

Menu Save Reset Cancel Help

Record Detail * (This section is required.)

Permit Type Building/Residential/Addition/SFD Permit Number B25005196 Opened Date 11/19/2025

Description of Work

SFD/ Build a 12'-8"x32'-0" extension to the existing detached garage, consisting of an additional car bay on the first floor and one conditioned attic room within attic trusses on the second floor. Note: the garage addition is over the existing front B.R.L., but a variance has been granted for this - see the included Decision and Order., 2 STORY, Slab on Grade, 2R, 0FB, 0HB, 0FP, OTHER STRUCTURE = Detached Garage, 0BR, PORCH/DECK = N/A, ENERGY METHOD = Prescriptive Method,

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street # 11350 Street Name COTSWOLD SPRING FARM Street Type LN
Unit Type --Select-- Unit # X Coordinate -76.91028 Y Coordinate 39.28969
City ELLICOTT CITY State MD Zip Code 21042 Primary Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID * 903367 Parcel 441 Parcel Area 1.09 Land Value 302100 Improved Value 1208200 Exemption Value 906100 Plan Area RURAL

Legal Description

IMPSLOT 23 1.0971 A[]11350 COTSWOLD SPRING FA[]BRANTWOOD S3 A2 RSB A&B

[check spelling](#)

Block 23 Census Tract 603000 Council Dist 5 Inspection Dist Supervisor Dist Map # DAP Zone
Plan Area State Tax Id 1403338754 Subdivision Name BRANTWOOD
Section Area Tax Map 16
Grid 16-21 Zoning District RC-DEO ADC Map 4814-E4
SDP No. Final Plan No. F-01-067 WP File No.
Record Plat No. 15119 WS Contract No. FDP No. Primary Yes
Owner Occupied Year Built 2002 Historic District Yes No
Historic District Registry No. Stat Area 3-06A Flood Plain Yes No
Building No

Owner (This section is not required.)

Search Reset Clear

Name * CADIG
Address Line 1 11350 Cotswold Spring Farm Lane
Address Line 2

Address Line 3

Mail City Ellicott City
Mail State MD
Mail Zip Code 21042
Phone 4109131679
Primary Yes
E-mail

Approved R12
12/12/2025

Online BP.
11/24/25

Cell Number Fax Number

Professionals (This section is not required.)

License # *	Business Name			
21040010019	N/A			
License Type *	First Name	Middle Name	Last Name	
Architect	▼ RONALD		JOHNSTON	
Primary	Address Line 1			
No	▼ 11407 BARLEY FIELD WAY			
	Address Line 2			
	City		State	ZIP Code
	MARRIOTTSTVILLE		MD	21104-0000
	Phone 1	Phone 2	Fax	
	4104423667			
	E-mail			
	RON@RJARCHITECT.COM			

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *	First Name	MI	Last Name	
Applicant	▼ Ronald	Kent	Johnston	
Relationship	Full Name			
Applicant	▼ Ronald Kent Johnston			
Primary	Organization Name			
No	Ronald Johnston & Associates, Architects			
	Street Address			
	11407 Barley Field Way			
	Address Line 2			
	City		State	Zip Code
	Marriottsville		MD	▼ 21104
	Phone	Cell	Fax	
	410-442-3667	443-220-7457		
	E-mail *			
	ron@rjarchitect.com			

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type	First Name	MI	Last Name	
Contact	▼ Ronald	Kent	Johnston	
Relationship	Full Name			
Applicant	▼ Ronald Kent Johnston			
Primary	Organization Name			
Yes	Ronald Johnston & Associates, Architects			
	Street Address			
	11407 Barley Field Way			
	Address Line 2			
	City		State	Zip Code
	Marriottsville		MD	▼ 21104
	Phone	Cell	Fax	
	410-442-3667	443-220-7457		
	E-mail			
	ron@rjarchitect.com			

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
100000	0	0	No ▼
Construction Type			
434 - Additions, Alterations and Conversions - Residential	▼		

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee *	Capital Project Number	Fee Exempt *	Roadside Tree Project Permit	Roadside Tree Pr
☐ Yes ☒ No	(Text)	☐ Yes ☒ No	☐ Yes ☒ No	

