



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adriana Hochberg
Acting Director

E-MAIL TRANSMITTAL

Interagency Water/Sewer Map Amendment Review

July 14, 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

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-Q4 REVIEW GROUP**

Included with this message is information that identifies five (5) 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 **Monday, August 15, 2022**. Please notify me no later than August 8, 2022, if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2022-4, which will include all eligible FY 2022 fourth 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 Spring 2023. 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

19-CLO-02A... Rubens Josefino
22-DAM-06A... Janet Burdette
22-TRV-19A... Kathleen Cantilena

Undetermined WSCCRs

22-TRV-18A... William and Melissa Dunn
22-TRV-20A... John and Andrea Gerold

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-Q4\2022-q4--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

19-CLO-02A... Rubens Josefino
22-DAM-06A... Janet Burdette
... Brian Gallagher, Olympus Real Estate
22-TRV-18A... William and Melissa Dunn
22-TRV-19A... Kathleen Cantilena
22-TRV-20A... John and Andrea Gerold
... Marc Quint, Mitchell and Best

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
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 19-CLO-02A: Rubens Josefino (previously deferred request)

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> • 340 Ednor Rd., Silver Spring • Parcel P900, Heart of MD ETC (acct. no. 01634484) • Map tile: WSSC – 223NW01; MD –JT41 • North side of Ednor Rd., 670 ft north of Ednor Rd, and 200 ft south of the intersection with Harbour Town Dr. • RE-2 Zone; 2 acres (87,120 Sq. Ft.) • Cloverly Planning Area Sandy Spring Ashton Master Plan (1998) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: Single Family Home (built 1967) <p><u>Proposed use</u>: Public Sewer Service for the Single Family Home</p>	<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%;">W-6 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>None</p> <p><i>DEP notes:</i></p> <p><i>Advanced Action granted on 5/20/2022. (see pages 4-6)</i></p> <p><i>19-CLO-02A was deferred under Council Resolution 19-521: "Defer action on the request for sewer category S-3 to allow the applicant time to work out an alignment for the sewer hookup from WSSC's service connection to the existing house. Approval for category S-1 can be considered under the Water and Sewer Plan's "abutting mains" policy. However, it appears that a change to the existing conservation easement is needed to allow for the service hookup to the house."</i></p> <p><i>Subsequent coordination with M-NCPPC and the applicant have resulted in an agreement to use subsurface tunneling for the installation of the service connection, within the conservation easement. This allowed for the advance action cited above.</i></p>	Existing – Requested – Service Area Categories		W-6	W-6 (no change)	S-6	S-1
Existing – Requested – Service Area Categories							
W-6	W-6 (no change)						
S-6	S-1						

Agency Review Comments

DPS: (not required)

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning: (not required)

WSSC - Water: (not required)

WSSC - Sewer: (not required)



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adriana Hochberg
Acting Director

MEMORANDUM

May 20, 2022

TO: Luis Tapia, Manager, Permit Services Unit, Development Services Group
Washington Suburban Sanitary Commission

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

SUBJECT: Request to Provide a Single Water/Sewer Service Connection

This is to request that WSSC accept and act on an application to provide public sewer service for the following property:

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSSCR No.
340 Ednor Rd., Ashton Parcel P900, Heart of MD ETC; acct. no. 01634484 (tax map JT41)	Rubens Josefino and Maria Matamoros Deed: Liber 2165 Folio 22 (January 1956) House Built: 1967	8" sewer main (#1997-2032A) built: 1999 (WSSC tile 223NW01)	WSSCR 19-CLO-02A W-6 (NC) S-6 to S-1

Our records show that the subject property was established by deed in January 1956, prior to construction of the abutting sewer main in 1999. Given this, the property is eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan.

DEP will address the service area category change amendment cited above, which seeks to change the existing S-6 sewer category to S-1, allowing the provision of public sewer service. However, it will take our office some time to process and approve this request through the administrative delegation hearing process. The owner has indicated a need to expedite the sewer service to this site.

WSSC may install the requested sewer service connection and approve on-site plumbing permits in advance of DEP's approval of the associated service area category change. The County's Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy (Chapter 1, Section II.G.3.d.).

