



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adriana Hochberg
Acting Director

E-MAIL TRANSMITTAL

Interagency Water/Sewer Map Amendment Review

April 26, 2022

TO: Tom Gingrich, Fred Mejias, and Luis Tapia, Development Services Division
Washington Suburban Sanitary Commission

Patrick Butler, Upper County Planning Team, M-NCPPC
Maryland – National Capital Park and Planning Commission

Geoffrey Mason, Parks Planning & Stewardship Division
Maryland – National Capital Park and Planning Commission

Heidi Benham, Well and Septic Section
Department of Permitting Services

Ricky Barker, City of Rockville, Director of Planning and Development Services

FROM: George Dizelos, Planner III, Water Supply and Wastewater Unit
Intergovernmental Affairs Division, Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – **2022-Q3 REVIEW GROUP**

Included with this message is information that identifies nine (9) new individual water/sewer service area category change requests (WSCCRs) for your review and comment. This information will also be posted to www.montgomerycountymd.gov/waterworks as a PDF. These requests will be considered as proposed amendments to the County's *Comprehensive Water Supply and Sewerage Systems Plan*. I would greatly appreciate receiving your review comments on these requests no later than **Wednesday, May 25, 2022**. Please notify me no later than May 18, 2022, if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2022-3, which will include all eligible FY 2022 third quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. We also expect to include the requests recommended below for Council Action to be included with the packet of FY 2022 category change requests anticipated to go to the Council in Fall 2022. We will advise you of the Council's hearing date and review schedule at that time. DEP's recommendation process for the requests will be based in part on the review comments your agencies provide.

Note that the listing of the following requests under the administrative process versus the Council process is a preliminary determination and certainly subject to change as they proceed through the review process.

Anticipated Administrative Action WSCCRs
22-CLO-05A... Joseph Merritt
22-DAM-04A... Mullinix, Arnett and Walker
22-DAM-05A... Mary King
22-OLN-01A... Avak and Elma Permian
22-TRV-16A... Willow Springs MGS LLC

County Council WSCCRs
22-TRV-14A... Dmitry Krylov and Irina Mikhailenko
22-TRV-15A... Josh Cook
22-TRV-17A... Honrato and Rosvida Nicodemus
22-URC-01A... Paul Sarkides

Please do not hesitate to contact me at George.Dizelos@montgomerycountymd.gov or at 240-777-7755 if you have any questions concerning these category change requests or the review schedules.
GJD: gjd

R:\Programs\Water_and_Sewer\CCRs\CCR-Review-Process\2022CCR-review-process\2022-Q3\2022-q3--review-pckt.docx

cc: Agencies

Steve Shofar and Alan Soukup, DEP-IGAD-WSWU
Keith Levchenko, County Council
Katherine Nelson and Donnell Zeigler, Upper County Planning, M-NCPPC
Mark Symborski, Functional Planning, M-NCPPC
Christina Sorrento, Chief, Intake and Regulatory Coordination Division, M-NCPPC
Ray Chicca, Development Services Division, WSSC
D. Lee Currey, Water and Science Administration, MDE
Susan Llareus, MDP

Category Change Applicants & Interested Parties

22-CLO-05A... Joseph Merritt
22-DAM-04A... Mullinix, Arnett and Walker
... James Clifford, Clifford Debelius
22-DAM-05A... Mary King
... James Clifford, Clifford Debelius
22-OLN-01A... Avak and Elma Permian
22-TRV-14A... Dmitry Krylov and Irina Mikhailenko
22-TRV-15A... Josh Cook
22-TRV-16A... Willow Springs MGS LLC
... Eric Tidd, CAS Engineering
22-TRV-17A... Honrato and Rosvida Nicodemus
22-URC-01A... Paul Sarkides
... Greg Meeter, Engineer

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society
Cloverly Civic Assoc.
Cloverly-Fairland-White Oak CAC
East County Citizens Advisory Board
Greater Glen Mill Community Association
Greater Glen Hills Coalition LLC
Greater Olney Civic Association
Glen Hills Civic Association
Glen Hills Community Coalition
Glen Preservation Foundation
Northern Montgomery County Alliance
Montgomery County Civic Federation
Montgomery Coalition to Stop Sewer Sprawl
Patuxent Watershed Protective Association
Potomac Highlands Citizens Association
Spencerville Civic Association
West Montgomery County Citizens Association

Adjacent and Confronting Property Owners

DEP will send a notice to each owner of properties adjacent to and confronting these category change request sites advising them about the filing of these requests.

WSSCR 22-CLO-05A: Joseph Merritt

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification										
<ul style="list-style-type: none"> • 15801 Thompson Rd., Silver Spring • Lot 1, Block 1, Marlowes Add Spencerville Acres (acct. no. 00276048) • Map tile: WSSC – 221NE02; MD –KS22 • East side of Thompson Rd., At the intersection with Romer St. • RE-1 Zone; 37,711 sq.ft. • Cloverly Planning Area Cloverly Master Plan (1997) • Paint Branch Watershed (MDE Use III) • <u>Existing use</u>: Unimproved • <u>Proposed use</u>: Single-Family Home 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left; border-bottom: 1px solid black;">Existing – Requested – Service Area Categories</th> </tr> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (no change)</td> </tr> <tr> <td>S-5</td> <td>S-1</td> </tr> <tr> <th colspan="2" style="text-align: left; border-bottom: 1px solid black;">Applicant's Explanation</th> </tr> <tr> <td colspan="2"> "We plan to submit a building permit for a single-family home this year. We request and advanced administrative action under the abutting mains policy. In this way, DEP can issue the advance action before proceeding through the administrative hearing and action process. This will allow WSSC Water to complete its permitting processes and confirm that public service is available." <i>DEP note: Advanced Action granted on 1/14/2022.</i> (Property is Within the planned public sewer service envelope.) </td> </tr> </table>	Existing – Requested – Service Area Categories		W-1	W-1 (no change)	S-5	S-1	Applicant's Explanation		"We plan to submit a building permit for a single-family home this year. We request and advanced administrative action under the abutting mains policy. In this way, DEP can issue the advance action before proceeding through the administrative hearing and action process. This will allow WSSC Water to complete its permitting processes and confirm that public service is available." <i>DEP note: Advanced Action granted on 1/14/2022.</i> (Property is Within the planned public sewer service envelope.)	
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Agency Review Comments

