Typical Throughout Or 25' x 10' For Parallel Parking Typical Throughout
- 4) All Lighting To Be Provided By The City To Be 175 Watt Mercury Vapor Lamps On 16 Ft Poles

COMPANY ZONING PETITION  
 SETBACK VARIANCE  
**DENS APARTMENTS**  
 ELECT. DIST. #1  
 JUNE 26, 1973



GEORGE WILLIAM STEPHENS, JR.  
 AND ASSOCIATES, INC.  
 ENGINEERS  
 303 ALLEGHENY AVE.  
 TOWSON 4, MARYLAND.





**OWNER & DEVELOPER**  
**HARRY GIARDINA**  
 8418 KINGSRIDGE RD.  
 BALTIMORE MD. 21234

**OFFICE OF PLANNING & ZONING**  
 APPROVED BY

Director \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning Commissioner \_\_\_\_\_ Date \_\_\_\_\_

NOTE: Zoning Variance Granted  
 Changing setback Requirements  
 From 75 Ft. to 50 Ft. and From 75 Ft.  
 to 40 Ft.

PLAT TO A  
 REQUE  
**EDITH GAR**  
 BALTO. CO.  
 SCALE: 1" = 3'

