



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
County Executive

Adam Ortiz  
Director

MEMORANDUM

August 2, 2019

TO: D. Lee Currey, Director, Water and Science Administration  
Maryland Department of the Environment

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

SUBJECT: Approval of Comprehensive Water and Sewer Plan Category Map Amendments

This is to notify you that the Director of the Department of Environmental Protection (DEP) has acted to approve two amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan (CWSP) under the authority delegated by the County Council in that Plan. Attached for your consideration and distribution are two copies of the approval document addressing the following category map amendments:

Action	Amendments Approved
AD 2020-A (7/31/19)	Correction Action for WSCCRs 20-CLO-01C & 20-TRV-01C

You may also review and download this document from DEP's Service Area Category Changes webpage at [www.montgomerycountymd.gov/waterworks](http://www.montgomerycountymd.gov/waterworks); refer to the "Completed Actions" tab on that page.

Once MDE has concurred with this action, DEP will revise the water and sewer category map database in the County's geographic information system (GIS), MC:MAPS, to include these amendments, and they will be shown as part of the next Water and Sewer Category Map update.

If you have any questions concerning this action, please do not hesitate to contact either me at either 240-777-7717 or [alan.soukup@montgomerycountymd.gov](mailto:alan.soukup@montgomerycountymd.gov).

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cc: See "DISTRIBUTION" Section of the Attached Approval Document

Attachments



**Comprehensive Water Supply and Sewerage Systems Plan Amendments  
 Proposed Administrative Delegation Action AD 2020-A  
 Water/Sewer Service Area Category Corrections: 20-CLO-01C & 20-TRV-01C**

July 31, 2019

**AUTHORITY:** Chapter 1, Section V.F.3.a. "Water and Sewer Map Corrections, Revisions, and Informational Updates", of the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan authorizes the Director of the Department of Environmental Protection (DEP), or his designee, to amend the Plan's service area category maps in order to address documented service and mapping errors.

**WSSCR 20-CLO-01C**

**BACKGROUND:** DEP's routine review of properties with access to existing water and sewer mains revealed several properties abutting an existing sewer main along Thompson Road designated as sewer category S-5. An inquiry to the Washington Suburban Sanitary Commission (WSSC), Permit Services Section, concerning sewer service for properties identified nine S-5 properties with active WSSC sewer service accounts. WSSC service records show that WSSC connected and provided sewer service to five of the nine properties in 1992, the year that the abutting sewer main was constructed. WSSC connected the four other properties over a span of 18 years, between 1995 and 2013.

**JUSTIFICATION & CORRECTION RECOMMENDATIONS:** Due to WSSC's confirmation of the existing sewer service accounts, these nine properties need sewer category corrections from S-5 to S-1. DEP granted a sewer category change for an adjacent property at 15704 Thompson Road (WSSCR 14-CLO-01A, Ruby Green) under administrative action AD 2014-2 on Feb. 17, 2015. In considering this administrative category change action, M-NCPPC staff and the Planning Board found that the provision of public sewer service to these RE-1-zoned lots was consistent with recommendations in both the 1981 Eastern Montgomery County and the 1997 Cloverly Master Plans. DEP therefore granted the administrative action under the "consistent with existing plans" administrative policy.

The provision of service connections and public sewer service to these nine properties appears to have been in error. Sewer category maps from 1992 show these properties designated as category S-5. However, all nine properties are within the County's planned public sewer service envelope and have similarities with regard to master plan recommendations, zoning, and lot size to WSSCR 14-CLO-01A at 15704 Thompson Rd. The majority of adjacent, improved lots in this area are designated as sewer category S-1. DEP staff therefore recommend that sewer category corrections from S-5 to S-1 be granted as consistent with existing policies. No restrictions indicating that public sewer service was provided in error are needed.