If you have any questions concerning this request, please contact me at 240-777-7755

Attachment: Service Area Category Map (see pg. 3)



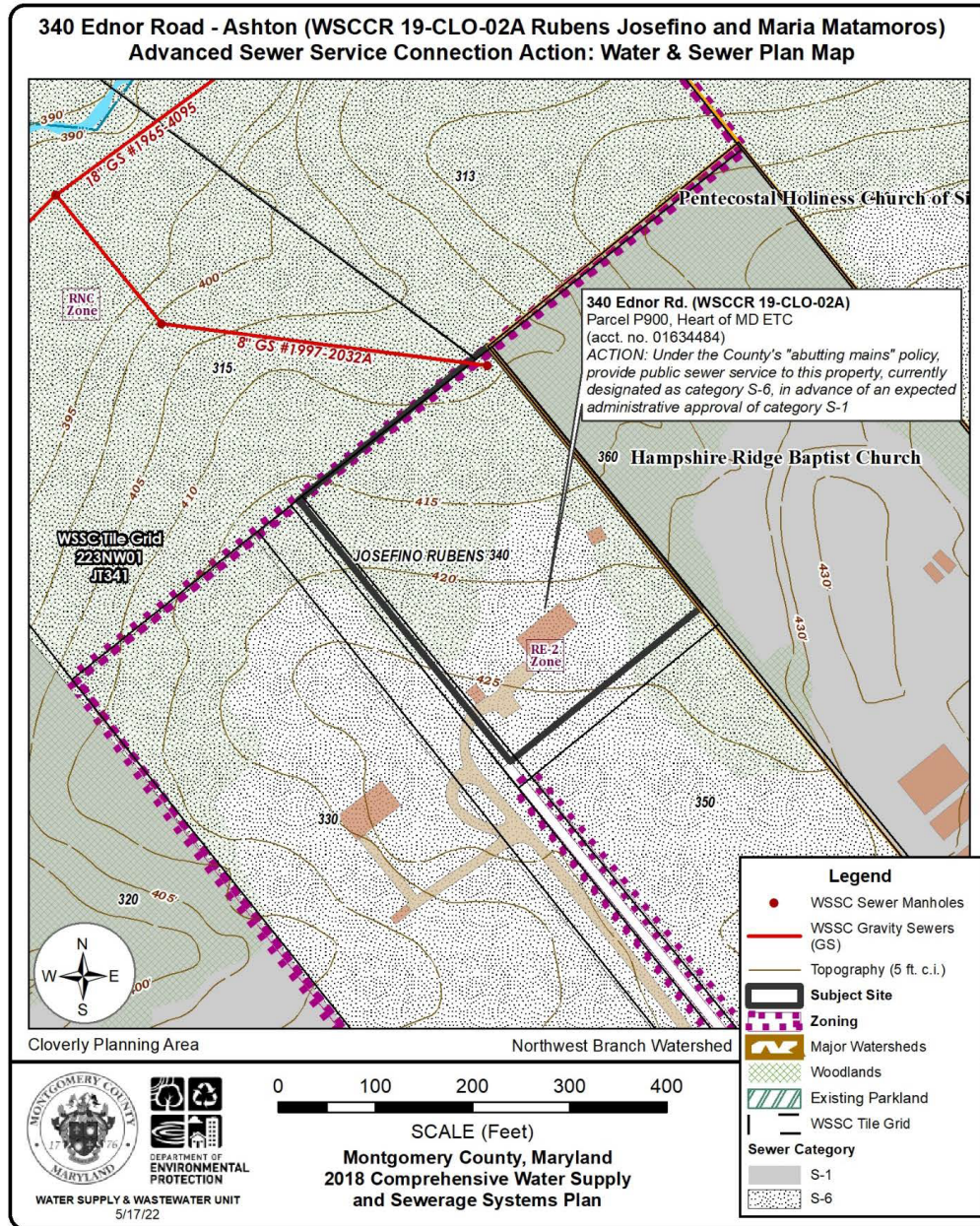
Luis Tapia, Washington Suburban Sanitary Commission
May 20, 2022

