

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND SPECIAL EXCEPTION		
(8604 Harford Road)	*	OFFICE OF
9 th Election District		
6 th Council District	*	ADMINISTRATIVE HEARINGS
Khalid Aslam & Noreen Aslam		
<i>Legal Owners</i>	*	FOR BALTIMORE COUNTY
Petitioners	*	Case No. 2023-0234-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing and Special Exception filed on behalf of the legal owners, Khalid Aslam and Noreen Aslam (“Petitioners”), for the property known as 8604 Harford Road, Parkville, Maryland, located in Baltimore County. The Petition for Special Hearing was filed under Baltimore County Zoning Regulation (“BCZR”) § 409.12.B to approve a modified parking plan. The Petition for Special Exception was filed under Baltimore County Zoning Regulation (“BCZR”) § 240.3 to approve the use of the property as a dental “laboratory.”

A public hearing was conducted virtually on January 3, 2023 using WebEx in lieu of an in-person hearing. The Petitions were properly advertised and posted. The following exhibits were submitted and admitted into the record: (1) My Neighborhood (GIS) Aerials (1A & 1B); (2) Google Street Views (2A & 2B); (3) Google Street Views looking North and South (3A & 3B); (4) Close up view of property; (5) Baltimore County GIS showing Commercial Revitalization District; (6) Site Plan; (7) Floor Plan; (8) Zoning Advisory Committee (“ZAC”) comments from the Department of Planning (“DOP”); (9) Development Plans Review (“DPR”) and the Department of Public Works and Transportation (DPW&T) comments; (10) Department of Environmental Protection & Sustainability (“DEPS”) comments. County agencies did not oppose

the requested relief. The file does not contain any written testimony from community members and the file contents are also admitted into the record.

Petitioner, Khalid Aslam, appeared at the hearing and provided testimony. Timothy Kotroco, Esq., and Matthew Kotroco, Esq., represented the Petitioner. There were no protestants or interested citizens in attendance.

Findings of Fact

The property is approximately 6,250 sq. ft. and is improved with a two-story commercial building with a building footprint of approximately 1,427 sq. ft. and gross floor area of 2,760 sq. ft. While the property is not currently improved by a parking lot or with parking facilities, the site plan does show a narrow asphalt alley to the south of the building, which appears to lead to the side or rear of the building where parking facilities could be located. The property is zoned B.L. and is located in a business corridor within the boundaries of the Carney-Cub Hill-Parkville Community Plan.

Mr. Kotroco stated by way of proffer that the property is currently vacant and is proposed under this Petition to be converted into a dental laboratory. Petitioner, Mr. Aslam, a dental technician, owns and operates the dental laboratory which designs, creates, and manufactures custom-made dental appliances to order from local dental practices. Mr. Kotroco stated that this is small, light fabrication that essentially occurs at a desk. Mr. Aslam is the primary employee but he also employs a family member to assist at the laboratory. Also, couriers will regularly visit the property to drop-off and pick-up orders. Mr. Aslam stated that he regularly parks his vehicle in the existing driveway and that couriers or employees would use public street parking in front of the building. Petitioner's Site Plan (Exhibit 6) indicates that four (4) public street parking spaces are located in front of the property along Harford Road.

SPECIAL EXCEPTION

Pursuant to BCZR § 230.3, laboratories are permitted in this B.L. zone by Special Exception. Laboratories are defined under the zoning regulations as “A building or group of buildings used primarily for applied and development research where the product-testing process is a major function of the operation, but where the operation does not involve any mass manufacturing.” BCZR §101.1. Under BCZR § 502.1, before any special exception may be granted, it must appear that the use for which the special exception is requested will not have negative impacts on this property or surrounding properties as articulated under subsections (A) – (I). Further, under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1, 11 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Based on the evidence presented in this case, I find that the proposed use as described in the Petition and further explained at the hearing satisfies the definition for laboratory under BCZR §101.1. Furthermore, I find that the Petition meets the *Shultz* standard and is consistent with affirmative findings under BCZR § 502.1 (A)-(I) for granting this special exception to use the property as a dental laboratory. The requested use will not have negative impacts on this property or surrounding properties and there are no facts or circumstances showing that the adverse impacts of the use at this particular location would be above and beyond those inherently associated with the special exception use.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

