



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
County Executive

Adriana Hochberg  
Acting Director

E-MAIL TRANSMITTAL

**Interagency Water/Sewer Map Amendment Review**

October 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

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

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – **2023-Q1 REVIEW GROUP**

Included with this message is information that identifies three (3) 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](http://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, November 28, 2022**. Please notify me no later than November 21, 2022, if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2023-1, which will include all eligible FY 2023 first quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. No requests in this packet are anticipated for Council Action at this 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  
23-DAM-01A... Ana Ayala and Anmer Fuentes  
23-POT-01A... William and Annie Reyes  
23-TRV-01A... Eugene Imbro and Susan Huddy

Anticipated County Council WSCCRs  
None  
Undetermined WSCCRs  
None

Please do not hesitate to contact me at [George.Dizelos@montgomerycountymd.gov](mailto: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\2023CCR-review-process\2023-Q1\2023-q1--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 Water  
D. Lee Currey, Water and Science Administration, MDE  
Susan Llareus, MDP

Category Change Applicants & Interested Parties

23-DAM-01A... Ana Ayala and Anmer Fuentes  
23-POT-01A... William and Annie Reyes  
... Jared Carhart, CAS Engineering  
23-TRV-01A... Eugene Imbro and Susan Huddy

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society  
Greater Glen Mill Community Association  
Greater Glen Hills Coalition LLC  
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  
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 23-DAM-01A: Ana Ayala and Anmer Fuentes**

Anticipated Action Path: Administrative Action

<p>Property Information and Location                  Property Development</p>	<p>Applicant's Request:                  Service Area Categories &amp; Justification</p>				
<ul style="list-style-type: none"> <li>• 24525 Woodfield Rd., Gaithersburg</li> <li>• Parcel P346, Hope Improved (acct. no. 00928754)</li> <li>• Map tile: WSSC – 234NW10; MD –FW43</li> <li>• East side of Woodfield Rd., At the intersection with Welsh Rd.</li> <li>• RE-2C Zone; 25,900 Sq.Ft.</li> <li>• Damascus Planning Area                      Damascus Master Plan (2006)</li> <li>• Upper Great Seneca Creek Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: Single Family Home (built 1958)</li> <li>• <u>Proposed use</u>: Sewer service for the Existing Single-Family Home</li> <li>• Within the planned public sewer envelope</li> </ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%;"><b>W-1 (correction)</b></td> </tr> <tr> <td>S-6</td> <td><b>S-1</b></td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>"This property is under contract to be sold. We discovered the septic system was leaking when the septic inspection was done, we contracted Fogle's Septic Clean who provide a proposal to pull the necessary permit to have DPS confirm the failure. The inspection was then scheduled for Monday July 18<sup>th</sup>, 2022. Mrs. Kim Beall was the environmental health specialist who was on site to do the inspection. Since then Mrs. Beall has confirmed via email dated July 20<sup>th</sup> 2022 "Existing septic system is at failure." Therefore, we would like to request a sewer category change to S-1. Note, the water category also shows W-6 but we have public water, please correct to W-1."</p> <p><i>DEP NOTE: Expedite water and sewer request issued on August 23<sup>rd</sup>, 2022. (see pages 4-7)</i></p>	W-6	<b>W-1 (correction)</b>	S-6	<b>S-1</b>
W-6	<b>W-1 (correction)</b>				
S-6	<b>S-1</b>				

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:**

**WSSC - Sewer:**



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
*County Executive*

Adriana Hochberg  
*Acting Director*

MEMORANDUM

August 23, 2022

TO: Ray Chicca, Division Chief, Development Services Group  
Luis Tapia, Unit Coordinator, DSD Permit Services  
Washington Suburban Sanitary Commission

FROM: Alan Soukup, Senior Environmental Planner, Water Supply and Wastewater Unit  
Interagency Affairs Division, Department of Environmental Protection

SUBJECT: Public Service Relief for Onsite Systems Problems

A handwritten signature in black ink, appearing to be "AS" or similar initials.

