Honorable Council Members

First, I would like to make a clarification, our application was for a sewage connection for Outlot A, not a transfer from lot 2 to Outlot A

One of the reasons we purchased the property was the fact that the county map clearly stated that Outlot A was buildable if a sewage connection was available.

The lot is not currently fenced and is subject to vandalism, we have 4 letters from our immediate neighbors in support of our application (please refer to attachment #1).

If we were to pursue the transfer route, our case would fall under section II.G.3.b. Single Connections for Only One Property, which states that a single water and/or sewer connection only is allowed for an individual property or for a structure that satisfies:

- An exchange of land between a qualifying property and an adjacent property, qualifying or not, provided the overall number of qualifying lots—and therefore the allowed number of service connections—remains the same. Under this provision, at least one property must have qualified for a single hookup.

This language is archaic and vague. It does not specify how much land should be exchanged; would a few square feet do? In addition, what purpose would that serve other than putting the owner through lengthy administrative procedures and prohibitive expenses. What would happen if years from now, the septic system on the main property fails and couldn’t be repaired, would we be allowed to connect to the sewage main then? Or would we be expected to abandon our home and live somewhere else.
On March 2, 2021, this respectable council decided to defer action on our application for a sewer category change to S-1 pending consideration of the “abutting mains” policy under the 2021 update of the Water and Sewer Plan. The committee also encouraged us to prepare a concept plan for submission to and evaluation by the Development Review Committee (DRC) as recommended by the Planning Board. The concept plan was intended to address issues related to establishing Outlot A as a building lot. The findings of the DRC was to be transmitted to the Council for further consideration of the request.

Per your recommendation, we hired the engineering firm CAS to develop such a plan. However, the engineer in charge of our project was advised by the DCR coordinator that the DCR would not consider reviewing the concept plan until the council approved a sewer connection.

The preliminary conclusion reached by CAS Engineering is: “This Outlot was created based upon the future potential to either connect to public sewer or obtain an acceptable septic area. The Outlot meets current zoning in terms of area, frontage, lot width at the futon BRL, etc. Even considering the FCE, there is room for a house and driveway. Assuming a sewer connection is approved, I do not see why the Outlot could not be developed with a new home”, (please refer to the map in attachments #2 and 3).

As the map clearly shows, our plan is to develop less than half of the lot, the other half will remain untouched.

Clarifications:

1. The lot is not buildable
   The Montgomery County map and CAS preliminary concept plan and conclusion show that outlot A is buildable.

2. Outlot A is within the Piney Branch Water Shed
   this is incorrect, Outlot A is not within the Piney Branch water shed.
3. **Potential problems with WSSRC connection**
   In response to an inquiry from the DRC about sewer connection to Outlot A, WSSRC stated that there would be no problem connecting to the abutting sewer main on Piney Meetinghouse Rd (please refer to attachment #4).

4. **Setting a precedent**
   We could not find a similar situation to ours within more than 10 miles radius of the property, Outlot A situation is unique. In addition, the property is in an R2 zoning area.

   Our hope is to build a home for our two daughters who were born and raised in Potomac and have a very strong connection to the county.
Wande and Charles Leintu

To whom it may concern,

This letter is in support of our neighbors Sami and Siham Ainane who are seeking a sewer category change for their parcel of land named Outlot A.

We live right across the street and have voiced our concern to Mr. and Mrs. Ainane regarding the subject lot being vacant and used as a refuge by some unsavory people who access the lot very easily from Piney Meetinghouse rd. The lot became a nuisance and a garbage collection rat-infested site. In fact, Mr. and Mr. Ainane were out of town for several months and when they came back, they found a shelter and a fire pit in a corner of the lot. They also found alcohol bottles, all kind of trash and human feces. This is an unhealthy situation that is making our neighborhood very unsafe.

We are also supporting Mr. and Mr. Ainane because they were approached many times by developers who made them offers on their two lots, the 8.65 acres lot 1 on which their residence stands and the 2.51 Outlot A. These developers' intentions are obviously to combine both lots and build several homes.