**DEP CORRECTION ACTIONS:** The water and sewer categories included in the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan are hereby amended as follows:

**WSSCR 20-CLO-01C: DEP (for Thompson Road Property Owners)**

Property Information and Location – WSSC Information	Existing - & Corrected - Service Area Categories	
<b>Common Information</b>		
<ul style="list-style-type: none"> <li>East and west sides of Thompson Rd.</li> <li>RE-1 Zone; 7.27 acres total</li> <li>Cloverly - Norwood Planning Area Cloverly Master Plan (1997)</li> <li>Paint Branch Watershed (MDE Use III, Mont. Co SPA)</li> <li>Council District No. 5</li> </ul>	Policy justification: Chapter 1, Section V.D.2.c. "Administrative Delegation Staff Approval Process: Water and Sewer Map Corrections, Revisions, and Informational Updates." (Water and Sewer Plan 2018 Update)	
<b>Property Specific Information and Category Change Actions</b>		
<ul style="list-style-type: none"> <li><b>15705 Thompson Rd.</b></li> <li>Owners: Jeffrey Anthony Tracewski, &amp; Lola Perantonakis</li> <li>Lot 2, Marion Minnick Sub (acct. no. 00270315)</li> <li>SDAT map KS22, GIS/WSSC tile 221NE02</li> <li>0.50 acre. Built 2013. Sewer service provided on 5/30/13.</li> </ul>	W-1 S-5	W-1 (No Change) <b>Correct existing S-5 to <u>S-1</u>.</b>

**WSSCR 20-CLO-01C: DEP (for Thompson Road Property Owners)**

Property Information and Location – WSSC Information	Existing - &	Corrected - Service Area Categories
<ul style="list-style-type: none"> <li>• <b>15708 Thompson Rd.</b></li> <li>• Owners: Rick, Jr. &amp; J. R. Pelsara</li> <li>• Lot 3, Block A, Spencerville Acres (acct. no. 00255651)</li> <li>• SDAT map KS22, GIS/WSSC tile 221NE02</li> <li>• 0.92 acre. Built 1947. Sewer service provided on 4/23/92.</li> </ul>	W-1 S-5	W-1 (No Change) <b>Correct existing S-5 to <u>S-1</u>.</b>
<ul style="list-style-type: none"> <li>• <b>15709 Thompson Rd.</b></li> <li>• Owners: John &amp; Shea Peran</li> <li>• Lot 1, Marion Minnick Sub (acct. no. 00270304)</li> <li>• SDAT map KS22, GIS/WSSC tile 221NE02</li> <li>• 0.50 acre. Built 1998. Sewer service provided on 8/14/98.</li> </ul>	W-1 S-5	W-1 (No Change) <b>Correct existing S-5 to <u>S-1</u>.</b>
<ul style="list-style-type: none"> <li>• <b>15712 Thompson Rd.</b></li> <li>• Owners: Walter &amp; Mary Minnick</li> <li>• Lot 4, Block A, Spencerville Acres (acct. no. 00270348)</li> <li>• SDAT map KS22, GIS/WSSC tile 221NE02</li> <li>• 0.92 acre. Built 1951. Sewer service provided on 4/30/92.</li> </ul>	W-1 S-5	W-1 (No Change) <b>Correct existing S-5 to <u>S-1</u>.</b>
<ul style="list-style-type: none"> <li>• <b>15716 Thompson Rd.</b></li> <li>• Owner: Eleanor Fisher</li> <li>• Lot 5, Block A, Spencerville Acres (acct. no. 00269841)</li> <li>• SDAT map KS22, GIS/WSSC tile 221NE02</li> <li>• 0.92 acre. Built 1952. Sewer service provided on 3/31/95.</li> </ul>	W-1 S-5	W-1 (No Change) <b>Correct existing S-5 to <u>S-1</u>.</b>
<ul style="list-style-type: none"> <li>• <b>15717 Thompson Rd.</b></li> <li>• Owner: George Parantonakis</li> <li>• Lot 2, Block 1, Marlowes Add Spencerville (acct. no. 00270270)</li> <li>• SDAT map KS22, GIS/WSSC tile 221NE02</li> <li>• 0.87 acre. Built 1955. Sewer service provided on 5/14/92.</li> </ul>	W-1 S-5	W-1 (No Change) <b>Correct existing S-5 to <u>S-1</u>.</b>
<ul style="list-style-type: none"> <li>• <b>15800 Thompson Rd.</b></li> <li>• Owner: Pearl Wilson</li> <li>• Lot 1, Block B, Spencerville Acres (acct. no. 00282847)</li> <li>• SDAT map KS22, GIS/WSSC tile 221NE02</li> <li>• 0.95 acre. Built 1949. Sewer service provided on 5/30/02.</li> </ul>	W-1 S-5	W-1 (No Change) <b>Correct existing S-5 to <u>S-1</u>.</b>
<ul style="list-style-type: none"> <li>• <b>15804 Thompson Rd.</b></li> <li>• Owner: Donna Dunn</li> <li>• Lot 2, Block B, Spencerville Acres (acct. no. 00265262)</li> <li>• SDAT map KS22, GIS/WSSC tile 221NE02</li> <li>• 0.95 acre. Built 1947. Sewer service provided on or about 12/9/92.</li> </ul>	W-1 S-5	W-1 (No Change) <b>Correct existing S-5 to <u>S-1</u>.</b>
<ul style="list-style-type: none"> <li>• <b>15808 Thompson Rd.</b></li> <li>• Owners: Charles &amp; H. J. Eden</li> <li>• Lot 3, Block B, Spencerville Acres (acct. no. 00258324)</li> <li>• SDAT map KS22, GIS/WSSC tile 221NE02</li> <li>• 0.84 acre. Built 1947. Sewer service provided on or about 12/9/92.</li> </ul>	W-1 S-5	W-1 (No Change) <b>Correct existing S-5 to <u>S-1</u>.</b>