We request WSSC's assistance in expediting the provision of public service to the following property:

**Sewer Service: 24525 Woodfield Rd., Gaithersburg**

Property I.D.:	Parcel P346, Hope Improved 4463/668; acct. no. 00928754 – (SDAT tax map: FW43)
Owner:	Ana Ayala & Anmer Fuentes
WSSC grid:	234NW10
Planning Area:	Damascus
Categories:	Water: W-6 Sewer: S-6
Zoning/Size:	RE-2C; 25,900 sq.ft. (0.59 ac.)
Watershed:	Upper Great Seneca Cr.

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service, due to in part to the availability of an existing 8-inch-diameter sewer main (contract no. 2002-3396X) fronting the property along Woodfield Rd.

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. The property owners have filed a request with DEP for a service area change from S-6 to S-1 (WSSCC no. 23-DAM-01A).

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. **WSSC-Water does not need to wait for the approval of a Water and Sewer Plan amendment to provide public sewer service; public service via the WSSC-Water's system should be provided as soon as possible.** We would appreciate your assistance in this matter.

The property owner will need to contact WSSC-Water to begin the application process for public sewer service. Neither DEP nor DPS staff can initiate a WSSC-Water service application on the owner's behalf.

Ray Chicca and Luis Tapia, WSSC  
August 23, 2022

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For a sewer main connection to an existing main, the owner can contact the WSSC Permit Services Section at either 301-206-4003 or [onestopshop@wsscwater.com](mailto:onestopshop@wsscwater.com). Additional information is available at the WSSC-Permits website at <https://www.wsscwater.com/work-with-us/permit-services>.

If you have any questions, or if there are significant problems related to provision of sewer service, please contact either me at [alan.soukup@montgomerycountymd.gov](mailto:alan.soukup@montgomerycountymd.gov) or 240-777-7716, or George Dizclos at [george.dizclos@montgomerycountymd.gov](mailto:george.dizclos@montgomerycountymd.gov) or 240-777-7755.

Attachments (see pages 3 and 4)

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cc: Lisa Sine, Sharon Spruill and April Snyder, Permit Services Unit, WSSC-Water  
Steven Shofar, Chief, Intergovernmental Affairs Division, DEP  
Heidi Benham and Kim Beall, Well and Septic Section, DPS  
Jason Sartori, Functional Planning Division, M-NCPPC  
Patrick Butler, Donnell Zeigler and Katherine Nelson, Upcounty Planning Division, M-NCPPC  
Ana Ayala & Anmer Fuentes


Ray Chicca and Luis Tapia, WSSC  
August 23, 2022

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August 17, 2022

**TO:** George Dizelos, Environmental Planner III  
Water Supply & Wastewater Unit  
Department of Environmental Protection  
2425 Reedie Drive, 4<sup>th</sup> floor  
Wheaton, Maryland 20902

**FROM:** Kim Beall, R.S.   
Well and Septic Section  
Department of Permitting Services  
2425 Reedie Drive, 7<sup>th</sup> floor  
Wheaton, Maryland 20902

