

IN RE: PETITION FOR VARIANCE	* BEFORE THE
NW/Corner Marmenco Court, SW/	
Boundary of Baltimore City Line	* ZONING COMMISSIONER
(3500 Marmenco Court)	
13th Election District	* OF BALTIMORE COUNTY
1st Councilmanic District	
	* Case No. 96-282-A
The Art Litho Company, Inc.	
Petitioner	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 3500 Marmenco Court, located in southwestern Baltimore County in the vicinity of West Patapsco Avenue, immediately adjacent to the Baltimore City/Baltimore County Line. The Petition was filed by the owner of the property, The Art Litho Company, Inc. by Vincent F. Crowe, its president. The Petitioners seek relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet and a side yard setback of 12 feet in lieu of the required 30 feet for a proposed addition to the existing building. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were James Patton, Vice President of The Art Litho Company, Inc., property owner, Cindy Gower, a Professional Engineer with LPS, Inc., who prepared the site plan for this project, and Jamie Gilbert, a representative of the Baltimore County Economic Development Commission. There were no Protestants present.

At the onset of the hearing, the Petitioner amended its request for a rear yard setback to request a 10-foot setback in lieu of the re-

ORDER RECEIVED FOR FILING

Date

By

3/14/96
AGP

MICROFILMED

quired 30 feet. The Petition was amended and the hearing proceeded on the merits of the modified relief.

Testimony and evidence offered revealed that the subject property consists of 2.18 acres, more or less, zoned M.L. and is improved with a one-story manufacturing/warehouse which houses the commercial printing operation of the Art Litho Company. Mr. Patton testified that Art Litho does commercial printing for both business and government. He indicated that the company seeks to modernize the business and is acquiring new equipment, including a new printing press machine, to upgrade its current operation. The proposed addition is necessary in order to accommodate the new equipment and expanded printing operations. Moreover, the acquisition of this new equipment, the type of business, and logistics of its printing operations, dictate that the proposed addition be constructed on the southwest side of the existing building. However, due to the location of the existing building on the property, the requested variances are necessary in order to proceed as proposed. As shown on the site plan, the addition will be 70' x 14' in dimension and will maintain a side setback of 25 feet and a rear setback of 10 feet. It is to be particularly noted that the site is surrounded by other M.L. zoned properties and that this property is located within a highly industrial/manufacturing business district. Thus, the relief requested will not be detrimental to the health, safety or general welfare of the surrounding locale and is consistent with other uses in the vicinity.

Based upon the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the

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Date

3/14/96

BY

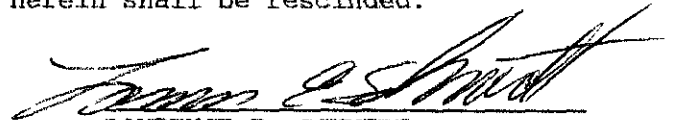
RP

subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested, as modified, should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of March, 1996 that the Petition for Variance seeking relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet and a side yard setback of 10 feet in lieu of the required 30 feet for a proposed addition to the existing building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are 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 relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjjs

ORDER RECEIVED FOR FILING

Date 3/14/96

By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 14, 1996

Mr. Vincent F. Crowe, President
The Art Litho Company
1500 W. Patapsco Avenue
Baltimore, Maryland 21230

RE: PETITION FOR VARIANCE
NW/Corner Marmenco Court at SW/Boundary Line of Baltimore City
(3500 Marmenco Court)
13th Election District - 1st Councilmanic District
The Art Litho Company, Inc. - Petitioner
Case No. 96-282-A

Dear Mr. Crowe:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

~~File~~

will be filed





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3500 Marmenco Court CAL
which is presently zoned ML

96-282-A

This Petition shall be filed with the Department of Permits & 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)

238.2 Variance from rear yard setback from 30' to 25' / 10 feet omitted
Variance from side yard setback from 30' to 12'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) **The proposed building addition will house a new piece of equipment. The layout of the existing building dictates the required location for the new equipment in order for the facility to run efficiently. Because of site constraints the existing building is at the setback now, therefore, the new addition must be within the setback. Variance will not adversely affect the health safety or general welfare of the community.**

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 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:

N/A
(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s)

The Art Litho Company
(Type or Print Name)

Vincent F. Crowe
Signature

Vincent F. Crowe, President
(Type or Print Name)

Signature

1500 W. Patapsco Ave. (410) 355-3200
Address Phone No

Baltimore, MD 21230
City State Zipcode

Name, Address and phone number of representative to be contacted.

