



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adriana Hochberg
Acting Director

E-MAIL TRANSMITTAL

Interagency Water/Sewer Map Amendment Review

January 19, 2023

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-Q2 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 **Wednesday, February 22, 2023**. Please notify me no later than February 15, 2023, if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2023-2, which will include all eligible FY 2023 second 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.

<u>Anticipated Administrative Action WSCCRs</u>	<u>Anticipated County Council WSCCRs</u>
23-DAM-02A... Zoor, LLC	None
23-LSN-01G... M-NCPPC	
23-POT-02A... Florence Richman	<u>Undetermined WSCCRs</u>
23-POT-03A... Dallen Russell and Katiana Cokinos	None
23-URC-01A... Ken Fraley	

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.



R:\Programs\Water_and_Sewer\CCRs\CCR-Review-Process\2023CCR-review-process\2023-Q2\2023-q2--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-02A... Zoor, LLC
... David McKee, Benning and Associates, Inc.
23-LSN-01G... M-NCPPC
23-POT-02A... Florence Richman
... Dennis Leapley, Leapley Construction
23-POT-03A... Dallen Russell and Katiana Cokinos
... Angelo Petraglia, Cole Group, LLC
23-URC-01A... Ken Fraley
... Patricia Harris, Lerch, Early and Brewer, Chtd.

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society
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
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-02A: Zoor, 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"> • 9000 Block, Woodfield Rd., Damascus • Parcel P568, Mt Radnor Owens Conclusion (acct. no. 03408515) • Map tile: WSSC – 237NW10; MD –FX43 • East side of Woodfield Rd., 400 ft. North of the intersection with Main St. • CRT-1.0 Zone; 2.71 ac. • Damascus Planning Area Damascus Master Plan (2006) • Upper Patuxent River Watershed (MDE Use III) • <u>Existing use</u>: unimproved • <u>Proposed use</u>: 30 Town Homes • Within the planned public sewer envelope 	<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>“The property is zoned CRT and we intend to submit subdivision plans for approximately 30 townhouse dwelling units. Public sewer will be needed to develop this property in accordance with the CRT zone. Public sewer is available at the intersection of Woodfield Road and State Route 108 approximately 400 feet south of the property. The sewer system must be extended to the site in Woodfield Road and into the property to serve the planned dwellings. A sewer category change to S-3 is needed prior to submitting plans for the extension to the WSSC.”</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

