

Approved MPE 5/7/25

Record Detail (This section is required.)

Permit Type: Building/Residential/Addition/SFD
 Permit Number: B25001491
 Opened Date: 04/17/2025

Description of Work
 SFD/ CONSTRUCT (2) STORY 23' X 23' ADDITION TO CREATE TWO NEW BEDROOMS - CONVERT EXSTING SECOND FLOOR BEDROOM TO PLAYROOM, 2 STORY, Crawl Space, 4R, 1FB, 0HB, 0FP, OTHER STRUCTURE = None, 2BR, PORCH/DECK = N/A, ENERGY METHOD = Prescriptive Method,

Online BP.

gls 4/22/25

[check spelling](#)

Address (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #: 11800 Street Name: TRIADELPHIA Street Type: RD
 Unit Type: -Select- Unit #: Unit # X Coordinate: -76.92248 Y Coordinate: 39.29138
 City: ELLICOTT CITY State: MD Zip Code: 21042 Primary: Yes

Parcel (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID: 911064 Parcel: Parcel Area: 3 Land Value: 271200 Improved Value: 0 Exemption Value: 180600 Plan Area: RURAL
 Legal Description: 3.000 A []11800 TRIADELPHIA RD []ELLICOTT CITY

[check spelling](#)

Block: Lot: Census Tract: 603000 Council Dist: 5 Inspection Dist: Supervisor Dist: Map #: DAP Zone:
 Plan Area: State Tax Id: 1403280292 Subdivision Name:
 Section: Area: Tax Map: 16
 Grid: Zoning District: RR-DEO ADC Map: 4814-C4
 SDP No.: Final Plan No.: WP File No.:
 Record Plat No.: WS Contract No.: FDP No.: Primary: Yes
 Owner Occupied: Year Built: 1867 Historic District: No
 Historic District Registry No.: Stat Area: 3-06A Flood Plain: No
 Building No:

Owner (This section is not required.)

Search Reset Clear

Name: WAGA
 Address Line 1: 11800 TRIADELPHIA RD
 Address Line 2:
 Address Line 3:
 Mail City: ELLICOTT CITY
 Mail State: MD
 Mail Zip Code: 21042
 Phone: 443-844-2828
 Primary: Yes
 E-mail:

jWagandt@gmail.com

Cell Number

Fax Number

Professionals (This section is not required.)

License # 0
 License Type Property Owner
 Primary Yes

Business Name PROPERTY OWNER TO ACT AS CONTRACTOR

First Name JAMES Middle Name Last Name WAGANT

Address Line 1
 Address Line 2

City State ZIP Code

Phone 1 Phone 2 Fax

E-mail

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Applicant

Relationship Applicant
 Primary No

First Name James MI E Last Name Wagandt

Full Name James E Wagandt

Organization Name Self

Street Address 11800 triadelphia Rd
 Address Line 2

City Ellicott city State MD Zip Code 21042

Phone 443-442-2828 Cell Fax

E-mail jwagandt@gmail.com

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact

Relationship Applicant
 Primary Yes

First Name James MI E Last Name Wagandt

Full Name James E Wagandt

Organization Name Self

Street Address 11800 triadelphia Rd
 Address Line 2

City Ellicott city State MD Zip Code 21042

Phone 443-442-2828 Cell Fax

E-mail jwagandt@gmail.com

Addtl Info

Est Construction Cost 150000 Housing Units 0 Number of Buildings 0 Public Owned No

Construction Type 434 - Additions, Alterations and Conversions - Residential

RESIDENTIAL ADDITION INFORMATION

RESIDENTIAL ADDITION INFORMATION

Capital Project-No Fee

Yes No

Capital Project Number

(Text)

Fee Exempt

Yes No

Roadside Tree Project Permit

Yes No

Roadside Tree Pr

No of Stories 2 (Text) Foundation Crawl Space Basement N/A No of Rooms 4 (Text) Full Baths 1 (Number) Ha 0