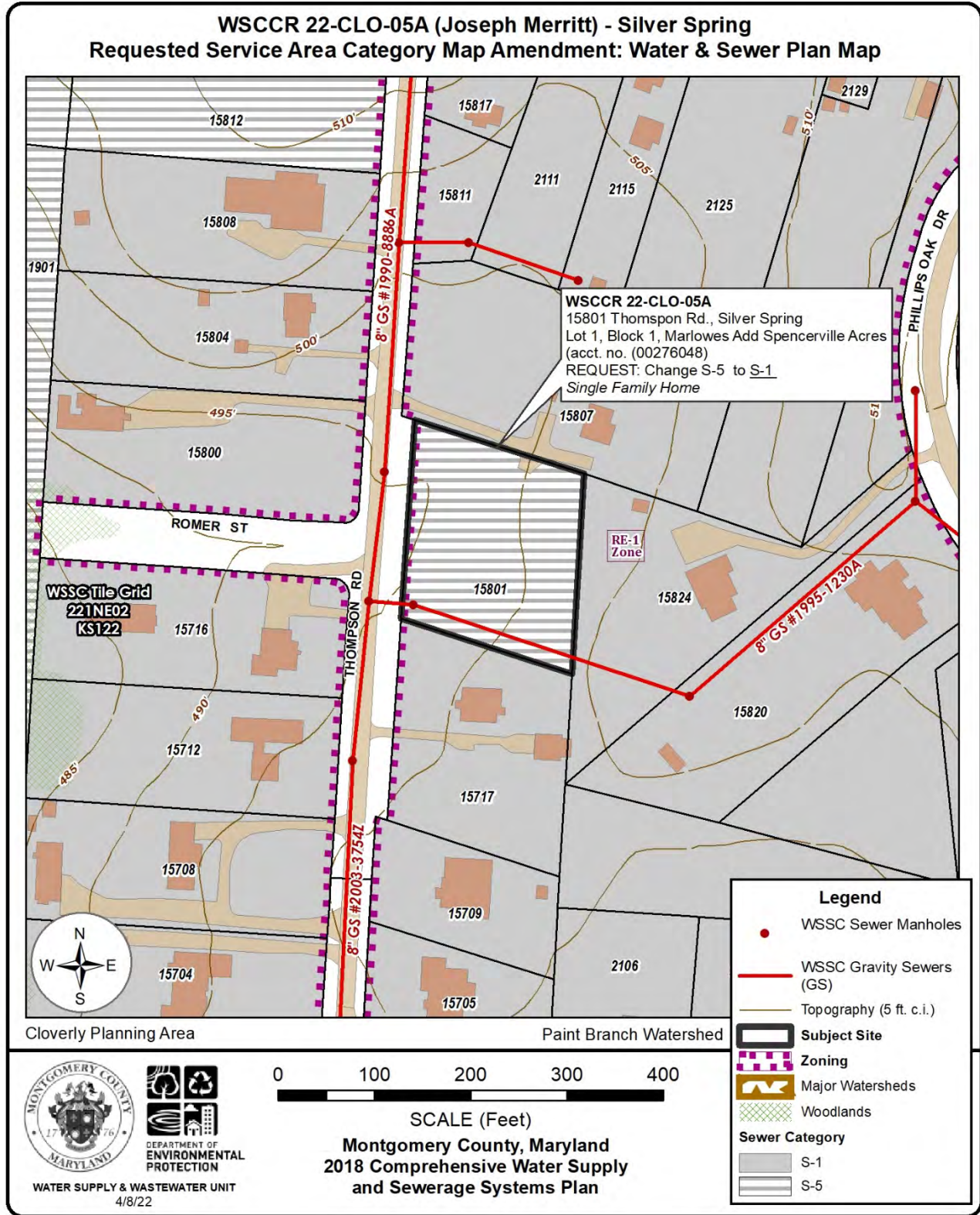
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (not required)

WSSC - Sewer:



WSSCR 22-DAM-04A: Mullinix, Arnett and Walker

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification										
<ul style="list-style-type: none"> • 9700, 9701, 9702 and 9703 Highview Ave., Damascus • Parcels P222, P060, P187 and P132, Owens Conclusion (acct. nos. 00925328, 00925408, 01804107 and 01701551) • Map tile: WSSC – 237NW09; MD –FX53 • East and West side of Woodfield Rd., 480 feet South of Faith Ln. • RNC Zone; 81.66 total ac. • Damascus Planning Area Damascus Master Plan (2006) • Upper Patuxent River Watershed (MDE Use III) • <u>Existing use</u>: Residential and Agriculture <u>Proposed use</u>: 40+ dwelling units 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Existing – Requested – Service Area Categories</td> </tr> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%; text-align: center;">W-3</td> </tr> <tr> <td>S-6</td> <td style="text-align: center;">S-3</td> </tr> <tr> <td colspan="2">Applicant's Explanation</td> </tr> <tr> <td colspan="2"> "The properties are zoned and master planned for public water and sewer and the new Damascus pump station has been carved out of Parcel P222 of the farm and that one (1) acre, now owned by the Washington Suburban Sanitary Commission (WSSC), has recently received a category change to S-3 and W-3. Any future development of the properties being in the RNC zone shall require this category change to use public water and sewer." </td> </tr> </table>	Existing – Requested – Service Area Categories		W-6	W-3	S-6	S-3	Applicant's Explanation		"The properties are zoned and master planned for public water and sewer and the new Damascus pump station has been carved out of Parcel P222 of the farm and that one (1) acre, now owned by the Washington Suburban Sanitary Commission (WSSC), has recently received a category change to S-3 and W-3. Any future development of the properties being in the RNC zone shall require this category change to use public water and sewer."	
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Agency Review Comments

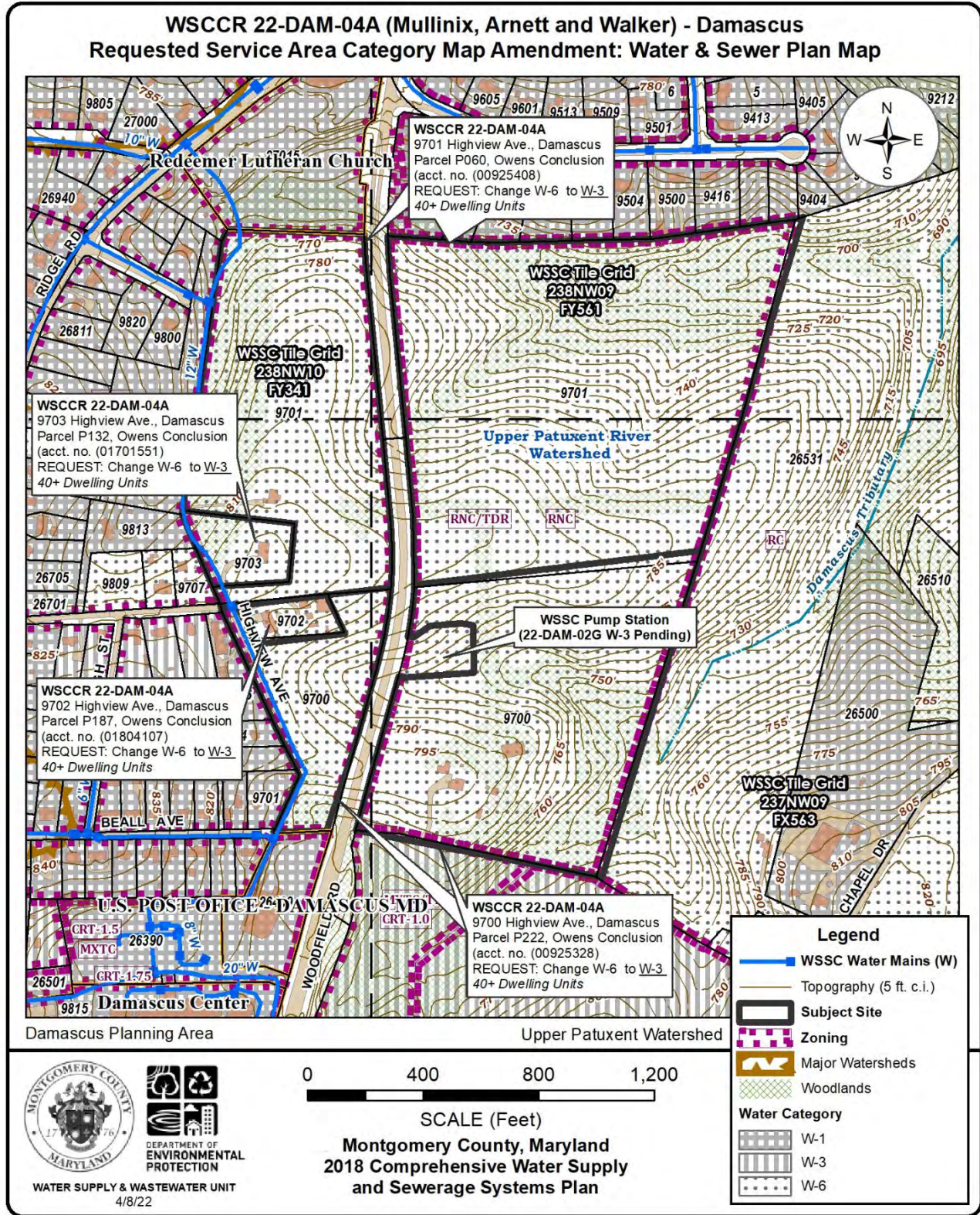
DPS:

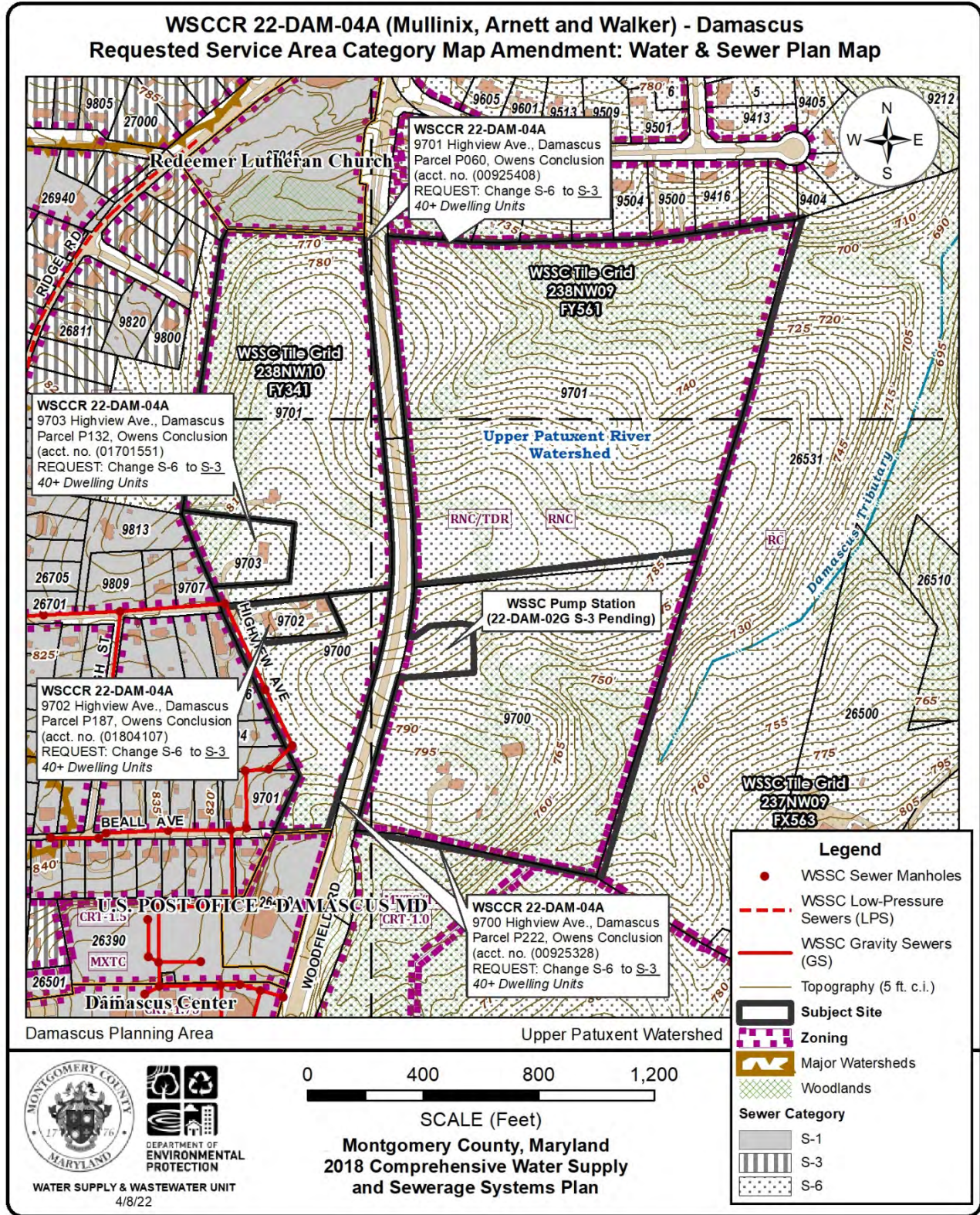
M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer:





WSSCR 22-DAM-05A: Mary King

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification												
<ul style="list-style-type: none"> • 11415, 11411 and Parcel P974 Kingstead Rd., Damascus • Parcels P295, P909 and P974, Hope Improved (acct. nos. 00933410, 00933421 and 01629272) • Map tile: WSSC – 236NW11; MD –FX22 • East side of Kings Valley Rd., Northeast corner of the intersection with Kingstead Rd. • RNC Zone; 120.52 total ac. • Damascus Planning Area Damascus Master Plan (2006) • Little Bennet Creek Watershed (MDE Use III) • <u>Existing use</u>: Agriculture • <u>Proposed use</u>: 40+ dwelling units 	<table border="0" style="width: 100%;"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%; text-align: center;">W-3</td> </tr> <tr> <td>S-6</td> <td style="text-align: center;">S-3</td> </tr> <tr> <td colspan="2"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2"> "The new pump station will be located on one (1) acre of land on this farm and any of the RNC zoned development will require and is master planned to gravity flow to the new pump station. This will require a category change." </td> </tr> <tr> <td colspan="2"> <i>DEP note: Prior Category Change Request (92B-DAM-01) granted conditional approval to W-3 and S-3 for the previously RE-2C zoned areas of the properties. The properties have since been re-zoned to RNC.</i> </td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-6	W-3	S-6	S-3	<u>Applicant's Explanation</u>		"The new pump station will be located on one (1) acre of land on this farm and any of the RNC zoned development will require and is master planned to gravity flow to the new pump station. This will require a category change."		<i>DEP note: Prior Category Change Request (92B-DAM-01) granted conditional approval to W-3 and S-3 for the previously RE-2C zoned areas of the properties. The properties have since been re-zoned to RNC.</i>	
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S-6	S-3												
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Agency Review Comments