DEP's inquiries to WSSC also revealed that three other S-5-designated properties, 15451, 15616, and 15700 Thompson Rd., have existing WSSC sewer service connections. DEP has notified WSSC that it may not issue plumbing permits for these properties until the County has approved either for sewer category S-1. This will require that the property owners file and receive County approval for a category change request seeking a change to sewer category S-1.

**WSSCR 20-TRV-01C**

**BACKGROUND:** In April 2019, the owner of the property located at 14100 Travilah Road inquired about the sewer service area category for this property, shown as category S-6 on the Water and Sewer Plan's sewer category map. An inquiry to WSSC's Permits Service Section revealed an active WSSC sewer account dating back to February 1977.

**JUSTIFICATION & CORRECTION RECOMMENDATIONS:** Due to WSSC's confirmation of the existing sewer service account, this property needs a sewer category correction from S-6 to S-1. Sometime between 1973 and 1977, the Water and Sewer Plan established a public health problem area for the frontage of this and other properties along Travilah Rd. in this area. The frontage of this property was designated a sewer category S-1 (for a single sewer hookup only to relieve a health problem), while the rear of the site retained S-6. This agrees with WSSC's records showing that sewer service was provided in February 1977. The 2008 update of the sewer category maps, that designated categories for whole (not partial) properties, reassigned category S-6 to the entire parcel.

The provision of public sewer service to the entirety of this R-200/TDR-zoned property is consistent with Water and Sewer Plan general service policies and with the recommendations in the 2002 Potomac Subregion Master Plan. Therefore, no restrictions or conditions, including the prior public health single hookup restriction, are recommended for this action. In the interests of acknowledging existing public sewer service and of the accuracy of the Water and Sewer Plan's category maps, this correction action proposes to approve a sewer category change from S-6 to S-1 for Parcel P028 at 14100 Travilah Rd. All adjacent, improved properties are designated as sewer category S-1.

**WSSCR 20-TRV-01C: DEP (for 14100 Travilah Road Owner)**

Property Information and Location	Existing - & Corrected - Service Area Categories	
<ul style="list-style-type: none"> <li>• 14100 Travilah Road, Rockville</li> <li>• Owner: Tova Fliegel</li> <li>• Parcel P028, Piney Grove (acct. no. 00392593)</li> <li>• SDAT map FR12, GIS/WSSC tile 218NW11</li> <li>• North side of Travilah Rd., west and opposite of Piney Meetinghouse Rd.</li> <li>• R-200/TDR Zone; 4.50 acres.</li> <li>• No built date available. Sewer service provided 2/4/77.</li> <li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Muddy Branch Watershed (MDE Use I)</li> <li>• Council District No. 3</li> </ul>	W-1 S-6	W-1 (No Change) <b>Correct existing S-6 to <u>S-1</u> for the entire parcel.</b>  Policy justification: Chapter 1, Section V.D.2.c. "Administrative Delegation Staff Approval Process: Water and Sewer Map Corrections, Revisions, and Informational Updates." (Water and Sewer Plan 2018 Update)