Model

SFD/ CONSTRUCT (2) STORY 23' X 23' ADDITION TO CREATE TWO NEW BEDROOMS - CONVERT EXSTING SECOND FLOOR

check spelling

Other Structure None Bedrooms 2 (Number) Porch Deck N/A No of Fireplaces 0 (Number) Type of Fireplace --Select--
W & S Fees Paid Water Private Sewage Private Utilities Gas & Electric Heating System Electric & Natural Gas Sprinkler System None
1st Floor Width FT (Number) 1st Floor Depth FT (Number) 2nd Floor Width FT (Number) 2nd Floor Depth FT (Number) Basement Width FT (Number) Basement Depth FT (Number) Height FT (Number)
Total Square Footage 931 SQFT (Number) Occupiable Square Footage 0 SQFT (Number) Affordable Housing Funding N/A Foundation Measurement (Text)
Walls (Text) Roof (Text) Change In Use Change In Use Grading Permit No Grading Permit No Senior Housing Senior Housing MIHU Outside Downtown Columbia MIHU Outside Downtown Columbia
Additional Description Info Expiration Date 10/18/2025 MIHU Required Units 0 (Num)

check spelling

GREEN INFORMATION

Goal Level --Select-- Actual Level --Select-- Leed Registration Number (Text) Date of Leed Certification

STORM WATER MANAGEMENT

Green Roofs A1 Permeable Pavements A2 Reinforced Turf A3 Disconnection of Rooftop Runoff N1 (Number)
Sheetflow to Conservation Areas N3 Rainwater Harvesting M1 Submerged Gravel Wetlands M2 (Number) Landscape Infiltration (Number)
Dry Wells M5 (Number) Micro Bioretention M6 (Number) Rain Gardens M7 (Number) Swales M8 (Number)
PSWM Certification Received in CID on

Submit Cancel

Eshenbaugh, Melanie

From: Eshenbaugh, Melanie
Sent: Wednesday, May 7, 2025 10:25 AM
To: jwagandt@gmail.com
Subject: RE: B25001491

Good morning James,

I spoke to my supervisor regarding the floor plans and the layout proposed is okay, but we will be noting that the playroom would not be allowed to be utilized as a bedroom and the property is currently limited to 4 bedrooms. We will be giving HD approval of your building permit based on the latest internal discussion and hope you have a wonderful day. Thanks.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org



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From: jwagandt@gmail.com <jwagandt@gmail.com>
Sent: Tuesday, May 6, 2025 11:11 AM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: Re: B25001491

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning,
I've left a couple messages at the department offices. I was wondering if you had a chance to review my previous email?
Thanks,
James

Sent from my iPhone

On May 5, 2025, at 5:15 AM, jwagandt@gmail.com wrote:

Good morning,

Thank you for your review and your email. After reviewing definition b1ii in the document you sent, I believe the playroom does not fit the definition of a bedroom because the only way to access the bedroom that we are adding on the second floor is through the playroom, therefore it cannot be used as a “private sleeping area.”

Based on your review the walk in closet on the first floor would qualify as a bedroom if it exceeded 90ft sq.

Would you please reconsider the current layout? Or would you recommend we designate the playroom as a bedroom and the new bedroom as a walk in closet?

Please give me a call at your convenience.

Thank you so much in advance for your guidance.

James
4438442828

Sent from my iPhone

On May 2, 2025, at 4:38 PM, Eshenbaugh, Melanie
<MEshenbaugh@howardcountymd.gov> wrote:

Good afternoon,

After review of the floor plans under permit B25001491, we have determined that the proposed addition shows 2 additional bedrooms as opposed to an increase of 1 additional bedroom based on the information in the recent septic repair permit. Based on the existing floor plans the 2nd level room labeled “Playroom” on the proposed plan is currently a bedroom and meets our bedroom definition. We kindly request that the floor plans be revised to not meet our bedroom definition for 1 of the rooms proposed. The intended use or room designation doesn’t change the criteria for meeting the Howard County bedroom definition (see attached). Since the septic system is approved for 4 bedrooms, that would be the maximum number of bedrooms permitted for this property based on the recent perc test results, approved PC and supplemental septic design provided by your engineer. Please let me know if you have any questions and thank you kindly.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org

<image001.png>

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Eshenbaugh, Melanie

From: Eshenbaugh, Melanie
Sent: Friday, May 2, 2025 4:38 PM
To: Jwagandt@gmail.com
Subject: B25001491
Attachments: Bedroom defintion_HC.pdf