Pursuant to BCZR § 409.6, 2.5 parking spaces per 1,000 square feet of gross floor area would be required to be located on-site for the proposed dental laboratory. However, under BCZR § 409.12 (B), if the requirements for parking spaces or loading spaces in Section 409 of the BCZR would create an undue hardship, the Zoning Commissioner may approve a modified plan upon petition and after a public hearing. Petitioner's modified parking plan includes utilizing the existing driveway for one vehicle with four parking spaces on the public street directly in front of the property along Harford Road, as illustrated in the Site Plan (Exhibit 6).

Given that no parking facilities currently exist on the property, I find that providing additional parking spaces on-site would create an undue hardship. Coupled with the nature and extent of the proposed use with only 1-2 employees on site, I find the modified parking plan to be

compatible with the community and generally consistent with the spirit and intent of the zoning regulations and will not harm the public health, safety or welfare.

THEREFORE, IT IS ORDERED this **12th** day of **January, 2024**, by this Administrative Law Judge, that the Petition for Special Exception, pursuant to BCZR § 240.3 to approve the use of the property as a Dental Laboratory be and is hereby **GRANTED**; and

IT IS FURTHER ORDERED that the Petition for Special Hearing pursuant to BCZR § 409.12.B to approve a modified parking plan be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- 1) Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition;
- 2) The Site Plan marked as Exhibit 6 illustrating the proposed modified parking plan is hereby incorporated into this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 8604 Harford Road, Parkville, MD 21234 Currently Zoned BL
Deed Reference 47919 / 00414 10 Digit Tax Account # 0907471520
Owner(s) Printed Name(s) Khalid Aslam / Noreen Aslam

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

To approve a modified parking plan pursuant to Section 409.12.B.

2. ☒ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

BCZR: 240.3. → To approve the use of the property as a Dental Laboratory.

3. ☐ **a Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name - Type or Print Khalid Aslam
Signature [Signature]
Mailing Address 1500 Willowdale Drive City Bel Air State MD
Zip Code 21015 Telephone # 443 838 5573 Email Address Kmabel39@gmail.com

Attorney for Petitioner:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Name #1 - Type or Print Khalid Aslam Name #2 - Type or Print Noreen Aslam
Signature #1 [Signature] Signature #2 [Signature]
Mailing Address 1500 Willowdale Drive City Bel Air State MD
Zip Code 21015 Telephone #'s (Cell and Home) 443 910 7765 / 443 838 5573 Email Address KMABEL39@gmail.com

Representative to be contacted:

Name - Type or Print Khalid Aslam
Signature [Signature]
Mailing Address 1500 Willowdale Drive City Bel Air State MD
Zip Code 21015 Telephone # 443 838 5573 Email Address Kmabel39@gmail.com

Case Number 2023-0234-SP4X Filing Date 01 / 3 / 23 Do Not Schedule Dates _____ Reviewer JS

PART A

ZONING PROPERTY DESCRIPTION FOR 8604 HARFORD ROAD, PARKVILLE, MD 21234
Located on the northwest side of Harford Road (75' r.o.w.), 75 feet southwest of Hiss Avenue (50' r.o.w.).

2073-0734-SPHX

PART B

1-23-29979

DEED

THIS DEED made on 3/17/23, 2023 by and between

RR Holdings & Affiliations, LLC,
party of the first part and
Khalid Aslam and Noreen Aslam, as tenants by the entirety,
parties of the second part:

WITNESSETH that in consideration of **\$260,000.00**,
the party of the first part does hereby grant unto the parties of the second part, in fee
simple, as tenants by the entirety, all of that land, together with the improvements, rights,
privileges and appurtenances to the same belonging, situate in the Baltimore County,
State of Maryland, and described as follows, to wit:

BEGINNING FOR THE SAME on the northwest side of Harford Road at the
distance of 125 feet northeasterly from the intersection of the northwest side of
Harford Road and the northeast side of Gatch Avenue (now Willoughby Road), 50
feet wide, as shown on the Plat of Parkville Summit; running thence northeasterly
binding on the northwest side of Harford Road 50 feet; thence northwesterly
parallel with Gatch Avenue (now Willoughby Road) 125 feet; thence southwesterly
parallel with Harford Road, 50 feet; and thence southeasterly parallel with Gatch
Avenue (now Willoughby Road) 125 feet to the place of beginning.

