

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or **BEST PRODUCTS COMPANY, Inc.**, legal owner, of the property situate in Baltimore County and which is described in the description on plat attached hereto and made a part hereto, hereby petition for a Variance from Section 413.23 to permit a sign 145 sq. ft. in area in lieu of the required 100 sq. ft. 413.54 to permit a sign 28 feet above grade in lieu of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reason: (Indicate hardship or practical difficulty)

1. Building is situated approximately 500 ft. from Rt. 40 (Pulaski Highway).
2. Due to fact trees surround site on east and west property lines, and along Rt. 40 - visibility is limited. Road exists for larger sign.
3. Rt. 40 is commercialized in this area and an increased size in sign would have no effect on residents in area. Best Products requests an addition 45 square feet of sign area. This is the standard best sign and is already manufactured as part of a package. These signs are used at almost every showroom Best occupies throughout the United States. There is allowed approximately 3000 square feet of fascia sign but only requires use of approximately 400 square feet. This in itself shows that the interest of best is not to overtake any location or take advantage of a good situation. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and ordinances of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. See attached description.

**Best Products Co., Inc.**  
 Contract purchaser  
 Address: **5410 Williamsburg Road, Suiton, VA 23150**

Petitioner's Attorney  
 Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1976, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1976, at \_\_\_\_\_ o'clock A.M.

*Eric D. Dinenna*  
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE \_\_\_\_\_

1976  
 9/29/76

**Baltimore County**  
 Department of Public Works  
 TOWSON, MARYLAND 21286

Donald J. Rook, M.D., M.P.H.  
 DEPUTY STATE AND COUNTY HEALTH OFFICER

October 6, 1976

Mr. E. Eric Dinenna, Zoning Commissioner  
 Office of Planning and Zoning  
 County Office Building  
 Towson, Maryland 21286

Dear Mr. Dinenna:

Comments on Item #38, Zoning Advisory Committee Meeting, August 31, 1976, are as follows:

Property Owner: Best Products Co. Inc.  
 Location: M/W Pulaski Highway  
 Existing Zoning: M/W Pulaski Highway  
 Proposed Zoning: Variance to permit a sign area of 145 square feet in lieu of the required 100 square feet and to permit a sign height of 28' in lieu of the required 25'.  
 Area: 15th  
 District: 15th

Since this variance is for a sign, no health hazards are anticipated.

Very truly yours,  
*Thomas H. Diver*  
 Thomas H. Diver, Director  
 BUREAU OF ENVIRONMENTAL SERVICES

EDM:DM/PH:SS

October 6, 1976

Mr. E. Eric Dinenna, Zoning Commissioner  
 Office of Planning and Zoning  
 County Office Building  
 Towson, Maryland 21286

Dear Mr. Dinenna:

Comments on Item #38, Zoning Advisory Committee Meeting, August 31, 1976, are as follows:

Property Owner: Best Products Co. Inc.  
 Location: M/W Pulaski Highway  
 Existing Zoning: M/W Pulaski Highway  
 Proposed Zoning: Variance to permit a sign area of 145 square feet in lieu of the required 100 square feet and to permit a sign height of 28' in lieu of the required 25'.  
 Area: 15th  
 District: 15th

Since this variance is for a sign, no health hazards are anticipated.

Very truly yours,  
*Thomas H. Diver*  
 Thomas H. Diver, Director  
 BUREAU OF ENVIRONMENTAL SERVICES

EDM:DM/PH:SS

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

September 22, 1976

COUNTY OFFICE BLDG.  
 111 S. CHESTER ST.  
 TOWSON, MARYLAND 21286

MEMBERS

BUREAU OF ENGINEERING  
 DEPARTMENT OF TRAFFIC ENGINEERING  
 STATE ROADS COMMISSION  
 BUREAU OF FIRE PREVENTION  
 HEALTH DEPARTMENT  
 PROJECT PLANNING  
 BUILDING DEPARTMENT  
 BOARD OF OCCUPATION  
 ZONING ADMINISTRATION  
 INDUSTRIAL DEVELOPMENT

Best Products Co., Inc.  
 c/o Dowling Company, Inc.  
 P.O. Box 696  
 Fredericksburg, Va.