Good afternoon,

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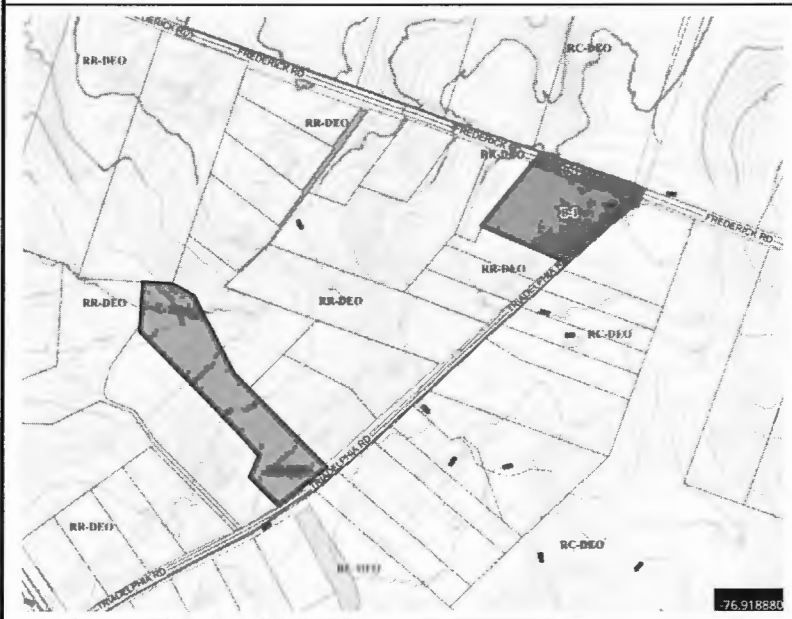
RESIDENTIAL ADDITION

11800 TRIADELPHIA ROAD
ELLICOTT CITY, MD 21042



J-SQUARED ARCHITECTS, LLC
1001 S York Street
Denver, CO 80209
P. 410.961.3601
junkin@jsquaredesign.net

VICINITY / ZONING MAP



SHEET INDEX

- G-1 GENERAL PROJECT INFORMATION
- A-1 SITE PLAN
- A-2 EXISTING/DEMOLITION FLOOR PLANS
- A-3 FIRST FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS
- A-7 EXTERIOR ELEVATIONS
- A-8 BUILDING SECTIONS
- A-9 BUILDING SECTIONS
- A-10 ENERGY INFORMATION
- A-11 ENERGY INFORMATION
- A-12 3D VIEWS

PROJECT DIRECTORY

OWNERS: JAMES & CAROLINE WAGANDT
11800 TRIADELPHIA RD
ELLICOTT CITY, MD 21042
P: 443.844.2828
E: jwagandt@gmail.com

ARCHITECT: J-SQUARED ARCHITECTS, LLC
JULIE JUNKIN, R.A.
111 ROSEWOOD AVE
CATONSVILLE, MD 21228
P: 410.961.3601
E: jjunkin@jsquaredesign.net

ENGINEER: SWEENEY ENGINEERING
PAT SWEENEY, P.E.E.
P: 443.474.8947
E: patsweeneyengineering.net

PROPERTY INFORMATION

APPLICABLE BUILDING CODES:

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CODE

PROPERTY INFORMATION:

DISTRICT -03 ACCOUNT NO. 280292
LEGAL DESCRIPTION: 3.00 A
11800 TRIADELPHIA RD
ELLICOTT CITY
MAP: 01G
GRID: 0020
PARCEL: 0032
SUBDIVISION: 2002

ZONING INFORMATION:

ZONING: RR-DEO
FRONT SETBACK: 75'-0" MIN
SIDE SETBACK: 30'-0" MIN
REAR SETBACK: 60'-0" MIN
MAXIMUM BUILDING HEIGHT: 50'-0" MAX

PROPERTY AREA

SITE AREA: 3.0 ACRES / 130,680 SF
EXISTING AREA: 2,264 SF
FIRST FLOOR ADDITION: 541 SF
SECOND FLOOR ADDITION: 391 SF
TOTAL AREA: 3,196 SF