Vincent F. Crowe
Name

See above
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr.
unavailable for Hearing

the following dates _____ Next Two Months

ALL OTHER
REVIEWED BY: [Signature] DATE 1-26-96

#285

ORDER RECEIVED FOR FILING
Date 3/14/96
By [Signature]

Printed with Soybean Ink on Recycled Paper
Revised 9/5/95

MICROFILMED



ZONING DESCRIPTION-ART LITHO COMPANY
3500 MARMENCO COURT

285

LPJ #1-96002

96-282-A

BEGINNING FOR THE SAME AT A POINT ON THE NORTHWEST SIDE OF MARMENCO COURT (50 FEET WIDE) WHERE IT IS INTERSECTED BY THE SOUTHWEST BOUNDARY LINE OF BALTIMORE CITY, AT A POINT MEASURED 567.45 FEET SOUTHEASTERLY FROM CITY BOUNDARY STONE NUMBER 9493.

THENCE LEAVING SAID POINT AND BINDING ON THE NORTHWEST SIDE OF MARMENCO COURT SOUTH 37° 54'30" WEST, 186.99 FEET AND ON A LINE CURVING TO THE RIGHT, WITH A RADIUS OF 100 FEET, THE DISTANCE OF 54.11 FEET AND A CHORD BEARING SOUTH 53° 24'35" WEST, 53.45 FEET, THENCE LEAVING MARMENCO COURT AND CONTINUING ALONG THE LINE CURVING TO THE RIGHT WITH A RADIUS OF 100 FEET THE DISTANCE OF THE 89.98 FEET THENCE THE FOLLOWING COURSES AND DISTANCES:

- (1) NORTH 59° 32'00" WEST, 251.32 FEET
- (2) NORTH 29° 20'10" EAST, 265.00 FEET
- (3) SOUTH 60° 39'50" EAST, 380.00 FEET TO THE POINT OF BEGINNING

AS RECORDED IN DEED LIBER 7819, FOLIO 182. BEING LOT 5, AS SHOWN ON THE SUBDIVISION PLAT OF PATAPSCO INDUSTRIAL SITES, WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK OTG NUMBER 31, FOLIO 120 AND IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE CITY IN PLAT POCKET FOLDER JFC NUMBER 2101, CONTAINING 2.18 ACRES MORE OR LESS. ALSO KNOWN AS 3500 MARMENCO COURT AND LOCATED IN THE 13TH ELECTION DISTRICT.

[Handwritten signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

96-282-A

District 1366

Date of Posting 2/9/96

Posted for: Variance

Petitioner: The Art Litho Co.

Location of property: 3500 Marmaroni Court

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by [Signature]
Signature

Date of return: 2/16/96

Number of Signs: 1

MICROFILMED



CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/8, 1996

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 2/8, 1996.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118 of Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-282-A
(Item 285)

3500 Marmenco Court
NWQ Marmenco Court at the
intersection of city boundary
of Baltimore City
1st Election District
1st Councilmanic

Legal Owner(s):
The Art Litho Company
Variance: front rear yard
setback from 30 feet to 25
feet; and from side yard set-
back from 30 feet to 12 feet.
Hearing: Thursday, February
28, 1996 at 11:00 a.m. in Rm.
118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County.

NOTES: (1) Hearings are
Handicapped Accessible, for
special accommodations
Please Call 887-3953.
(2) For information concern-
ing the File and/or Hearing,
Please Call 887-3991.

2/100 Feb. 8. C30298



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 3506

96-282-A

DATE 1-26-96 ACCOUNT R-001-6150

AMOUNT \$ 285.00

RECEIVED FROM: The Art Litho Co. (owner)
3500 Marmencost (site)

#020 - Commercial Variance P/ing fee - 250.00

#080 - Sign + posting - 35.00

FOR: _____

DIAGONAL SIGNATURE Total \$ 285.00
LA COLL:26AM01 26 96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Handwritten signature

VINCENT F. CROWE

#205-



THE
ART LITHO
COMPANY

410-355-3200
1500 West Patapsco Avenue • Baltimore, Maryland 21230-3420
800-933-3204 • Fax 410-355-3013



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

 ARNOLD JABLON, DIRECTOR

 For newspaper advertising:

Item No.: 285
 Petitioner: THE ART LITHO COMPANY
 Location: 3500 MARMENCO COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: THE ART LITHO COMPANY (ATTN. ACCOUNTS PAYABLE)
 ADDRESS: 1500 W. PATAPSCO AVENUE
BALTIMORE, MD 21230
 PHONE NUMBER: 410-355-3200

MICROFILMED

AJ:ggs

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
February 8, 1996 Issue - Jeffersonian

Please forward billing to:

The Art Litho Company
Accounts Payable
1500 W. Patapsco Avenue
Baltimore, MD 21230
355-3200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-282-A (Item 285)
3500 Marmenco Court
NWC Marmenco Court at the intersection of SW boundary of Baltimore City
13th Election District - 1st Councilmanic
Legal Owner: The Art Litho Company

Variance from rear yard setback from 30 feet to 25 feet; and from side yard setback from 30 feet to 12 feet.