BEING and comprising Lots 19 and 20 on the Plat of Parkville Summit, which Plat
of Parkville Summit is recorded among the Land Records of Baltimore County in
Plat Book WPC No. 7, folio 82.

The improvements thereon being known as 8604 Harford Road Baltimore, MD
21234.

Being the same property as conveyed by Deed recorded among the said Land
Records in Liber 46688 at folio 125.

Parcel ID#: 09-0907471520
Title Insurer: DOMA Title

Together with the buildings and improvements thereon erected, made or being; and
all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages
thereto belonging, or in anywise appertaining.

2023-0234-SPHX

To have and to hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, their heirs, Personal Representatives and assigns.

And the said party of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite.

IN WITNESS WHEREOF, the party of the first part has caused this Deed to be executed, acknowledged and delivered on the day and year hereinbefore written.

RR Holdings & Affiliations, LLC

by: [Signature] (SEAL)

STATE OF Maryland
)SS:
COUNTY OF Montgomery

I HEREBY CERTIFY, that on this 17th March, 2023, before me, a Notary Public of said State in and for the said county, personally appeared in my jurisdiction,

the duly authorized representative of **RR Holdings & Affiliations, LLC**, who is/are well known to me as the person(s) who executed the foregoing document, and who acknowledged the same to be the act and deed of the said entity by him/her as its duly authorized representative.

WITNESS my hand and Notarial Seal.

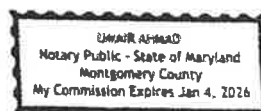
My Commission expires: 11/30/24

I CERTIFY that the within instrument was prepared by or under the supervision of Michael E Gross, an attorney admitted to practice before the Court of Appeals of Maryland.

[Signature: Michael E. Gross]

Michael E. Gross

RETURN TO:



2023-0234-SP4X

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2023-0234-SP4X
Property Address: 8604 HARFORD ROAD
Legal Owners (Petitioners): KHALID + NORGEN ASLAM
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): KHALID ASLAM
Address: 8604 HARFORD ROAD
PARKVILLE, MD 21234

Telephone Number: 443-838-5573

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

CHRIS DENTAL LABORATORY, INC.
1500 WILLOWDALE DR
BEL AIR MD 21015

1024

7-163/520 MD
8010

DATE 10/30/2023

PAY
TO THE
ORDER OF

Baltimore County

\$ 500.00

Five Hundred

00/100

DOLLARS



Photo
Safe
Deposit
Details on back

BANK OF AMERICA

ACH R/T 052001633

FOR

Parking Variance COO23-0163

Kellid Ash

⑈001024⑈ ⑆052001633⑆ 446052474426⑈

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 228912

Date: 10/30/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 1000.00

Total: \$ 1000.00

Rec

From: CHRIS DENTAL LABORATORY, INC.

For: VARIANCE / SPECIAL EXCEPTION

8604 HARFORD RD

CASE # 780

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
PLEASE PRESS HARD!!!!

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

CHRIS DENTAL LABORATORY, INC.
6925 HARFORD RD STE 1
PARKVILLE, MD 21234-7747

09-19

Bank of America
ACH R/T 052001633

2454

7-163/520 MD
5334

08/16/2023

PAY TO THE
ORDER OF

Baltimore County

\$ **500.00

Five Hundred and 00/100***** DOLLARS

Baltimore County

MEMO

Change of Occupancy COO23-0163

Kellid Ash

AUTHORIZED SIGNATURE

⑈002454⑈ ⑆052001633⑆ 446035355326⑈



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

January 12, 2024

Timothy Kotroco, Esquire – tkotroco@gmail.com
Matthew T. Kotroco, Esquire – mattkotroco@gmail.com
305 Washington Avenue, Suite 502
Towson, MD 21204

RE: Petitions for Special Hearing & Special Exception
Case No. 2023-0234-SPHX
Property: 8604 Harford Road

Dear Mr. Kotroco:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order 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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in blue ink, appearing to be "DJB", is written over a circular blue stamp or seal.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure

c: Khalid Aslam – kmabel39@gmail.com

CERTIFICATE OF POSTING

CASE NO. 2023-0234-SPHX

PETITIONER/DEVELOPER

Matt Kotroco Esq.