RE: Variance Petition  
 Item 38  
 Best Products Co., Inc. -  
 Petitioners

Gentlemen:

The Zoning Plans 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.

This site, located on the northwest side of Pulaski Highway, 1590 feet southwest of Golden Ring Road, is currently improved with the facilities of Best Products and accessory parking area. Land adjoining this site is zoned M.I. and is improved with industrial uses.

The petitioner is requesting Variances to permit a sign area of 145 square feet in lieu of the required 100 square feet, and a height of 28 feet in lieu of the required 25 feet. It should be noted that a sign permit has already been issued at this location for a free-standing sign that meets all the requirements

Best Products Co., Inc.  
 Re: Item 38  
 September 22, 1976  
 Page 2

of Section 413 of the Zoning Regulations.

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

Very truly yours,  
*Nicholas D. Comodari*  
 NICHOLAS D. COMODARI,  
 Planning & Zoning  
 Associate III

ENCLOSURE

cc: Menefee & Assoc., Architects  
 2125 N. Calvert Street  
 Baltimore, Maryland 21218

September 20, 1976

Mr. E. Eric Dinenna  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #38 (1976-1977)  
 Property Owner: Best Products Co., Inc.  
 M/W Pulaski Highway  
 Proposed Zoning: Variance to permit a sign area of 145 sq. ft. in lieu of the required 100 sq. ft. and to permit a sign height of 28' in lieu of the required 25'.  
 District: 15th

Dear Mr. Dinenna:

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:

Baltimore County highway and utility improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #38 (1976-1977).

Very truly yours,  
*Elsworth M. Diver*  
 ELSWORTH M. DIVER P.E.  
 Chief, Bureau of Engineering

END:DM:PH:SS

cc: R. Norton (Project 6006)

I-W/ Key Sheet  
 12 & 13 W/ 23 & 24 Pos. Sheets  
 W/ 3 & 4 : Copy  
 89 Tax Map

Best Products Co., Inc.  
 c/o Dowling Company, Inc.  
 P.O. Box 696  
 Fredericksburg, Va.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21286

Your Petition has been received and accepted for filing this \_\_\_\_\_ day of \_\_\_\_\_, 1976.

*Eric D. Dinenna*  
 Eric D. Dinenna  
 Zoning Commissioner

Petitioner: Best Products Co., Inc.  
 Petitioner's Attorney  
 c/o: Menefee & Assoc., Architects  
 2125 N. Calvert Street  
 Baltimore, Md. 21218

Reviewed by: *William B. Comodari*  
 William B. Comodari,  
 Planning & Zoning  
 Associate III

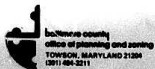
Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that, if it is not granted, with the Baltimore County Zoning Regulations would result in practical difficulty and unnecessary hardship upon the Petitioner, and the granting of the Variance requested would not adversely affect the health, safety, and general welfare of the community, the Variance is granted a sign 145 square feet in area in lieu of the required 100 square feet, and a sign 28 feet above ground in lieu of the required 25 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of October, 1976, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Zoning Commissioner of Baltimore County the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that, if it is not granted, with the Baltimore County Zoning Regulations would result in practical difficulty and unnecessary hardship upon the Petitioner, and the granting of the Variance requested would not adversely affect the health, safety, and general welfare of the community, the Variance is granted a sign 145 square feet in area in lieu of the required 100 square feet, and a sign 28 feet above ground in lieu of the required 25 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of October, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



Norman E. Guber  
Acting Director

Mr. S. Eric DiNenna, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #38, Zoning Advisory Committee Meeting, August 31, 1976, are as follows:

Property Owner: Best Products Co., Inc.  
Location: NW/4 Pulaski Hwy  
Proposed Zoning: Variance to permit a sign area of 145 sq. ft. in lieu of the required 100 sq. ft. and to permit a sign height of 28' in lieu of the required 25'.  
District: 15th

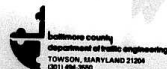
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley  
Planner III  
Project and Development Planning

September 28, 1976



STEPHEN COLLINS  
DIRECTOR

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

Re: Item 38 - SAC - August 31, 1976  
Property Owner: Best Products Co., Inc.  
Location: NW/4 Pulaski Highway  
Existing Zoning: R-1  
Proposed Zoning: Variance to permit a sign area of 145 sq. ft. in lieu of req. 100 sq. ft. & to permit a sign height of 28' in lieu of req. 25'

Acres: 1.5  
District: 15th

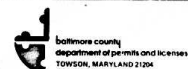
Dear Mr. DiNenna: No traffic problems are anticipated by the requested variance to permit an over size sign.

September 9, 1976

Very truly yours,

Michael J. Flanagan  
Traffic Engineer Associate

MSF:dc



JOHN D. SEITZERT  
DIRECTOR

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

Dear Mr. DiNenna:

Comments on Item #38, Zoning Advisory Committee Meeting, August 31, 1976, are as follows:

Property Owner: Best Products Co., Inc.  
Location: NW/4 Pulaski Highway  
Existing Zoning: R-1  
Proposed Zoning: Variance to permit a sign area of 145 sq. ft. in lieu of the required 100 sq. ft. and to permit a sign height of 28' in lieu of the required 25'.  
Acres: 1.5  
District: 15th

Design of sign shall conform to the Baltimore County Building Code. A building permit will be required.

Very truly yours,

Charles E. Burbham  
Plans Review Chief

August 26, 1976

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 31, 1976

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

J.A.C. Meeting of: August 31, 1976

Re: Item 38  
Property Owner: Best Products Co., Inc.  
Location: NW/4 Pulaski Hwy.  
Present Zoning: R-1  
Proposed Zoning: Variance to permit a sign area of 145 sq. ft. in lieu of the required 100 sq. ft. and to permit a sign height of 28' in lieu of the required 25'.

District: 15th  
No. Acres: 1.5

Dear Mr. DiNenna: No bearing on student population.

Very truly yours,  
W. Nick Petrovich,  
Field Representative.

MSF/ml

October 3, 1976

Mr. R. B. Atley  
Best Products Company, Inc.  
5410 Williamsburg Road  
Sandston, Virginia 23150

RE: Petitioner for Variance  
NW/4 of Pulaski Highway,  
1890' SW of Golden Ring  
Road - 15th Election District  
Best Products Company, Inc. -  
Petitioner  
NO. 77-67-A (Item No. 38)

Dear Mr. Atley:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA  
Zoning Commissioner

SED/ew

Attachments

cc: John W. Hession, III, Esquire  
People's Counsel

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NW/4 of Pulaski Hwy, 1890 feet  
SW of Golden Ring Rd., 15th District : OF BALTIMORE COUNTY  
BEST PRODUCTS COMPANY, Petitioner : Case No. 77-67-A

### ORDER TO ENTER APPEARANCE

Mr. Commissioner:

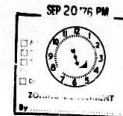
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.  
Deputy People's Counsel

John W. Hession, III  
People's Counsel  
County Office Building  
Towson, Maryland 21204

I HEREBY CERTIFY that on this 20th day of September, 1976, a copy of the foregoing Order was mailed to R. B. Atley, Best Products Company, 5410 Williamsburg Road, Sandston, Virginia 23150, Petitioner.

John W. Hession, III



### DESCRIPTION FOR VARIANCE

PETITIONER: BEST PRODUCTS CO., INC.