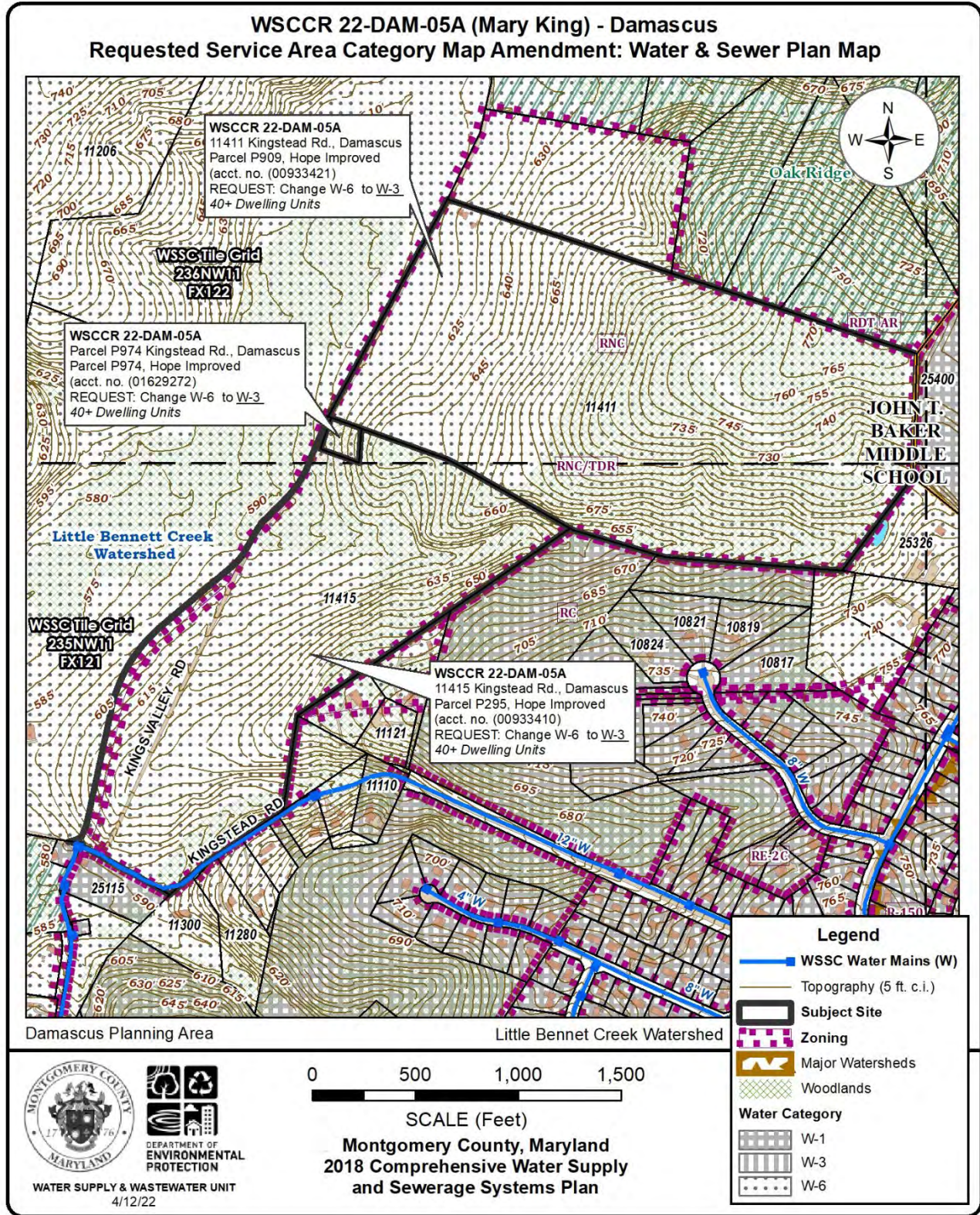
DPS:

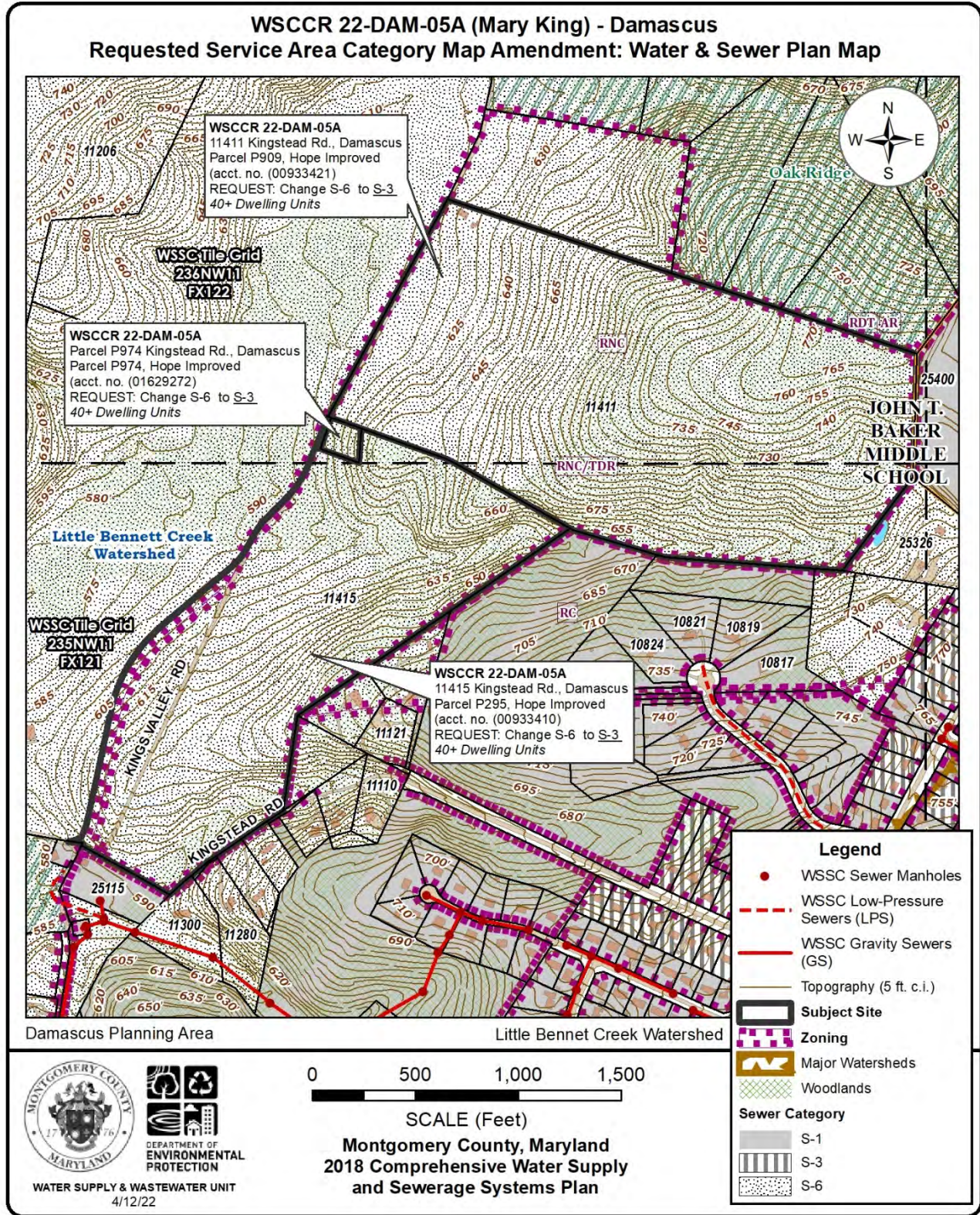
M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer:





