




Subject: Antoinette Dove & Brian Cadigan
Board of Appeals Case No. BA-25-003V

To: Howard County Hearing Examiner

From: Julia Sauer, Division Chief
Division of Public Service
and Zoning Administration 

Date: August 5, 2025

This is a petition for a Variance from Section 104.0.E.4.b.(4)(b) to reduce the required 30-foot rear setback to 3.92 feet for a proposed pool enclosure; and a Variance from Section 104.0.E.4.b.2 to reduce the required 50-foot front setback to 39.07 feet for an addition to an existing detached garage. The subject property is identified as Tax Map 16, Parcel 441 and addressed as 11350 Cotswold Spring Farm Lane. The 1.09-acre property is zoned RC-DEO (Rural Conservation – Density Exchange Option). Adjoining properties are zoned RC-DEO and are developed with single family detached dwellings.

The Division of Public Service and Zoning Administration has no comments on this petition.

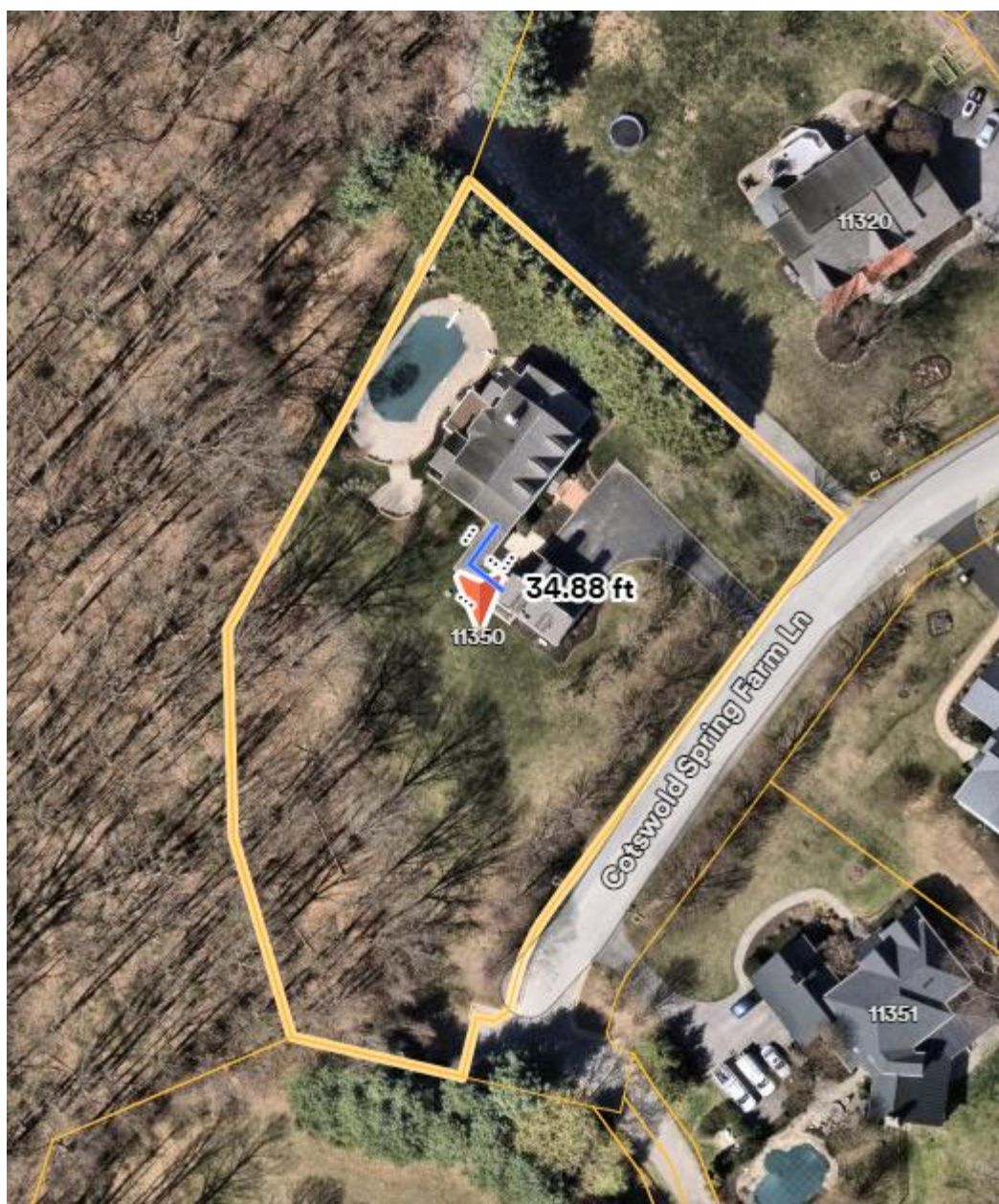
Responses from the following agencies are attached:

1. Division of Land Development
2. Development Engineering Division
3. Department of Recreation & Parks
4. Department of Inspections, Licenses and Permits
5. Department of Fire and Rescue Services

Attachments

cc: Petitioner

11350 Cotswold Spring Farm Lane





Agency Comment Form

Variance

Date: March 12, 2025
Use: Residential
Zoning: RC-DEO
File No.: BA-25-003V
Petitioner: Antoinetter Dove and Brian Cadigan
Property Address: 11350 Cotswold Spring Farm Lane
Map No: 16
Parcel: 441

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: March 28, 2025

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request to reduce the 50' front setback by 10.93 feet, and reduce the 30' rear setback by 26.08 feet for the construction of a detached garage extension based on the justification presented in the application.

SIGNATURE



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Variance

Date: March 12, 2025
Use: Residential
Zoning: RC-DEO
File No.: BA-25-003V
Petitioner: Antoinetter Dove and Brian Cadigan
Property Address: 11350 Cotswold Spring Farm Lane
Map No: 16
Parcel: 441

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: March 28, 2025

COMMENTS: DILP—Approved subject to advising petitioner that the exterior wall of the pool enclosure, which is close to the property line may be required to have a fire rating—

Building permits are required for both structures.

SIGNATURE



Agency Comment Form

Variance

Date: March 18, 2025
Use: Residential
Zoning: RC-DEO
File No.: BA-25-003V
Petitioner: Antoinetter Dove and Brian Cadigan
Property Address: 11350 Cotswold Spring Farm Lane
Map No: 16
Parcel: 441

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: March 28, 2025

COMMENTS:

1. Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.
 - a. The property does not contain streams, wetlands, their buffers, floodplain, steep slopes or forest conservation easement. The subject property adjoins a buildable preservation parcel that has a recorded forest conservation easement directly adjacent to the rear property line as shown on Plat No. 22180. The exhibit provided with the variance petition delineates the petitioner's 4-foot wrought iron fence on the adjoining preservation parcel and within the forest conservation easement.
 - b. The landscape plan approved with the subdivision (DPZ File No. F-01-073) requires landscape plantings within the 50-foot front setback from Cotswold Spring Farm Road (landscape plan attached). The variance petition does not depict the approved landscaping. Aerial photographs show landscape trees near the existing garage, and it is unclear if the proposed garage addition will impact or require removal of the existing landscape trees. Construction of the improvements must comply with the approved landscape plan, or the petitioner must receive approval from the Department of Planning and Zoning to amend the landscape plan.

Julia Sauer

Division of Land Development

DS



Agency Comment Form

Variance

Date: March 12, 2025
Use: Residential
Zoning: RC-DEO
File No.: BA-25-003V
Petitioner: Antoinetter Dove and Brian Cadigan
Property Address: 11350 Cotswold Spring Farm Lane
Map No: 16
Parcel: 441

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: March 28, 2025

COMMENTS: The Department of Recreation 7 Parks has no objection to the requested variance request,
given the justification provided.


SIGNATURE



Agency Comment Form

Variance

Date: March 12, 2025
Use: Residential
Zoning: RC-DEO
File No.: BA-25-003V
Petitioner: Antoinetter Dove and Brian Cadigan
Property Address: 11350 Cotswold Spring Farm Lane
Map No: 16
Parcel: 441

COMMENT REQUEST	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	OOT	FD
Certification that the development shown on the proposed plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x

Comments Due: March 28, 2025

COMMENTS: The Department of Fire and Rescue Services has no comment on, nor objection to, this request.

Robert Ferguson
Battalion Chief
Office of the Fire Marshal