No of Stories *	Foundation *	Basement *	No of Rooms *	Full Baths *	Ha
2 (Text)	Slab on Grade	N/A	2 (Text)	0 (Number)	0
Model *					
SFD/ Build a 12'-8"x32'-0" extension to the existing detached garage, consisting of an additional car bay on the first floor and one conditioned					
check spelling					
Other Structure *	Bedrooms *	Porch Deck *	No of Fireplaces *	Type of Fireplace	
Detached Garage	0 (Number)	N/A	0 (Number)	--Select--	
W & S Fees Paid	Water *	Sewage *	Utilities *	Heating System *	Sprinkler System *
☐ Yes ☐ No	Private	Private	Electric	Electric	None
1st Floor Width	1st Floor Depth	2nd Floor Width	2nd Floor Depth	Basement Width	Basement Depth
FT (Number)	FT (Number)	FT (Number)	FT (Number)	FT (Number)	FT (Number)
Total Square Footage *	Occupiable Square Footage *	Affordable Housing Funding *	Foundation Measurement		
540	0	N/A	(Text)		
Walls	Roof	Change In Use	Grading Permit No	Senior Housing	MIHU Outside Downtown Columbia
(Text)	(Text)	☐ Yes ☒ No	(Text)	☐ Yes ☒ No	☐ Yes ☒ No
Additional Description Info					Expiration Date
					5/23/2026
check spelling					MIHU Required Units
					0 (Num)

GREEN INFORMATION

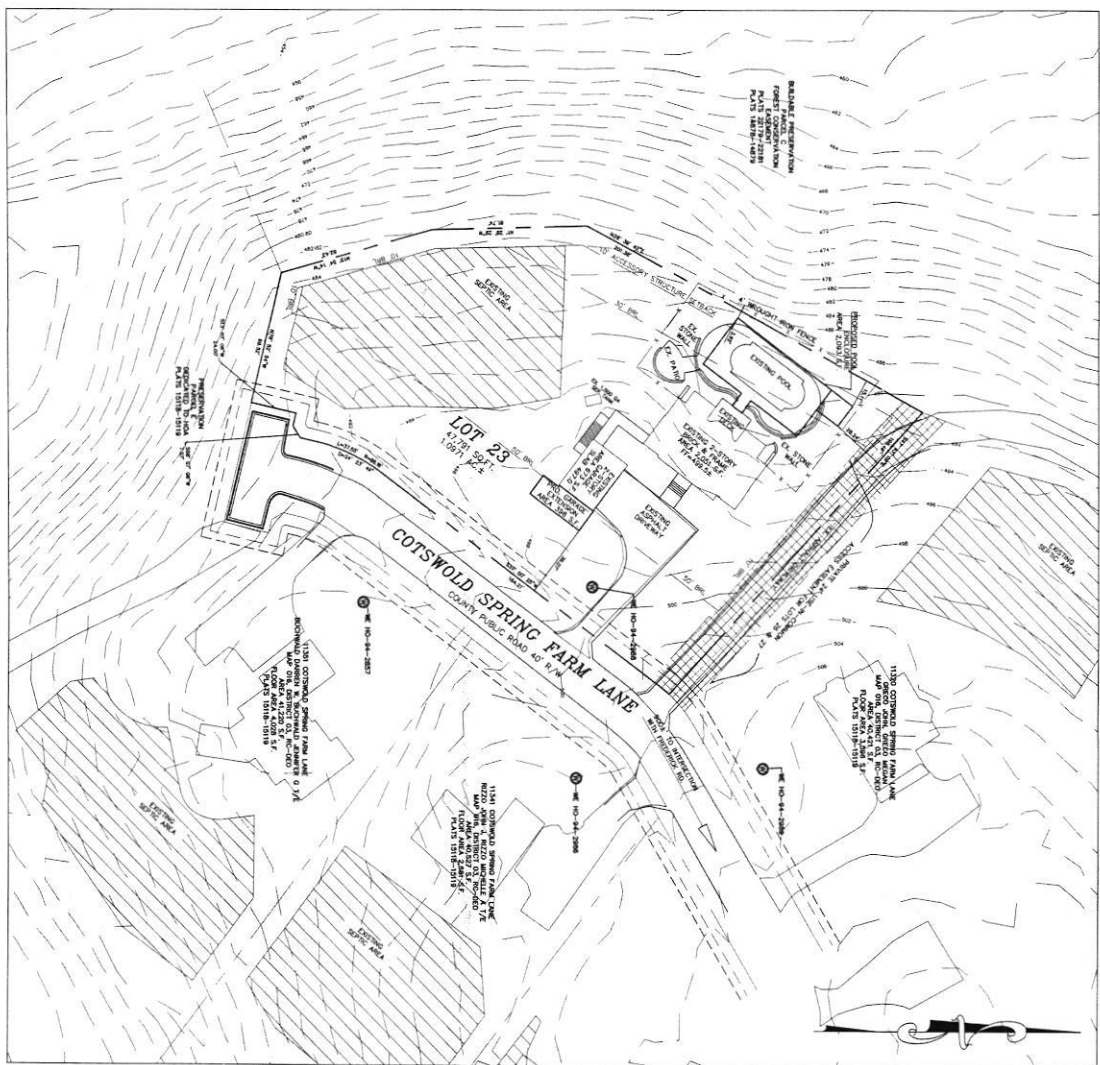
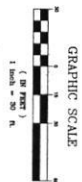
Goal Level	Actual Level	Leed Registration Number	Date of Leed Certification
--Select--	--Select--	(Text)	
STORM WATER MANAGEMENT			
Green Roofs A1	Permeable Pavements A2	Reinforced Turf A3	Disconnection of Rooftop Runoff N1
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	(Number)
Sheetflow to Conservation Areas N3	Rainwater Harvesting M1	Submerged Gravel Wetlands M2	Landscape Infiltration
☐ Yes ☐ No	(Number)	(Number)	
Dry Wells M5	Micro Bioretention M6	Rain Gardens M7	Swales M8
(Number)	(Number)	(Number)	(Number)
PSWM Certification Received in CID on			