**SUBJECT:** Request for sewer connection

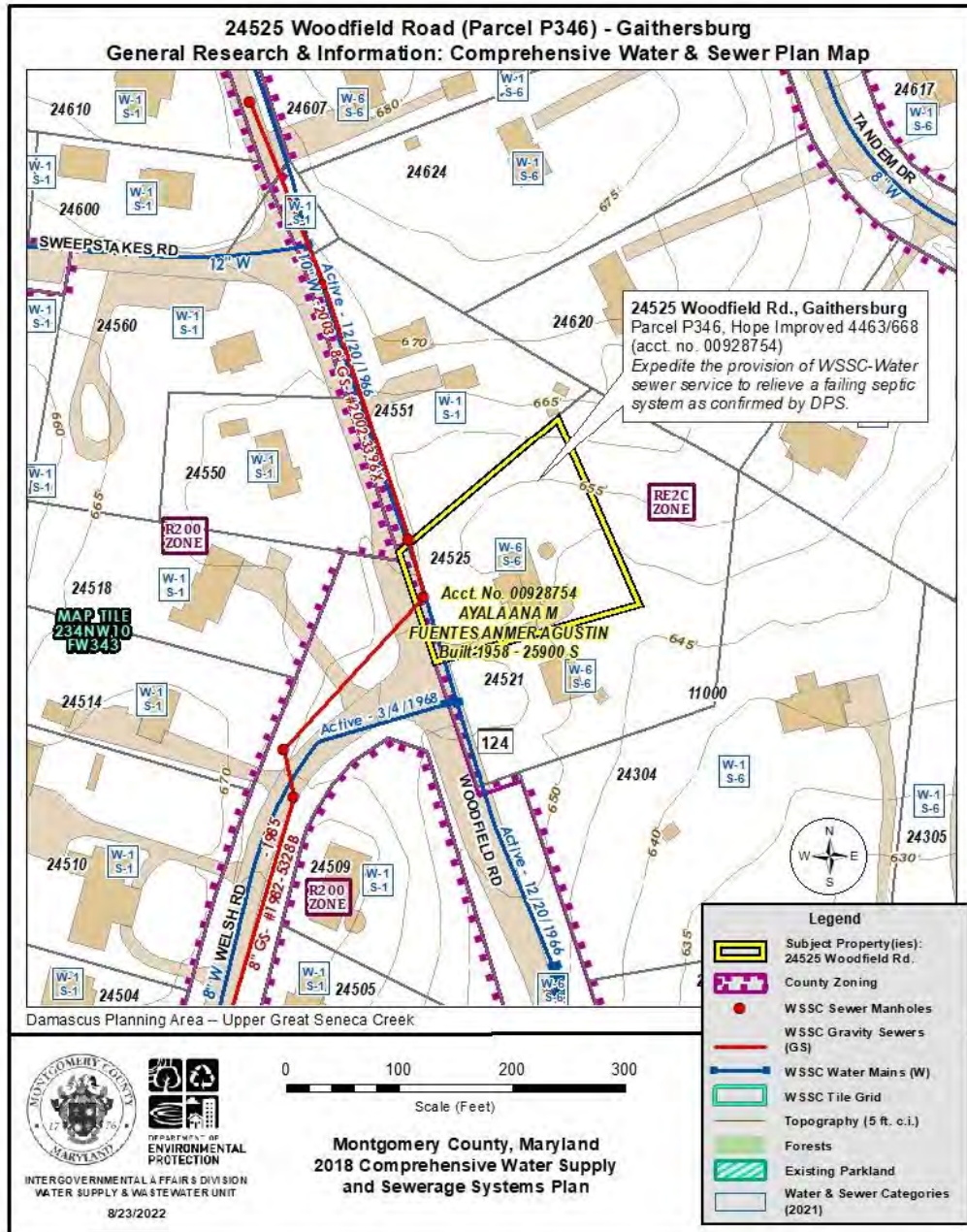
**LOCATION:** 24525 Woodfield Road  
Tax Map Grid: FW 43  
WSSC Grid: 234 NW 10

Mr. Anmer Agustin Fuentes and Mrs. Ana M. Ayala, the current owners of the above referenced property, have requested our assistance in getting an expedited sewer connection for the existing dwelling. The property is in sewer category S-6 and a category change is required. An existing sewer line in Woodfield Road abuts the property. On July 18, 2022, I confirmed that the existing septic system is at failure.