DATE OF HEARING/CLOSING

January 3, 2024

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

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

8604 Harford Road

Sign 1



THE SIGN(S) POSTED ON December 10, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: ^{*MOZ*} Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 27, 2023
Item No. 2023-0234-SPHX

DATE: November 27, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T: The general note #5 states "not street parking varies". The presented available parking is 4 spaces offsite on street frontage. Please clarify.

Any parking from site would go on state road. We defer to SHA for comment regarding off-site parking generated by this land use.

DPR: Based on the proposed use of the property, provide and indicate number of parking spaces required and provided for the employees and for the clients.

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

VKD: JK
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 22, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0234-SPHX
Address: 8604 HARFORD RD.
Legal Owner: Khalid Aslam

Zoning Advisory Committee Meeting of November 27, 2023.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 11/27/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-234-SPHX

INFORMATION:

Property Address: 8604 Harford Road
Petitioner: Khalid Aslam, Noreen Aslam
Zoning: BL
Requested Action: Special Hearing, Special Exception

The Department of Planning has reviewed the petition for the following:

Special Hearing -

1. To approve a modified parking plan pursuant to Section 409.12.B; and

Special Exception -

2. Under Section 240.3 of the Baltimore County Zoning Regulations to approve the use of the property as a Dental Laboratory.

The subject site is an approximately 6,250 square foot property in the Parkville area. It is improved with a two-story commercial building. There is no parking lot on the site, however, the site plan shows a narrow asphalt alley to the south of the building, which appears to lead to the side/rear of the building. Aerial imagery available to the Department of Planning shows the alley has existed since at least 1996.

Uses along Harford Road surrounding the property are primarily commercial in nature and include an animal hospital, retail stores, and office spaces. A senior center, a children's pre-school, and a church are also located near the subject site. Uses behind the subject site, down the side streets off of Harford Road, are primarily single-family detached dwellings. Google Streetview from September 2022 shows that both the north and south sides of Harford Road have parallel parking spaces the majority of the way from 8606 Harford Road to 7808 Harford Road, with breaks predominately for ingress/egress points of properties. As shown on the site plan submitted with the petition, there are four spaces directly in front of the subject site on Harford Road.

The subject site is within the boundary of the Carney-Cub Hill-Parkville Community Plan, adopted May 3rd, 2010. The plan references the State Highway Administration's Harford Road Streetscape Project and its efforts to make Harford Road safer and more attractive, however, no guidance relevant to the petition at hand is provided in the Plan.

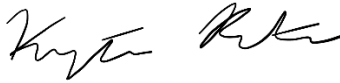
The Department of Planning contacted the representative for the petition via email on November 21st, 2023. In a same-day reply, the representative explained that the Dental Laboratory will have a maximum of two (2) employees present at a time and will not see any patients. Additionally, the Department asked the representative if they had considered adding a small parking lot behind the building to be accessed via the existing drive aisle/alley to the south of the building. The representative explained that he has future plans to add a parking lot, however, he is waiting on additional funds.

The Department of Planning has no objections regarding the request for a Special Exception to approve the use of the property as a Dental Laboratory. The area is primarily commercial in nature, and the proposed use appears consistent with the surroundings.

The Department of Planning has no objections regarding the request for a Special Hearing to approve a modified parking plan, as minimal spaces are needed and therefore adequate street parking is available for both the subject site and surrounding businesses. Further, the modified parking plan is not permanent with the petitioners' future plans for a parking lot.