Now therefore be it resolved by the Montgomery County Department of Environmental Protection, that the amendments described above for inclusion in the County's Comprehensive Water Supply and Sewerage Systems Plan are approved. DEP will revise the water and sewer category maps database in the County's geographic information system (GIS), MC:MAPS, to include these amendments, and they will be shown as part of the next interim or triennial general map update.

Approved



Adam Ortiz, Director  
 Montgomery County Department of Environmental Protection

2/31/19  
 DATE

**DISTRIBUTION - Interagency Distribution:**

- Lee Currey, Director, Water and Science Administration, Maryland Department of the Environment
- Nancy Navarro, President, County Council
- Casey Anderson, Chair, Planning Board
- Keith Levchenko, County Council
- Heidi Benham, Well and Septic Section, DPS
- Mark Pfefferle, Development Applications and Regulatory Coordination Team, M-NCPPC
- Jason Sartori, Functional Planning Team, M-NCPPC

Richard Weaver & Katherine Nelson, Area 3 Planning Division, M-NCPPC  
Geoffrey Mason, Parks Planning and Stewardship Division, M-NCPPC  
Ray Chicca, Beth O'Connell & Rufus Leeth, Development Services Division, WSSC  
Luis Tapia, Permit Services Section, WSSC

**Applicant, Owner & Others Distribution:**

Jeffrey Anthony Tracewski, & Lola Perantonakis ..... 15705 Thompson Rd.  
Rick, Jr. & J. R. Pelsara ..... 15708 Thompson Rd.  
John & Shea Peran ..... 15709 Thompson Rd.  
Walter & Mary Minnick ..... 15712 Thompson Rd.  
Eleanor Fisher ..... 15716 Thompson Rd.  
George Parantonakis ..... 15717 Thompson Rd.  
Pearl Wilson ..... 15800 Thompson Rd.  
Donna Dunn ..... 15804 Thompson Rd.  
Charles & H. J. Edens ..... 15808 Thompson Rd.  
Tova Fliegel ..... 14100 Travilah Rd.