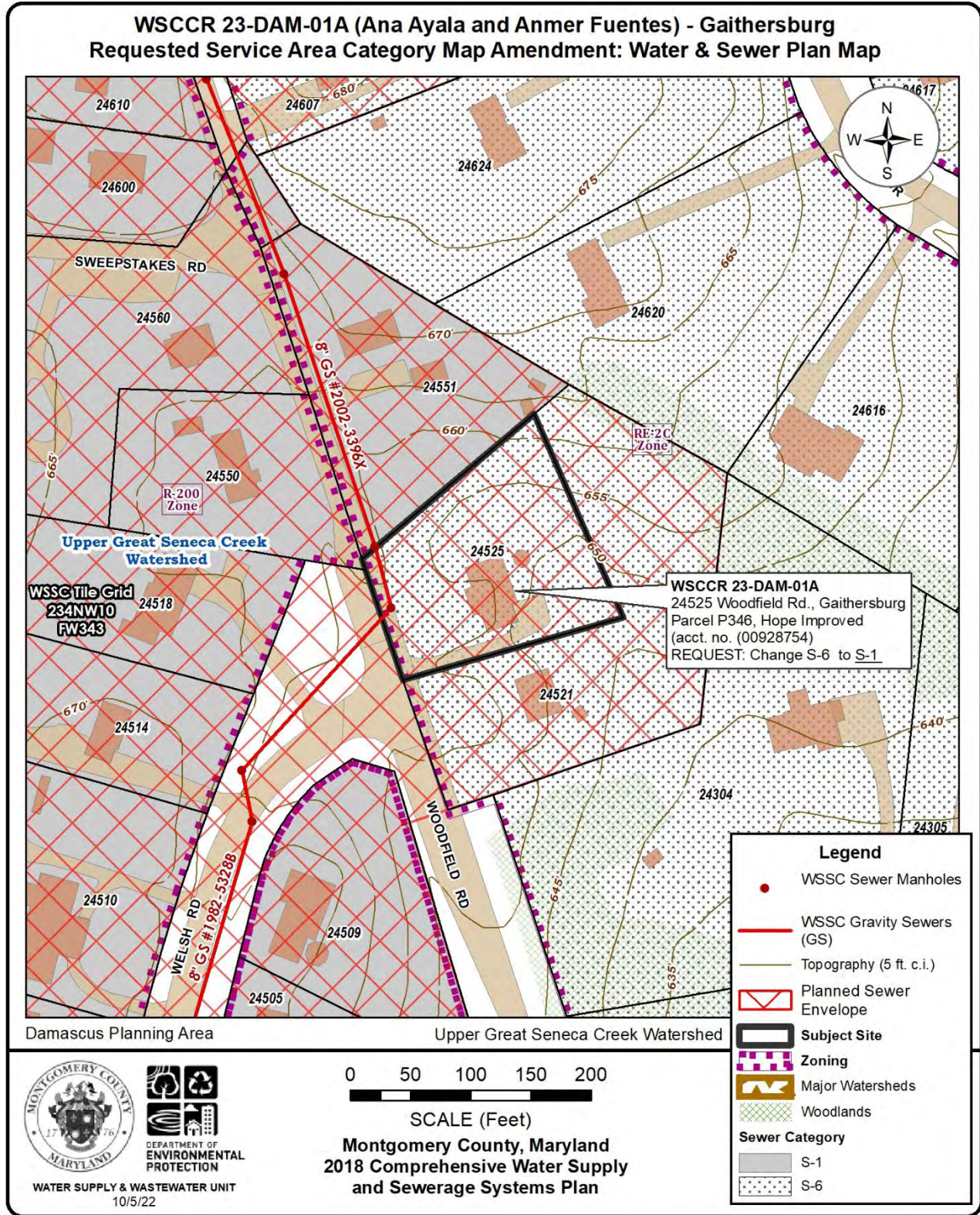
If I can be of further assistance, please contact me at (240) 777-6315.