RESIDENTIAL ADDITION
11800 TRIADELPHIA ROAD
ELLICOTT CITY, MD 21042

JOB NUMBER: 24-13

DRAWN BY: J.JUNKIN

DATE: 3/27/25

COVER SHEET

SHEET NUMBER

G-1



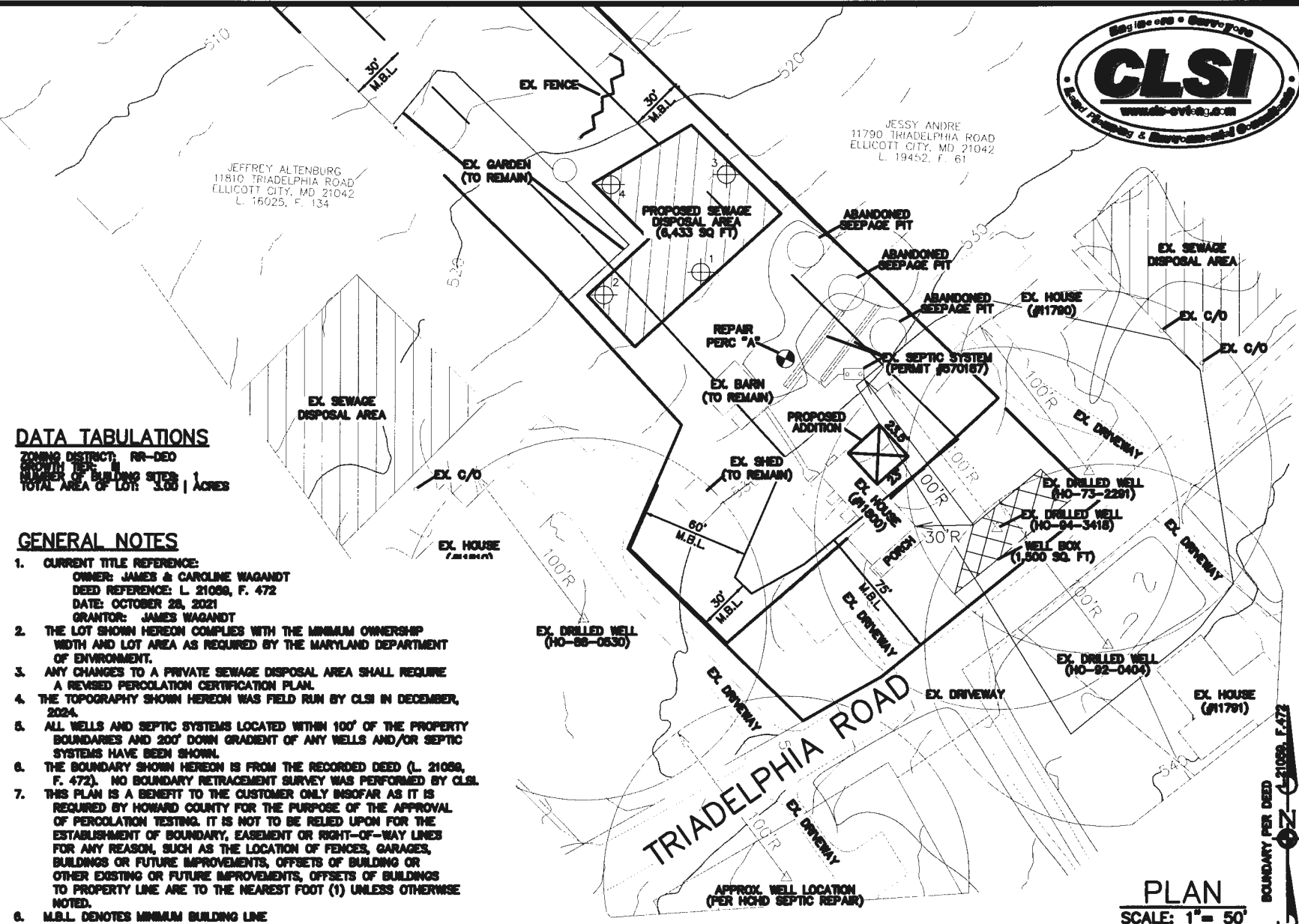
JESSY ANDRE
11790 TRIADELPHIA ROAD
ELLICOTT CITY, MD 21042
L. 19452, F. 61

JEFFREY ALTENBURG
11810 TRIADELPHIA ROAD
ELLICOTT CITY, MD 21042
L. 16025, F. 134



J-SQUARED ARCHITECTS, LLC
111 Rosewood Avenue
Catonsville, MD 21228
P. 410.961.3601
jjunkin@j2architects.com