WSSCR 22-OLN-01A: Avak and Elma Permian

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> • 3301 Emory Church Rd., Olney • Parcel N178, PT Par 1 Batchlors Forest Powells Adds (acct. no. 00717232) • Map tile: WSSC – 222NW03; MD –HS53 • South side of Emory Church Rd., 1,100 feet east of the intersection with Georgia Ave. • RE-2 Zone; 1.99 ac. • Olney Planning Area Olney Master Plan (2005) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: Single-Family Home (built 1956) • <u>Proposed use</u>: Water service for the Existing Single-Family Home 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; border-bottom: 1px solid black;">Existing – Requested – Service Area Categories</th> </tr> </thead> <tbody> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%;">W-1</td> </tr> <tr> <td>S-6</td> <td>S-6 (no change)</td> </tr> </tbody> </table> <p><u>Applicant's Explanation</u></p> <p>None provided.</p> <p><i>DEP note: This property was established in 1956, prior to the installation of the abutting water main in 2014.</i></p>	Existing – Requested – Service Area Categories		W-6	W-1	S-6	S-6 (no change)
Existing – Requested – Service Area Categories							
W-6	W-1						
S-6	S-6 (no change)						

Agency Review Comments

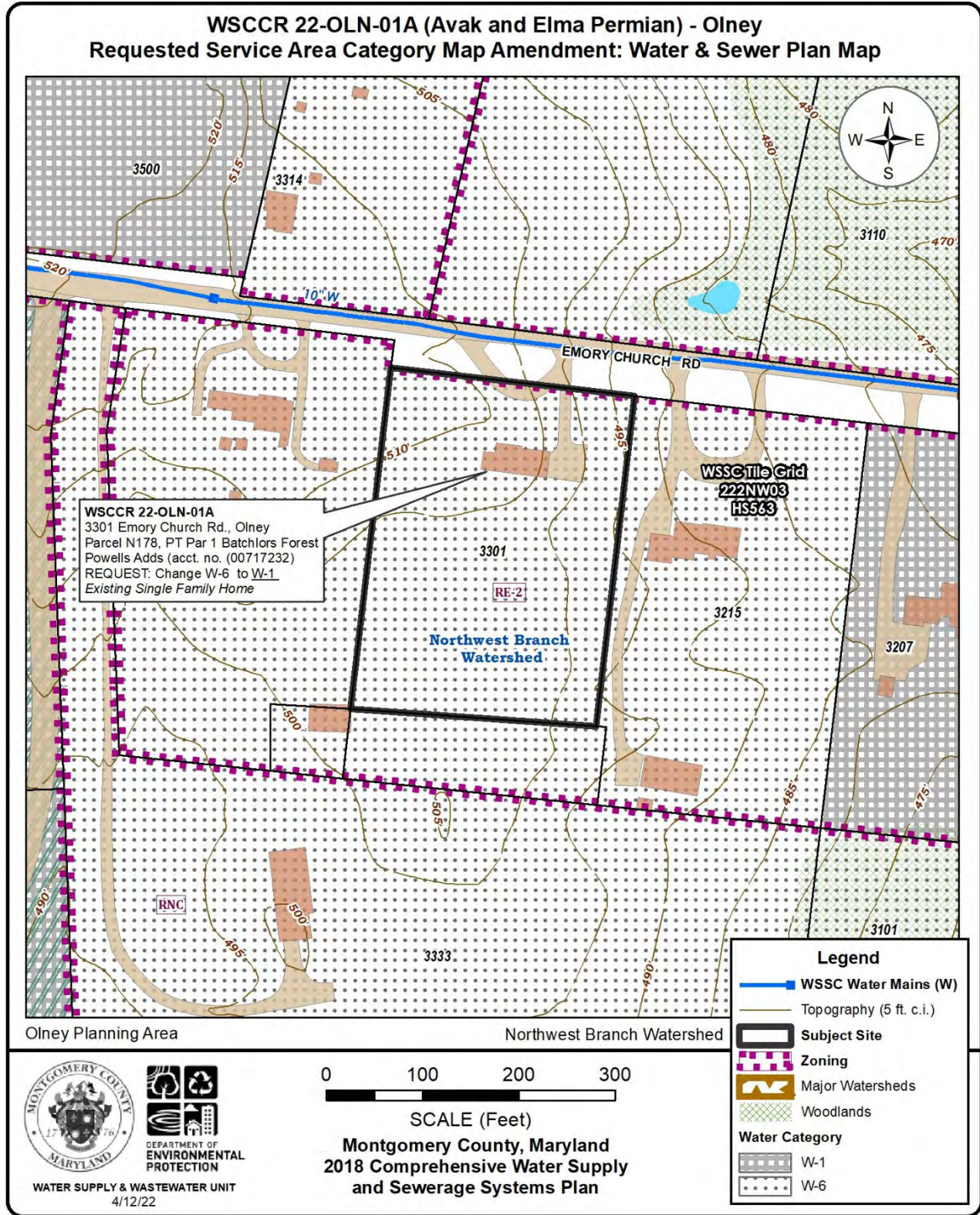
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer: (not required)



WSSCR 22-TRV-14A: Dmitry Krylov and Irina Mikhailenko

Anticipated Action Path: County Council

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> • 9504 Watts Branch Dr., Rockville • Lot 2, Block F, Potomac Highlands (acct. no. 00088688) • Map tile: WSSC – 216NW09; MD –FQ53 • West side of Watts Branch Dr., 230 feet north of the intersection with Overlea Dr. • RE-1 Zone; 1.87 ac. • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: Single-Family Home (built 1965) • <u>Proposed use</u>: Sewer service for the Existing Single-Family Home 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center; border-bottom: 1px solid black;">Existing – Requested – Service Area Categories</th> </tr> </thead> <tbody> <tr> <td style="width: 50%;">W-3</td> <td style="width: 50%;">W-3 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </tbody> </table> <p style="margin-top: 10px;"><u>Applicant's Explanation</u></p> <p>"Our property abuts the planned sewer envelope (9500 Watts Branch). Future connection to sewer is requested in case the original septic fails."</p>	Existing – Requested – Service Area Categories		W-3	W-3 (no change)	S-6	S-3
Existing – Requested – Service Area Categories							
W-3	W-3 (no change)						
S-6	S-3						