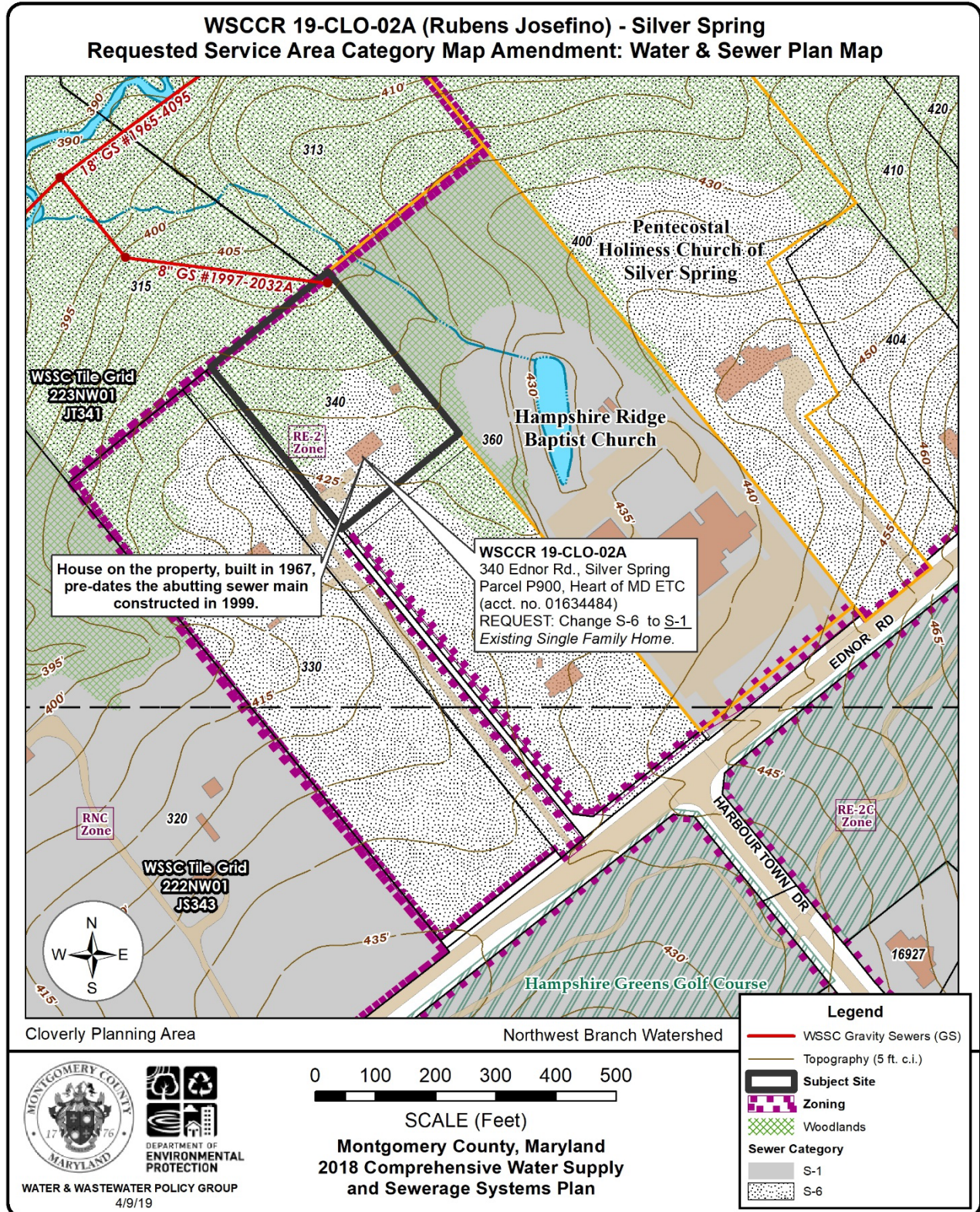
Page 2

GJD:gjd/

R:\Programs\Water_and_Sewer\WSSC\connections\connect-docs=alpha-street\E\ednor-rd-340--advance-action-S-1\ednor-rd-340-Josefino-s.docx

cc: Ray Chicca, Leader, Development Services Division, WSSC
Kathy Wallace, Section Manager, Billing, WSSC
Richard Riggleman, Utility Services North Division, WSSC
Mark Symborski, Functional Planning Team, M-NCPPC
Patrick Butler, Donnell Zeigler & Katherine Nelson, Up-county Planning Division, M-NCPPC
Heidi Benham, Megan Wilhelm & Jason Flemming, Well and Septic Section, DPS
Keith Levchenko, County Council
Steve Shofar & Alan Soukup, DEP-IGAD
Rubens Josefino and Maria Matamoros