RESIDENTIAL ADDITION
11800 TRIADELPHIA ROAD
ELLICOTT CITY, 21042



DATA TABULATIONS

ZONING DISTRICT: NR-DEO
SUBDIVISION: 11
NUMBER OF BUILDING SITES: 1
TOTAL AREA OF LOT: 3.00 ACRES

GENERAL NOTES

1. CURRENT TITLE REFERENCE:
OWNER: JAMES & CAROLINE WAGANDT
DEED REFERENCE: L. 21089, F. 472
DATE: OCTOBER 28, 2021
GRANTOR: JAMES WAGANDT
2. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
3. ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
4. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY CLSI IN DECEMBER, 2024.
5. ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
6. THE BOUNDARY SHOWN HEREON IS FROM THE RECORDED DEED (L. 21089, F. 472). NO BOUNDARY RETRACEMENT SURVEY WAS PERFORMED BY CLSI.
7. THIS PLAN IS A BENEFIT TO THE CUSTOMER ONLY INsofar AS IT IS REQUIRED BY HOWARD COUNTY FOR THE PURPOSE OF THE APPROVAL OF PERCOLATION TESTING. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF BOUNDARY, EASEMENT OR RIGHT-OF-WAY LINES FOR ANY REASON, SUCH AS THE LOCATION OF FENCES, GARAGES, BUILDINGS OR FUTURE IMPROVEMENTS, OFFSETS OF BUILDING OR OTHER EXISTING OR FUTURE IMPROVEMENTS, OFFSETS OF BUILDINGS TO PROPERTY LINE ARE TO THE NEAREST FOOT (1) UNLESS OTHERWISE NOTED.
8. M.B.L. DENOTES MINIMUM BUILDING LINE

JOB NUMBER: 24-13
DRAWN BY: J.JUNKIN
DATE: 3/27/25
SCALE: 1" = 50'-0"

PARTIAL SITE PLAN

SHEET NUMBER

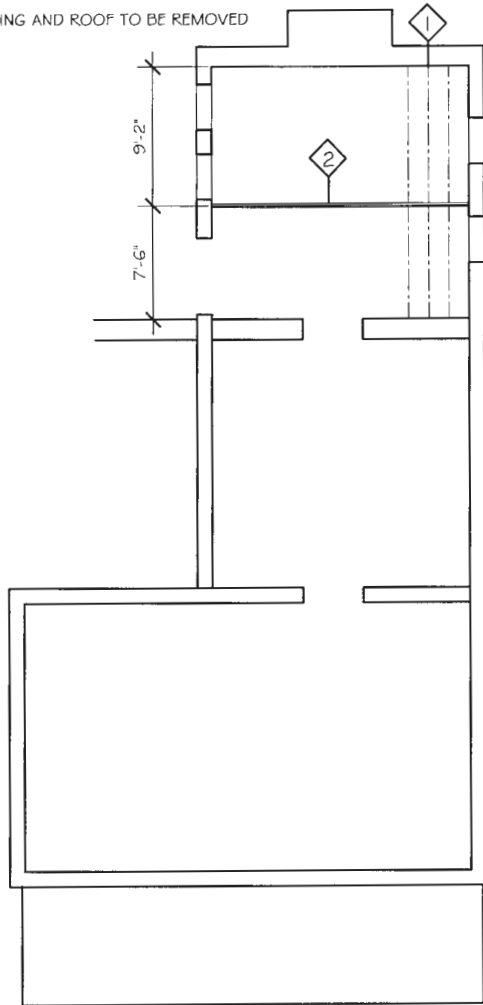
A-1

PLAN
SCALE: 1" = 50'