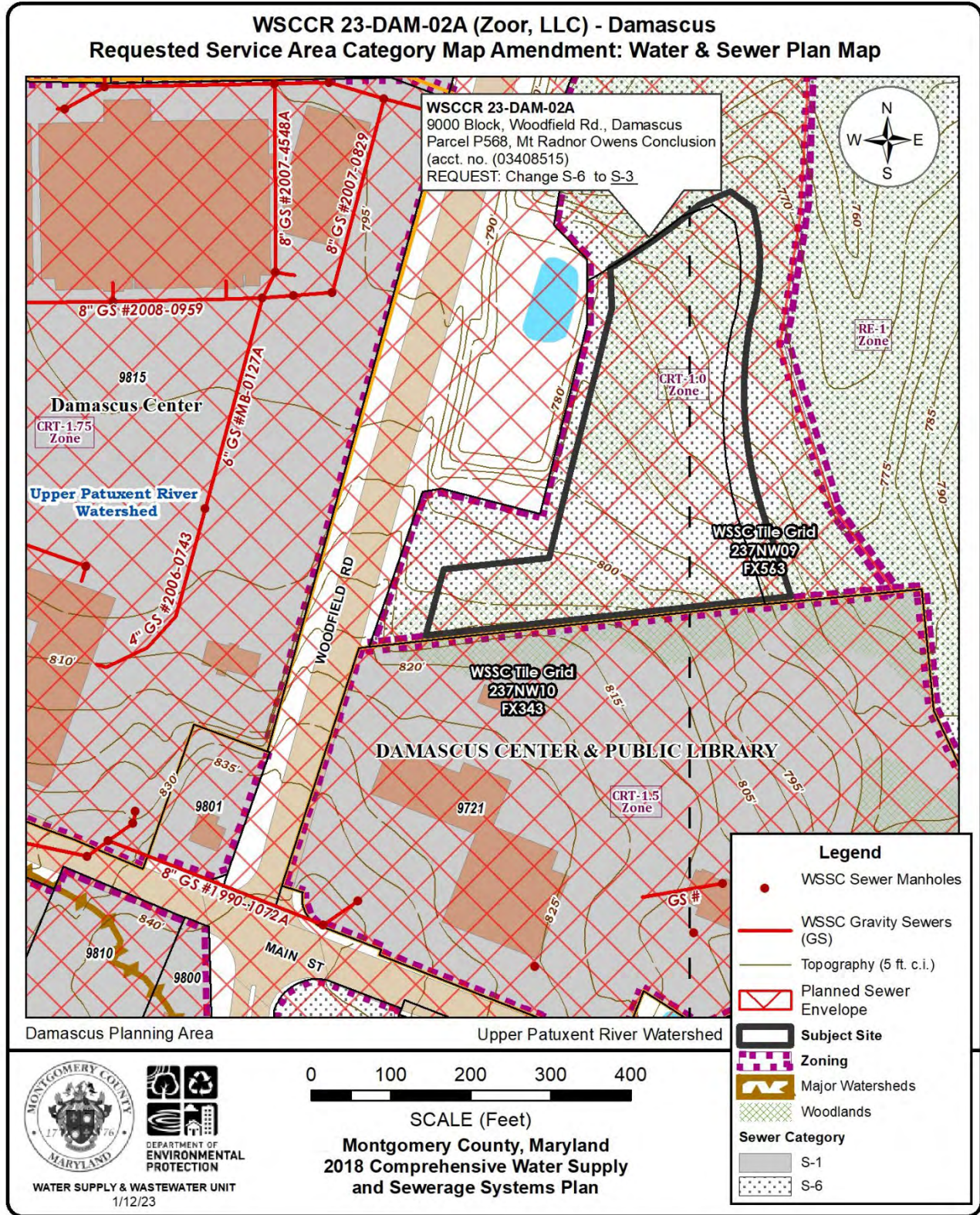
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (not required)

WSSC - Sewer:



WSSCR 23-LSN-01G: Maryland National Capital Park and Planning Commission

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification										
<ul style="list-style-type: none"> • 14600 Schaeffer Rd. & 17730 Burdette Ln., Germantown • Parcels N536, N543, N593, and N619, Barmakian Property Plat of Reservation and Parcels P436 and P491, Friend in Need (acct. nos. 03598557, 03598546, 03598535, 03598524, 00389152, 00389163) • Map tile: WSSC – 224NW15 and 224NW14; MD –ET12 and DT62 • South side of Schaeffer Rd., West of the intersection with Burdette Ln. – South Germantown Recreational Park • R200 Zone; 22.46 total ac. • Lower Seneca Planning Area Agricultural and Rural Open Space Master Plan (1980) • Lower Great Seneca Creek Watershed (MDE Use I) • <u>Existing use</u>: Cricket Field • <u>Proposed use</u>: Irrigation for Cricket Field • Outside the planned public water envelope 	<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%;">W-3</td> </tr> <tr> <td>S-6</td> <td>S-6 (no change)</td> </tr> <tr> <td colspan="2"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">"Irrigation. We have installed a cricket field in this location, and the surface of the site is vegetated."</td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-6	W-3	S-6	S-6 (no change)	<u>Applicant's Explanation</u>		"Irrigation. We have installed a cricket field in this location, and the surface of the site is vegetated."	
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Agency Review Comments