Submit Cancel

NAME OF COUNSEL
SANG N. CHAI & ASSOCIATES, P.C.
11350 COTSWOLD SPRING FARM LANE
ELLSWORTH CITY, MD 21042
TEL: 410-984-0300

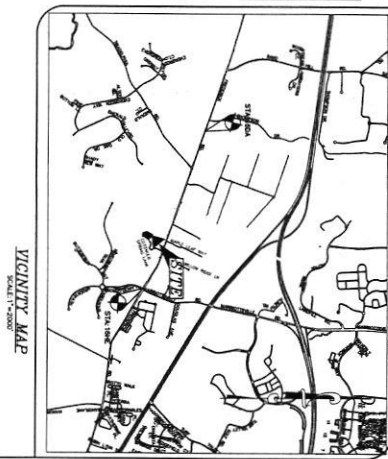
OWNER/PETITIONER
11350 COTSWOLD SPRING FARM LANE
ELLSWORTH CITY, MD 21042
TEL: 410-984-0300

OVERALL PLAN WITH TOPOGRAPHY

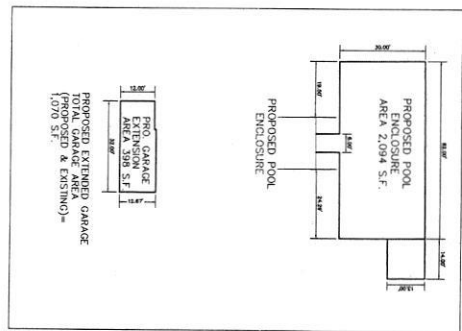


- LEGEND**
- EXISTING EXISTING EASEMENTS
 - EXISTING EXISTING POOL FENCE
 - EXISTING EXISTING SEPTIC AREA

- TABLE OF VARIANCES**
- 1. 10' 0" 4.8' (4.8') - 30' FOOT PRINCIPAL STRUCTURE REAR SETBACK
 - 2. 10' 0" 4.8' (4.8') - 30' FOOT FRONT SETBACK
 - 3. 10' 0" 4.8' (4.8') - 30' FOOT FRONT SETBACK
 - 4. 10' 0" 4.8' (4.8') - 30' FOOT FRONT SETBACK
 - 5. 10' 0" 4.8' (4.8') - 30' FOOT FRONT SETBACK
 - 6. 10' 0" 4.8' (4.8') - 30' FOOT FRONT SETBACK
 - 7. 10' 0" 4.8' (4.8') - 30' FOOT FRONT SETBACK
 - 8. 10' 0" 4.8' (4.8') - 30' FOOT FRONT SETBACK
 - 9. 10' 0" 4.8' (4.8') - 30' FOOT FRONT SETBACK
 - 10. 10' 0" 4.8' (4.8') - 30' FOOT FRONT SETBACK



- GENERAL NOTES:**
1. SUBJECT PROPERTY ZONED R-1000 PER THE CITY OF ELLSWORTH & 2013 COMPREHENSIVE ZONING PLAN.
 2. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
 3. THE LATEST REVISIONS TO THE 2013 COMPREHENSIVE ZONING PLAN, ELLSWORTH CITY, MD 21042, ARE INCORPORATED INTO THIS PLAN.
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