If Mr. and Mrs. Ainane's request is granted our immediate neighborhood will be beautified because the problems the lot is causing will disappear and our neighborhood will end up with one extra home instead of several more homes.

We do support Mr. and Mrs. Ainane and we hope you will grant their request.

Cordially yours,
Naddim and Christine Haddad,
February 2, 2020

Dear Sir/ Madam,

Mr. and Mrs. Ainane’s Oulot is immediately behind our property. The vacant lot has been a nuisance to us for a long time. It is rat infested, unclean and it makes us feel unsafe. We have no objection to Mr. and Mr. Ainane’s sewer category change request and we hope it will be granted.

Respectfully,

Naddim and Christine Haddad
Binta and Gilbert Terrier

Reference: Mr. and Ms. Ainane Property at 12000 Piney Meetinghouse Road (Potomac)

Dear Sir/ Madam,

Our property backs part of Mr. and Mrs. Ainane’s property, and we have no issue with their having a sewer category change to their lot. We do not feel comfortable with having an unclean lot next to our property, and it does make us feel a little less safe.

We trust the County will come up with an amicable solution acceptable to all parties.

Sincerely,

[Signature]

Binta and Gilbert Terrier
To Whom It May Concern:

This letter is to state that we are in support of our neighbors Sami and Siham Ainane who are seeking a sewer category change for their property at 12000 Piney Meetinghouse Rd, Potomac Md.

Sincerely,

Berhane Kahsay.
FOREST CONSERVATION WORKSHEET

TREE SCHEDULE

<table>
<thead>
<tr>
<th>Tree Schedule</th>
<th>Size (Diam.)</th>
<th>Size (DBH)</th>
<th>Comments</th>
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<td>40&quot;</td>
<td>写真掲載</td>
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<td>30&quot;</td>
<td>写真掲載</td>
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<td>50&quot;</td>
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<td>ホワイト・バーチ</td>
<td>20&quot;</td>
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<td>写真掲載</td>
</tr>
</tbody>
</table>

LADDER CATEGORY:

AQA MOD MDX EXR EXC CRX

A. TREE SCHEDULE

1.25  F. Abnormal Tree

1.30  F. Abnormal Tree

1.35  F. Abnormal Tree

B. SPECIMEN TREES

2.00  F. Abnormal Tree

3.00  F. Abnormal Tree

4.00  F. Abnormal Tree

C. CONSERVATION AREA

5.00  F. Abnormal Tree

6.00  F. Abnormal Tree

D. MACHINERY DANGEROUS ZONE

7.00  F. Abnormal Tree

8.00  F. Abnormal Tree

E. MACHINERY DANGEROUS ZONE

9.00  F. Abnormal Tree

10.00  F. Abnormal Tree

F. PROTECTIVE FOREST CLEARING

11.00  F. Abnormal Tree

12.00  F. Abnormal Tree

G. PLANTING REQUIREMENTS

13.00  F. Abnormal Tree

14.00  F. Abnormal Tree

15.00  F. Abnormal Tree

H. PLANTING REQUIREMENTS

16.00  F. Abnormal Tree

17.00  F. Abnormal Tree

18.00  F. Abnormal Tree

I. PLANTING REQUIREMENTS

19.00  F. Abnormal Tree

20.00  F. Abnormal Tree

21.00  F. Abnormal Tree

J. PLANTING REQUIREMENTS

22.00  F. Abnormal Tree

23.00  F. Abnormal Tree

24.00  F. Abnormal Tree

K. PLANTING REQUIREMENTS

25.00  F. Abnormal Tree

26.00  F. Abnormal Tree

27.00  F. Abnormal Tree

L. PLANTING REQUIREMENTS

28.00  F. Abnormal Tree

29.00  F. Abnormal Tree

30.00  F. Abnormal Tree

M. PLANTING REQUIREMENTS

31.00  F. Abnormal Tree

32.00  F. Abnormal Tree

33.00  F. Abnormal Tree

N. PLANTING REQUIREMENTS

34.00  F. Abnormal Tree

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36.00  F. Abnormal Tree

O. PLANTING REQUIREMENTS

37.00  F. Abnormal Tree

38.00  F. Abnormal Tree

39.00  F. Abnormal Tree

P. PLANTING REQUIREMENTS

40.00  F. Abnormal Tree

41.00  F. Abnormal Tree

42.00  F. Abnormal Tree

Q. PLANTING REQUIREMENTS

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44.00  F. Abnormal Tree

45.00  F. Abnormal Tree

R. PLANTING REQUIREMENTS

46.00  F. Abnormal Tree

47.00  F. Abnormal Tree

48.00  F. Abnormal Tree

S. PLANTING REQUIREMENTS

49.00  F. Abnormal Tree

50.00  F. Abnormal Tree

51.00  F. Abnormal Tree

T. PLANTING REQUIREMENTS

52.00  F. Abnormal Tree

53.00  F. Abnormal Tree

54.00  F. Abnormal Tree

U. PLANTING REQUIREMENTS

55.00  F. Abnormal Tree

56.00  F. Abnormal Tree

57.00  F. Abnormal Tree

V. PLANTING REQUIREMENTS

58.00  F. Abnormal Tree

59.00  F. Abnormal Tree

60.00  F. Abnormal Tree

W. PLANTING REQUIREMENTS

61.00  F. Abnormal Tree

62.00  F. Abnormal Tree

63.00  F. Abnormal Tree

X. PLANTING REQUIREMENTS

64.00  F. Abnormal Tree

65.00  F. Abnormal Tree

66.00  F. Abnormal Tree

Y. PLANTING REQUIREMENTS

67.00  F. Abnormal Tree

68.00  F. Abnormal Tree

69.00  F. Abnormal Tree

Z. PLANTING REQUIREMENTS

70.00  F. Abnormal Tree

71.00  F. Abnormal Tree

72.00  F. Abnormal Tree

**Note:** 画面には森林保護に関するメモが含まれています。
Ainane request: WSCCR 20-TRV-09A

CAS engineering preliminary conclusion regarding the buildability of Outlot A:

This Outlot was created based upon the future potential to either connect to public sewer or obtain an acceptable septic area. The Outlot meets current zoning in terms of area, frontage, lot width at the futon BRL, etc. Even considering the FCE, there is room for a house and driveway. Assuming a sewer connection is approved, I do not see why the Outlot could not be developed with a new home.

Jeffrey A. Robertson
Brench Manager

CAS ENGINEERING
Experience You Can Build On.

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WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 20-TRV-09A
APPLICATION DATE: JANUARY 31, 2020

APPLICANT: SAMI AND SIHAM AINANE

LOCATION: PARCEL N144 PINEY MEETINGHOUSE RD., POTOMAC

COUNTY: MONTGOMERY

PRESENT ZONING: RE-2

PROPOSED ZONING: NA

CATEGORY CHANGES:

EXISTING
WATER: W-1
SEWER: S-6

REQUESTED
WATER: NO CHANGE
SEWER: S-3

200' SHEET NO.: 215NW11

SIZE OF PARCEL: 2.51 ACRES

DWELLING UNITS: 1 SF RESIDENTIAL

OTHER: NA

WATER INFORMATION (Not Requested At This Time)

SEWER INFORMATION

1. Basin: Watts Branch

2. A 10-inch sewer on Piney Meetinghouse Rd abuts the property (contract no. 1990-8410A). On-site sewage grinder pumping system may be required in order to pump wastewater to the sewer main.

3. Flow from the proposed development: 280 GPD

4. Program-sized sewer mains are not required to serve the property.

5. Interceptor capacity is adequate.

6. Treatment capacity is adequate.

Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.

Reviewed by: Jon Thorsell, 301-206-7972

Page 1 of 1