Cc: Alan Soukup, Senior Planner, Department of Environmental Protection

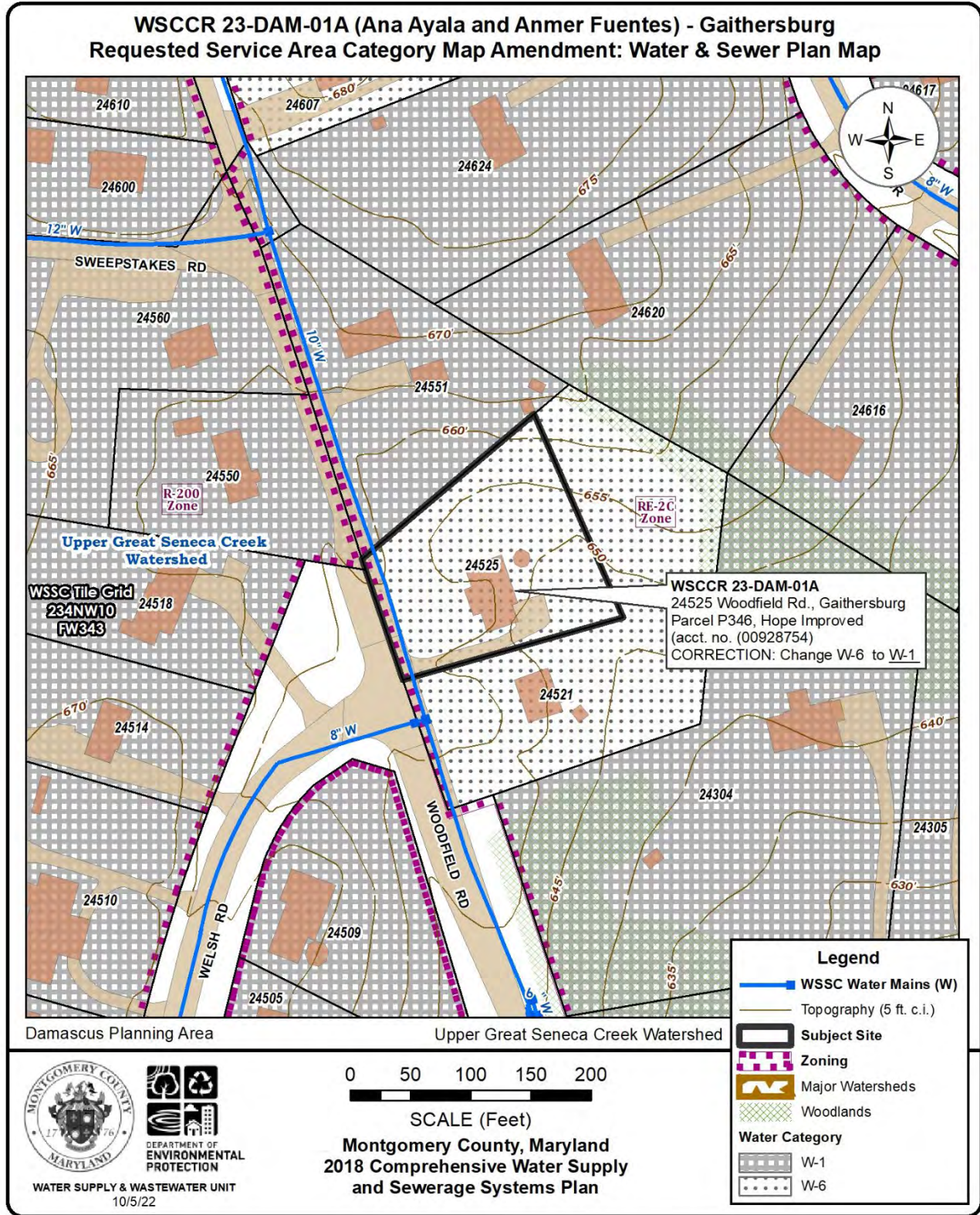












**WSSCR 23-POT-01A: William and Annie Reyes**

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification										
<ul style="list-style-type: none"> <li>• 10712 Alloway Dr., Potomac</li> <li>• Lot P4, Block G, Great Falls Estates (acct. no. 00878820)</li> <li>• Map tile: WSSC – 211NW11; MD –FP21</li> <li>• West side of Alloway Dr., at the intersection with Belmart Rd.</li> <li>• RE-2 Zone; 2.68 ac.</li> <li>• Potomac Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Rock Run Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: Single-Family Home (built 1961)</li> <li>• <u>Proposed use</u>: Sewer service for the Existing Single-Family Home</li> </ul>	