**Civic Organizations and Other Public Interest Groups**

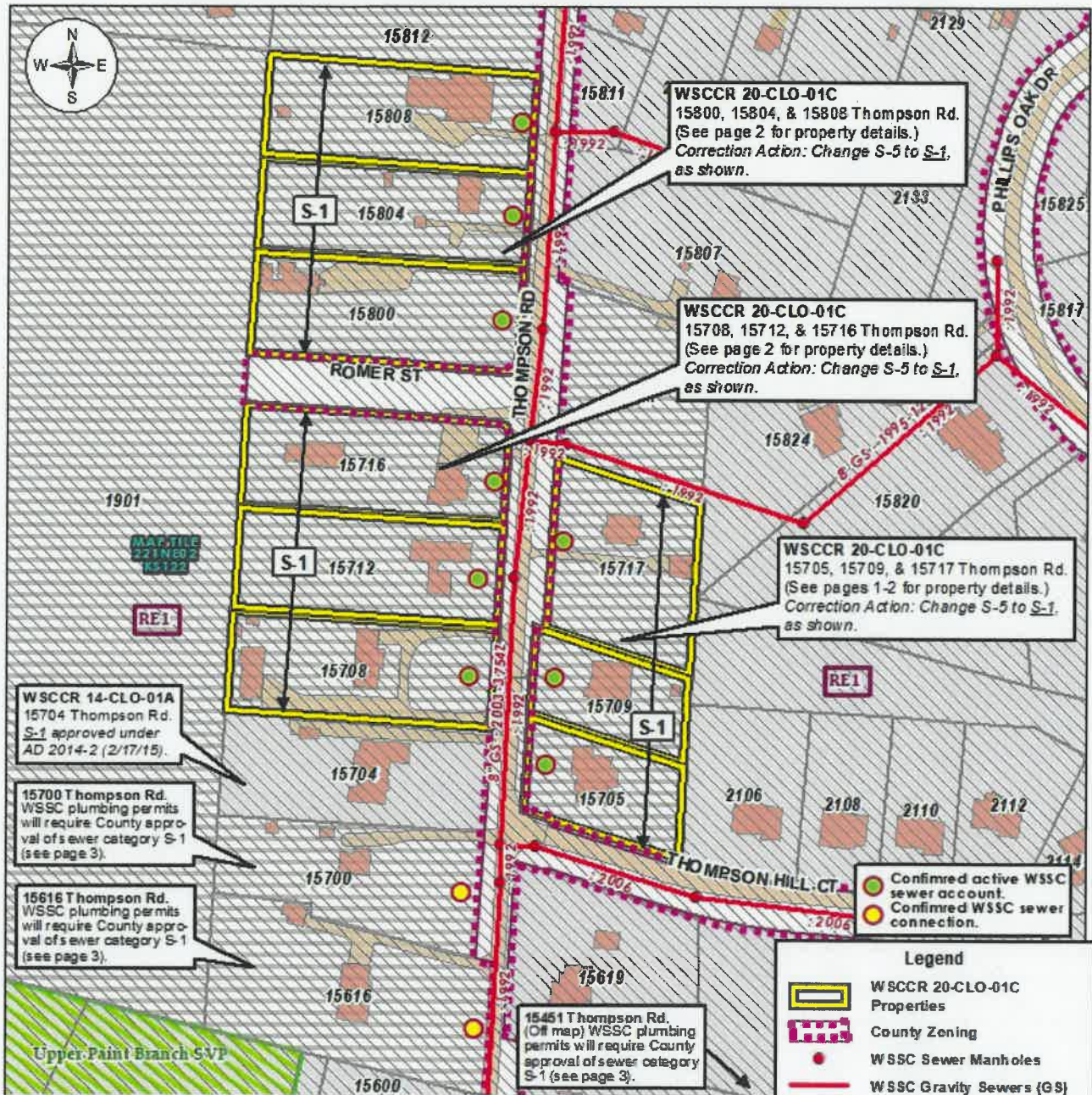
Audubon Naturalist Society  
Cloverly Civic Association  
Cloverly - Fairland -White Oak Citizens' Advisory Committee  
Spencerville Civic Association  
Greater Glen Hills Coalition  
Potomac Highlands Civic Association  
Montgomery Countryside Alliance  
Montgomery Coalition to Stop Sewer Sprawl  
West Montgomery County Citizen's Association  
Stonebridge Homeowners' Association

Attachments: Sewer Service Area Category Change Maps

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**Map Correction WSCCR 20-CLO-01C for 15700 & 15800 Blocks of Thompsopn Road - Cloverly Sewer Service Area Categories: Comprehensive Water & Sewer Plan Map**