Agency Review Comments

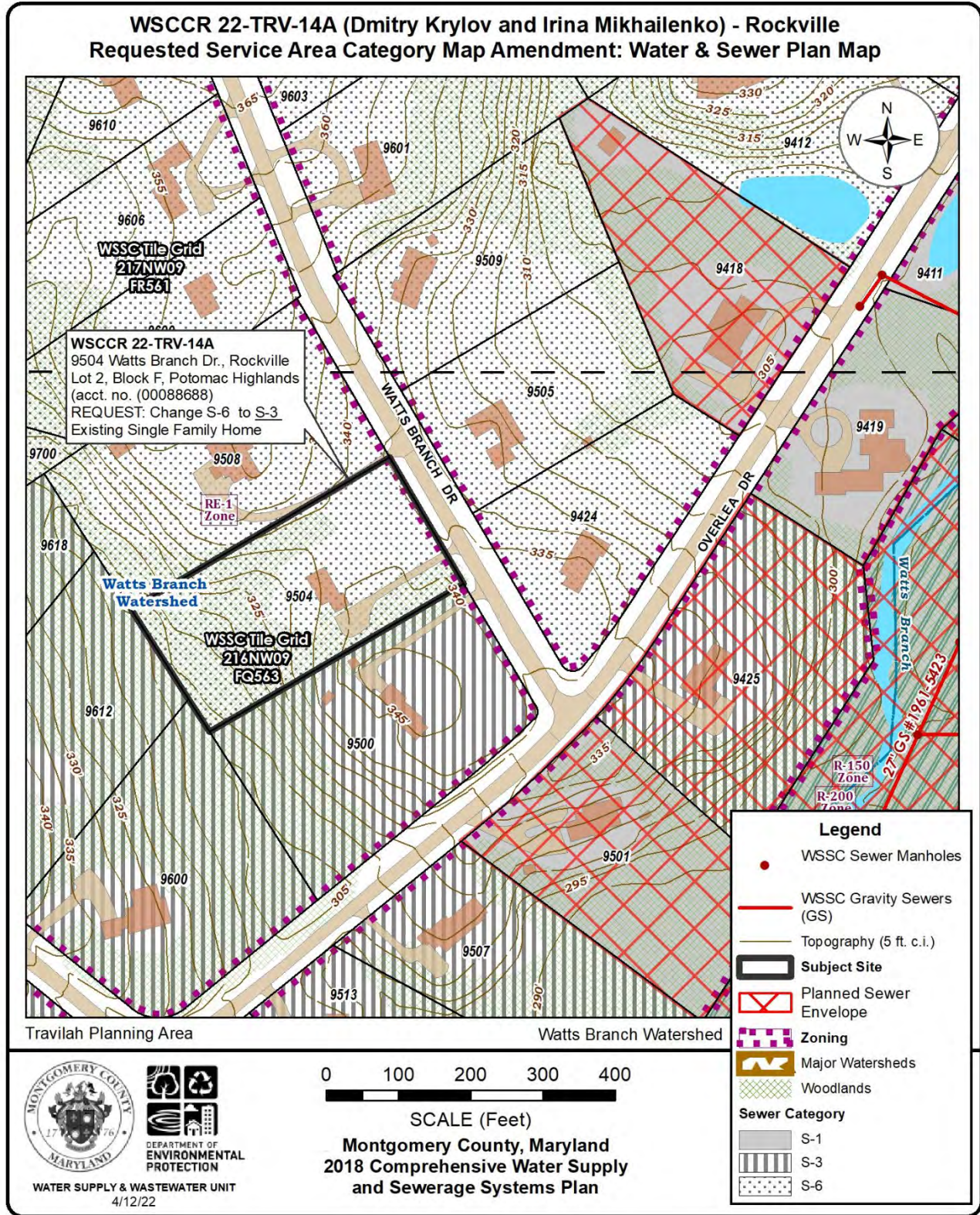
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (not required)

WSSC - Sewer:



WSSCR 22-TRV-15A: Josh Cook

Anticipated Action Path: County Council

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> • 2 Foxden Ct., Rockville • Lot 4, Block D, Potomac Highlands (acct. no. 00088371) • Map tile: WSSC – 216NW09; MD –FQ53 • West side of Overlea Dr., at the intersection with Watts Branch Dr. • RE-1 Zone; 1.53 ac. • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: Single-Family Home (built 2012) • <u>Proposed use</u>: Sewer service for the Existing Single-Family Home 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; border-bottom: 1px solid black;">Existing – Requested – Service Area Categories</th> </tr> </thead> <tbody> <tr> <td style="width: 50%;">W-3</td> <td style="width: 50%;">W-3 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </tbody> </table> <p><u>Applicant's Explanation</u></p> <p>"I am requesting a sewer category change from S-6 to S-3 under the Potomac Peripheral Policy. My property backs up to the planned sewer envelope in the Jasmine Hill subdivision, which had sewer service prior to 2002. Specifically my property, 2 Foxden Ct., backs up to 13121 and 13125 Jasmine Hill Terrace."</p>	Existing – Requested – Service Area Categories		W-3	W-3 (no change)	S-6	S-3
Existing – Requested – Service Area Categories							
W-3	W-3 (no change)						
S-6	S-3						