<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><b>S-1</b></td> </tr> <tr> <th colspan="2" style="text-align: left; border-bottom: 1px solid black;"><u>Applicant's Explanation</u></th> </tr> <tr> <td colspan="2">"Currently on septic and prefer the reliability of sewer service."</td> </tr> </tbody> </table>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (no change)	S-6	<b>S-1</b>	<u>Applicant's Explanation</u>		"Currently on septic and prefer the reliability of sewer service."	
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S-6	<b>S-1</b>										
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**Agency Review Comments**

**DPS:**

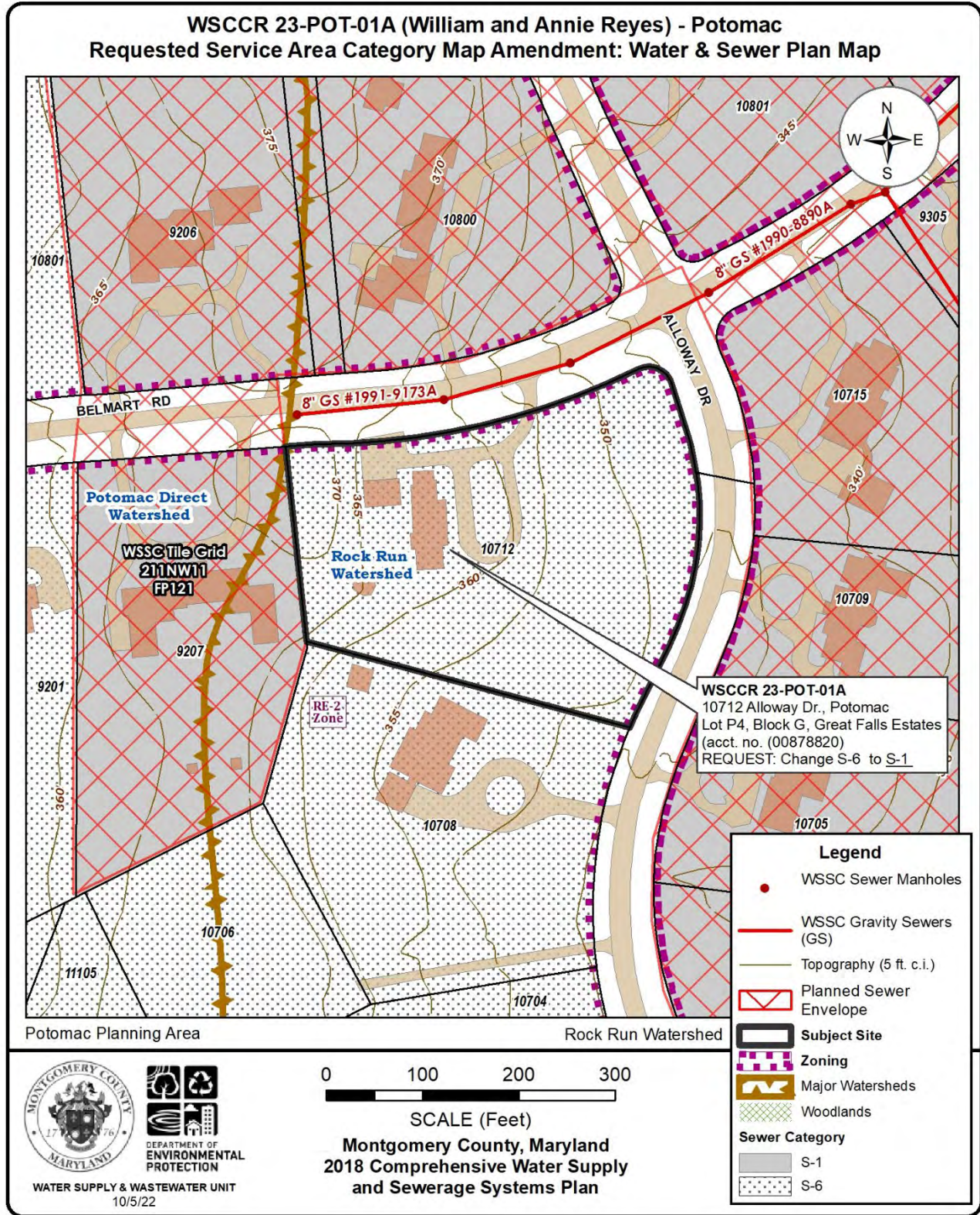
**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water: (not required)**