HEARING: THURSDAY, FEBRUARY 29, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

TO: PUTUXENT PUBLISHING COMPANY
February 8, 1996 Issue - Jeffersonian

Please forward billing to:

The Art Litho Company
Accounts Payable
1500 W. Patapsco Avenue
Baltimore, MD 21230
355-3200

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ZONING COMMISSIONER FOR BALTIMORE COUNTY

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 23, 1996

Vincent F. Crowe, President
The Art Litho Company
1500 W. Patapsco Avenue
Baltimore, MD 21230

RE: Item No.: 285
Case No.: 96-282-A
Petitioner: The Art Litho Co.

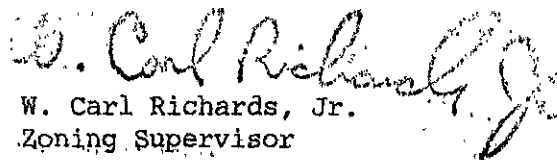
Dear Mr. Crowe:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

RECEIVED



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/08/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: THE ART LITHO COMPANY

Location: NWC MARMENCO CT. AT THE INTERSECTION OF SW BOUNDARY OF
BALTIMORE CITY (3500 MARMENCO CT.)

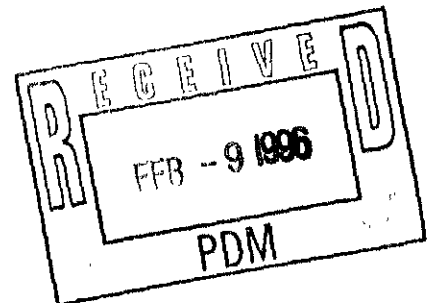
Item No. 285

Zoning Agenda: VARIANCE

Gentlemen:

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.

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 "Life Safety Code", 1991 edition prior to occupancy.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Feb. 12, 1996
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 12, 1996
Items 280 and 285

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 2, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 273, 274,
275, 277, 278, 279, 281, 282, and 285

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

Prepared by:

Jeffrey W. Long

Division Chief:

Edryl L. Kerns

PK/JL

1/31/96



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

2-6-96

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

RE: Baltimore County
Item No. *285 (JTS)*

Dear Ms. Watson:

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.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

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

MICROFILMED

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: January 26, 1996

TO: Hearing Officer

FROM: John J. Sullivan, Jr.
Planner II
Zoning Review, PDM

SUBJECT: Item #285
3500 Marmenco Court

During today's 11:00 a.m. scheduled filing appointment, I asked Mr. Vincent Crowe, petitioner, and Ms. Cindy Gower, his engineer, if the ownership of the site was incorporated. He stated that it was. I informed him that, as such, an attorney is required and must be present at the hearing. Mr. Crowe inquired as to the possibility of waiving that requirement. I stated that he must contact Mr. Jablon or the Zoning Commissioner's office in writing for a response.

JJS:scj

MICROFILMED

RE: PETITION FOR VARIANCE
3500 Marmenco Ct, NWC Marmenco Ct at the
intersectn of SW boundary of Balto City
13th Election District, 1st Councilmanic

The Art Litho Company
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-282-A

* * * * *

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
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of February, 1996, a copy of the foregoing Entry of Appearance was mailed to Vincent F. Crowe, President, The Art Litho Company, 1500 W. Patapsco Avenue, Baltimore, MD 21230, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

17050

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JAMES PATTON / ART LITHO Co
CINDY LEWIS / UPS, INC
Jamie Hillert / SCANDON

1500 W PATAPUSCO AVE BAH, MD
16 W 25TH ST. BALG, MD 21218
X8031



285

S 19,000

SCALE: 1" = 200'

D.R. 5.5

N 514,000

ML

BALTIMORE
BALTIMORE

SITE

MARMENCO CT.

POINT OF BEGINNING

S 19,530
W 5,000

CITY
COUNTY

D.R. 5.5

W 6,000

S 20,000

G-SE

C-NE



Cindy Ann Gower

96-282-A

ZONING MAP WITH LOCATION AND BOUNDARIES
OF THE ART LITHO COMPANY
3500 MARMENCO COURT

Handwritten notes or signatures at the bottom left.

ZONING MAP S.W. 5-A

IN RE: PETITION FOR VARIANCE
NW/Corner Marmenco Court, SW/
Boundary of Baltimore City Line
(3500 Marmenco Court)
13th Election District
1st Councilmanic District
The Art Litho Company, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-282-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 3/14/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

March 14, 1996

(410) 887-4386

Mr. Vincent F. Crowe, President
The Art Litho Company
1500 W. Patapsco Avenue
Baltimore, Maryland 21230

RE: PETITION FOR VARIANCE
NW/Corner Marmenco Court at SW/Boundary Line of Baltimore City
(3500 Marmenco Court)
13th Election District - 1st Councilmanic District
The Art Litho Company, Inc. - Petitioner
Case No. 96-282-A

Dear Mr. Crowe:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

ORDER RECEIVED FOR FILING
Date 3/14/96
By [Signature]

Printed with Soybean Ink on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3500 Marmenco Court, which is presently zoned M.L. 96-282-A

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

238.2 Variance from rear yard setback from 30' to 25'
Variance from side yard setback from 30' to 12'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty): The proposed building addition will house a new piece of equipment. The layout of the existing building dictates the required location for the new equipment in order for the facility to run efficiently. Because of site constraints the existing building is at the setback now, therefore, the new addition must be within the setback. Variance will not adversely affect the health safety or general welfare of the community.