WSSCR 22-DAM-06A: Janet Burdette

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification															
<ul style="list-style-type: none"> • 26124, 26120, 26136, 26134 and 26000 block Ridge Rd., Damascus • Parcels P753, P755, P808, P860 and P861, NR Damascus, Damascus, Add to Stony Grove, and Lot Near Damascus (acct. nos. 02156443, 00931615, 00931592, 00931604 and 00931650) • Map tile: WSSC – 237NW10; MD –FX43 • West side of Ridge Rd., 600 feet North of Bethesda Church Rd. • CRT 1.5/RE-2C Zone; 4.61 total ac. • Damascus Planning Area Damascus Master Plan (2006) • Bennett Creek Watershed (MDE Use I) • <u>Existing use:</u> Commercial/Undeveloped <u>Proposed use:</u> Senior Living Facility 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Existing –</th> <th style="text-align: left; border-bottom: 1px solid black;">Requested –</th> <th style="text-align: left; border-bottom: 1px solid black;">Service Area Categories</th> </tr> </thead> <tbody> <tr> <td style="border: none;">W-6</td> <td style="border: none;">W-1</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">S-1</td> <td style="border: none;">S-1 (no change)</td> <td style="border: none;"></td> </tr> <tr> <td colspan="3" style="border: none;"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="3" style="border: none;">"Develop to elderly care facility."</td> </tr> </tbody> </table>	Existing –	Requested –	Service Area Categories	W-6	W-1		S-1	S-1 (no change)		<u>Applicant's Explanation</u>			"Develop to elderly care facility."		
Existing –	Requested –	Service Area Categories														
W-6	W-1															
S-1	S-1 (no change)															
<u>Applicant's Explanation</u>																
"Develop to elderly care facility."																

Agency Review Comments

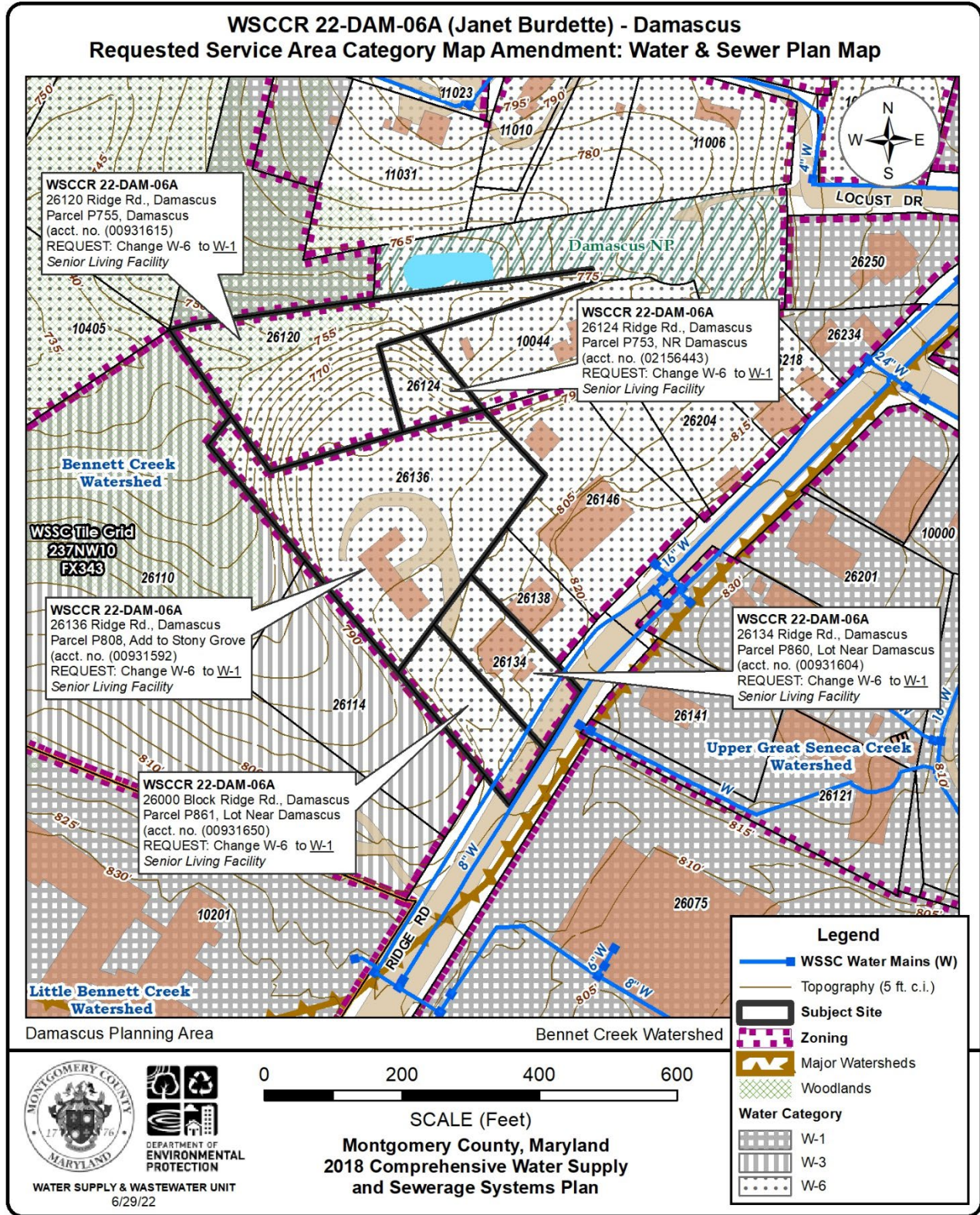
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer: (not required)