Agency Review Comments

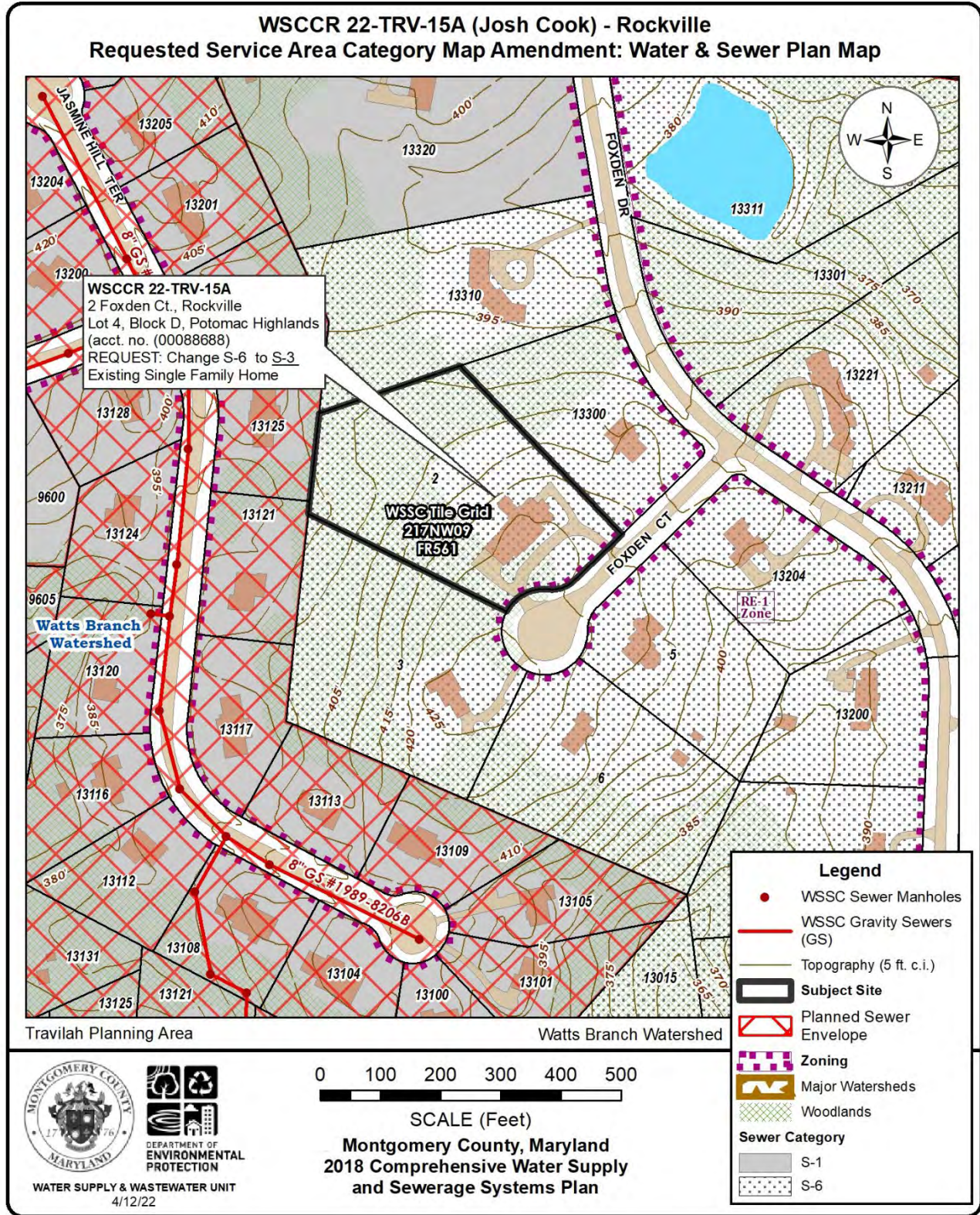
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (not required)

WSSC - Sewer:



WSSCR 22-TRV-16A: Willow Springs MGS LLC

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> • 12928 Valley Dr., Rockville • Lot 1, Block 1, Sec 1 North Glen Hills (acct. no. 00077220) • Map tile: WSSC – 218NW10; MD –FR42 • East side of Valley Dr., At the intersection with Glen Mill Rd. • RE-1 Zone; 1 ac. • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: Unimproved • <u>Proposed use</u>: Single-Family Home 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; border-bottom: 1px solid black;">Existing – Requested – Service Area Categories</th> </tr> </thead> <tbody> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </tbody> </table> <p style="margin-top: 10px;"><u>Applicant's Explanation</u></p> <p>"The applicant will be constructing a new single-family home and is requesting a sewer category change from S-6 to S-1. We make this request for a sewer category change for the following reasons. This property, located at the northeast quadrant of the Glen Mill Road – Valley Drive intersection, should qualify for a sewer category change under the Potomac Peripheral Sewer Service Policy as it abuts an existing sewer main, installed in 1995. A sewer house connection could be made directly to an existing manhole within the public right of way."</p>	Existing – Requested – Service Area Categories		W-1	W-1 (no change)	S-6	S-1
Existing – Requested – Service Area Categories							
W-1	W-1 (no change)						
S-6	S-1						

Agency Review Comments

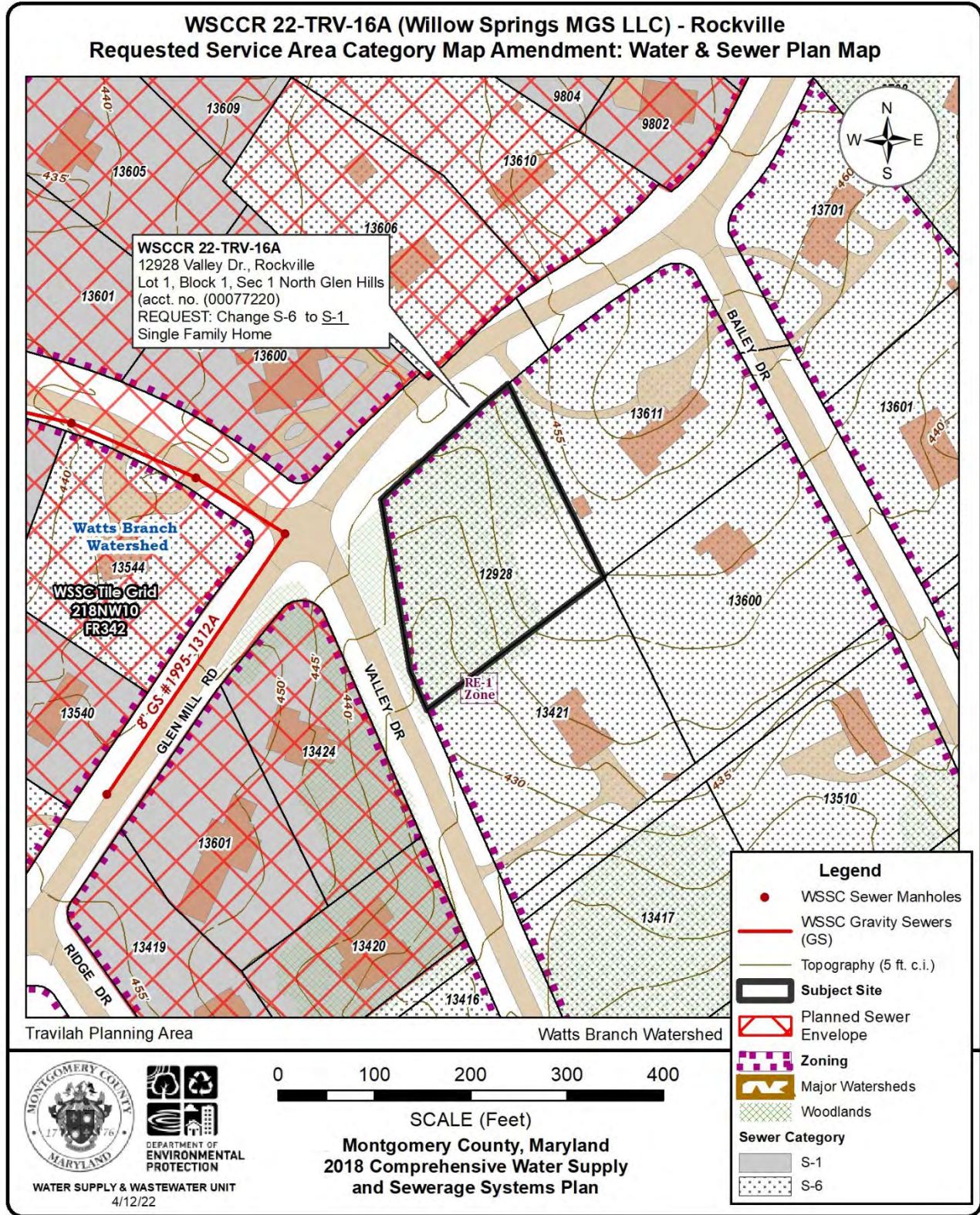
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: *(not required)*