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 restrictions of Baltimore County according to the Zoning Law for Baltimore County.

I, or we, do solemnly swear and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee: The Art Litho Company
Type of Petitioner: N/A
Signature: Vincent F. Crowe
Address: 1500 W. Patapsco Ave. (410) 355-2300
City: Baltimore, MD 21230
Signature: Vincent F. Crowe
See above
ESTIMATED LENGTH OF HEARING: 1.5 hr.
DATE: 1-26-96



ZONING DESCRIPTION-ART LITHO COMPANY
3500 MARMENCO COURT
LPI #1-96002 96-282-A

BEGINNING FOR THE SAME AT A POINT ON THE NORTHWEST SIDE OF MARMENCO COURT (50 FEET WIDE) WHERE IT IS INTERSECTED BY THE SOUTHWEST BOUNDARY LINE OF BALTIMORE CITY, AT A POINT MEASURED 567.45 FEET SOUTHEASTERLY FROM CITY BOUNDARY STONE NUMBER 9-92.

THENCE LEAVING SAID POINT AND BINDING ON THE NORTHWEST SIDE OF MARMENCO COURT SOUTH 37° 54' 30" WEST, 186.99 FEET AND ON A LINE CURVING TO THE RIGHT, WITH A RADIUS OF 100 FEET, THE DISTANCE OF 54.11 FEET AND A CHORD BEARING SOUTH 53° 24' 35" WEST, 53.45 FEET, THENCE LEAVING MARMENCO COURT AND CONTINUING ALONG THE LINE CURVING TO THE RIGHT WITH A RADIUS OF 100 FEET THE DISTANCE OF THE 89.98 FEET THENCE THE FOLLOWING COURSES AND DISTANCES:

- (1) NORTH 59° 32' 00" WEST, 251.32 FEET
- (2) NORTH 29° 20' 10" EAST, 265.00 FEET
- (3) SOUTH 60° 39' 50" EAST, 380.00 FEET TO THE POINT OF BEGINNING

AS RECORDED IN DEED LIBER 7819, FOLIO 182. BEING LOT 5, AS SHOWN ON THE SUBDIVISION PLAT OF PATAPSCO INDUSTRIAL SITES, WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK OTG NUMBER 31, FOLIO 120 AND IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE CITY IN PLAT POCKET FOLDER JFC NUMBER 2101, CONTAINING 2.18 ACRES MORE OR LESS. ALSO KNOWN AS 3500 MARMENCO COURT AND LOCATED IN THE 13TH ELECTION DISTRICT.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1206 Date of Posting: 3/14/96
Posted for: Variance
Petitioner: The Art Litho Co.
Location of property: 3500 Marmenco Court
Location of Signs: 2 signs - no signs on property being zoned
Remarks:
Posted by: [Signature] Date of return: 3/14/96
Number of Signs: 2



CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/18, 1996
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 2/18, 1996.

THE JEFFERSONIAN,
A. Henikson
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the proposed Variance from Section 238.2 of the Zoning Regulations of Baltimore County at the County Office Building, 111 W. Chase Avenue in Towson, Maryland 21286, on Thursday, February 26, 1996 at 11:00 A.M. in Room 111. All interested parties should appear at the hearing. For information contact the Zoning Department, Baltimore County, Maryland 21204 at 278-2200.

Legal Description:
The Art Litho Company
3500 Marmenco Court
Baltimore County, MD
21286
The subject property is located on the southwest side of Marmenco Court at the intersection of SW Boundary of Baltimore City.
City of Baltimore, MD
13th Election District
1st Councilmanic District

Legal Description:
The Art Litho Company
3500 Marmenco Court
Baltimore County, MD
21286
The subject property is located on the southwest side of Marmenco Court at the intersection of SW Boundary of Baltimore City.
City of Baltimore, MD
13th Election District
1st Councilmanic District

For information contact the Zoning Department, Baltimore County, Maryland 21204 at 278-2200.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 090001
96-282-A
DATE: 1-26-96 ACCOUNT: R-001-6150
AMOUNT: \$ 285.00
RECEIVED FROM: The Art Litho Co. (Gunn)
3500 Marmenco Court (LPS)
026 - Commercial Variance Filing Fee - 250.00
028 - Sign & Posting - 35.00
FOR: 31400003011400
BA 0011:20AM01-26-96
VALID: SIGN OR SIGNATURE OF CASHIER
PRINTED NAME: PWA AGENCY YELLOW-GUMBER