WSSCR 22-TRV-18A: William and Melissa Dunn

Anticipated Action Path: Undetermined

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> • 13101 Foxden Dr., Rockville • Lot 6, Block B, Potomac Highlands (acct. no. 00088518) • Map tile: WSSC – 217NW09; MD –FR51 • East side of Foxden Dr., at the intersection with Overlea Dr. • RE-1 Zone; 2.11 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: 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 abuts the Planned Sewer Envelope at an adjoining property. Specifically, the front of my property, 13101 Foxden Drive, abuts 13100 Foxden Drive across the street, 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 records."</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:

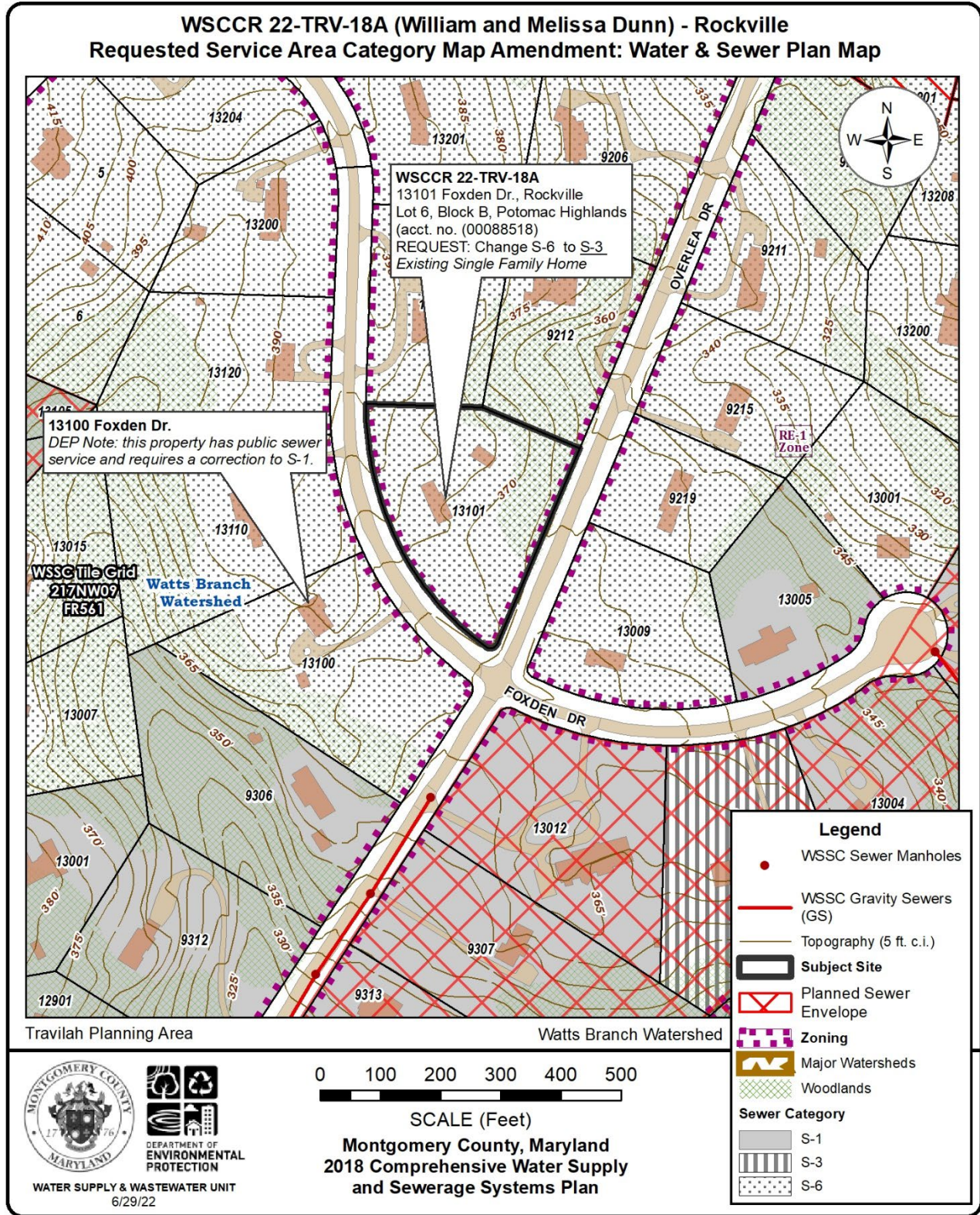
M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (not required)