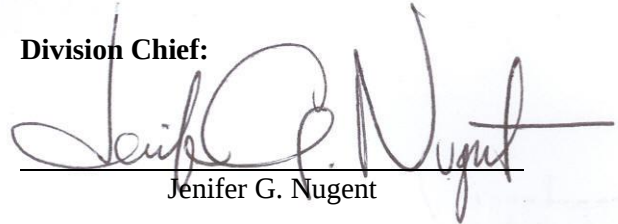
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Khalid Aslan

David Birkenthal, Community Planner

Jeff Perlow, Zoning Review

Kristen Lewis, Zoning Review

Office of Administrative Hearings

People's Counsel for Baltimore County

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 0907471520

Owner Information

Owner Name:	ASLAM KHALID ASLAM NOREEN	Use:	COMMERCIAL
Mailing Address:	1500 WILLOWDALE DR BEL AIR MD 21015-	Principal Residence:	NO
		Deed Reference:	/47919/ 00414

Location & Structure Information

Premises Address:	8604 HARFORD RD PARKVILLE 21234-	Legal Description:	LT 19,20 8604 HARFORD RD PARKVILLE SUMMIT
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0071 0020 1177 20000.04 0000 19 2023 Plat Ref: 0007/ 0082

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1927 2,760 SF 6,250 SF 06

StoriesBasementType	ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
OFFICE BUILDING/	C3

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	125,000	125,000		
Improvements	149,400	100,600		
Total:	274,400	225,600	225,600	225,600
Preferential Land:	0	0		

Transfer Information

Seller: RR HOLDINGS & AFFILIATIONS LLC	Date: 04/03/2023	Price: \$260,000
Type: ARMS LENGTH IMPROVED	Deed1: /47919/ 00414	Deed2:
Seller: IFEANYICHUKWU GENEVIEVE OBIAGELI	Date: 04/08/2022	Price: \$225,997
Type: ARMS LENGTH IMPROVED	Deed1: /46688/ 00125	Deed2:
Seller: 8604 HARFORD ROAD LLC	Date: 10/13/2017	Price: \$140,000
Type: NON-ARMS LENGTH OTHER	Deed1: /39508/ 00175	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**



0908002290

Lot # 140

2935

HISS AVE

Lot # 138

DR 5.5

Lot # 138

0903001120

Lot # 21

R-1940-0093
R-1941-0131

8612

Lot # 21

8610

8606

Lot # 21 0904203870

PAI # 098089

Pt. Bk./Folio # 012048B

Lot # 19

8604

Lot # 19

1962-5686-X 07471520

Pt. Bk. 0000007, Folio 0082

Lot # 14 1600011146

Pt. Bk. 0000012, Folio 0048

8600

Lot # 14

8600

Lot # 14

BLAS

Lot # 14

8600

Lot # 14

HARFORD RD

DR 1

14 ED PAI # 140053

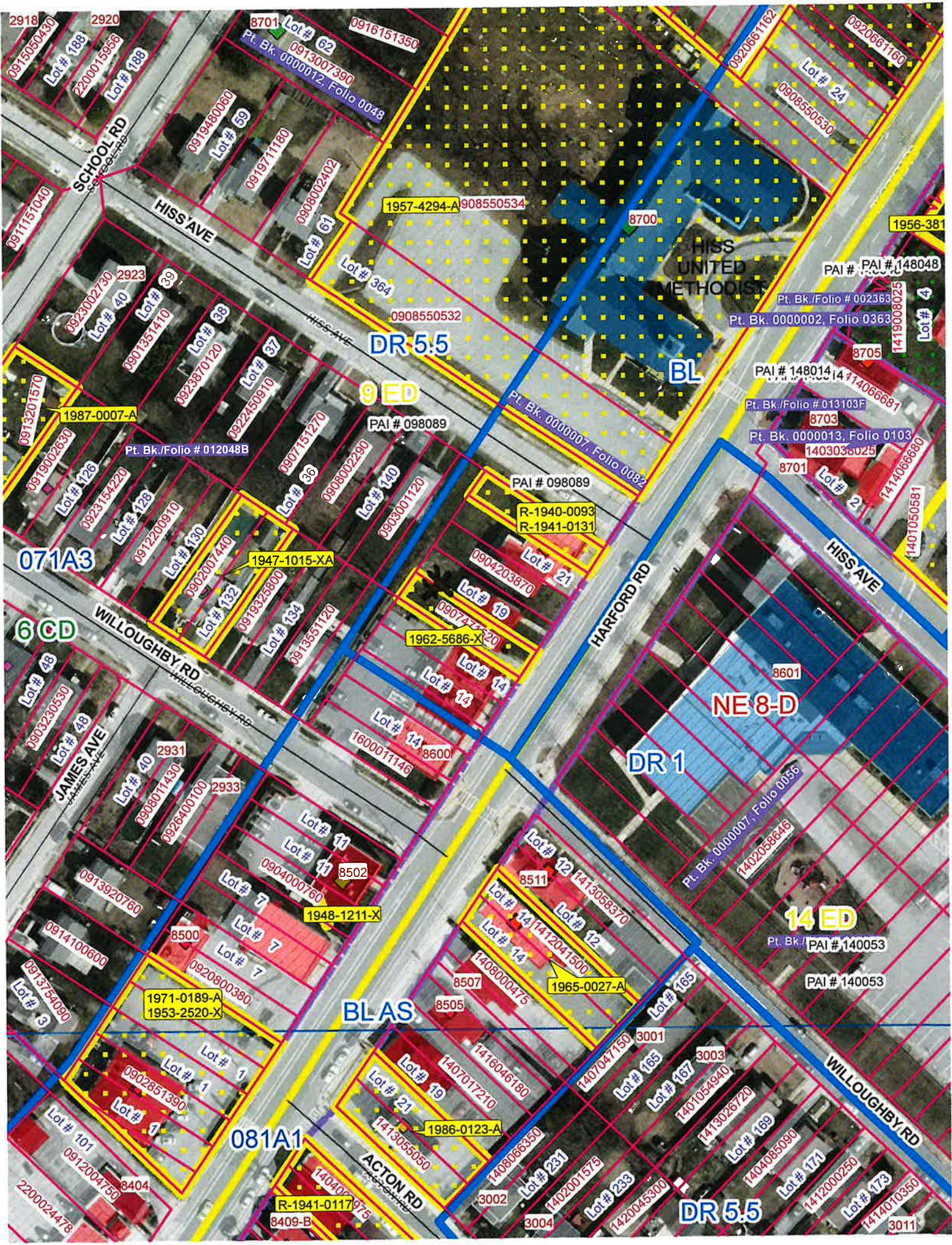
Pt. Bk./Folio # 007056

Pt. Bk. 0000000 PAI # 140053

14/2058646



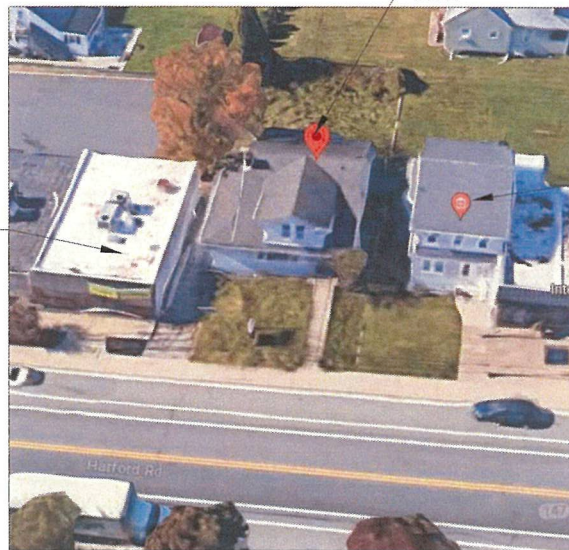
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DR 1
Pt. Bk. 0000007, Folio 0056
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JAMES AVE
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WILLOUGHBY RD
HISS AVE
HISS AVE
HISS AVE