ORDER RECEIVED FOR FILING
Date 3/14/96
By [Signature]

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Revised 9/5/95



1800 West Patapsco Avenue • Baltimore, Maryland 21230-3420
800-933-3201 • Fax 410-355-3013

and
ent

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 285
 Petitioner: THE ART LITHO COMPANY
 Location: 3500 MARMENCO COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: THE ART LITHO COMPANY (ACCT. ACCOUNTS PAYABLE)
 ADDRESS: 1500 W. PATAPSCO AVENUE
BALTIMORE, MD 21230
 PHONE NUMBER: 410-355-3200

AD:ggg

(Revised 04/09/93)

TO: PUTUMENT PUBLISHING COMPANY
February 8, 1996 Issue - Jeffersonian

Please forward billing to:

The Art Litho Company
Accounts Payable
1500 W. Patapsco Avenue
Baltimore, MD 21230
355-3200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-282-A (Item 285)
3500 Marmenco Court
MNC Marmenco Court at the intersection of SW boundary of Baltimore City
13th Election District - 1st Councilmanic
Legal Owner: The Art Litho Company

Variance from rear yard setback from 30 feet to 25 feet; and from side yard setback from 30 feet to 12 feet.

HEARING: THURSDAY, FEBRUARY 29, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

February 1, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-282-A (Item 285)
3500 Marmenco Court
MNC Marmenco Court at the intersection of SW boundary of Baltimore City
13th Election District - 1st Councilmanic
Legal Owner: The Art Litho Company

Variance from rear yard setback from 30 feet to 25 feet; and from side yard setback from 30 feet to 12 feet.

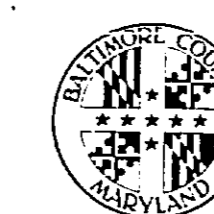
HEARING: THURSDAY, FEBRUARY 29, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: The Art Litho Company

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 23, 1996

Vincent F. Crowe, President
The Art Litho Company
1500 W. Patapsco Avenue
Baltimore, MD 21230

RE: Item No.: 285
Case No.: 96-282-A
Petitioner: The Art Litho Co.

Dear Mr. Crowe:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 02/08/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

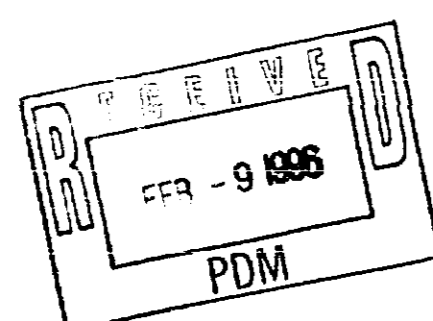
RE: Property Owner: THE ART LITHO COMPANY
Location: MNC MARMENCO CT. AT THE INTERSECTION OF SW BOUNDARY OF BALTIMORE CITY (3500 MARMENCO CT.)

Item No.: 285 Zoning Agenda: VARIANCE

Gentlemen:

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.

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 "Life Safety Code", 1991 edition prior to occupancy.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: Feb. 12, 1996
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 12, 1996
Items 280 and 285

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: February 2, 1996
Permits and Development Management

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 273, 274, 275, 277, 278, 279, 281, 282, and 285
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Edna L. Kerns

PK/JL

ITEM273/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

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

RE: Baltimore County
Item No. 285 (JJS)

Dear Ms. Watson:

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.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2253 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: January 26, 1996
TO: Hearing Officer
FROM: John J. Sullivan, Jr.
Planner II
Zoning Review, PDM
SUBJECT: Item #285
3500 Marmenco Court

During today's 11:00 a.m. scheduled filing appointment, I asked Mr. Vincent Crowe, petitioner, and Ms. Cindy Gower, his engineer, if the ownership of the site was incorporated. He stated that it was. I informed him that, as such, an attorney is required and must be present at the hearing. Mr. Crowe inquired as to the possibility of waiving that requirement. I stated that he must contact Mr. Jablon of the Zoning Commissioner's office in writing for a response.

JJS:scj

RE: PETITION FOR VARIANCE
3500 Marmenco Ct, NWC Marmenco Ct at the
intersects of SW boundary of Balto City
13th Election District, 1st Councilmanic
The Art Litho Company
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-282-A