15TH ELECTION DISTRICT

Beginning at a point on the Northwest side of Pulaski Highway (150 feet wide) 1590 feet Southwest of Golden Ring Road and running the following courses:

- (1) North 50 degrees 13 minutes West 10 feet to a point,
- (2) North 39 degrees 47 minutes East 1 foot,
- (3) North 50 degrees 13 minutes West 18 feet,
- (4) South 50 degrees 13 minutes West 1 foot,
- (5) South 29 degrees 17 minutes East 18 feet.

Thence forming an area where the proposed pylon sign is to be located. Property also known as 8132 Pulaski Highway.

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: September 24, 1976  
 Norman E. Gerber, Acting Director  
 FROM: Office of Planning and Zoning  
 Petition 77-67-A - Petition for a Variance for a Sign Height and Area  
 SUBJECT: Northwest Side of Dulight Highway 1590 feet Southwest of Golden Ring Road  
 Petitioner - Best Products Co., Inc.

15th District

HEARING: Wednesday, September 23, 1976 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber*  
 Norman E. Gerber, Acting Director  
 Office of Planning and Zoning

NEG:JGH:dm

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. September 9, 1976  
 THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. 21284 at one time \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_ 1976, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ 1976.

THE JEFFERSONIAN  
*R. Frank Smith*  
 Manager

Cost of Advertisement, \$ \_\_\_\_\_



OFFICE OF  
**THE TIMES**  
 NEWSPAPERS  
 TOWSON, MD. 21204 Sept. 8, 1976

THIS IS TO CERTIFY that the annexed advertisement of Petition for a Variance-- Best Products was inserted in the following:

- Catonsville Times
- Dundalk Times
- Essex Times
- Suburban Times East
- Towson Times
- Arbutus Times
- Community Times
- Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for \_\_\_\_\_ successive weeks before the 29th day of Sept. 1976, that is to say, the same was inserted in the issues of Sept. 6, 1976.

STROMBERG PUBLICATIONS, INC.

BY *R. Frank Smith*

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**

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

Your Petition has been received \* this 15th day of August 1976. Filing Fee \$25.00. Received  Cash  Other

*S. Eric DiNenna*  
 S. Eric DiNenna,  
 Zoning Commissioner

Petitioner: *Best Products Co.* Submitted by: *Joe C. Callahan*  
 Petitioner's Attorney: \_\_\_\_\_ Reviewed by: *Diane C. Miller*