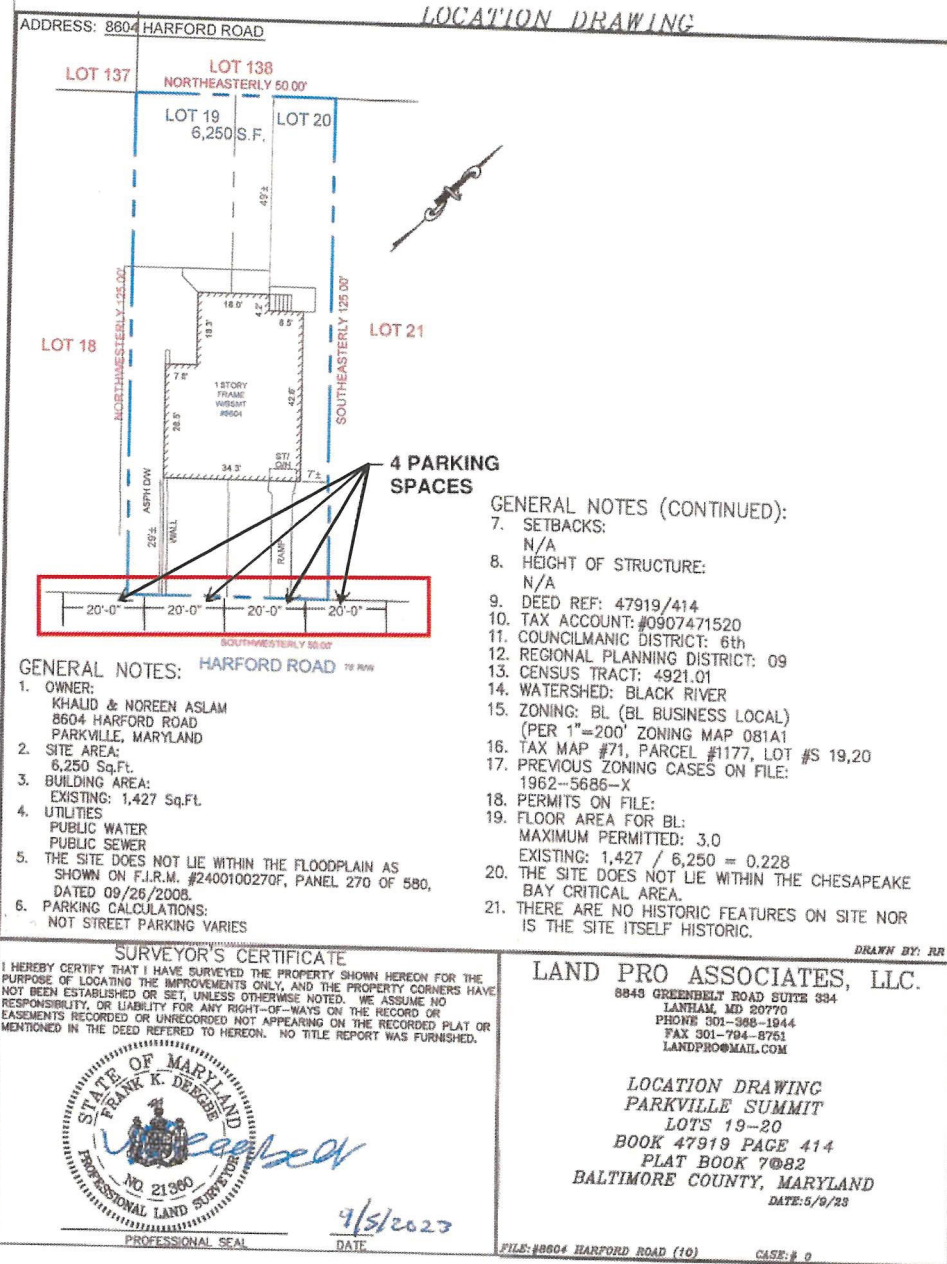
Pet Ex #6: Site Plan of the Property



LOCATION MAP
N.T.S.



AERIAL VIEW - PROJECT SITE
N.T.S.



DENTAL LABORATORY
8604 HARFORD RD, PARKVILLE,
MD 21234



REVISIONS	
DATE	DESCRIPTION

SITE PLAN