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

Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

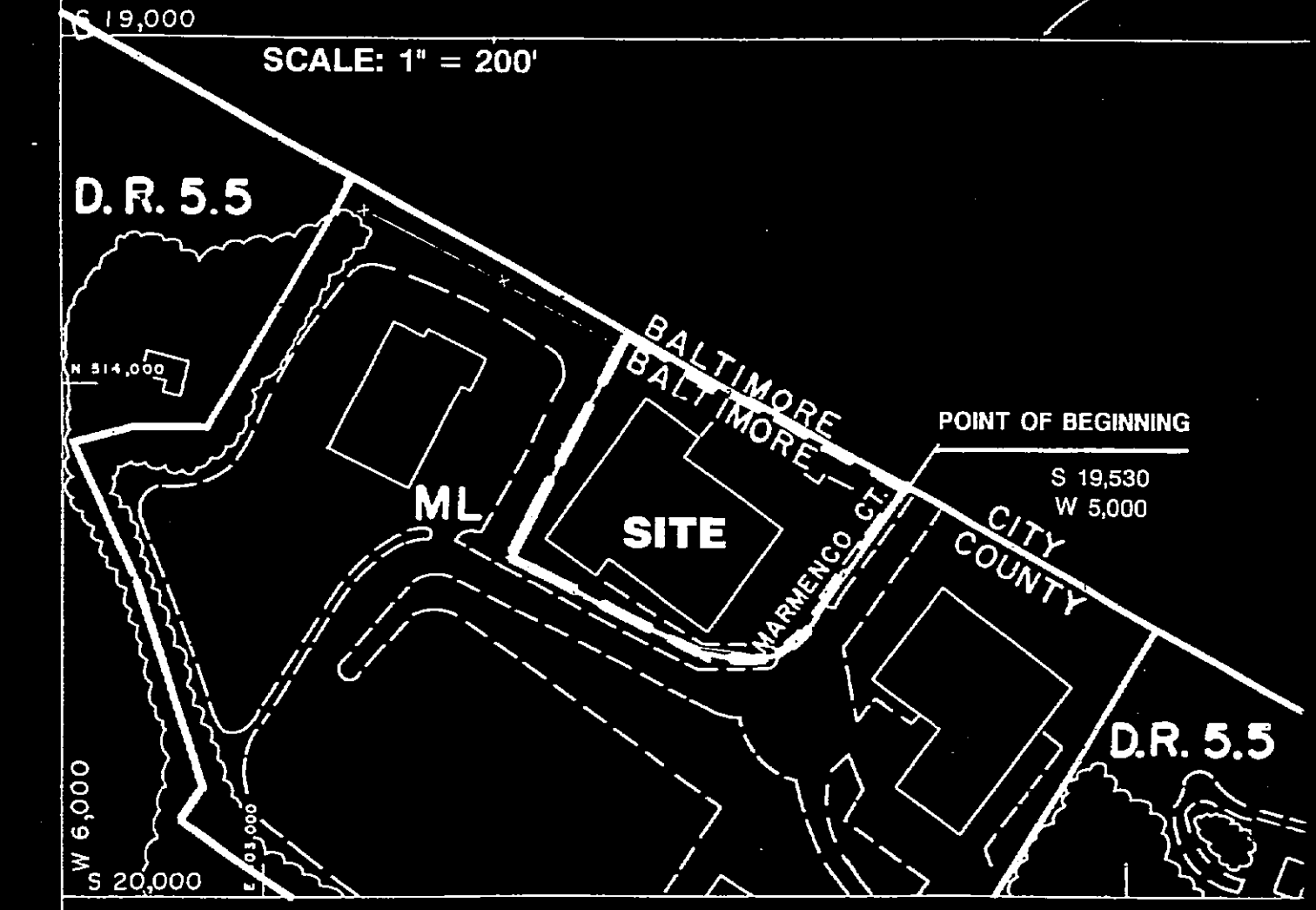
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of February, 1996, a copy of the foregoing Entry of Appearance was mailed to Vincent F. Crowe, President, The Art Litho Company, 1500 W. Patapsco Avenue, Baltimore, MD 21230, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>JAMES PATTON / ART LITHO CO</i>	<i>1500 W Patapsco Ave Bldg. MD</i>
<i>CINDY GOWER / LGI, INC</i>	<i>16 W 25th St. Bldg. MD 21218</i>
<i>Carole S. Demilio</i>	<i>X8031</i>