WSSC - Sewer:

DEP note: WSSC, please provide service account information for 13100 Foxden Drive (WSSC acct. no. 8945310000, tax acct. no. 00088121). Specifically when did the sewer service account for this property start?



WSSCR 22-TRV-19A: Kathleen Cantilena

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none"> • 13601 Maidstone Lane., Potomac • Lot 22, Block A, Rivers Edge (acct. no. 01826800) • Map tile: WSSC – 216NW13; MD –EQ33 • North side of Maidstone Ln., at the intersection with Canal Vista Court • RE-2 Zone; 2 ac. • Travilah Planning Area Potomac Subregion Master Plan (2002) • Muddy Branch Watershed (MDE Use I) • <u>Existing use</u>: Single-Family Home (built 1982) • <u>Proposed use</u>: Water service for the Existing Single-Family Home 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Existing –</th> <th style="text-align: left; border-bottom: 1px solid black;">Requested –</th> <th style="text-align: left; border-bottom: 1px solid black;">Service Area Categories</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td>W-1</td> <td></td> </tr> <tr> <td>S-6</td> <td>S-6 (no change)</td> <td></td> </tr> </tbody> </table> <p><u>Applicant's Explanation</u></p> <p>"Frequent loss of electricity results in unsanitary conditions on well water. Pump doesn't operate and there is no water or ability to flush toilet for immunocompromised transplant patient/owner. There is no ability to relocate with covid."</p> <p><i>DEP Note: Advanced Action granted on May 20, 2022.</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