\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

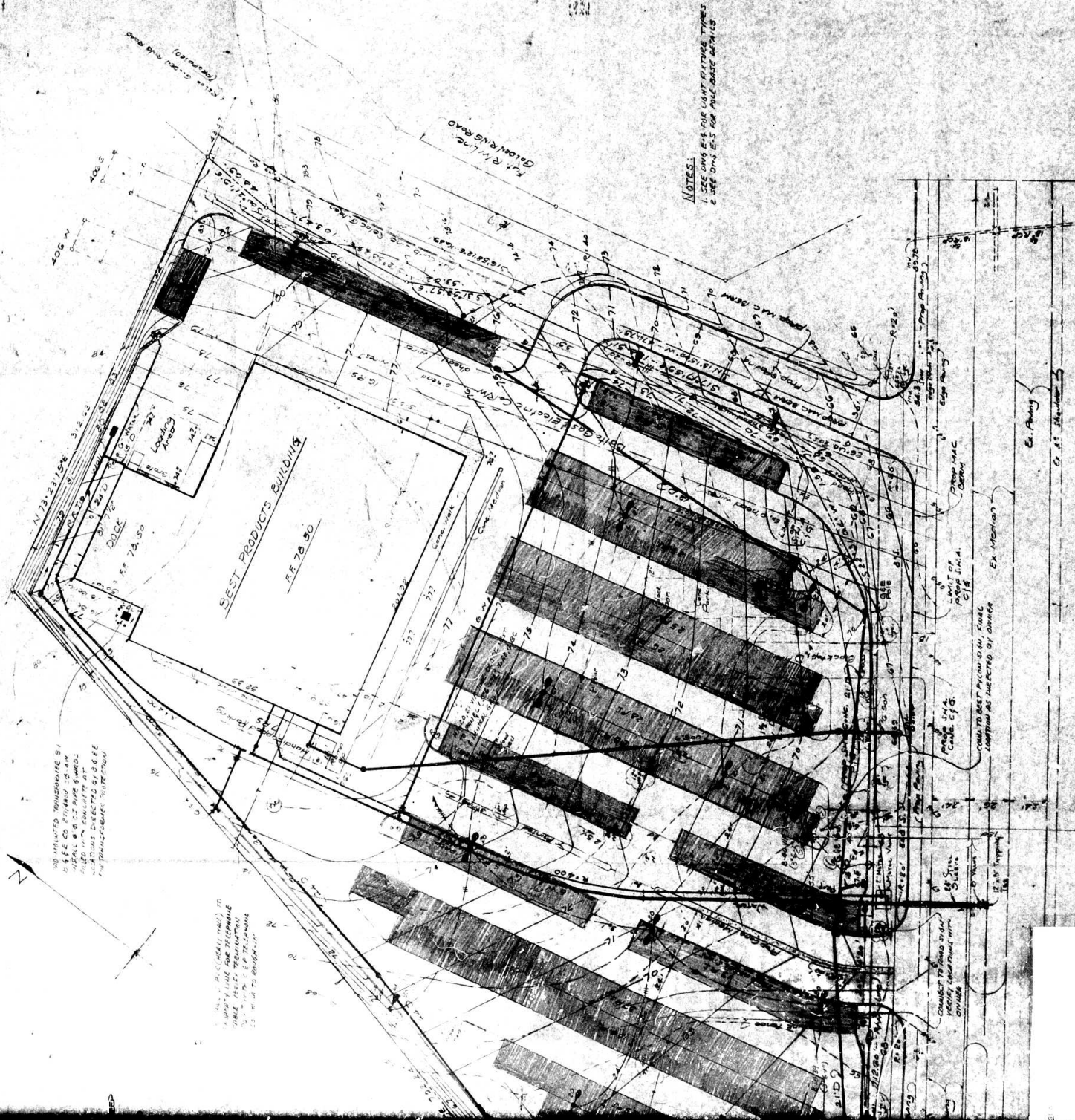
**CERTIFICATE OF POSTING**  
 BOARD DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

# 77-67-A

District: 15<sup>th</sup> Date of Posting: 9-9-76  
 Posted for: Heavy Metal Sign - 29' x 27' x 9' White Back  
 Petitioner: Best Products Co.  
 Location of property: NW 1/4 of Dulight Highway 1590 ft. SW of  
 Dulight Hwy. SW  
 Location of Sign: 1 sign Metal, 2 signs at Entrance to  
 Best Home  
 Remarks:  
 Posted by: *Med. G. Hines* Date of return: 9-9-76

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 40421  
 DATE: Sept. 27, 1976 ACCOUNT: 01-662  
 AMOUNT: \$50.00  
 RECEIVED: Posting Co., Inc. Pub. Fee \$50.00 Petitioner  
 FROM: Ann St., Baltimore, Maryland, Co. 21204  
 Advertising and posting of property for Best Products Co.  
 No. 77-67-A  
 \$50.00 RECEIVED 50.00  
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 49577  
 DATE: Sept. 1, 1976 ACCOUNT: 01-662  
 AMOUNT: \$25.00  
 RECEIVED: Posting Co., Inc. Product/Signs, No. 22401  
 FROM: Petition for Variance for Best Products Co., Inc.  
 077-67-A PO 249696, 1801 Riverside Avenue  
 \$25.00 RECEIVED 25.00  
 VALIDATION OR SIGNATURE OF CASHIER