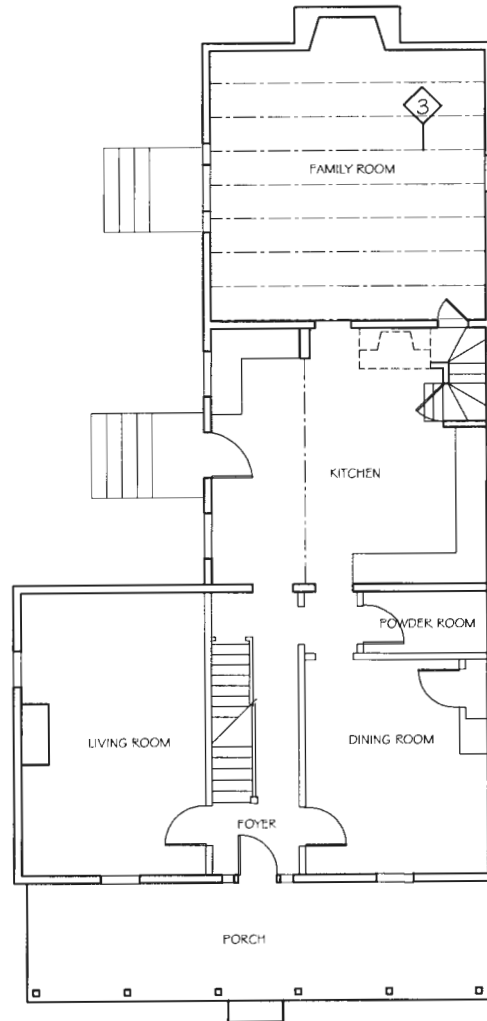


KEYNOTES

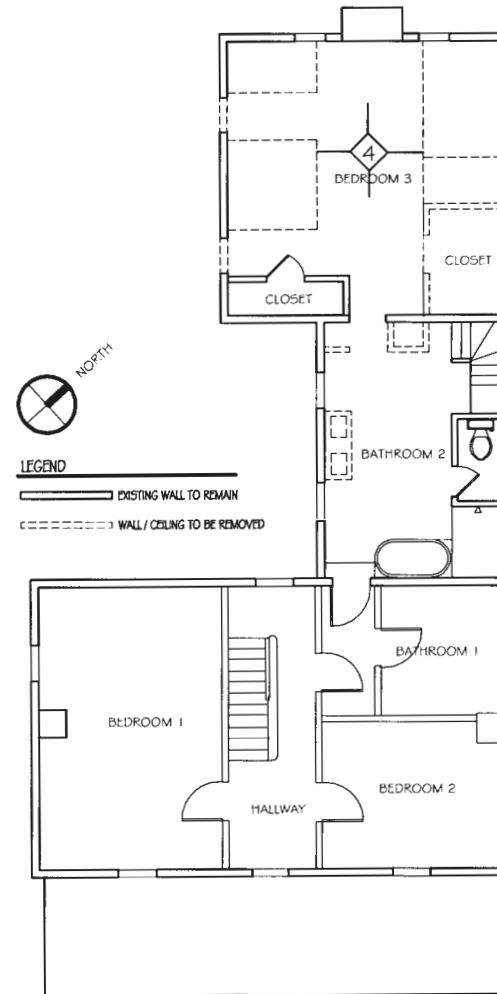
1. 2X10'S @ 16" O.C.
2. (2) 2X10 BEAM
3. 4x8'S AT 25"-28" O.C. (VARIES)
4. CEILING AND ROOF TO BE REMOVED



EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING / DEMOLITION SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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Catonsville, MD 21228
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junkin@j-squaredesign.net

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ELLCOTT CITY, 21042

JOB NUMBER: 24-13
DRAWN BY: J.JUNKIN
DATE: 3/27/25
SCALE: 1/8" = 1'-0"

EXISTING/DEMO
FLOOR PLANS

SHEET NUMBER

A-2



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 111 Rosewood Avenue
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 junkin@jsquaredesign.net