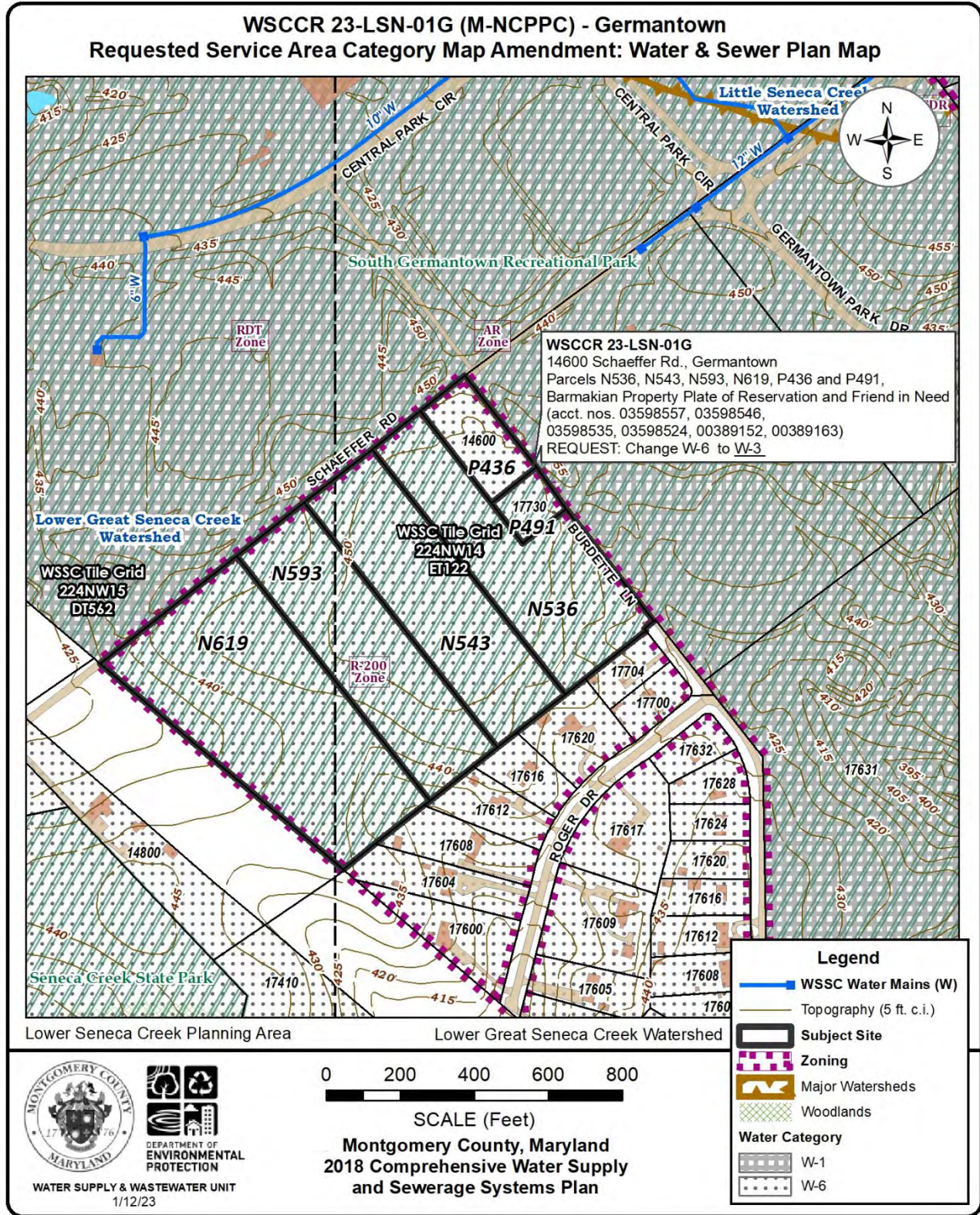
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer: (not required)



WSSCR 23-POT-02A: Florence Richman

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none"> • 8901 Falls Rd., Potomac • Lot 3, Parcel N875, Rock Run Knolls (acct. no. 00859906) • Map tile: WSSC – 211NW11; MD –FP21 • East side of Falls Rd., 375 ft south of the intersection with Brickyard Rd. • R200 Zone; 1.25 ac. • Potomac Planning Area Potomac Subregion Master Plan (2002) • Potomac Direct Watershed (MDE Use I) • <u>Existing use</u>: Single Family Home (built 1960) • <u>Proposed use</u>: Public Sewer Service for the Single Family Home • Within the planned public sewer envelope 	<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-1</td> <td>W-1 (no change)</td> <td></td> </tr> <tr> <td>S-6</td> <td>S-1</td> <td></td> </tr> </tbody> </table> <p><u>Applicant's Explanation</u></p> <p>Septic system failure.</p> <p><i>DEP notes:</i></p> <p><i>Expedite sewer request based on the septic system failure issued on 11/4/2022. (see pages 9-12)</i></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