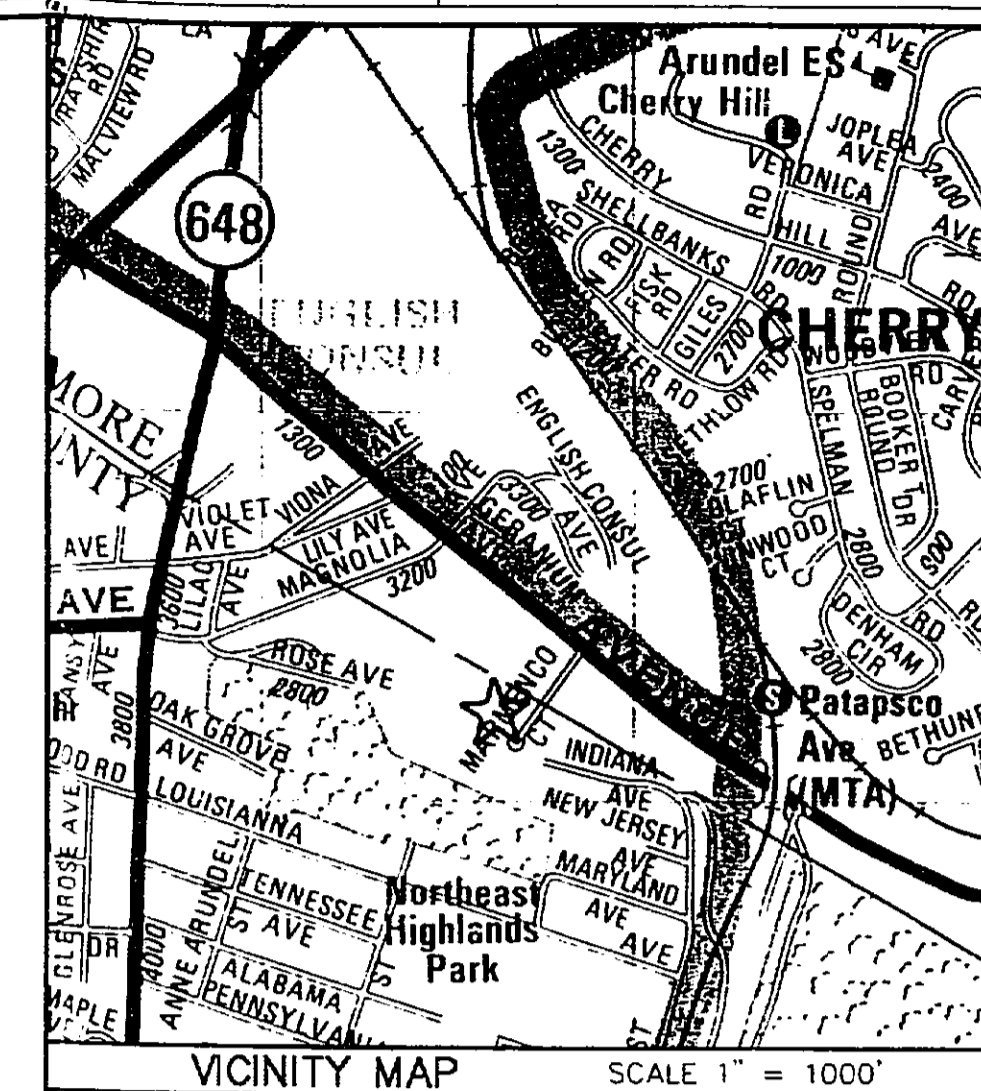
96-282-A
ZONING MAP WITH LOCATION AND BOUNDARIES
OF THE ART LITHO COMPANY
3500 MARMENCO COURT

ZONING MAP S.W. 5-A

LPJ INC.
 CONSULTING ENGINEERS
 16 West 25th Street
 Baltimore, Maryland 21218
 Phone: (410) 366-7800
 Fax: (410) 366-3835

- STRUCTURAL
- CIVIL
- SITE PLANNING

REVISIONS		
NO.	DATE	COMMENTS



- ELECTION DISTRICT 13, COUNCILMANIC DISTRICT I.
- AREA OF SITE: 2.18 AC
- LAST COMMERCIAL PERMIT FOR THE SITE WAS FOR A BUILDING ADDITION IN 1982 ±
- SITE IS ZONED ML (ZONING MAP SW-5A)
- TAX ACCOUNT NUMBER: 13-25-450240
- DEED REFERENCE: 7819/182
- SI DIVISION REFERENCE: PATAPSCO INDUSTRIAL SITES, LOT 5A (OTG 31/FOLIO 120)
- OWNER: ART LITHO INC.
 1500 W. PATAPSCO AVENUE
 BALTIMORE, MARYLAND 21230
 ATTN: VINCENT CROWE
 (410) 355-3200
- SITE ADDRESS: 3500 MARMENCO COURT
 BALTIMORE, MARYLAND 21227
- EXISTING/PROPOSED SITE USE: MANUFACTURING/WAREHOUSE WITH SMALL OFFICE.
- PROPOSED CONSTRUCTION: 70'x 14' BUILDING ADDITION FOR MANUFACTURING/WAREHOUSE (NO NEW PARKING SPACES WILL BE REQUIRED!)
- THERE IS NO FREE STANDING SIGN EXISTING OR PROPOSED FOR THE PROJECT
- ALL EXISTING PARKING AISLES COMPLY WITH SECTION 409.4 (RC2R)
- BASED ON BALTIMORE COUNTY BILL NUMBER 16393 (MASON BILL) THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS
- TOTAL AREA OF DISTURBANCE WILL BE 2000 SQUARE FEET.
- PARKING REQUIREMENTS:

OFFICE AREA:	1800 SQ FT/300	6
WAREHOUSE:	(NUMBER OF EMPLOYEES ON LARGEST SHIFT)	40
	TOTAL REQUIRED	46
	TOTAL PROVIDED	48
- FLOOR AREA RATIO:
 PERMITTED: 2.00
 PROVIDED: 0.42
- NO PREVIOUS ZONING HISTORY FOR THE SITE
- EXISTING BUILDING/PROPOSED ADDITION HEIGHT = 18'

96-282-A

285

ART LITHO COMPANY, INC.
 BUILDING ADDITION
 3500 MARMENCO COURT

BALTIMORE COUNTY
 13TH ELECTION DISTRICT

PLAN TO ACCOMPANY ZONING VARIANCE

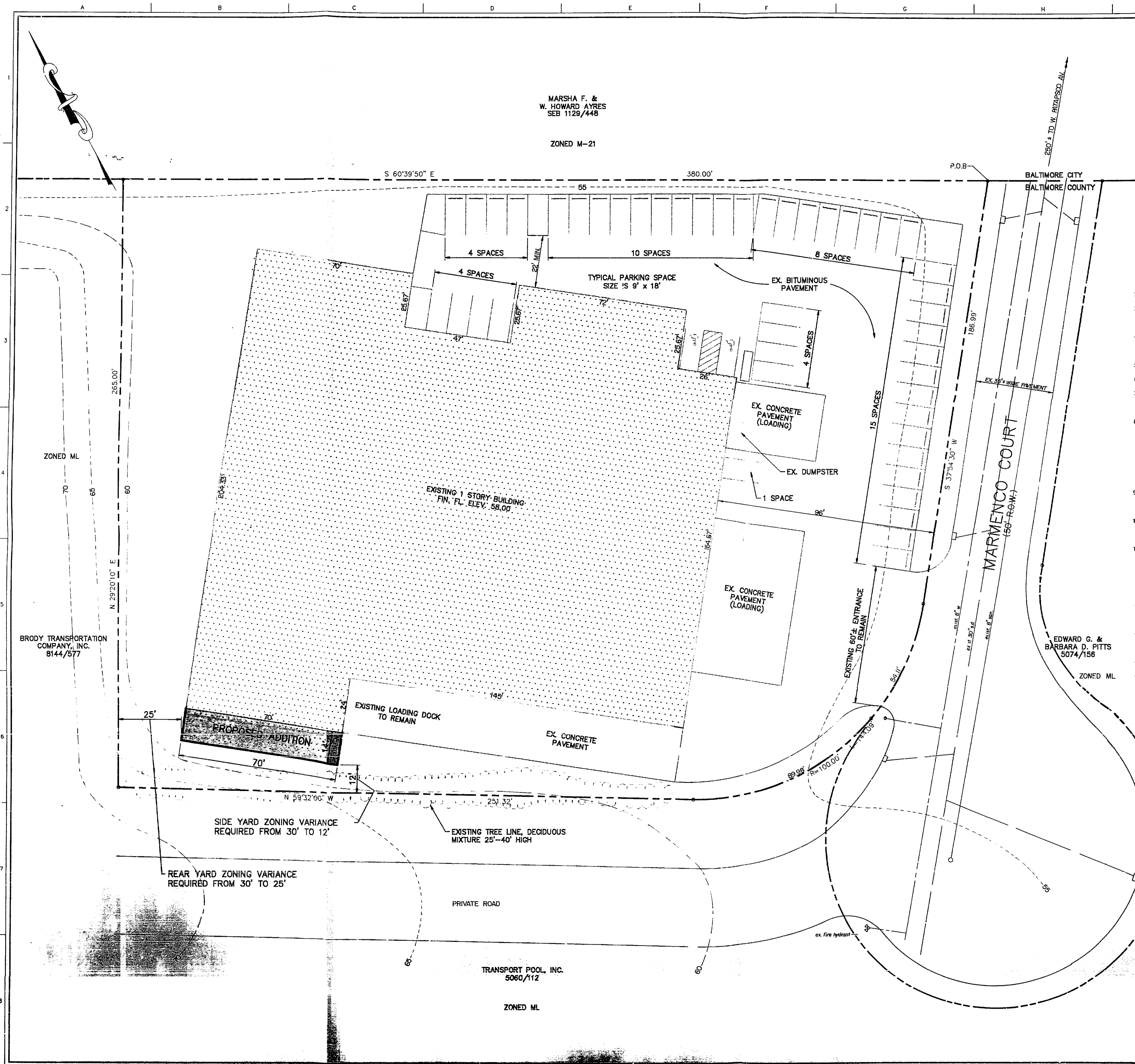
SEALED BY PROFESSIONAL ENGINEER

STATE OF MARYLAND
 ENGINEER
 PROFESSIONAL ENGINEER

PROJECT NO: _____
 DRAWN: LC
 DESIGNED: CG
 CHECKED: CAG
 DATE: 1-24-96
 DRAWING NO: _____

C-1

SHEET OF _____



Red No 1