Interagency Water/Sewer Map Amendment Review

July 7, 2021

TO: Tom Gingrich, Rufus Leeth, 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 – 2021-Q4 REVIEW GROUP

Included with this message is information that identifies two (2) 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 Friday, August 6, 2021. Please notify me before July 30, 2021 if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2021-4, which will include all eligible FY 2021 fourth quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. DEP’s recommendations 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.

Undetermined Action WSCCRs
21-TRV-04A… Jaye and Donald Younkers

Anticipated Council Action WSCCRs
21-TRV-03A… David Mohebbi

Anticipated Administrative Action WSCCRs
None at this time

Please do not hesitate to contact me at George.Dizelos@montgomerycountymd.gov or at 240-777-7755 if you have any questions concerning these category change requests or the review schedules.
GJD: gjd

cc: Agencies
Steve Shofar and Alan Soukup, DEP-IGAD-WSWU
Keith Levchenko, County Council
Katherine Nelson, Upper County Planning, M-NCPPC
Mark Symborski, Functional Planning, M-NCPPC
Christina Sorrento, Chief, Intake and Regulatory Coordination Division, M-NCPPC
Ray Chicca, Development Services Division, WSSC
D. Lee Currey, Water and Science Administration, MDE
Susan Llareus, MDP

Category Change Applicants & Interested Parties
21-TRV-03A… David Mohebbi
21-TRV-04A… Jaye and Donald Younkers
… Dinesh Jain, Classic Homes of Maryland

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
North Potomac Citizens Association
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.
WSCCR 21-TRV-03A: David Mohebbi
Anticipated Action Path: Council Action

<table>
<thead>
<tr>
<th>Property Information and Location</th>
<th>Applicant’s Request:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Development</td>
<td>Service Area Categories &amp; Justification</td>
</tr>
<tr>
<td>• 11905 Centurion Way, Potomac</td>
<td></td>
</tr>
<tr>
<td>• Lot 3, Parcel N188, Sutton’s Addition to Palatine (acct. no. 03639933)</td>
<td></td>
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<tr>
<td>• Map tile: WSSC – 217NW12; MD –ER51</td>
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<tr>
<td>• East side of Centurion Way, 2,050 feet from the intersection with Greenbriar Rd.</td>
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<tr>
<td>• RE-2 Zone; 5.17 ac.</td>
<td></td>
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<tr>
<td>• Travilah Planning Area</td>
<td></td>
</tr>
<tr>
<td>• Potomac Subregion Master Plan (2002)</td>
<td></td>
</tr>
<tr>
<td>• Watts Branch Watershed (MDE Use I)</td>
<td></td>
</tr>
<tr>
<td>• Existing use: Single-Family Home</td>
<td></td>
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<tr>
<td>• Proposed use: Single-Family Home</td>
<td></td>
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<tr>
<td>• W-1 (no change)</td>
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<tr>
<td>• S-3</td>
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</tbody>
</table>

Applicant’s Explanation

“This property is unique and it’s land is divided in two sections. One is where the house is located, and the other land is where the sand mound septic field is located. During 2019 WSSC ran a sewer line all the way down Centurion to the front of our neighbor’s house at 11832 Centurion, which is very close to the section of our land where our septic mound is. We applied to WSSC to have our property connect to that line. They are processing our application and they have asked us to apply to Montgomery County for a category change so they can move forward. WSSC will run the line the short distance to the edge of our land and our plumbing contractor will run the lines inside the property and install the required grinder and pumps. My wife and I would really appreciate your help in this matter.”

DEP Note: Property was part of a previous CCR (01A-TRV-15) where public water service was approved, and public sewer service was denied under CR-14-148 (Oct. 2002).

Agency Review Comments
DPS:

M-NCPCC – Planning Dept.:

M-NCPCC – Parks Planning:

WSSC - Water: (not required)

WSSC - Sewer:
**WSCCR 21-TRV-04A: Jaye and Donald Younkers**  
Anticipated Action Path: Undetermined

<table>
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<th>Property Information and Location</th>
<th>Applicant’s Request: Service Area Categories &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Development</strong></td>
<td><strong>Existing – Requested – Service Area Categories</strong></td>
</tr>
<tr>
<td>• 12700 Travilah Rd., Potomac</td>
<td>W-6 W-1</td>
</tr>
<tr>
<td>• Parcel P999, Travilah Paris ETC (acct. no. 00395404)</td>
<td>S-6 S-3</td>
</tr>
<tr>
<td>• Map tile: WSSC – 216NW13; MD –ER31</td>
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<tr>
<td>• North side of Travilah Rd., At the intersection with Bissel Lane</td>
<td></td>
</tr>
<tr>
<td>• RE-2 Zone; 15.24 acres</td>
<td>Applicant’s Explanation</td>
</tr>
<tr>
<td>• Travilah Planning Area</td>
<td>See below.</td>
</tr>
<tr>
<td>Potomac Subregion Master Plan (2002)</td>
<td></td>
</tr>
<tr>
<td>• Watts Branch/ Muddy Branch Watershed (MDE Use I)</td>
<td></td>
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<tr>
<td>• Existing use: Single-Family Home</td>
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<tr>
<td>• Proposed use: 7 Single-Family Homes</td>
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</table>

This property lies on the north side of Travilah Road and is planned to be subdivided into 7 minimum 2-acre lots per the RE-2 zone.

Water: An existing 16-inch water main is located within the public right of way of Travilah Road for the entire property frontage. An extension of a public water main to serve the proposed 7 lots will be requested.

Sewer: We are requesting a sewer category change based on the Potomac Peripheral Sewer Service Policy. This property would meet the requirements set forth within the policy since:

• Properties on the south side of Travilah Road lie within the recommended sewer envelope thus this property would confront other properties within the master plan’s sewer service envelope.
• The sewer extension would be along Travilah Road and no environmentally sensitive areas would be affected.
• Travilah Road is only an 80-wide right of way thus should not be considered a "broad" public right-of-way.
• The sewer main extension required would only affect the subject property as the other adjacent properties are on the south side of Travilah Road and already lie within the sewer envelope and are currently in sewer Category S-1.

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:**

**WSSC - Sewer:**

*(DEP note: According to the pressure main coverage provided by WSSC, a 1.5-inch low-pressure main abuts this property along Travilah Rd. Please advise DEP as to whether another low-pressure main extension is needed to provide sewer service for this project as described by the applicants.)*