**WSSC - Sewer:**







**WSSCR 23-TRV-01A: Eugene Imbro and Susan Huddy**

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification												
<ul style="list-style-type: none"> <li>• 13110 Cleveland Dr., Rockville</li> <li>• Lot 9, Block 11, North Glen Hills (acct. no. 00077798)</li> <li>• Map tile: WSSC – 217NW09; MD –FR51</li> <li>• South side of Cleveland Dr., 175 ft east of Cleveland Ct.</li> <li>• RE-1 Zone; 40,208 Sq. Ft.</li> <li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: Single Family Home (built 1963)</li> <li>• <u>Proposed use</u>: Public Sewer Service for the Single Family Home</li> </ul>	<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-6</td> <td style="width: 50%;">W-6 (no change)</td> </tr> <tr> <td>S-6</td> <td><b>S-1</b></td> </tr> <tr> <th colspan="2" style="text-align: left; border-bottom: 1px solid black;">Applicant's Explanation</th> </tr> <tr> <td colspan="2">                     "There is a sewer line in front of my house. The house directly across the street 13205 Cleveland Drive is connected to the sewer line."                 </td> </tr> <tr> <td colspan="2"> <i>DEP notes:</i>                      Advanced Action granted on 10/5/2022. (see pages 13-15)                 </td> </tr> </table>	Existing – Requested – Service Area Categories		W-6	W-6 (no change)	S-6	<b>S-1</b>	Applicant's Explanation		"There is a sewer line in front of my house. The house directly across the street 13205 Cleveland Drive is connected to the sewer line."		<i>DEP notes:</i> Advanced Action granted on 10/5/2022. (see pages 13-15)	
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<i>DEP notes:</i> Advanced Action granted on 10/5/2022. (see pages 13-15)													

**Agency Review Comments**

**DPS: (not required)**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water: (not required)**

**WSSC - Sewer:**



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
County Executive

Adriana Hochberg  
Acting Director

MEMORANDUM

October 5, 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.
<b>13110 Cleveland Dr., Rockville</b> Lot 9, Block 11, North Glen Hills; acct. no. 00077798 (tax map FR51)	Eugene Imbro Trustee and Susan Huddy Trustee Plat no. 6150 (July 1962) House Built: 1963	8" sewer main (#1989-8206A) Cleveland Dr. – built: 1990 (WSSC tile 217NW09)	WSSCR 23-TRV-01A S-6 to <b>S-1</b> W-3 (NC)

Our records show that the subject property was established by subdivision plat in July 1962, prior to construction of the abutting sewer main in 1990. 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, and the owner has indicated a need to expedite the service to this site.

WSSCWater 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  
October 5, 2022

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GJD:gjd/

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cc: Ray Chicca, Leader, Development Services Division, WSSCWater  
Kathy Wallace, Section Manager, Billing, WSSCWater  
Richard Riggleman, Utility Services North Division, WSSCWater  
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  
Eugene Imbro and Susan Huddy