NOTES:  
 1. SEE DWG. E-5 FOR PILING TYPES  
 2. SEE DWG. E-5 FOR PILE BRIDGE DETAILS

300 UNFINISHED TRANSDUCERS BY  
 SEE CD. FITTING TO SW  
 ASPHALT @ 2" PAVE 5" SAND  
 1/2" CONC. @ 1" CONC. @ 1"  
 TO BE LAYED TO SEE  
 IN TRANSDUCER SUPPORT

SEE DWG. E-5 (CHECK) TO  
 DETERMINE THE TELEPHONE  
 CABLES TO BE LAYED  
 TO SEE TO BE LAYED  
 TO SEE TO BE LAYED

CONTRACT TO BE MADE TO  
 VERIFY LOCAL FOUNDATION  
 CONDITIONS

LIMIT OF PROPERTY  
 AS SHOWN ON  
 CITY  
 RECORDS

SEE DWG. E-5 FOR PILING TYPES  
 SEE DWG. E-5 FOR PILE BRIDGE DETAILS

2525  
 1500 N. WASHINGTON ST.  
 BALTIMORE, MD 21201  
 (410) 528-1800

BEST PRODUCTS CO.  
 PAPER PULP & PAPER  
 BALTIMORE, MD, MARYLAND

BEST PRODUCTS CO.  
 PAPER PULP & PAPER  
 BALTIMORE, MD, MARYLAND

BEST PRODUCTS CO.  
 PAPER PULP & PAPER  
 BALTIMORE, MD, MARYLAND

SEE PLAN SHEET FOR  
ELECTRICAL SYMBOLS  
AS SHOWN ON SHEET 2 OF 2  
FOR "ELECTRICAL" INSTRUCTIONS

CONCRETE SHALL BE  
PLACED IN PLACE TO  
FORMWORK FOR TELEPHONE  
TABLES. ALL TABLES TO BE  
CONCRETE. TABLES TO BE  
24" HIGH TO CENTERLINE.

EMBOSSED WHITE FLX. FACE. 1/2" DEEP  
EMBOSSED BLUE LETTERS 3/4" DEEP  
8" x 10" 5/8" DEEP  
EXTRUDED NATURAL FINISH  
ALUM. CASE  
HIGH CUT BUT FLUOR. ILLUM.  
1/2" ROUND COLUMN - WHITE  
BY BRACKET AVAILABLE FROM  
VALLEY STEEL