WSSC - Sewer:



WSSCR 22-TRV-17A: Honrato and Rosvida Nicodemus

Anticipated Action Path: County Council

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> • 13110 Foxden Dr., Rockville • Lot 1, Block D, Potomac Highlands (acct. no. 00088176) • Map tile: WSSC – 217NW09; MD –FR51 • West side of Foxden Dr., 320 feet north of the intersection with Overlea Dr. • RE-1 Zone; 2.38 ac. • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: Single-Family Home (built 1966) • <u>Proposed use</u>: Sewer service for the Existing Single-Family Home 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center; border-bottom: 1px solid black;">Existing – Requested – Service Area Categories</th> </tr> </thead> <tbody> <tr> <td style="width: 50%;">W-3</td> <td style="width: 50%;">W-3 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </tbody> </table> <p><u>Applicant's Explanation</u></p> <p>“We are requesting a sewer category change from S-6 to S-3 under the Potomac Peripheral Service Policy. Our property abuts the planned sewer envelope at an adjoining property. Specifically my property, 13110 Foxden Drive abuts 13100 Foxden Drive which has had sewer service prior to 2002. As a reminder, 13100 Foxden drive was the property that was not shown correctly on the DEP map, but was verified by WSSC billing.”</p>	Existing – Requested – Service Area Categories		W-3	W-3 (no change)	S-6	S-3
Existing – Requested – Service Area Categories							
W-3	W-3 (no change)						
S-6	S-3						

Agency Review Comments

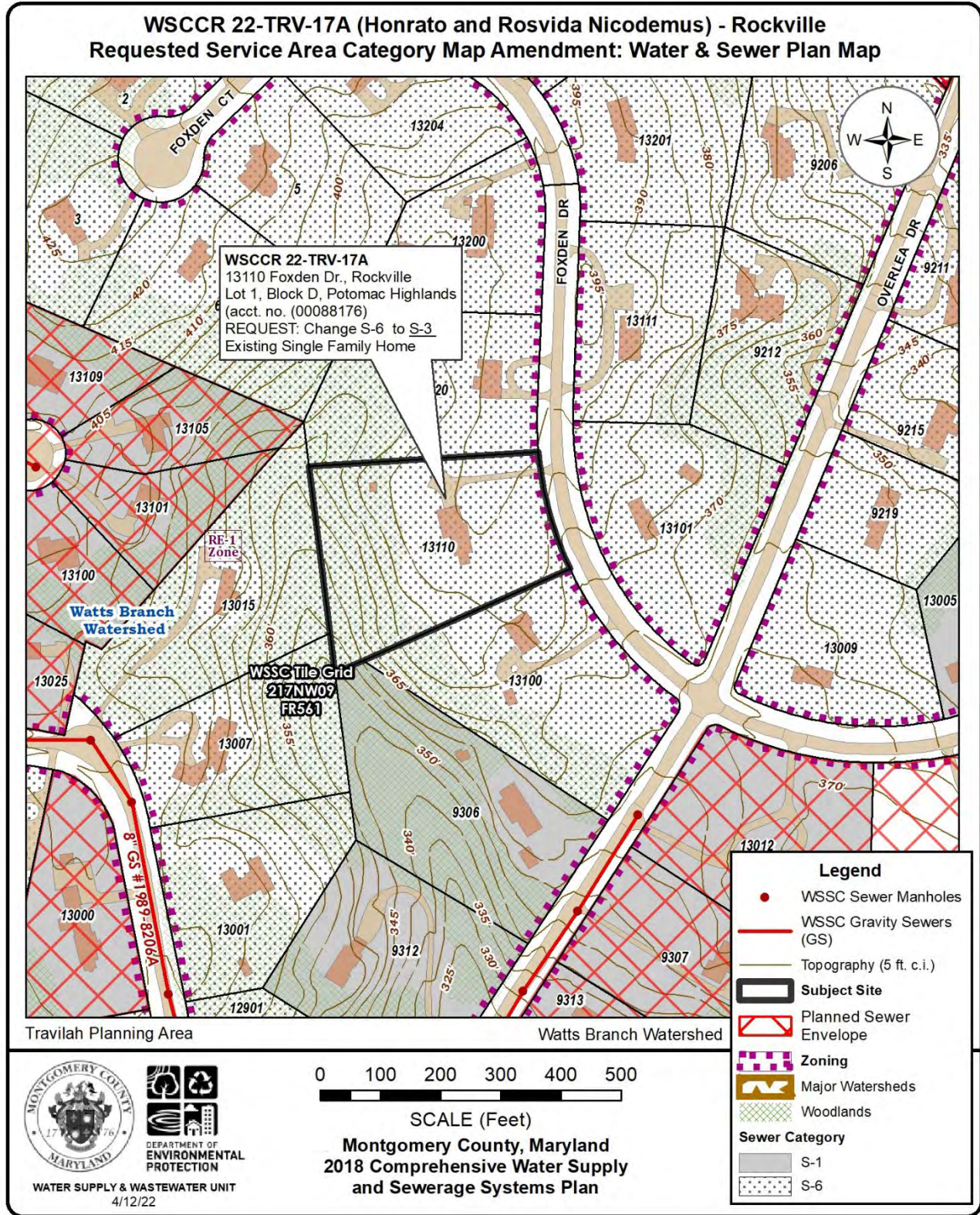
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (not required)

WSSC - Sewer:



WSSCR 22-URC-01A: Paul Sarkides

Anticipated Action Path: County Council

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> • 5904 Muncaster Mill Rd., Rockville • Parcel P202, Magruders Hazard (acct. no. 00048730) • Map tile: WSSC – 222NW06; MD –GS63 • West side of Muncaster Mill Rd., 650 feet North of the intersection with Achille Ln. • RE-2 Zone; 4.37 ac. • Upper Rock Creek Planning Area Upper Rock Creek Master Plan (2004) • Upper Rock Creek Watershed (MDE Use IV) • <u>Existing use</u>: Single Family Home • <u>Proposed use</u>: 100 unit Senior Living Facility 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center; border-bottom: 1px solid black;">Existing – Requested – Service Area Categories</th> </tr> </thead> <tbody> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </tbody> </table> <p style="margin-top: 10px;"><u>Applicant's Explanation</u></p> <p>“The applicant is requesting the sewer category change from S-6 to S-3 to accompany the development of this site from its existing condition (single family) to the proposed condition (Senior Living). This project will be part of a conditional use under the zoning ordinance. The category change is consistent with the adjacent properties as shown in the attached sewer feasibility exhibit. This exhibit also identifies nearby existing sewer mains and service that can be used for this site. “</p>	Existing – Requested – Service Area Categories		W-1	W-1 (no change)	S-6	S-3
Existing – Requested – Service Area Categories							
W-1	W-1 (no change)						
S-6	S-3						

Agency Review Comments

DPS:

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WSSC - Water: (not required)

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