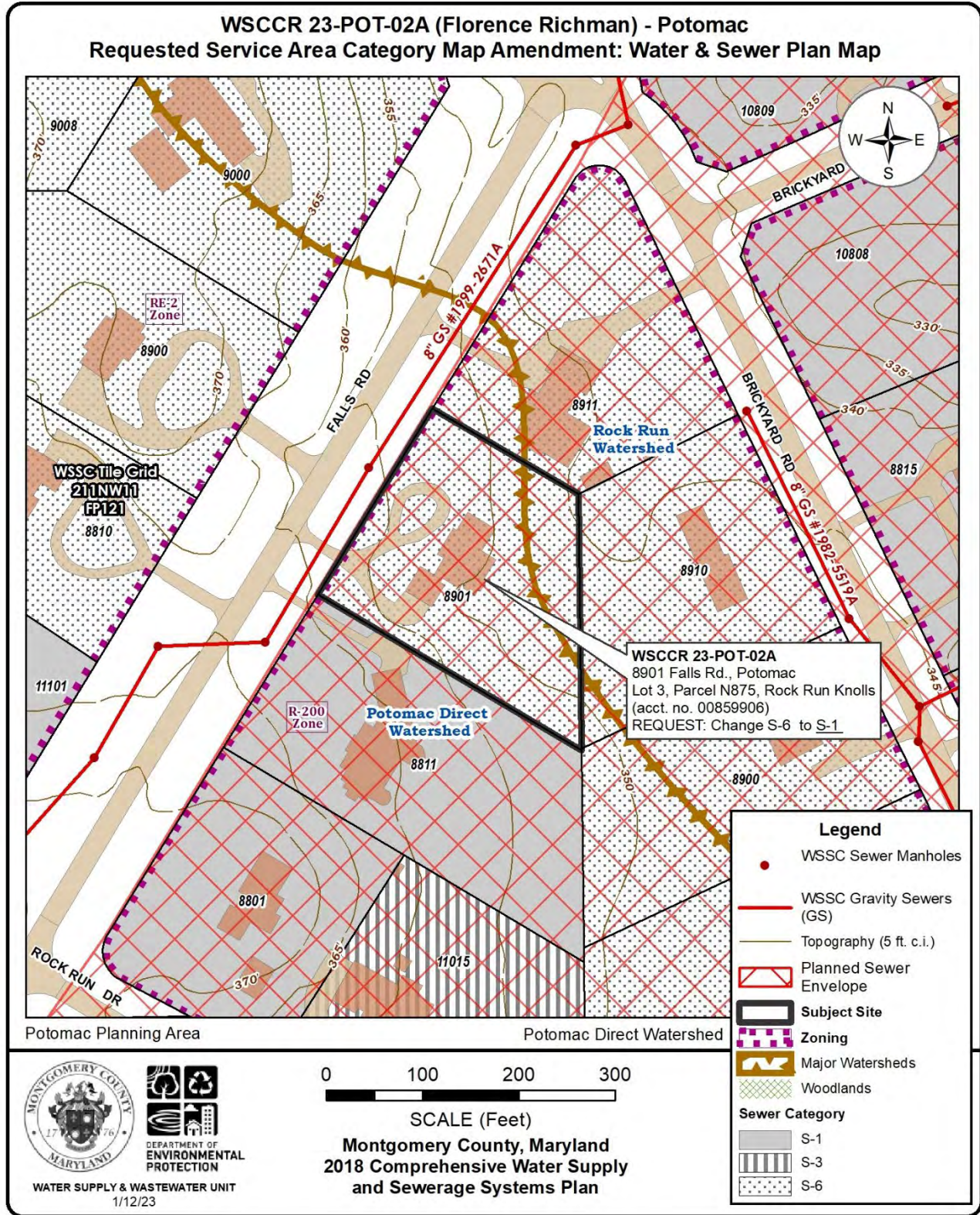
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (*not required*)

WSSC - Sewer:





DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adriana Hochberg
Acting Director

MEMORANDUM

November 4, 2022

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

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

SUBJECT: Public Service Relief for Onsite Systems Problems

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

Sewer Service: 8901 Falls Road, Potomac

Property I.D.:	Parcel N875, Lot 3, Rock Run Knolls; acct.no. 00859906 – (SDAT tax map: FP21)		
Owners:	Florence Richman	Categories:	Water: W-1 Sewer: S-6
WSSC grid:	211NW11	Zoning/Size:	R-200, 1.26 ac.
Planning Area:	Potomac	Watershed:	Potomac Direct

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 the observed failure by DPS on November 3, 2022. An existing sewer main (contract #1999-2671A) abuts the property along Falls Road.

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-POT-02A).

Given these conditions, we expect that it is reasonable to program relief of this public health problem by expediting the provision of public sewer service via WSSC-Water's systems 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
November 4, 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. 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 george.dizclos@montgomerycountymd.gov or 240-777-7755.

Attachments (see pages 3 and 4)

R:\Programs\Water_and_Sewer\well-septic\HEALTHAZ\CASE\E-F\falls-rd-8901--septic\falls-rd-8901--Expedite-Sewer.docx

cc: Lisa Sine 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
Dennis Leapley, Leapley Construction
Florence Richman

Ray Chicca and Luis Tapia, WSSC
November 4, 2022

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**Montgomery County
Department of Permitting Services**

2425 Reedie Dr 7th Floor
Wheaton, MD 20902
Phone: 311 in Montgomery County or (240)777-0311
<https://www.montgomerycountymd.gov/dps/>



Memorandum

November 3, 2022

To: George Dizelos
Department of Environmental Protection
Montgomery County Environmental Protection
255 Rockville Pike
Rockville, Maryland 20850

From: Megan Wilhelm, LEHS
Well and Septic Section
Montgomery County Permitting Services
2425 Reedie Dr. 7th Floor
Wheaton, MD 20902

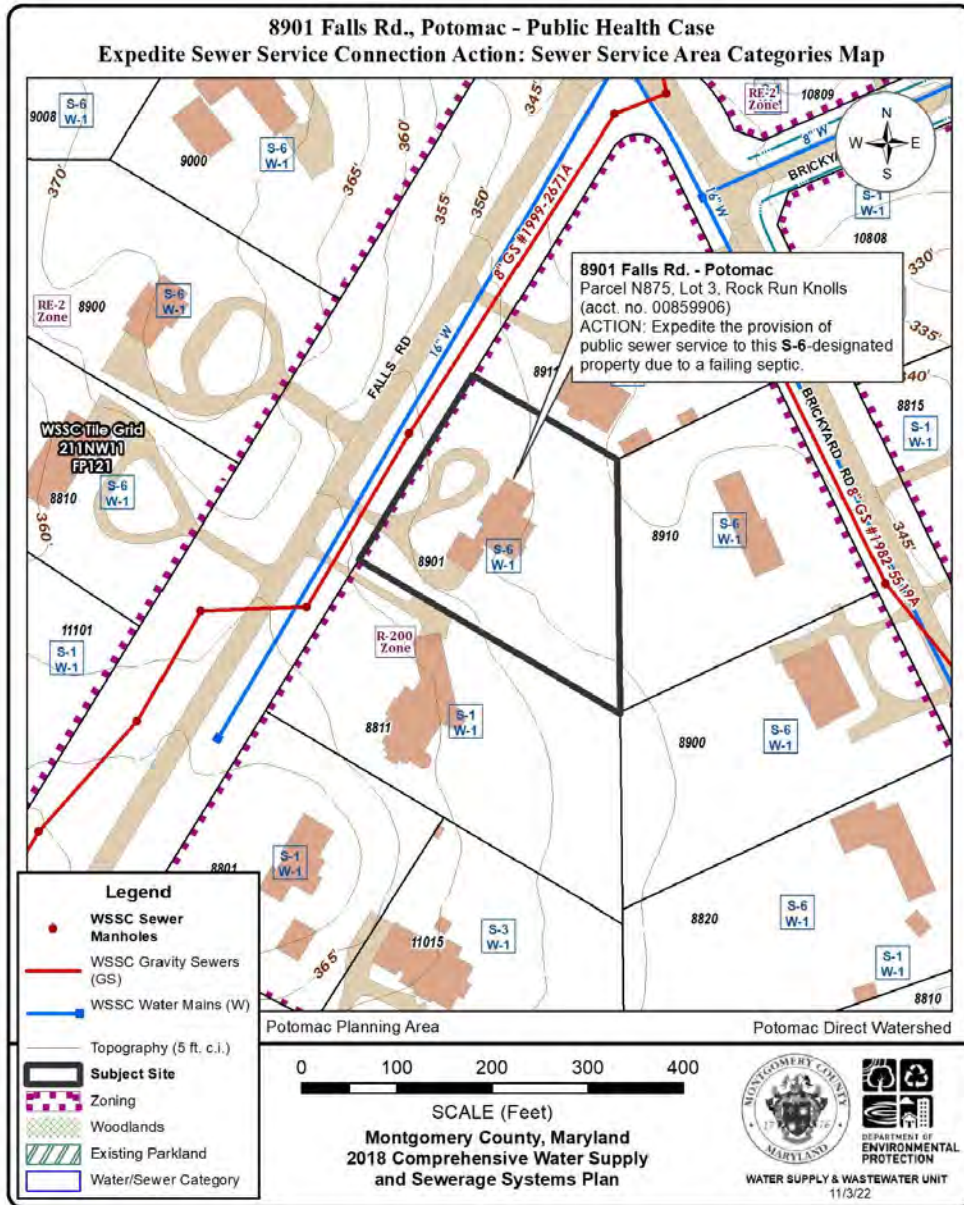
Subject: Request for Sewer Connection

Location: 8901 Falls Rd
Potomac, MD 20854

The owners of the dwelling at the location noted above have requested our assistance in getting an expedited sewer connection due to a failing septic system. The failure has been verified by field Inspector, Jared Sluzalis, LEHS. It appears that the property is in category S-6 but a sewer connection is available.

Ray Chicca and Luis Tapia, WSSC
November 4, 2022

Page 4



WSSCR 23-POT-03A: Dallen Russell and Katiana Cokinos

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification										
<ul style="list-style-type: none"> • 11010 Rock Run Dr., Potomac • Lot 5, Block 1, Fawsett Farms (acct. no. 00868067) • Map tile: WSSC – 210NW11; MD –FN23 • South side of Rock Run Dr., 160 ft west of the intersection with Brent Rd. • R200 Zone; 1.11 ac. • Potomac Planning Area Potomac Subregion Master Plan (2002) • Potomac Direct Watershed (MDE Use I) • <u>Existing use</u>: Single Family Home (built 1969) • <u>Proposed use</u>: Public Sewer Service for the Single Family Home with addition of an Accessory Dwelling Unit (ADU) • Within the planned public sewer envelope 	<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-6</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"> "I request a change in sewer category so as to facilitate an upcoming renovation and addition to the property this spring. The existing septic field is not sufficient; the preliminary designs for a new main and reserve septic fields would conflict spatially with the addition. There is not enough space on the site for both the modernization of the structure and the septic system. Furthermore, there are multiple sewer mains, both pressurized and gravity fed, within 450' of the site which serve neighboring properties. Please allow us to improve our property, and the neighborhood at large by changing the sewer category to S-3 and allowing us to work with WSSC to extend on of the sewer mains to our property." </td> </tr> </table>	Existing – Requested – Service Area Categories		W-1	W-1 (no change)	S-6	S-1	Applicant's Explanation		"I request a change in sewer category so as to facilitate an upcoming renovation and addition to the property this spring. The existing septic field is not sufficient; the preliminary designs for a new main and reserve septic fields would conflict spatially with the addition. There is not enough space on the site for both the modernization of the structure and the septic system. Furthermore, there are multiple sewer mains, both pressurized and gravity fed, within 450' of the site which serve neighboring properties. Please allow us to improve our property, and the neighborhood at large by changing the sewer category to S-3 and allowing us to work with WSSC to extend on of the sewer mains to our property."	
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Agency Review Comments

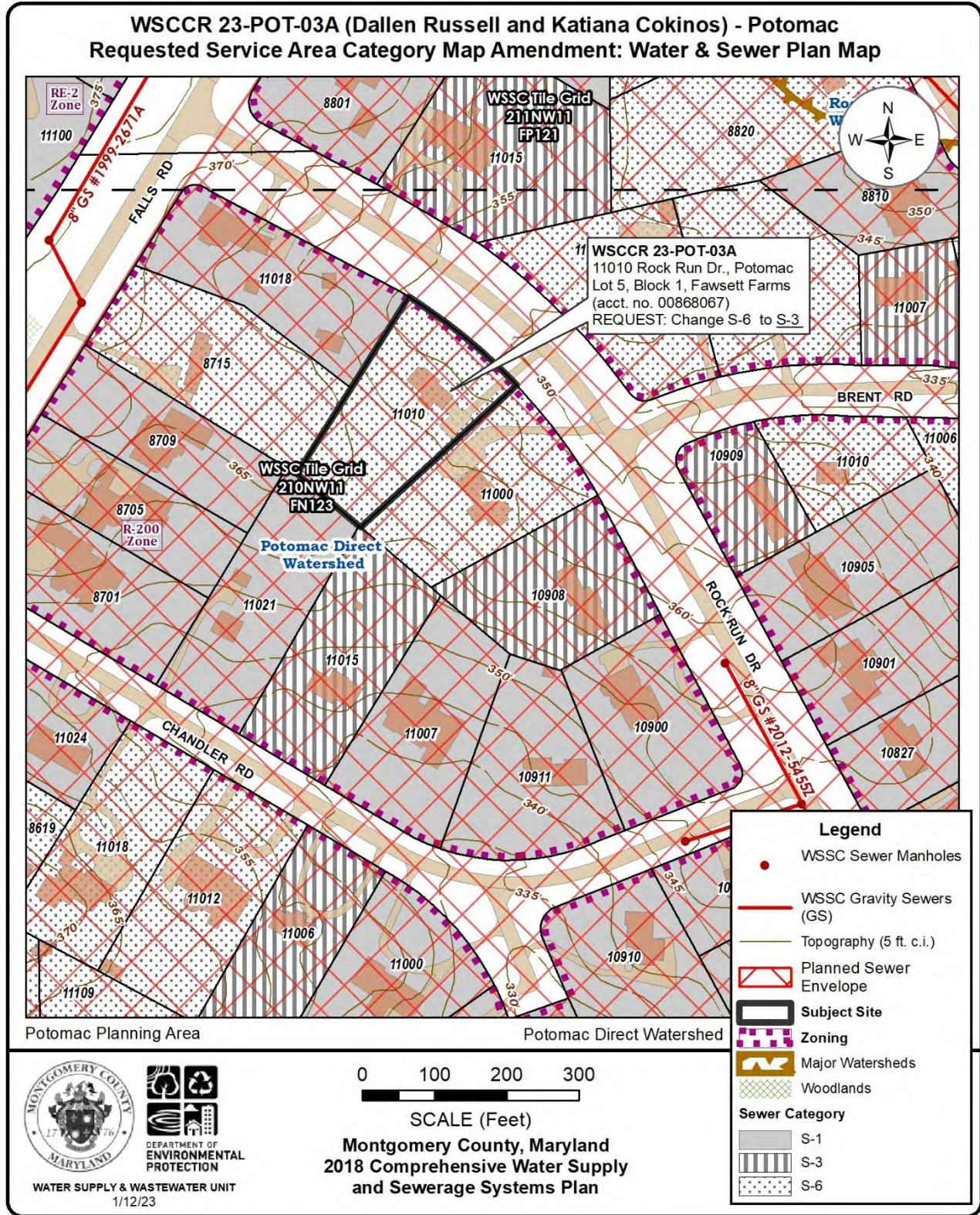
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (not required)

WSSC - Sewer:



WSSCR 23-URC-01A: Ken Fraley

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification										
<ul style="list-style-type: none"> • 17800 Bowie Mill Rd., Derwood • Parcels P222, P445 and Lot 1, Springfield and Granby Woods (acct. nos. 00706980, 01682742 and 02890242) • Map tile: WSSC – 224NW06; MD –HT12 and GT62 • West side of Bowie Mill Rd., at the intersection with Fraley Farm Rd. • RE-1 Zone; 87.3 total ac. • Upper Rock Creek Planning Area Upper Rock Creek Master Plan (2004) • Upper Rock Creek Watershed (MDE Use III) • <u>Existing use</u>: Agricultural, Farm Home <u>Proposed use</u>: 46 Single Family Homes, including the existing Farm Home. • Outside the planned public water envelope 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center; border-bottom: 1px solid black;">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-6 (no change)</td> </tr> <tr> <td colspan="2" style="border-top: 1px solid black;"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">Please see pgs. 17-18 for applicant's explanation.</td> </tr> </table>	Existing – Requested – Service Area Categories		W-6	W-3	S-6	S-6 (no change)	<u>Applicant's Explanation</u>		Please see pgs. 17-18 for applicant's explanation.	
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W-6	W-3										
S-6	S-6 (no change)										
<u>Applicant's Explanation</u>											
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Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer: *(not required)*



7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • lerchearly.com

Water Service Area Category Change Request
Fraley Farm
December 21, 2022

This statement is submitted on behalf of Ken Fraley, the owner of the 91.32 acre Fraley Farm (the “Property”) located at 17800 Bowie Mill Road in support of a Water Service Area Category Change Request pursuant to the administrative process.

The Property, located within the boundaries of the 2014 Approved and Adopted Upper Rock Creek Area Master Plan (the “Master Plan”) and zoned RE-1 is comprised of the following:

- Bowie Mill Road, bearing tax account no. 08-01682742 and pursuant to the State Department of Assessment and Taxation (“SDAT”) containing 36.28 acres;¹
- 17800 Bowie Mill Road, bearing tax account no. 08-00706980 and containing 49.28 acres;
- Little Spring Road, Lot 1, Block O, bearing tax account no. 08-02890242 and containing 1.74 acres; and 1

Pulte Homes, the contract purchaser of all of the Property but for that portion of the Property currently improved with a historic farmhouse and the soon to be designated environmental setting, proposes to subdivide the Property in accordance with the RE-1 Standard Method of Development to accommodate a total of 46 lots consisting of 44 new single family lots approximately one-acre in size; one existing single family lot that is currently platted (0 Little Spring Road); and an additional lot to accommodate the historic house and environmental setting. In addition, approximately 14.2 acres of the Property along the northern boundary will be preserved as forest conservation easement area.

The Property is currently classified in the W-6, S-6 water and sewer categories. It is the Applicant’s intent that the new homes will be serviced by on-site septic systems and to seek a change in the water category from W-6 to W-1 in order that the existing public water main located approximately 2,300 south of the Property within Bowie Mill Road may be extended to serve the Property. In extending the existing water line north to serve the Property, the Applicant will, consistent with the County’s Water and Sewer policy, help to “close the gap” that currently exists between the line south of the Property and the line located approximately 3,900 feet north of the Property within Bowie Mill Road.

Unlike the recommendation in the Master Plan that public sewer service should not be extended to the Property, the Master Plan (page 58) provides that “policies allow for the provision of community water service throughout the majority of the Master Plan Area.” The Property is currently zoned RE-1 and single family development in accordance with the one-acre

¹ All land areas are based on the SDAT records.

December 21, 2022 • Page 2

zoning is anticipated by the Master Plan. The approval to extend the public water service to the Property will simply allow for the implementation of the existing zoning and will not result in any greater level of development than that which is currently contemplated by the Master Plan and allowed by the current RE-1 Zone. Moreover, the County's Comprehensive Water Supply and Sewerage System's Plan (the Water and Sewer Plan") contemplates that public water may serve standard method development in the RE-1 Zone. More specifically, the Plan provides:

Zoning: The provision of community water service without community sewer service is intended for areas zoned for low-density "large lot" residential and rural development, and should be generally limited to those areas zoned RE-1, RE-2, RE-2C, Rural Neighborhood Cluster (RNC) standard option, and Rural Cluster (RC) cluster option.

Given that the proposed Water Category change is consistent with the County's Water and Sewer Plan and the Master Plan and will not result in a greater level of development than that allowed by the RE-1 Standard Method, we respectfully request a change in the water category from W-6 to W-1 in accordance with the administrative process.