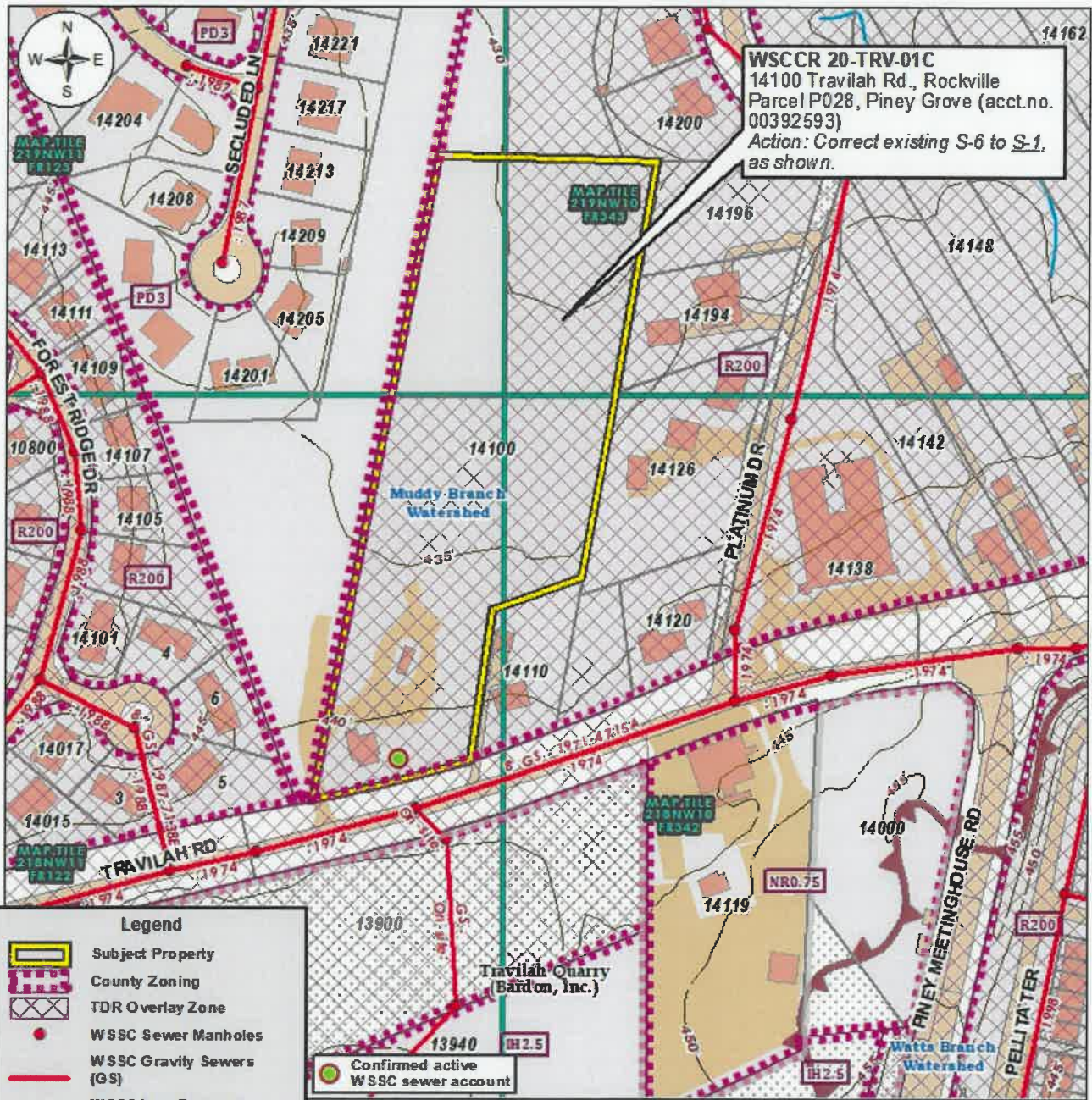


Cloverly - Norwood Planning Area -- Upper Paint Branch Watershed (SPA)



**Montgomery County, Maryland  
 2018 Comprehensive Water Supply  
 and Sewerage Systems Plan**

**Map Correction WSCCR 20-TRV-01C for 14100 Travilah Road - Rockville  
 Sewer Service Area Categories: Comprehensive Water & Sewer Plan Map**

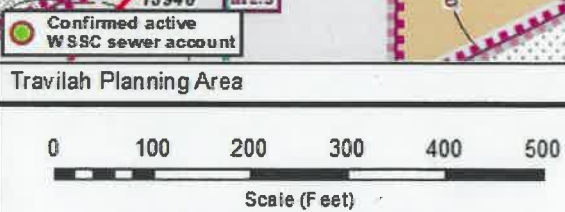


**Legend**

- Subject Property
- County Zoning
- TDR Overlay Zone
- WSSC Sewer Manholes
- WSSC Gravity Sewers (GS)
- WSSC Low-Pressure Sewer (LPS)
- WSSC Tile Grid
- Major Watersheds
- Topography (5 ft. c.i.)

**Sewer Categories (2017)**

- S-1
- S-3
- S-6



**Montgomery County, Maryland**  
 2018 Comprehensive Water Supply  
 and Sewerage Systems Plan

**DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
 WATER & WASTEWATER POLICY GROUP  
 7/8/19