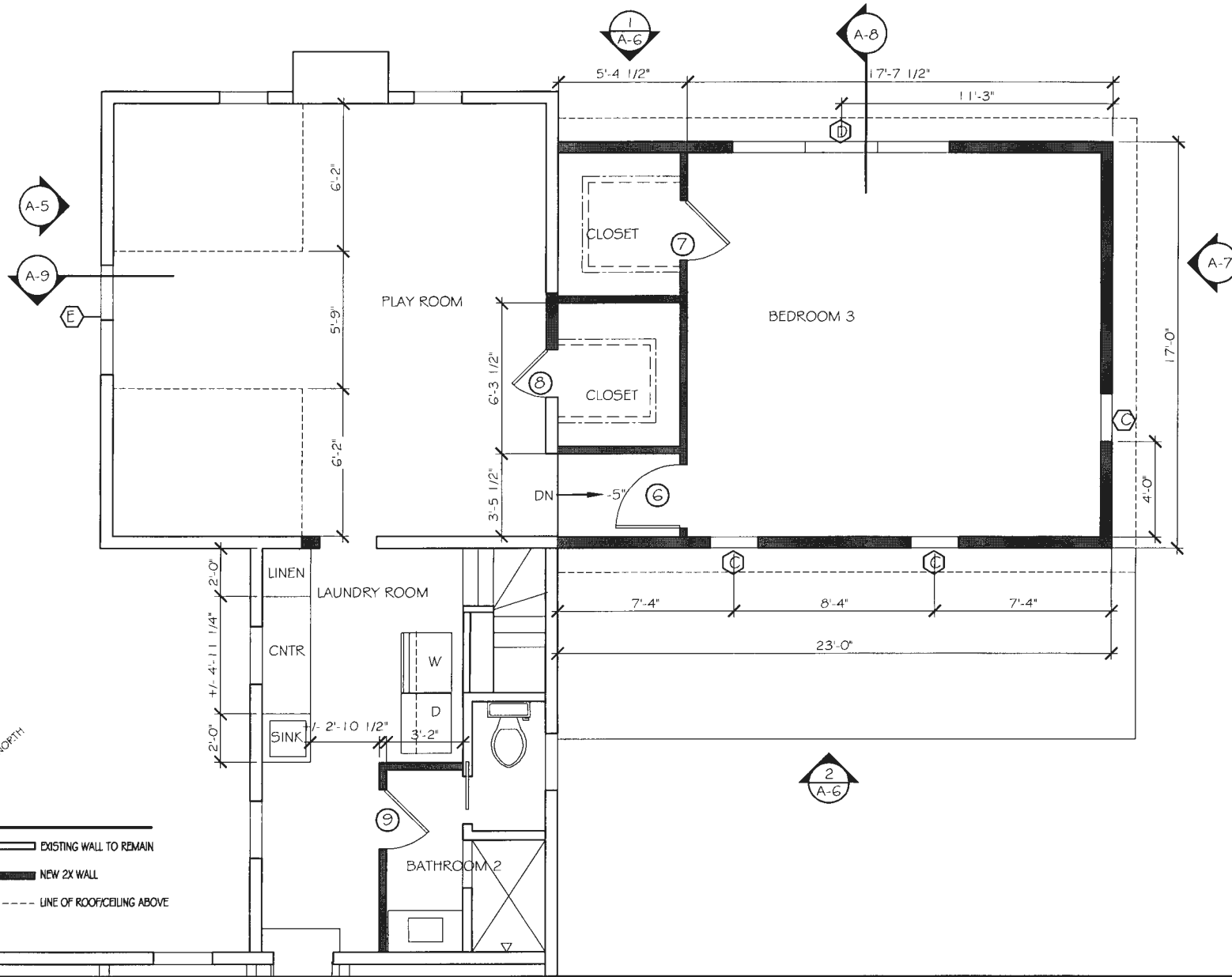
RESIDENTIAL ADDITION
 11800 TRIADELPHIA ROAD
 ELLICOTT CITY, 21042

JOB NUMBER: 24-13
 DRAWN BY: J.JUNKIN
 DATE: 3/27/25
 SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN

SHEET NUMBER

A-4



LEGEND

- EXISTING WALL TO REMAIN
- NEW 2X WALL
- LINE OF ROOF/CEILING ABOVE

KEYNOTES

1. CHIMNEY TO BE EXTENDED FOR 2' VERTICAL CLEARANCE TO NEW ROOF RIDGE
2. REMOVE ROOF SECTION AND RE-BUILD TO TIE IN WITH ADDITION
3. NEW ROOF SECTION BEYOND
4. NEW WINDOWS AND DOOR PER SCHEDULE
5. NEW HARDIE BOARD SIDING
6. NEW STONE VENEER AT BASE TO MATCH EXISTING
7. NEW ROOF TO MATCH EXISTING
8. FLOOR LINE



EXISTING SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



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111 Rosewood Avenue
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ELLCOTT CITY, 21042

JOB NUMBER: 24-13
DRAWN BY: JJUNKIN
DATE: 3/27/25
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

SHEET NUMBER

A-5