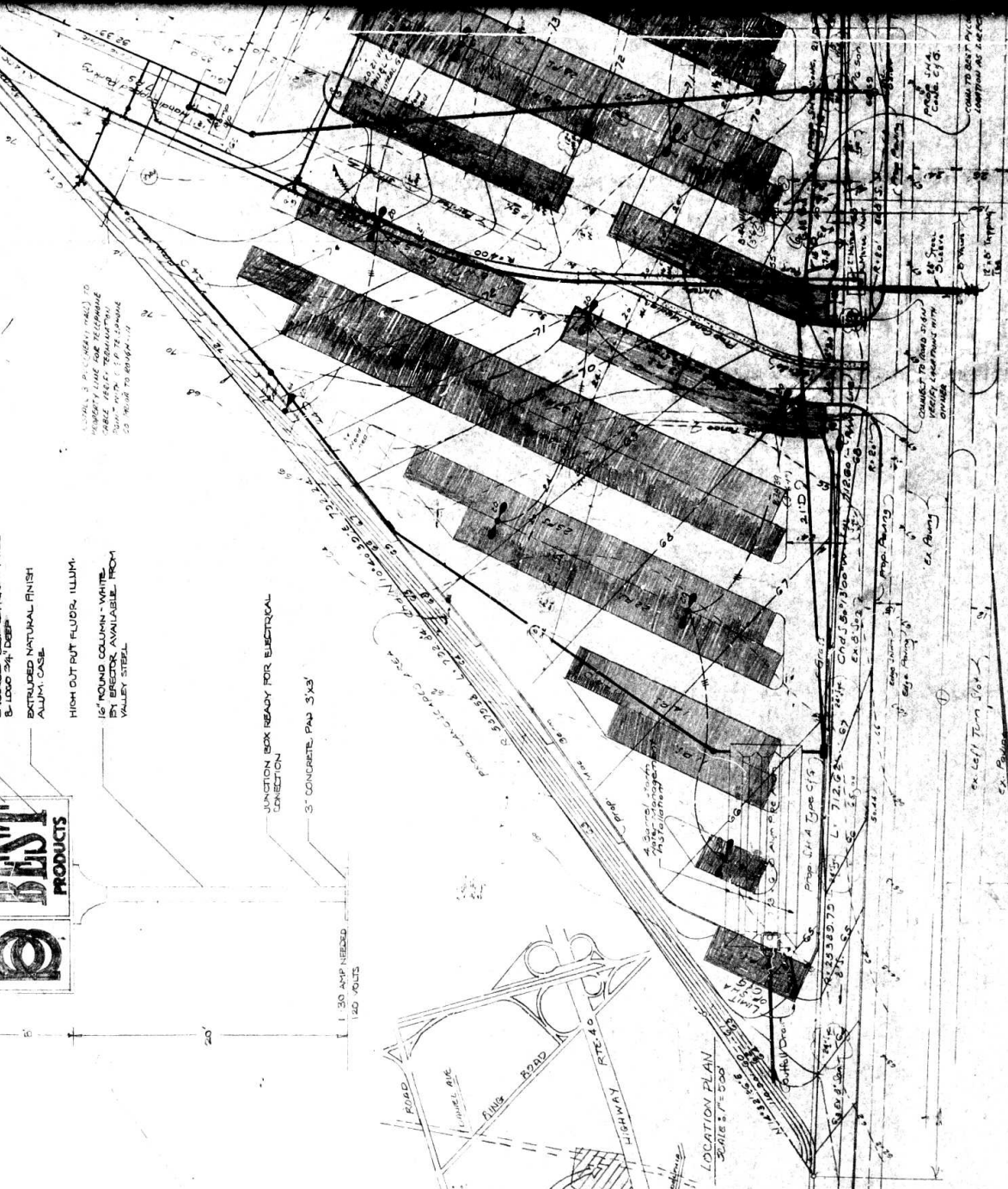
JUNCTION BOX READY FOR ELECTRICAL  
CONNECTION

3" CONCRETE PAD 3'x3'

1 30 AMP NEEDED  
150 VOLTS



LOCATION PLAN  
SCALE 1" = 50'



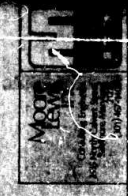
PROVIDE 1/4"  
GRADE C/F B.

CONDUIT TO BE  
LAPPED AS SHOWN  
CONDUIT TO BE  
LAPPED AS SHOWN

CONDUIT TO BE  
LAPPED AS SHOWN  
CONDUIT TO BE  
LAPPED AS SHOWN

CONDUIT TO BE  
LAPPED AS SHOWN  
CONDUIT TO BE  
LAPPED AS SHOWN

on left Tom 304  
on right





LEGAL DESCRIPTION FOR PLAIN SIGNS

Beginning at a point on the Northwest side of Highway 130 (feet wide) opposite center line Station 119405 as shown on attached plat No. 3324 where it is intersected by the Eastmost side of Harrison Freeway (800 feet wide), as shown on S. E. C. Plat # 3324, 2nd 1125.

- (1) South 39 42 feet east 250 feet to a point,
- (2) South 39 42 feet east to a point,
- (3) South 39 42 feet east 1 foot,
- (4) South 39 42 feet west 18 feet,
- (5) South 39 42 feet east 18 feet,
- (6) South 29 42 feet east 18 feet.

Thirty feet in area where the proposed plain sign is to be located.

