

Planning Commission Meeting December 9, 2024





Galioto Property

Purpose:

Applicant of a building permit site plan using the impervious surface trading provisions provided in the St. Mary's County Zoning Ordinance Section 41.5.3.i(3) for a 467 square foot sunroom.

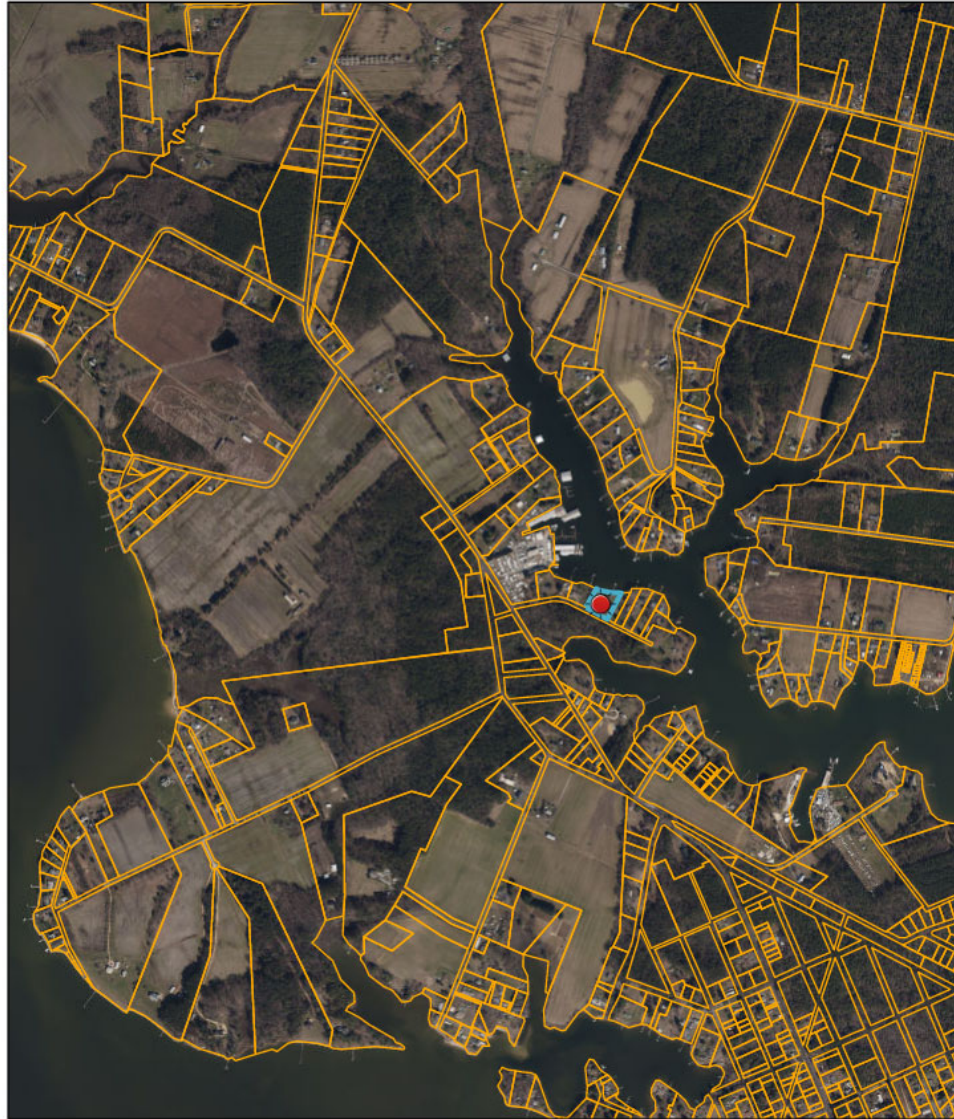


Galioto Property

- Location: 38048 Ed Brown Road, Coltons Point, MD 20626
- 7th Election District / 1.17 acres
- Tax ID: 014248
- Tax Map 46 / Parcel 291
- Land Use: Rural Preservation
- Zoning: Rural Preservation District
- Critical Area: Limited Development Area

Location Map

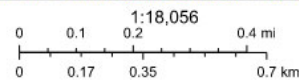
LOCATION



**38048 Ed Brown Road
Coltons Point, MD**

11/22/2024, 2:09:47 PM

 Property Boundaries



St. Mary's County Comprehensive Plan

LAND USE Rural Preservation



11/22/2024, 2:13:23 PM

Property Boundaries Marine Use
Land Use (May 2018) Rural Preservation
Open Space Tidal Wetlands

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.19 km

Land Use Designation: Rural Preservation

St. Mary's County Comprehensive Zoning Ordinance

ZONING Rural Preservation District

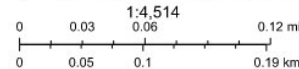


11/22/2024, 2:14:59 PM

Property Boundaries

Zoning (Sep 2019)

CM



**Zoning District: Rural
Preservation
District**

Sensitive Areas Map

SENSITIVE AREAS



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Property Boundaries
Critical Area (Adopted May 2021)
Limited Development Area
Resource Conservation Area
Critical Area 100ft Buffer
Slopes Greater than 15%

1:1,128
0 0.01 0.02 0.03 mi
0 0.01 0.02 0.04 km

**Critical Area Designation:
Limited
Development
Area**



Galioto Property

Applicable Regulations:

1. Section 41.5.3. (Site Development Standards)
2. Section 41.5.3.i(3)(b) (Impervious Surface Trading)
3. COMAR 27.01.02.07 (Grandfathering)
4. Chapter 71 entitled (Resource Protection Standards)

Galioto Property

Section 41.5.3.

- Impervious surfaces shall be limited to 15 percent of the lot area

Galioto Property

Section 41.5.3.i(3)(b):

Grandfathered parcel

- **Platted prior to December 1, 1985**
- **BLAP recorded September 30, 2005**

Findings of Planning Commission

CZO § 41.5.3.i(3), The Planning Commission shall make findings that the proposed development:

- **There is not a feasible site for the proposed construction existing outside the Buffer**
- **Existing impervious surfaces may be relocated or replaced when the replacement surfaces do not encroach closer to tidal waters**

Findings of Planning Commission

Continued:

- The replacement surfaces are located entirely outside sensitive areas (except the Buffer)
- All areas where surfaces are removed are planted in natural forest vegetation
- All required clearing and an area equivalent to the footprint of new disturbance are mitigated at a rate of two to one

Findings of Planning Commission

Continued:

- The total area of replacement impervious surface in the Buffer does not exceed the lesser of the area removed or 1,000 square feet
- The applicant shall provide evidence in the form of a sealed survey or photograph that the impervious surfaces to be replaced existed as of March 27, 1990