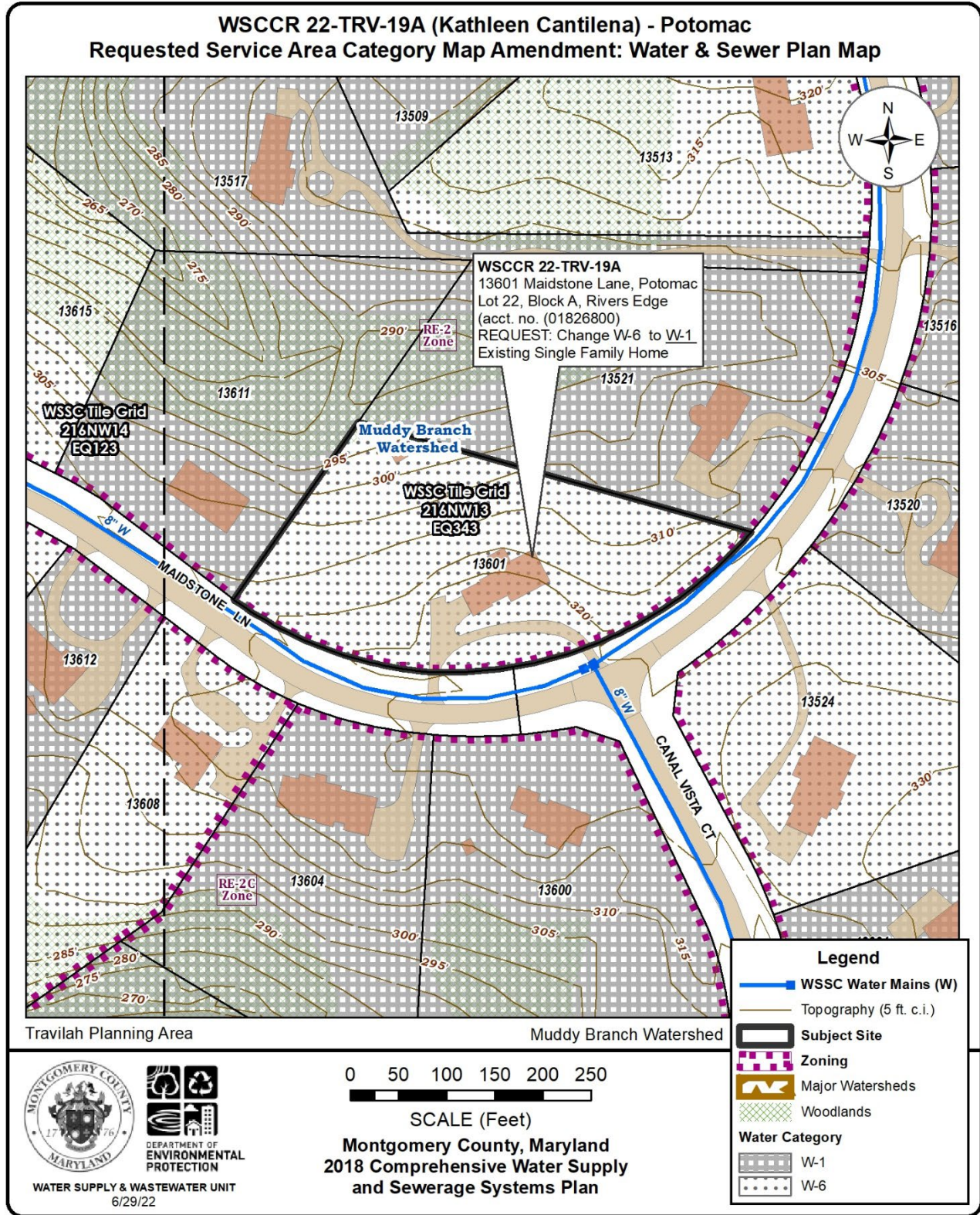
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer: (not required)



WSSCR 22-TRV-20A: John and Andrea Gerold

Anticipated Action Path: Undetermined

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> • 13413 and 13409 Ridge Dr., Rockville • Lot 19 and 18, Block 3, North Glen Hills Sec 1 (acct. nos. 00078304 and 00078133) • Map tile: WSSC – 218NW10; MD –FR42 • East side of Ridge Dr., 300 feet south of the intersection with Glen Mill Rd. • RE-1 Zone; 27,037 and 33,826 sq. ft. • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: Undeveloped • <u>Proposed use</u>: Single Family Home, on each lot 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; border-bottom: 1px solid black;"><u>Existing – Requested – Service Area Categories</u></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><u>Applicant's Explanation</u></p> <p>"We, the applicants/property owners, John and Andrea Gerold, are requesting a Sewer Category Change in order for public sewer to be made available to these properties for a future single-family home. Our preference is to connect to public sewer, if possible, thereby eliminating the need for a private onsite septic system, the feasibility of which has not yet been determined. Within this Glen Hills neighborhood, there are numerous other nearby properties that are now being served by public sewer."</p> <p>DEP note: Depending on agency review comments and DEP's evaluation, these two properties may be split into separate category change requests.</p>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (no change)	S-6	S-3
<u>Existing – Requested – Service Area Categories</u>							
W-1	W-1 (no change)						
S-6	S-3						

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (not required)

WSSC - Sewer:

