



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
County Executive

Jon Monger  
Director

E-MAIL TRANSMITTAL

**Interagency Water/Sewer Map Amendment Review**

February 23, 2024

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

SUBJECT: **WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – 2023-Q4, 2024-Q1 & -Q2 REVIEW GROUPS**

Included with this message is information that identifies eight (8) 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 **Friday, March 29, 2024**. Please notify me no later than Friday, March 15, 2024, if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2024-1, which will include all eligible FY 2023 fourth quarter and FY 2024 first and second quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. We anticipate that requests requiring County Council consideration will be transmitted to the Council in the spring of 2024. 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-POT-04A..... Kirsten & Brett Quigley
- 24-PAX-01A..... Brian Yong
- 24-POT-01A..... PUFNZ Revocable Living Trust
- 24-TRV-02A..... Joseph & Lynda Levine

Anticipated County Council WSCCRs

- 23-OLN-01A..... Harvest Intercontinental Church
- 24-TRV-01A..... David Mohebbi
- 24-TRV-03A..... Mohamed Alosh

Undetermined WSCCRs

- 24-CLO-01A..... Logos Homes



Please do not hesitate to contact me at either [alan.soukup@montgomerycountymd.gov](mailto:alan.soukup@montgomerycountymd.gov) or 240-777-7716 if you have any questions concerning these category change requests or the review schedules.

R:\Programs\Water\_and\_Sewer\CCRs\CCR-Review-Process\2024CCR-review-process\2024-Q1-2\2023-q4-2024-q1--review-pckt.docx

cc: Agencies

Steve Shofar, DEP-IGAD  
Keith Levchenko, County Council  
Jamey Pratt 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-OLN-01A Harvest Intercontinental Church  
Carlos Ostria, AMT Engineering  
24-CLO-01A Logos Homes  
24-PAX-01A Brian Yong  
23-POT-04A Kirsten & Brett Quigley  
24-POT-01A PUFNZ Revocable Living Trust, c/o Zeke Araki  
Jeffery Lewis, Site Solutions, Inc.  
24-TRV-01A David Mohebbi  
Pamela Nkwantabisah & Sean Hughes, Miller, Miller & Canby  
24-TRV-02A Joseph & Lynda Levine  
24-TRV-03A Mohamed Alosch

Civic Organizations and Other Public Interest Groups

Cloverly Civic Association  
Glen Hills Civic Association  
Glen Hills Community Coalition  
Glen Preservation Foundation  
Greater Glen Mill Community Association  
Greater Glen Hills Coalition LLC  
Greater Olney Civic Association  
Montgomery County Civic Federation  
Montgomery Coalition to Stop Sewer Sprawl  
Nature Forward  
Northern Montgomery County Alliance  
Patuxent Watershed Protective Association  
Potomac Highlands Citizens Association  
Southeast Rural Olney 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.

**[1] WSCCR 23-OLN-01A: Harvest Intercontinental Church**

Anticipated Action Path: County Council Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> <li>• 16227 Batchellors Forest Rd., Olney</li> <li>• Pt. Lot 1 (Parcel N044), Washington Christian School Society Inc. (acct. no. 03578526)</li> <li>• Map tile: WSSC –222NW03; MD –HS53</li> <li>• South side of Batchellors Forest Rd., east of the Judean Memorial Gardens and Norbeck Memorial Park cemeteries</li> <li>• RC Zone; 57.63 ac.</li> <li>• Olney Planning Area Olney Master Plan (2005)</li> <li>• Northwest Branch Watershed (MDE Use IV)</li> <li>• <u>Existing use</u>: Place of worship and private school: Harvest Intercontinental Church and Washington Christian Academy</li> <li>• <u>Proposed use</u>: Add 150-unit senior housing building (for-profit use*) to existing development (concept plan no. 520230250)</li> <li>• <i>*An alternative not-for-profit use has also been recently proposed under the Montgomery Housing Partnership.</i></li> </ul>	Existing – <b>Requested</b> – Service Area Categories <hr/> W-1* <b>W-1 (to allow development of a for-profit use)</b> S-1* <b>S-1 (to allow development of a for-profit use)</b> *W-1 & S-1 restricted to a PIF use only (approved CR 15-851, 12/14/04, WSCCR 03A-OLN-03). Outside the planned public water and sewer envelopes. <hr/> Applicant's Explanation Please refer to the following pages.

*DEP note: This request is not about whether this site should be approved for public water and sewer service. The question this request raises is whether a commercial, for-profit use, such as the proposed senior housing project, can use established public water and sewer service on a site where public service is restricted to a non-profit (PIF) use. The non-profit use will continue to own the property on which the commercial project will be located.*

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

*DEP note for WSSC Water: The applicant's proposal is for this new building is for it to tie into and use the existing public water and sewer facilities on this site, including the private sewage pumping station, and WSSC Water's existing offsite water and sewer mains. Please address this issue in your comments.*

**WSSC - Water:**

**WSSC - Sewer:**

## **Harvest Intercontinental Church – Water and Sewer Category Reconsideration/Change**

### 1. Existing Site Conditions

The site is located at 16227 Batchellors Forest Road, Olney, Maryland 20832, east of MD 97 (Georgia Avenue) and north of MD 200 (Intercounty Connector) and totals 57.86324 Acres (Refer to attached Comprehensive Water and Sewer Plan). The site currently includes an existing 3 story K-12 school building, the Washington Christian Academy (WCA), a Gymnasium building that also serves as the temporary Harvest Intercontinental Church (HIC) sanctuary. In addition, the site includes recreational facilities, playgrounds and soccer and baseball fields. Existing parking lots are located throughout the site with a traffic circle west of the school building, and a circular access road with parking on either side that traverses the site from north to south. Currently, a new sanctuary building for Harvest International Church is under construction, including sidewalks, fire lane and a drop off areas. The remainder of the site consists of stormwater management facilities, grassed fields and woods.

On-site both public water and sewer for the WCA building and the HIC is provided by WSSC. Stormwater Management is provided by various BMP facilities throughout the site to include sand filters, bioretention's and micro-bioretention's. A 100-year flood plain and wetlands are located on the north, east and south perimeter of the property line. A Forest Conservation Easement is delineated on the site and has been included in the recorded plat. (Refer to attached sheet CS-100).

### 2. Existing Water and Sanitary Sewer Category

The site has a current Water and Sewer Category designation of W-1 and S-1 respectively and is served by an onsite system connected to a public 8" water line and an 8" sanitary line (through a 1 ½ inch force main). The County Council approved Water and Sewer Map Amendment WSSCR 03A-OLN-03 extending water and sewer to the property for the Washington Christian School under CR 15-851 (12/14/04). This action specified that public service is restricted to private institutional facilities. The owner of the property, HIC, is seeking to add a senior housing building that may not meet the definition of a private institutional facility and this application seeks for either a reconsideration of the original category change or a new category change that would allow for this new use on the property.

### 3. Concept Plan

A Concept Plan was filed with Montgomery County Planning (Concept Plan No. 520230250) to include on the property a +/-150 unit, +/- 3 story senior living building, along with a connected access roadway, approximately 100 new parking spaces, along with new sidewalks and drive aisles all proposed on the southwest side of the property. Water and sanitary sewer infrastructure for the new building were proposed to connect to the existing on-site system. A Development Review Committee (DRC) meeting was held on June 6, 2023. (Refer to attached sheet CS-101 for the Concept Plan and the DRC Comments).

### 4. Zoning, Master Plan and Subdivision

Current zoning for the property is RC (Rural Cluster) and is part of the 2005 Olney Master Plan.

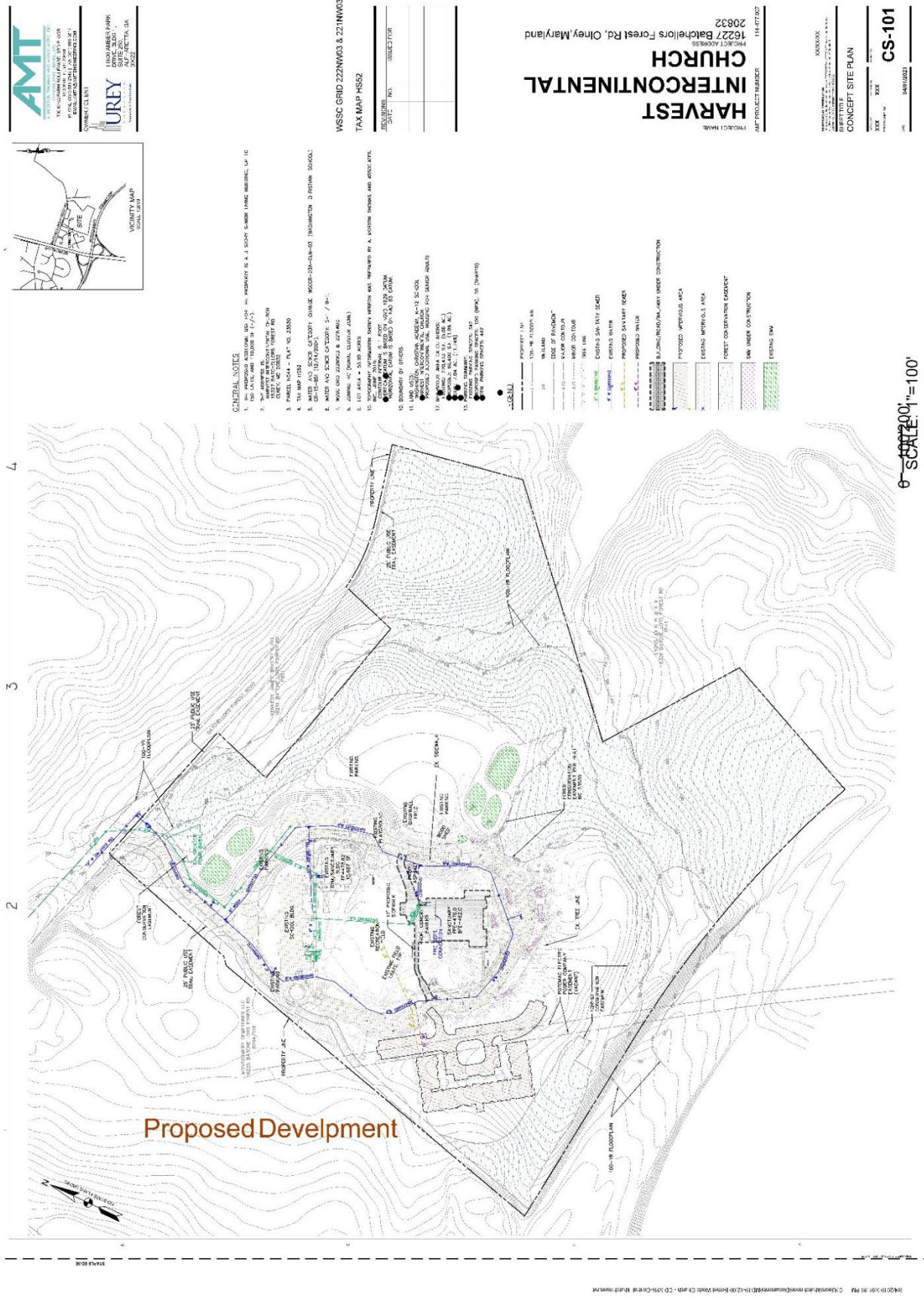
The pattern of open space and preserved forest was established via Preliminary Plan No. 120040550, which granted permission to construct an educational institution for grades K-12 with up to 1,140 students, 100 faculty/staff, and 12 faculty/staff housing units. The property also received public sewer service at that time. The preliminary plan retained 24.18 acres of forest and allowed for 23.62 acres of forest clearing, most of which was subsequently removed. (A later preliminary plan amendment removed an additional 0.21 acres of forest for ICC impacts by MD SHA.) The proposed senior living facility would be located on a part of the site that has already been approved for forest clearing and is allowed a Conditional Use under the RC Zone.

Two subsequent Preliminary Plan Amendments No. 12004055A and No. 12004055B, the first was related to the ICC construction and the second allowed for a house of worship on the property along with the school; the church is currently under construction. The Master Plan recommends clustering any development on the property, and all proposed development on the site—the school buildings, the church, and now the senior living building—has been clustered to the extent possible outside the stream buffers on the property.

The property is shown on Record Plat No. 23530 titled Lot 1 Washington Christian School Society, Inc. (copy enclosed). This plat also indicates approximately 26.30319 Acres of Category 1 Forest Conservation Easement which is 45.5% of the total site area.

5. Stormwater Management and Imperviousness

Stormwater Management is provided by various BMP facilities that include sand filters, bioretention, and micro-bioretention facilities scattered throughout the site. The proposed senior housing construction will comply with all current County stormwater management regulations. A 100-year floodplain and wetlands are located on the north, east and south perimeter of the property line. A Forest Conservation Easement is delineated on the site per the recorded plat. The existing impervious area on the site is approximately 5.0 acres with the proposed senior housing project adding approximately 2.0 acres, about 36 acres of the site is forested, and the remainder is open space or lawn.



**GENERAL NOTES**

1. THE LOTS, LOTS AND SUBDIVISIONS SHOWN ON THIS MAP ARE THE PROPERTY OF A. J. SPOFFORD, INC. (A. J. SPOFFORD & COMPANY, INC.).
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WSSC GRID 222N403 & 221N403

TAX MAP HS52

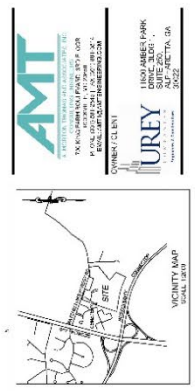
DATE	REVISION	BY	FOR

**HARVEST INTERCONTINENTAL CHURCH**  
 12271 Harvesters Forest Rd, Oney, Maryland  
 20832

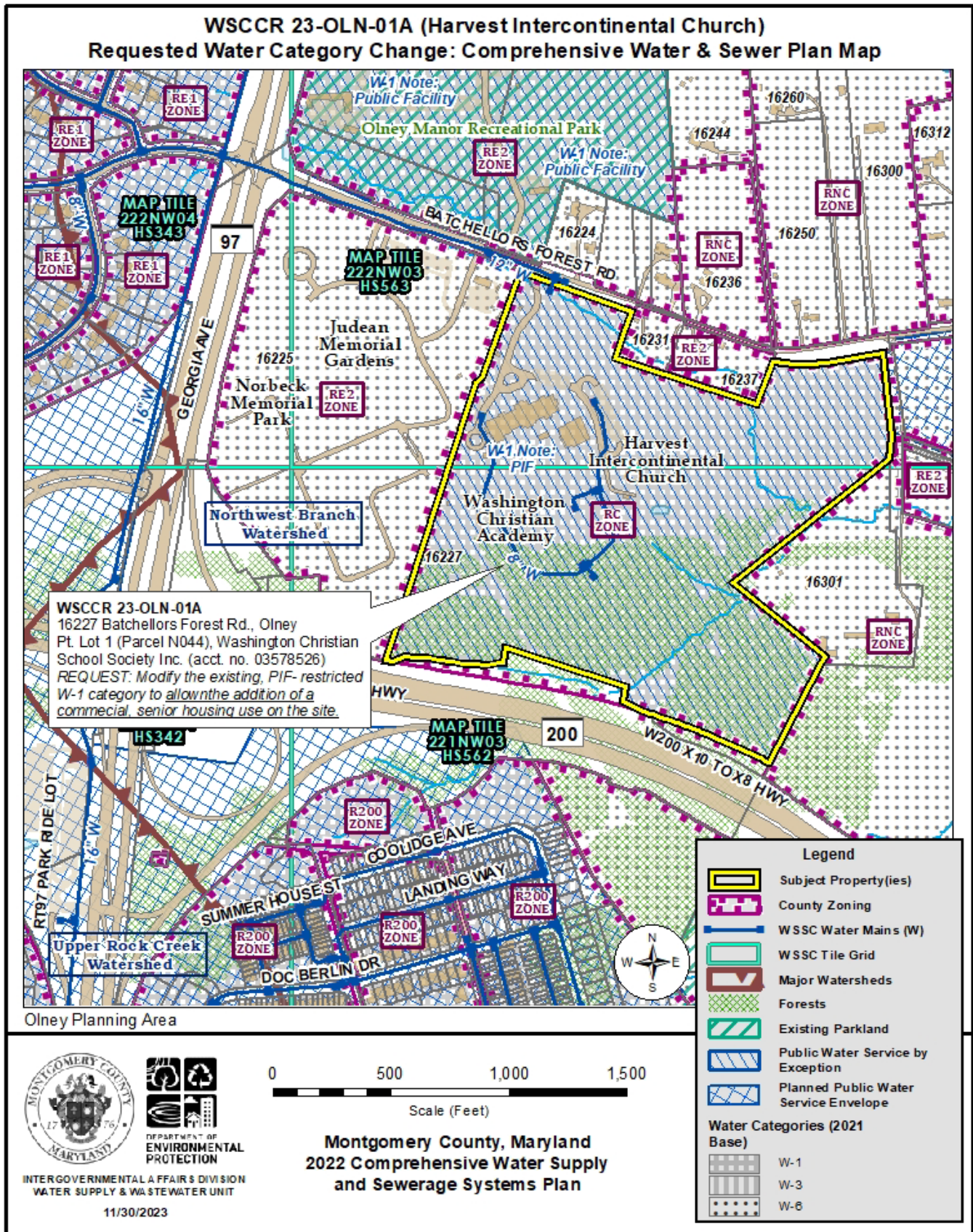
PROJECT NUMBER 114-87327

DATE: 02/23/24  
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 CHECKED BY: J. SPOFFORD  
 PROJECT NUMBER: 114-87327  
**CS-101**

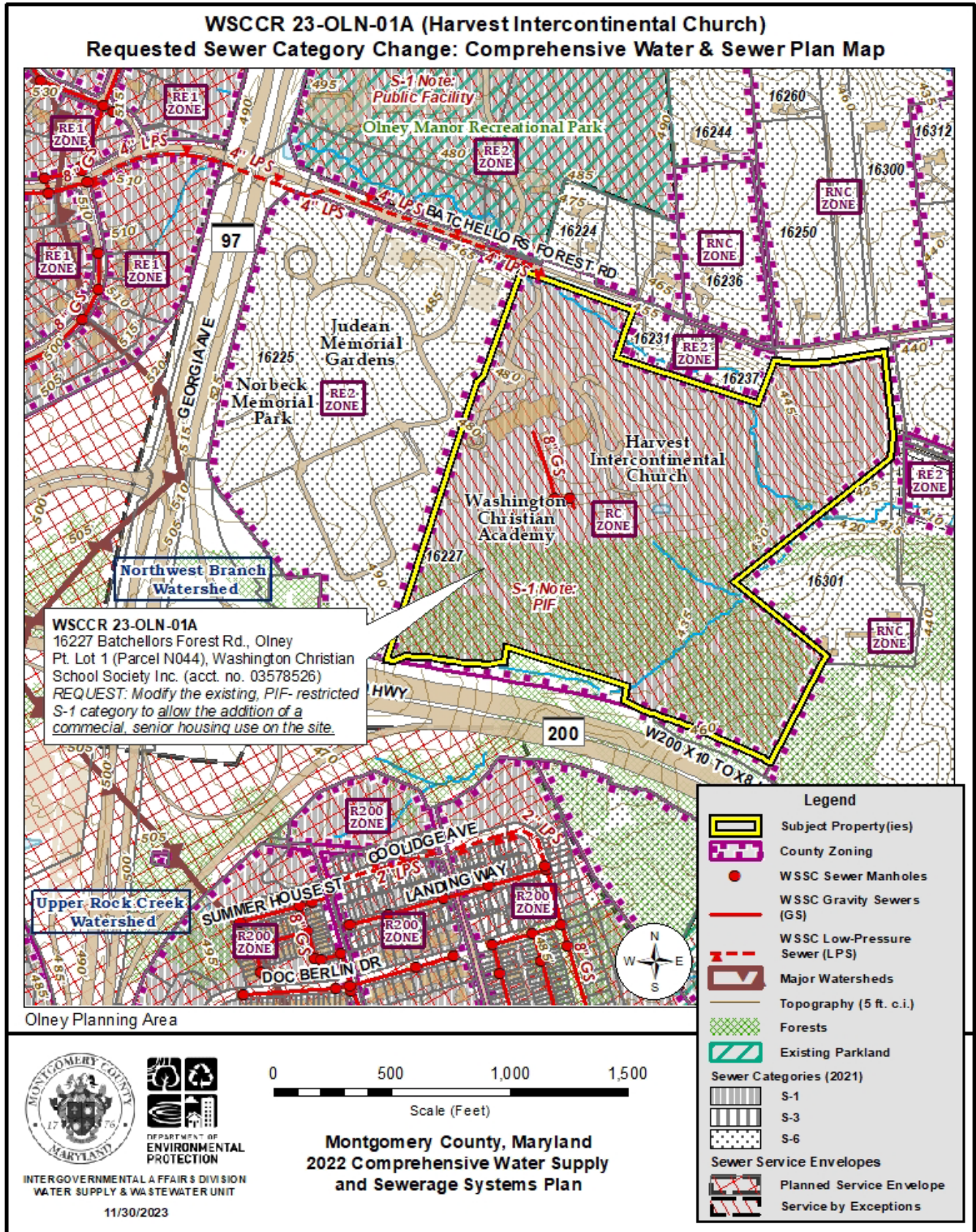
SCALE: 1"=100'



Description: Concept plan no. 520230250. The proposed senior housing development is at the western corner of the site (bottom of the plan image).



Description: Water category map showing WSSCR 23-OLN-01A, planned public service envelope, existing water mains, and other base map information.



Description: Sewer category map showing WSSCR 23-OLN-01A, planned public service envelope, existing sewer mains, and other base map information.



**[2] WSCCR 24-CLO-01A: Logos Homes**

Anticipated Action Path: Uncertain

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> <li>• 17805 Norwood Rd., Sandy Spring</li> <li>• Parcel P534, Auburn (acct. no. 00701657)</li> <li>• Map tile: WSSC – 224NW01; MD –JT32</li> <li>• Approx. 370 feet east of Norwood Rd., south of Windrush Ln. (landlocked)</li> <li>• RE-2 Zone; 2.31 ac.</li> <li>• Cloverly Planning Area Sandy Spring Ashton Master Plan (1998)</li> <li>• Northwest Branch Watershed (MDE Use IV)</li> <li>• <u>Existing use</u>: Unimproved</li> <li>• <u>Proposed use</u>: Single Family Home</li> </ul>	Existing – <b>Requested</b> – Service Area Categories <hr/> W-6 <b>W-1</b> S-6 <b>S-1</b> <i>Within the planned public water service envelope.</i> <i>Outside the planned public sewer service envelope.</i> <hr/> Applicant's Explanation "To build a single family home on the property. "

**Agency Review Comments**

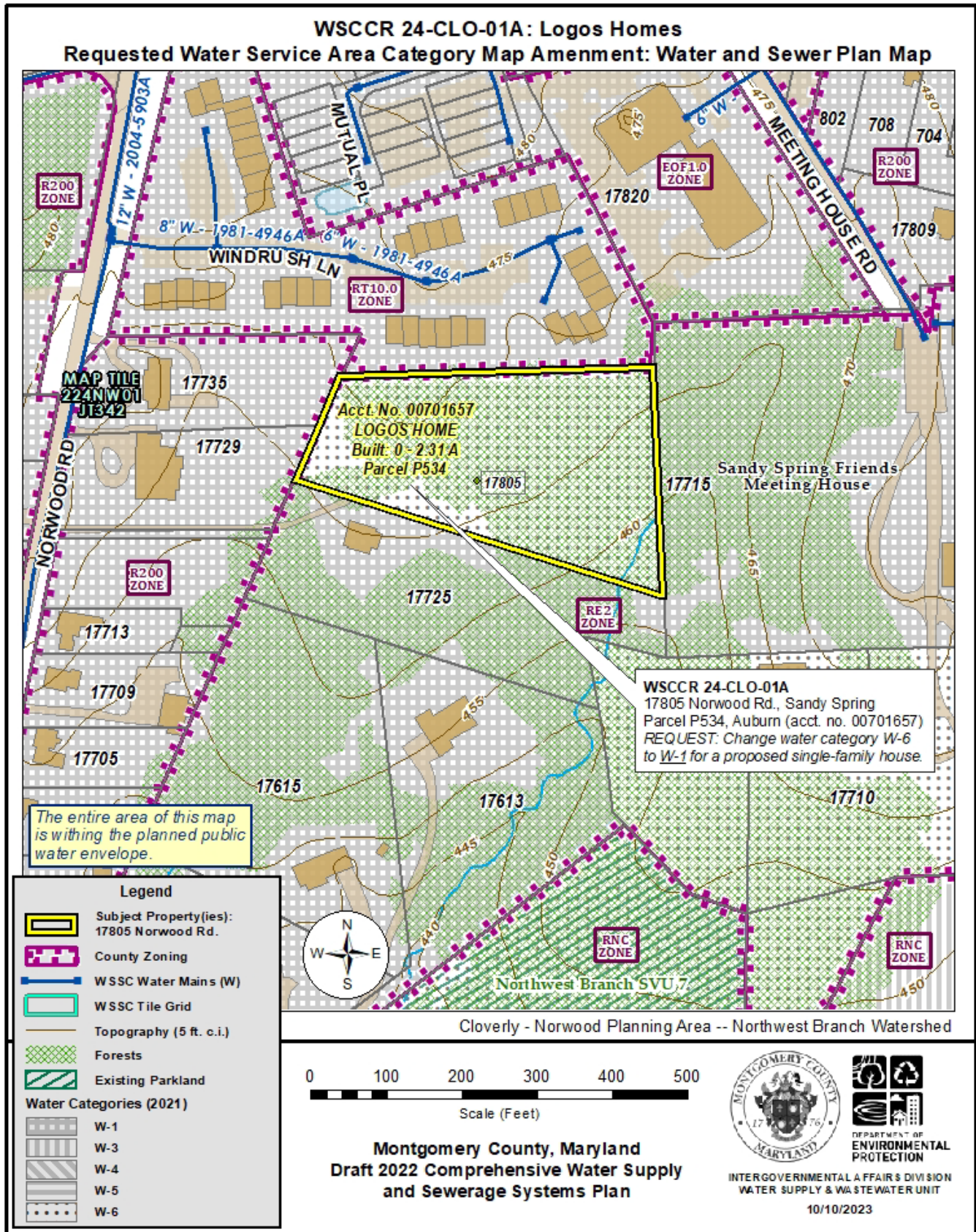
**DPS:**

**M-NCPPC – Planning Dept.:**

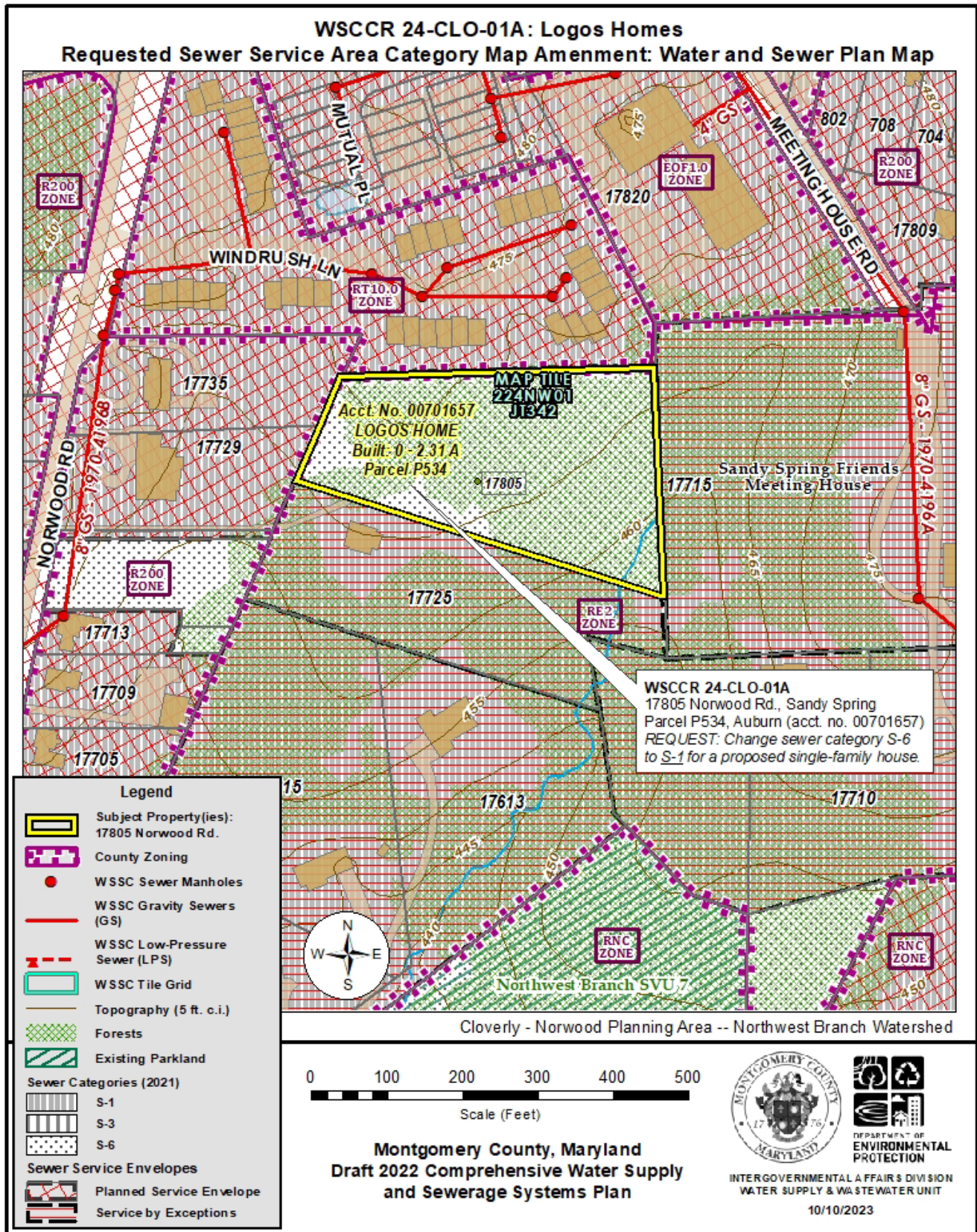
**M-NCPPC – Parks Planning:**

**WSSC - Water:**

**WSSC - Sewer:**



Description: Water category map showing WSSCR 24-CLO-01A, planned public service envelope, existing water mains, and other base map information.



Description: Sewer category map showing WSSCR 24-CLO-01A, planned public service envelope, existing sewer mains, and other base map information.

**[3] WSCCR 24-PAX-01A: Brian Yong**

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>• 16406 Batson Rd. Spencerville</li> <li>• Parcel P597, Colesville Dist (acct. no. 00262086)</li> <li>• Map tile: WSSC –222NE03; MD –KS33</li> <li>• West side of Batson Rd., 0.6 mile north of Spencerville Rd.</li> <li>• RC Zone; 6.10 ac.</li> <li>• Patuxent Watershed Conservation Planning Area Cloverly Master Plan (1997)</li> <li>• Lower Patuxent R. Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: unimproved</li> <li>• <u>Proposed use</u>: one new single-family house</li> </ul>	Existing – <b>Requested</b> – Service Area Categories <hr/> W-6 <b>W-1</b> S-6            S-6 (no change)  <i>Outside the planned public water service envelope.</i> <hr/> <u>Applicant's Explanation</u> <i>None provided.</i>  <i>DEP Note: The subject parcel does not have frontage along Batson Rd. where the existing water main is located. The applicant has provided documentation of an access easement across the intervening property to allow for an offsite water house utility for the parcel (see pgs. 13-14). DEP can provide a copy of the recorded easement from the County's land records.</i>

**Agency Review Comments**

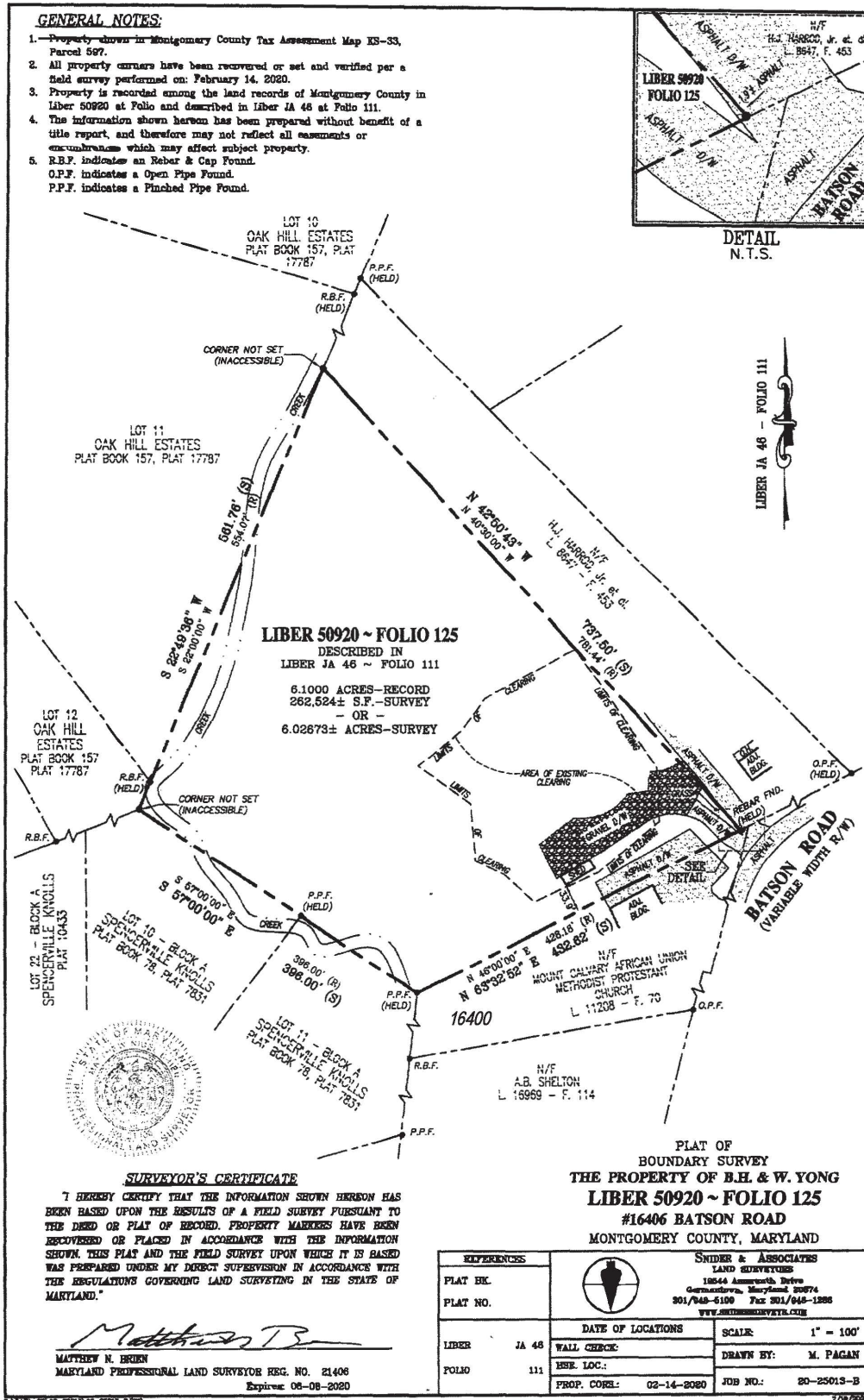
**DPS:**

**M-NCPPC – Planning Dept.:**

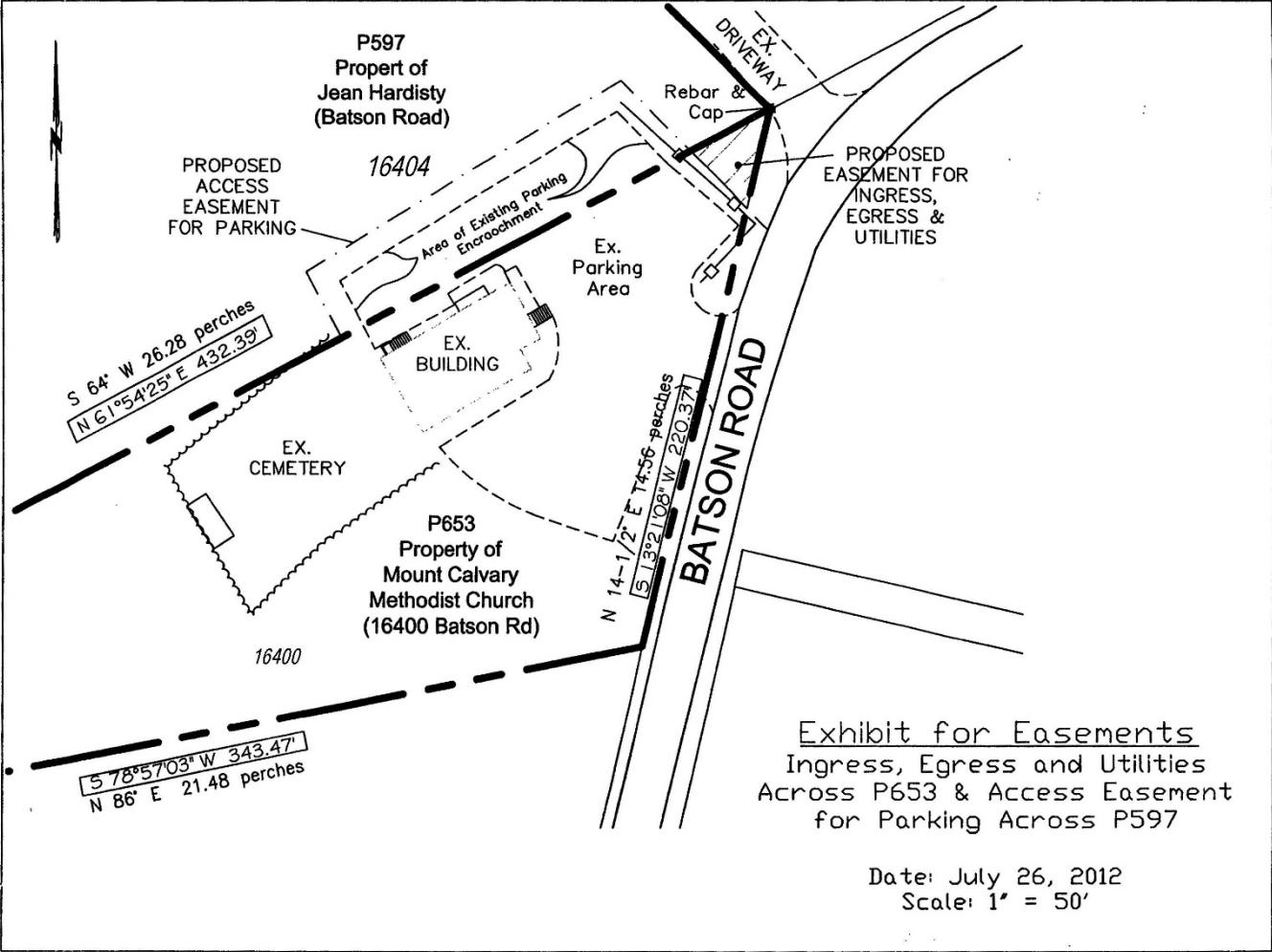
**M-NCPPC – Parks Planning:**

**WSSC - Water:**

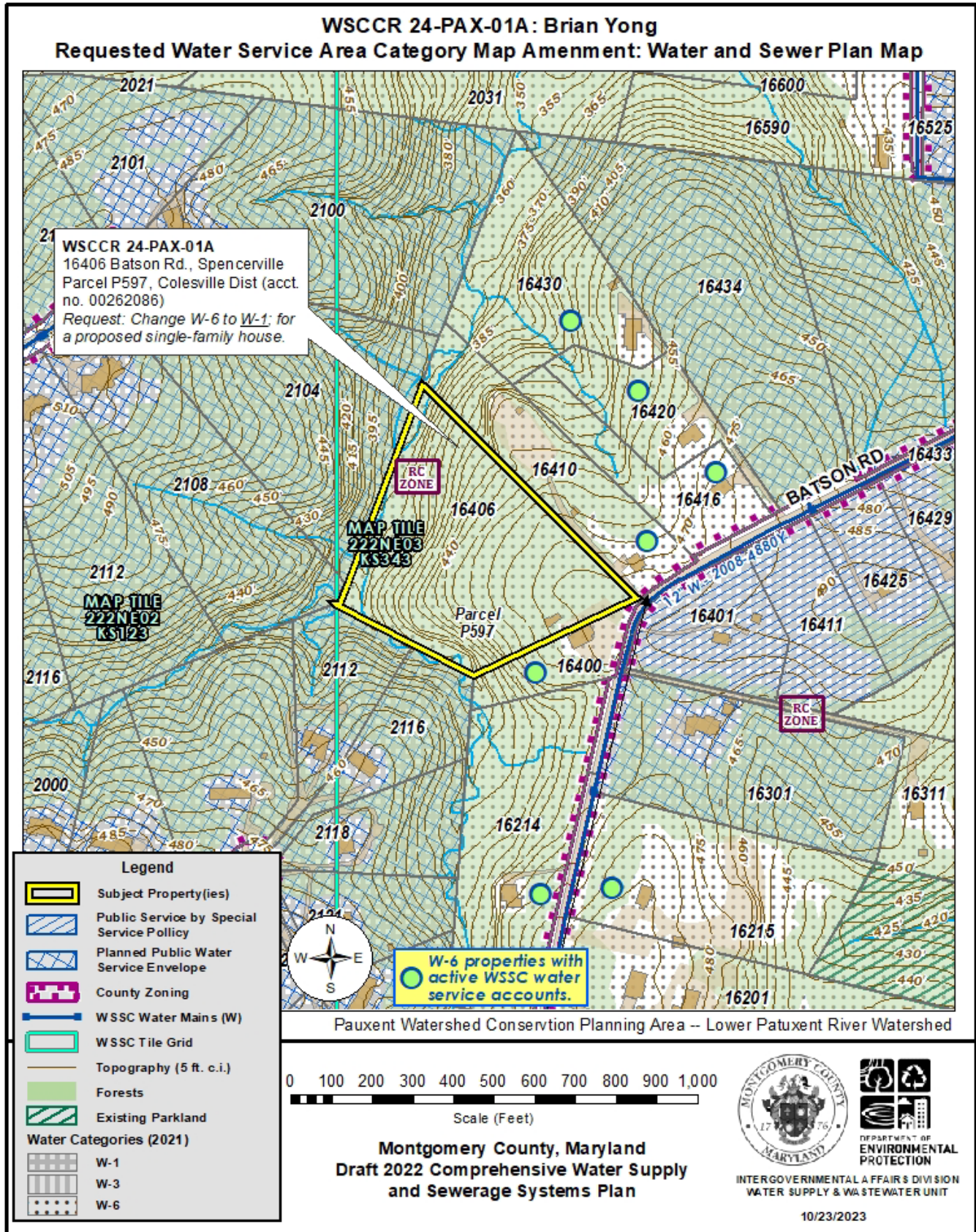
**WSSC - Sewer: (not requested)**



Description: Map showing Parcel P597 and surrounding properties.



Description: Map showing detail of easement for Parcel P597 and surrounding properties.



Description: Water category map showing WSSCR 24-PAX-01A, planned public service envelope, existing water mains, and other base map information.

**[4] WSSCR 23-POT-04A: Kirsten & Brett Quigley**

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>• 9736 The Corral Dr., Potomac</li> <li>• Lot 8, Block E, Potomac Manors Sect. 2 (acct. no. 00881986)</li> <li>• Map tile: WSSC –212NW11; MD –FP22</li> <li>• South side of The Corral Dr. west of the intersection with Bit and Spur Ln.</li> <li>• RE-2 Zone; 2.06 ac.</li> <li>• Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Potomac R. Direct Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: Single-family house</li> <li>• <u>Proposed use</u>: expansion of the existing house</li> </ul>	<hr/> Existing – <b>Requested</b> – Service Area Categories <hr/> W-1 (no change) S-6 <b>S-1</b> Outside the planned public sewer envelope, but within the The Corral Drive special sewer service area. <hr/> Applicant's Explanation "We are finishing existing space to convert to an Accessory Dwelling Unit and would like to connect to public sewer service." <i>DEP Note: On July 7, 2023, DEP granted an advance approval for public sewer service for this request based on compliance with the Water and Sewer Plan's abutting mains policy.</i>

**Agency Review Comments**

**DPS:**

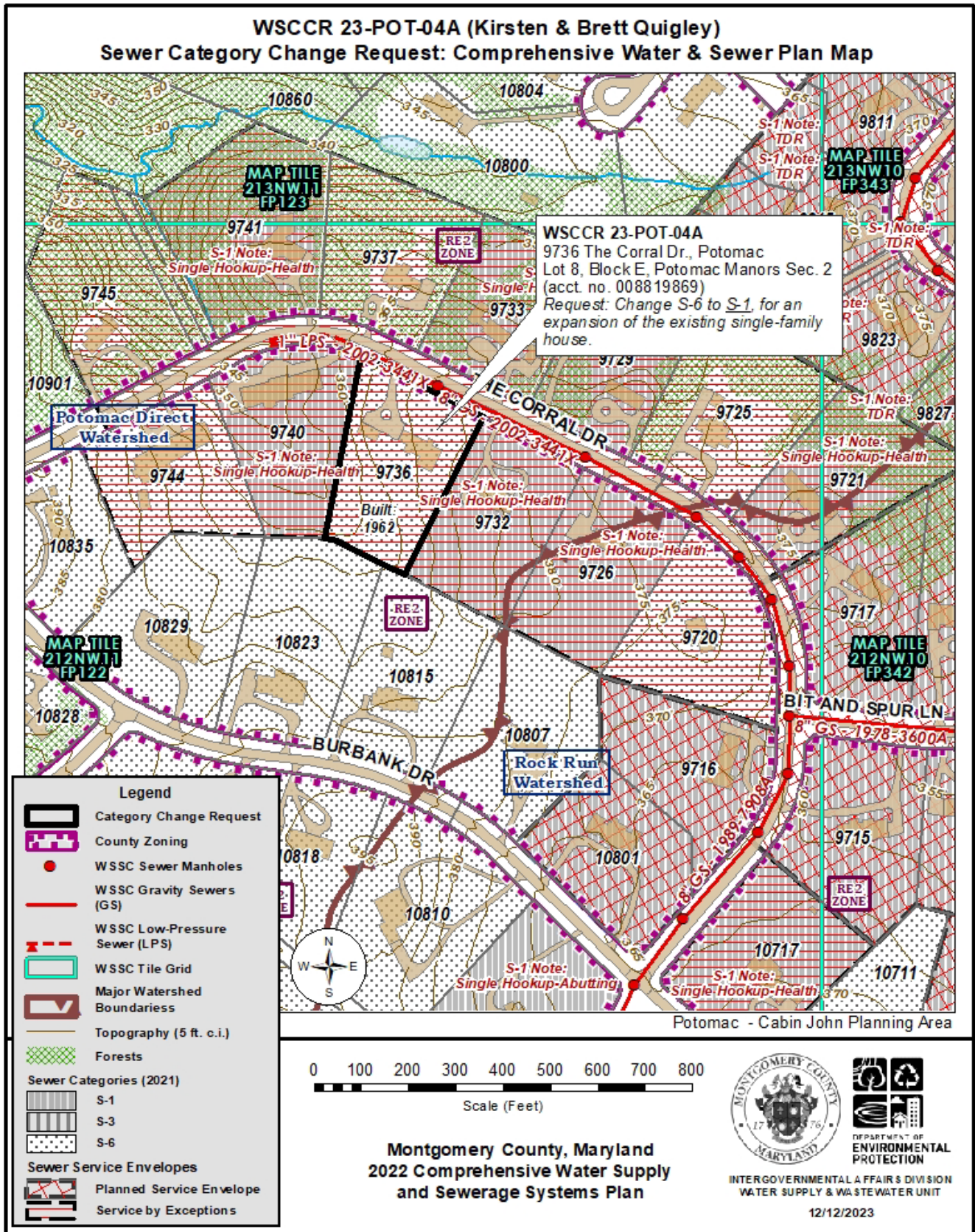
**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water: (not requested, water service available)**

**WSSC - Sewer:**





Description: A map showing the location of WSSCR 23-POT-04A (9736 The Corral Dr., Potomac), an abutting sewer main, planned public service envelope, and other mapping details.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
County Executive

Willie Wainer  
Acting Director

MEMORANDUM

July 7, 2023

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

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

SUBJECT: Request to Provide a Single Sewer Service Connection

This is to request that WSSC Water 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	WSSCCR No.
9736 The Corral Dr., Potomac Lot 8, Block E, Potomac Manors Section 2; acct. no. 00881986 (tax map FP22)	Brett & Kirsten Quigley Lot Created 1960 House Built: 1962	8" gravity & 1" low-pressure sewers (#2002-3441X) The Corral Dr. – built: 2004 (WSSC tile 212NW11)	WSSCCR 23-POT-04A

Our records show that the subject property was created by plat in 1960 and the existing house located on the lot was constructed in 1962, prior to construction of the abutting sewer main in 2004. 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 an immediate need to proceed with the service to this site.

WSSC Water may install the requested sewer service connection and approve onsite 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 Water to provide public service for cases which clearly satisfy the abutting mains policy.

If you have any questions concerning this request, please contact me at 240-777-7716

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

ADS:ads

Luis Tapia  
July 7, 2023

Page 2

R:\Programs\Water\_and\_Sewer\CCRs\CASES\2023ccrs\23-POT-04A--quigley\Advanced Action Public Sewer final 2023-0707.docx

cc: Lisa Sine & April Snyder, Development Services Group - Permit Services, WSSC Water  
Ray Chicca, Development Services Group, WSSC  
Jason Sartori, Functional Planning Team, M-NCPPC  
Patrick Butler, Donnell Ziegler, Katherine Nelson & Jamey Pratt, Upcounty Planning, M-NCPPC  
Heidi Benham, Well and Septic Section, DPS  
Keith Levchenko, County Council  
Steve Shofar, DEP-IGAD  
Brett & Kirsten Quigley

**[5] WSSCR 24-POT-01A: PUFNZ Revocable Living Trust**

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>• 8300 Kingsgate Rd., Potomac</li> <li>• Lot 1, Schultz Tract (acct. no. 00861705)</li> <li>• Map tile: WSSC –210NW11; MD –FN23</li> <li>• West side of Kingsgate Rd., south of Rock Run Dr.</li> <li>• R-200 Zone; 47,133 sq.ft. (1.08 ac.)</li> <li>• Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Potomac R. Direct Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: Single-family house</li> <li>• <u>Proposed use</u>: Sewer service for the existing house</li> </ul>	<hr/> Existing – <b>Requested</b> – Service Area Categories <hr/> W-1 (no change) S-6 <b>S-3</b> Within the planned public sewer envelope. <hr/> Applicant's Explanation <hr/> "The owner desires to utilize public sewer service to serve their property. The property lies within the planned sewer envelope per the County's current Water and Sewer Plan and adjacent properties either are being served by public sewer or have had a category change approved that would allow extension to their property. Public sewer is approximately 250 feet away in Rock Run Dr."

**Agency Review Comments**

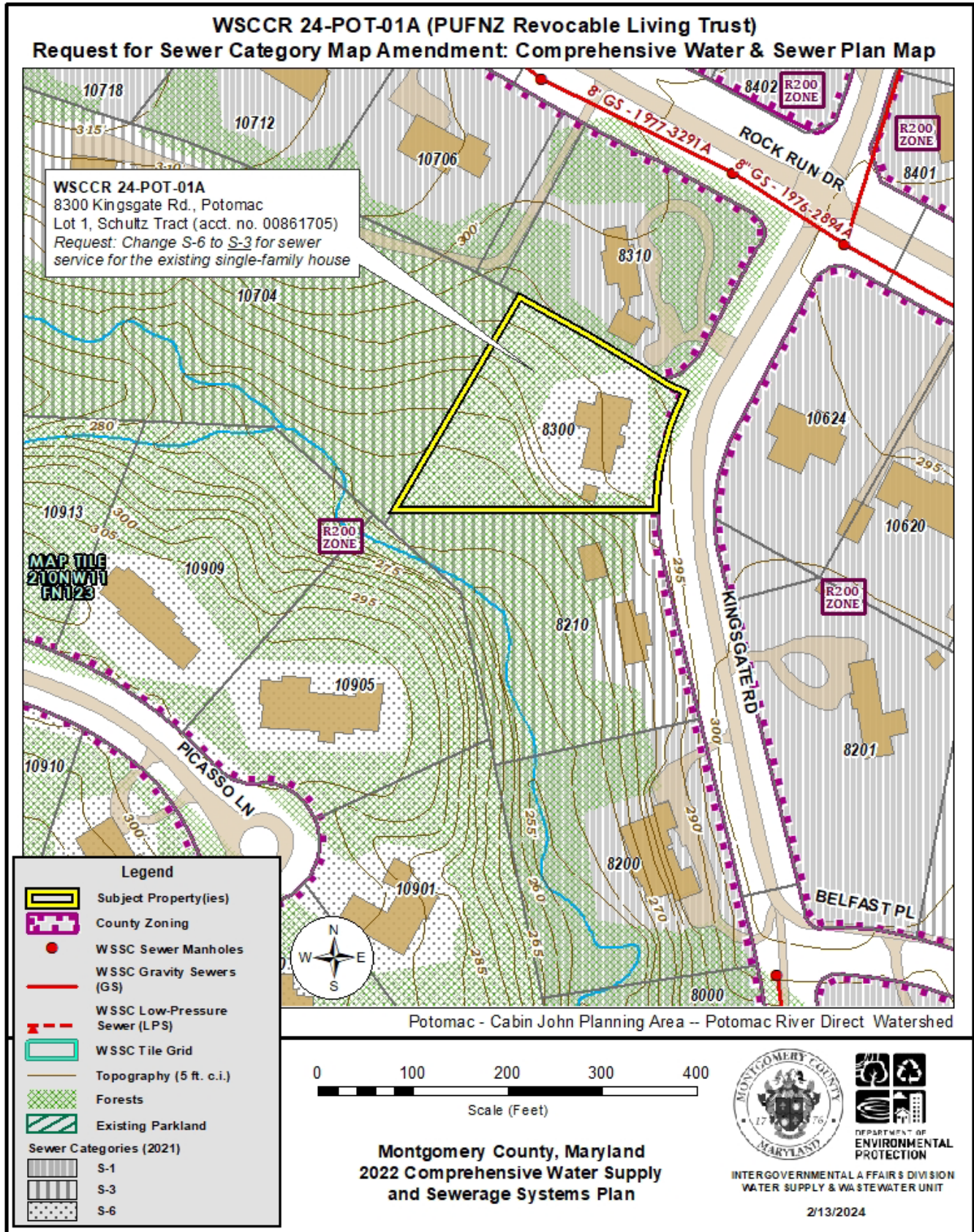
**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water: *(not requested, water service available)***

**WSSC - Sewer:**



Description: Sewer category map showing WSSCR 23-POT-04A, , existing sewer mains and other base map information.

**[6] WSCCR 24-TRV-01A: David Mohebbi**

Anticipated Action Path: County Council

<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>• 11905 Centurion Way, Potomac</li> <li>• Lot 3, Parcel N188, Sutton's Addition to Palatine (acct. no. 03639933)</li> <li>• Map tile: WSSC – 217NW12; MD –ER51</li> <li>• East side of Centurion Way, 2,050 feet from the intersection with Greenbriar Rd.</li> <li>• RE-2 Zone; 5.17 ac.</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</li> <li>• <u>Proposed use</u>: Public Sewer for the existing Single-Family Home</li> </ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <table border="0" style="width: 100%;"> <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-3</b></td> </tr> </table> <p>Outside the planned public sewer envelope.</p> <p><u>Applicant's Explanation</u></p> <p>"This property has a unique geography and is divided in two sections. One is north where the house is located, and the southern part of the land is where the sand mound septic field is located. Due to the property's unusual shape, Mr. Mohebbi has been experiencing septic system challenges and significant expenditures and time on replacing his septic system equipment. We respectfully request a change of category to S-3, public sewer service which will address his public health concerns and financial burdens.</p>	W-1	W-1 (no change)	S-6	<b>S-3</b>
W-1	W-1 (no change)				
S-6	<b>S-3</b>				
<p>"Our client first applied [in] April 2021 and was approved unanimously by the County Council on October 25th, 2022 for a 70-foot low pressure on Centurion Way recommended by the Washington Suburban Sanitary Commission (WSSC). See attached his prior application. As was noted, in 2019 ran a [sewer] line all the way down Centurion Way to the front of their neighbor's house at 11832 Centurion, which is approximately 0.24 miles away from our client. The state put his and about eight (8) other applications on hold. Due to communications and time challenges, our client Mr. Mohebbi's application was not able to be submitted back to the state by Montgomery County Staff and he was advised to submit another application.</p> <p>"We would appreciate approval of his request. We welcome any questions to assist on this request. "</p> <p><i>DEP note: Sewer category S-3 approved under CR 19-1426, Oct. 22, 2022, for WSCCR 21-TRV-03 (see pg. 24). MDE subsequently denied the Council's approval action on March 9, 2023 (see pgs. 25-26).</i></p>					

**Agency Review Comments**

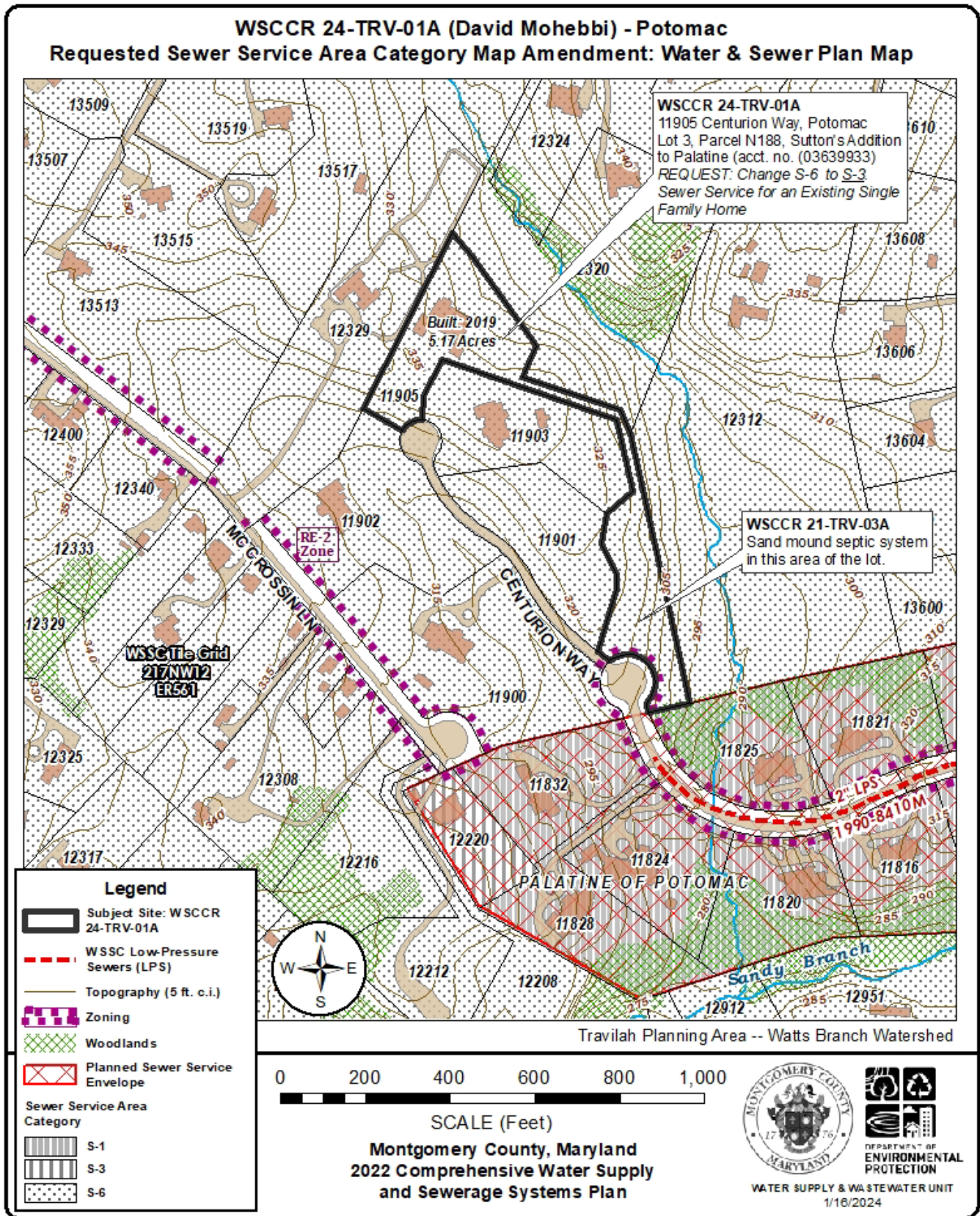
**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

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

**WSSC - Sewer:**



Description: Sewer category map showing WSSCR 24-TRV-01A, planned sewer service envelope, existing sewer mains and other base map information.

County Council Resolution No. 19-1426 (Oct. 25, 2022) – Attachment A: Pg. 2/3

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
 January 2022 Amendment Transmittal: Water/Sewer Category Map Amendments**

**WSSCR 21-TRV-03A: David Mohebbi**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> <li>• 11905 Centurion Way, Potomac</li> <li>• Lot 3, Parcel N188, Sutton's Addition to Palatine (acct. no. 03639933)</li> <li>• Map tile: WSSC – 217NW12; MD –ER51</li> <li>• East side of Centurion Way, 2,050 feet from the intersection with Greenbriar Rd.</li> <li>• RE-2 Zone; 5.17 ac.</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</li> <li>• <u>Proposed use</u>: Single-family home to remain</li> </ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-1            W-1 (no change)</p> <p>S-6*            <b>S-3</b></p> <p>*Consideration of the request for category S-3 was tabled.</p> <p><b>County Council Action</b></p> <p><b>Approve S-3, for one sewer connection only, as a public health concern. The needed low-pressure sewer extension will be the shorter of the two extension options evaluated by WSSC Water, approximately 70 feet in length. The new sewer main will not extend beyond the existing public road right-of-way (Centurion Way cul-de-sac).</b></p> <p><i>Note: Request for category S-3 previously tabled by the T&amp;E Committee on 9/12/2022.</i></p>

**Water & Sewer Service Area Categories Summary**

Category Definition and General Description	Category Definition and General Description
<p><b>W-1 and S-1</b></p> <p>Properties approved for and generally with existing access to community (public) service. This may include properties which have not yet connected to existing community service.</p>	<p><b>W-5 and S-5</b></p> <p>Properties planned for future public service, but which may use private, on-site systems (wells and septic systems) on a permanent basis. • Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period.</p>
<p><b>W-3 and S-3</b></p> <p>Properties planned and approved for community (public) service, but <u>without</u> existing access to public service. • Public service will generally be provided within two years as development and requests for community service are planned and scheduled.</p>	<p><b>W-6 and S-6</b></p> <p>Properties that will use private, on-site systems (wells and septic systems), where community (public) service is not planned. • Category 6 includes areas that are planned or staged for community service beyond the scope of the plan's ten-year planning period, and areas that are not ever expected for community service on the basis of adopted plans.</p>
<p><b>W-4 and S-4</b></p> <p>Properties planned for future public service, but which need to use private, on-site systems (wells and septic systems) in the interim. • Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. B</p>	<p>Note: Although the majority of properties in the county have the same water category as sewer category (i.e. W-3 and S-3, or W-5 and S-5), this is not always the case. The County does not always assign water and sewer categories in tandem, due to differences in service policies or to actual service availability. For example, a particular property could have service area categories W-1 and S-6. Therefore, it is important to know both the water <i>and</i> sewer service area categories for a property. Montgomery County does not use categories W-2 and S-2 in its Plan.</p>

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*The Maryland Dept. of the Environment (MDE) must review and concur with this approval action. Applicants receiving a category change approval in this resolution may proceed with WSSC Water main extension requests prior to MDE's action but do so at their own risk.*





**Maryland**  
Department of  
the Environment

Wes Moore, Governor  
Aruna Miller, Lt. Governor  
Serena McIlwain, Secretary  
Suzanne E. Dorsey, Deputy Secretary

March 9, 2023

The Honorable Evan Glass  
County Council President  
Montgomery County Council  
Stella Werner Council Office Building  
100 Maryland Avenue  
Rockville, MD 20850

Dear Council President Glass:

The Maryland Department of the Environment (MDE) has completed its review of the **Resolution 19-1426 (Amendment) - WSSCR 21-TRV-03A: David Mohebbi** to the Montgomery County Comprehensive Water and Sewerage Plan. The Amendment request involves one (1) water and sewer category change to the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan. The property is located at 11905 Centurion Way, Potomac, Lot 3 Parcel N188, with a total of 5.17 acres, and the proposed request is to change the sewer service category from S-6 (No Planned Service) to S-3 (Service within two years). The needed low-pressure sewer extension will be the shorter of two extension options evaluated by WSSC Water, approximately 70 feet in length. The new sewer main will not extend beyond the existing public road right-of-way (Centurion Way cul-de-sac). The Amendment was approved by the Montgomery County Council on October 25, 2022.

During MDE's initial review of the Amendment, it was determined that more time was required for MDE to complete its final review to determine if the update to the County Water and Sewerage Plan, currently under the Department's review, affects the policies related to this property. The initial review period, set to expire on January 28, 2023, had been extended by an additional 45 days making the new due date March 14, 2023.

**Maryland Department of Planning Findings**

The Maryland Department of Planning (MDP) advised the Department that for the proposed sewer category change MDP is not able to find the WSP amendment for sewer service reclassification consistent with the 2002 Potomac Master Plan because the amendment did not include information regarding the following:

“Provide community sewer service in the Subregion generally in conformance with Water and Sewer Plan service policies. This will generally exclude areas zoned for low density development (RE-1, RE-2, and R-C) not already approved for service

The Honorable Evan Glass  
Page 2

from further extension of community service.” (page 23 of the 2002 Potomac Master Plan)

If there are comments or questions regarding MDP's review, MDE encourages the County to contact MDP. See enclosed MDP's comments and contact information.

**MDE Action**

1. MDE noted the Wastewater Treatment Plant Capacity: The one property soon to be connected to public sewer will contribute 250 gallons per day to the Blue Plains Wastewater Treatment Plant (WWTP). Blue Plains WWTP's current permitted design capacity is 370 million gallons per day (MGD) and the facility's calendar year 2021 average flow was 286.75 MGD, therefore there currently is adequate capacity at the WWTP.
2. Initially, MDE requested from the County's Department of Environmental Protection (DEP) on January 9, 2023 any information on the status of the septic system to determine if based on that information the system was failing. DEP indicated that due to the property owner's increasing costs, the County Council has declared this a public health concern. After extending the review period, because MDE could not determine that the new Policies could affect this property's ability to connect, MDE again requested more information from the County's DEP and Permitting Services (DPS) on February 8 and February 21, 2023. County DPS indicated they visited the property but could not find any issues from an outside inspection and contacted the homeowner for another inspection with the homeowner present, but the homeowner did not respond.

MDE has reviewed the proposed changes and in accordance with §9-507(a) of the Environmental Article, Annotated Code of Maryland, **MDE hereby disapproves for the reason stated above, Resolution 19-1426 - WSCCR 21-TRV-03A: David Mohebbi Water and Sewerage Plan Amendment to the Montgomery County Comprehensive Water and Sewerage Plan.**

If an evaluation of the septic system can occur within the next 6 months and it is determined to be failing by the Montgomery County Department of Permitting Service or a delegated authority, please be advised that in accordance with Environment Article 9-508(b), at any time up to six months after receiving this disapproval, the County may request the Secretary of the Department to reconsider the disapproval.

**[7] WSCCR 24-TRV-02A: Joseph & Lynda Levine**

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>• 5 Cleveland Ct., Rockville</li> <li>• Lot 3, Block 11, North Glen Hills (acct. no.00077390)</li> <li>• Map tile: WSSC – 217NW09; MD –FR51</li> <li>• West side , south end of Cleveland Ct. cul-de-sac</li> <li>• RE-1 Zone; 40,026 sq.ft. (0.92 ac.)</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</li> <li>• <u>Proposed use</u>: Public Sewer Service for the relief of a failed septic system.</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center; border-bottom: 1px solid black;">                     Existing – <b>Requested</b> – Service Area Categories                 </td> </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><b>S-1</b></td> </tr> <tr> <td colspan="2" style="padding-top: 5px;">                     Outside the planned public sewer envelope                 </td> </tr> <tr> <td colspan="2" style="border-top: 1px solid black; padding-top: 5px;"> <u>Applicant's Explanation</u> </td> </tr> <tr> <td colspan="2" style="padding-top: 5px;">                     "Failure of existing septic system (onsite)."   <i>DEP note: On Dec. 21, 2023, DEP issued an expedite sewer request to WSSC Water based on the septic system failure issued by DPS. (see pages 29-31)</i> </td> </tr> </table>	Existing – <b>Requested</b> – Service Area Categories		W-1	W-1 (no change)	S-6	<b>S-1</b>	Outside the planned public sewer envelope		<u>Applicant's Explanation</u>		"Failure of existing septic system (onsite)."  <i>DEP note: On Dec. 21, 2023, DEP issued an expedite sewer request to WSSC Water based on the septic system failure issued by DPS. (see pages 29-31)</i>	
Existing – <b>Requested</b> – Service Area Categories													
W-1	W-1 (no change)												
S-6	<b>S-1</b>												
Outside the planned public sewer envelope													
<u>Applicant's Explanation</u>													
"Failure of existing septic system (onsite)."  <i>DEP note: On Dec. 21, 2023, DEP issued an expedite sewer request to WSSC Water based on the septic system failure issued by DPS. (see pages 29-31)</i>													

**Agency Review Comments**

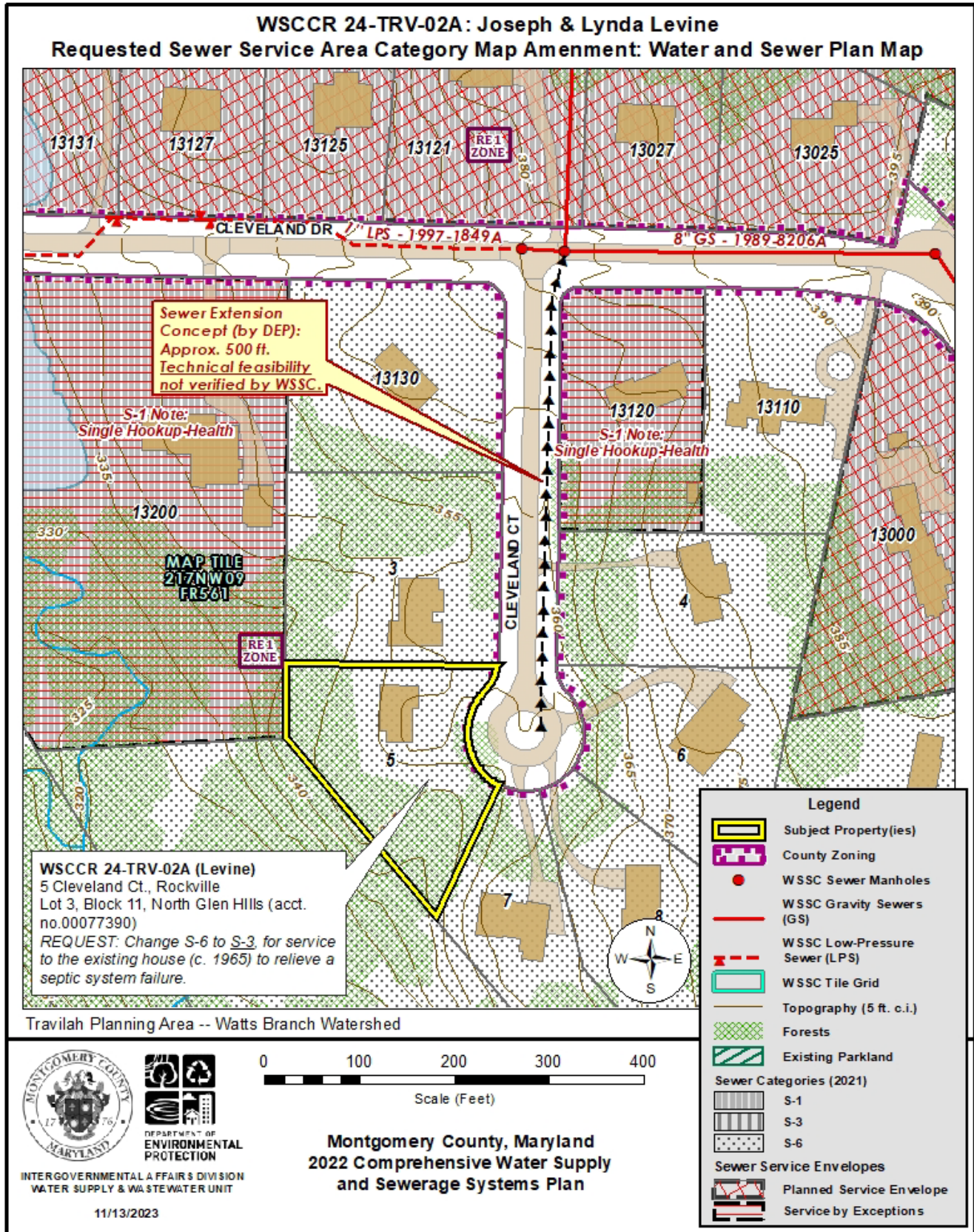
**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

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

**WSSC - Sewer:**



A map showing the location of WSSCR 24-TRV-02A (5 Cleveland Ct., Rockville), nearby sewer mains, and other mapping details.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
*County Executive*

Jon Monger  
*Director*

MEMORANDUM

December 21, 2023

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 blue ink, appearing to be "AS".

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

**Sewer Service: 5 Cleveland Court, Rockville**

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Property I.D.:	Lot 3, Block 11, North Glen Hills; acct.no. 00077390 (SDAT tax map: FR51)		
Owner:	Joshua & Lynda Levine	Categories:	Water: W-3 Sewer: S-6
WSSC grid:	217NW09	Zoning/Size:	RE-1; 40,006 sq.ft. (
Planning Area:	Traviah	Watershed:	Watts Branch

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 a leaking septic tank. The septic system is also located within 100 feet of the onsite well, which is not consistent with the County's onsite systems regulations. It appears that the provision of public sewer service will require a sewer main extension of approximately 500 feet north along Cleveland Ct. to the closest, existing main along Cleveland Dr.

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health concern 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-3, WSSCR 24-TRV-02A.

Given these conditions, it is reasonable to relieve this public health concern by expediting the provision of public sewer service. **WSSC Water does not need to wait for the approval of a Water and Sewer Plan sewer category 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 Water  
December 21, 2023

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For a sewer main extension, the owner can contact the WSSC Water Development Services Division (DSD) at 301-206-8650 or at [onestopshop@wsscwater.com](mailto:onestopshop@wsscwater.com) for additional information, or refer to WSSC DSG webpage at <https://www.wsscwater.com/work-with-us/design-and-construction>.

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

Attachments (see pages 3 and 4)

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cc: Lisa Sine and Sharon Spruill, Permit Services Unit, WSSC Water  
Steven Shofar, Chief, Intergovernmental Affairs Division, DEP  
Heidi Benham and Jared Sluzalis, Well and Septic Section, DPS  
Mark Symborski, Functional Planning Division, M-NCPPC  
Patrick Butler, Donnell Zeigler and Jamey Pratt, Upcounty Planning Division, M-NCPPC  
Joshua & Lynda Levine

Ray Chicca and Luis Tapia, WSSC Water  
December 21, 2023

Page 3



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

November 3, 2023

TO: Alan Soukup  
Water Supply & Wastewater Unit  
Department of Environmental Protection  
2425 Reedie Drive, 4<sup>th</sup> floor  
Wheaton, MD 20902

FROM: Heidi Benham  
Well and Septic Section  
Dept. of Permitting Services  
2425 Reedie Drive, 7<sup>th</sup> floor  
Wheaton, MD 20902

SUBJECT: Request for Sewer Connection

LOCATION: 5 Cleveland Court  
Rockville, MD 20850  
Tax Map Grid: FR51  
WSSC Grid: 217 NW 09

The owner the subject property, Joshua Levine, has requested our assistance in obtaining an expedited sewer connection due to a failing septic system. Jared Sluzalis confirmed on 11/2/23 during an evaluation that the septic system is failing. This property is currently designated as sewer category S-6.

If I can be of further assistance, please contact me at 240-777-6318.

**[8] WSSCR 24-TRV-03A: Mohamed Alesh**

Anticipated Action Path: County Council

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> <li>• 12720 Piney Meetinghouse Rd., Potomac</li> <li>• Parcel P954, Piney Grove Etc (acct. no. 00403744)</li> <li>• Map tile: WSSC – 216NW11; MD –FQ23</li> <li>• West side of Piney Meetinghouse Rd., north of Palatine Dr.</li> <li>• RE-2 Zone; 7.58 ac.</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 House (built 1958)</li> <li>• <u>Proposed use</u>: Public Sewer for the existing Single-Family House (future subdivision possible)</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;"><b>Existing – Requested – Service Area Categories</b></td> </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><b>S-3</b></td> </tr> </table> <p>Outside the planned public sewer envelope.</p> <hr/> <p><u>Applicant's Explanation</u></p> <p>“Currently the property has an old septic system which is deteriorating (please see attached picture). According to the assessment of 2 licensed septic contractors the system cannot be repaired, and it will need replacement as it does not meet the current county requirement.</p> <p>“While the status of the current septic system and potential impact on public health is the priority, it should be noted that this property is adjacent to properties on Palatine [Dr.] that are currently served by public sewer line and classified as category S-1. Please note that while the 2002 Master Plan has restriction on access to public sewer, yet the plan made the following exemption [:]</p>	<b>Existing – Requested – Service Area Categories</b>		W-1	W-1 (no change)	S-6	<b>S-3</b>
<b>Existing – Requested – Service Area Categories</b>							
W-1	W-1 (no change)						
S-6	<b>S-3</b>						
<p><i>“Allow for the limited provision of community sewer service for areas zoned RE-1 and RE-2 within and at the periphery of the proposed sewer service envelope. (See Foldout Map D.) <b>Exclude from this peripheral service policy properties adjacent to and in the vicinity of the Palatine subdivision [emphasis by applicant] and the lower Greenbriar Branch properties, and all properties within the Piney Branch Subwatershed, the Darnestown Triangle, and the Glen Hills Area (until completion of the study described on page 24, which will evaluate whether this exclusion should continue in the future). Emphasize the construction of sewer extensions, if needed, along roads rather than through stream valleys.”</b></i></p>							

**Agency Review Comments**

DPS:

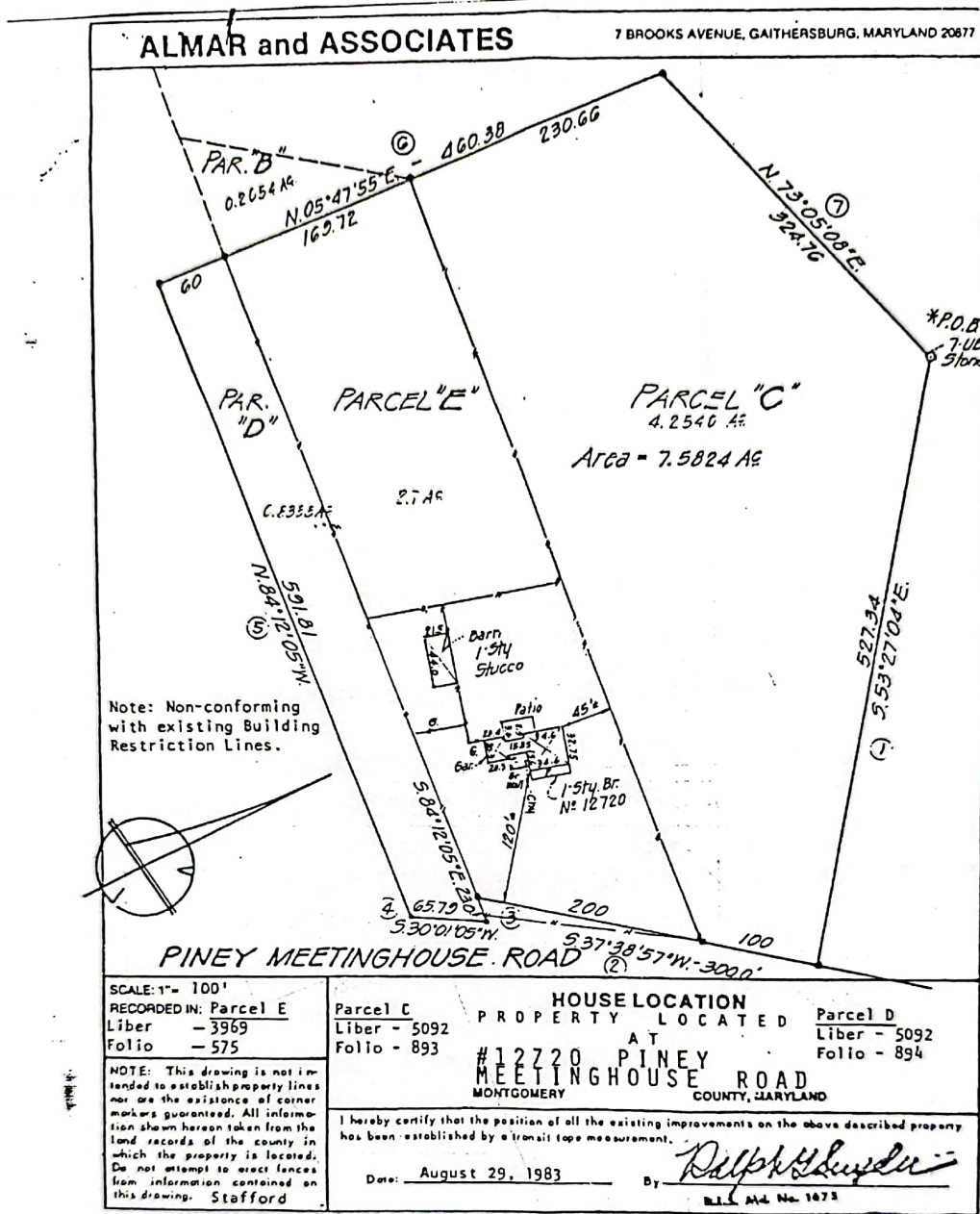
M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

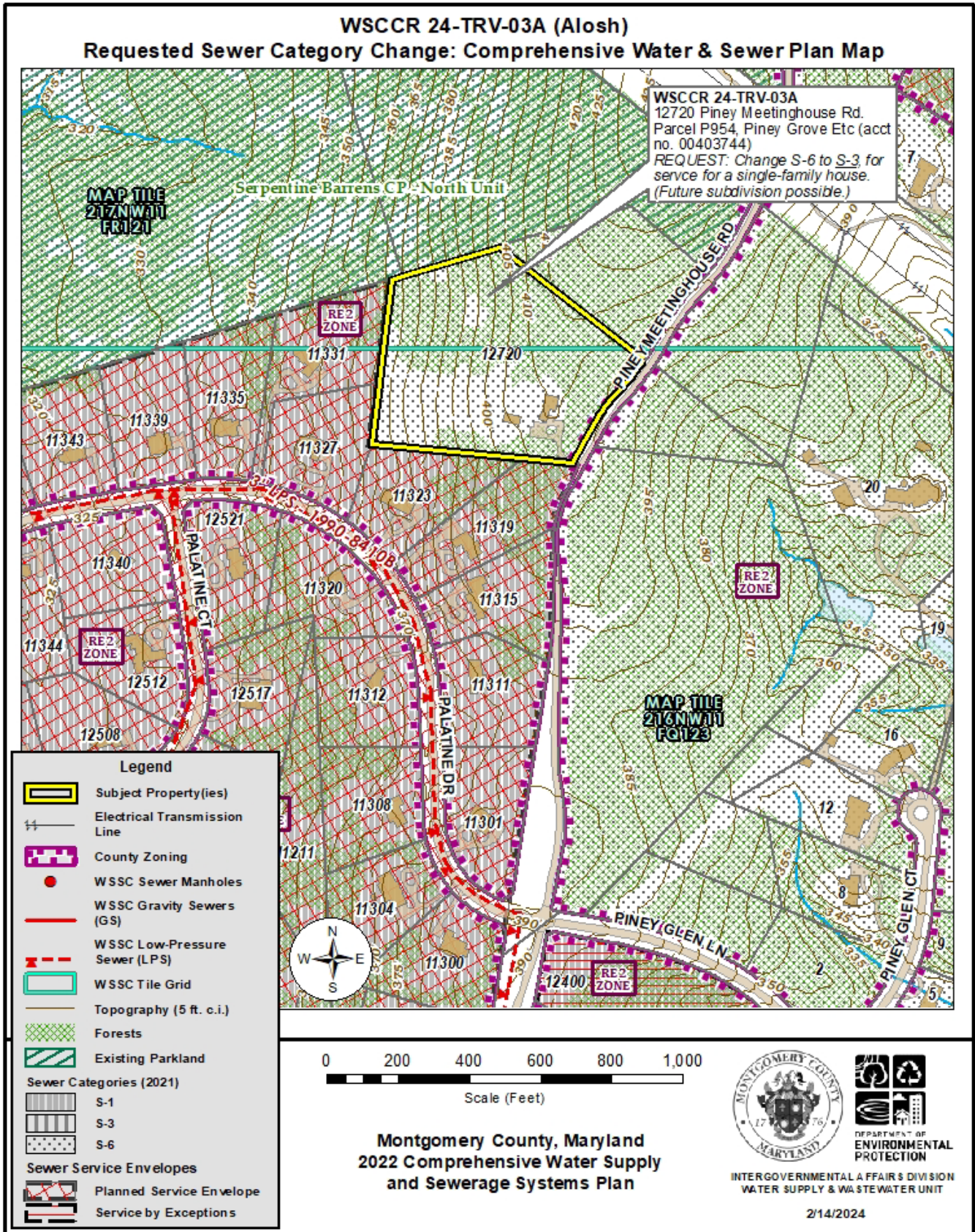
WSSC - Water: *(not required)*

WSSC - Sewer:





Description: A survey plat for 12720 Piney Meetinghouse Rd.; submitted by the applicant for WSCCR 24-TRV-03A.



Description: A sewer category map showing the location of WSSCR 24-TRV-03A (12720 Piney Meetinghouse Rd.), nearby sewer mains, and other mapping details.