



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adam Ortiz
Director

February 25, 2021

NOTICE OF AD 2021-2 ADMINISTRATIVE PUBLIC HEARING

TO: Keith Levchenko, Senior Legislative Analyst
County Council

Patrick Butler, Upper County Planning Team, M-NCPPC
Maryland - National Capital Park and Planning Commission

Ray Chicca, Manager, Development Services Division
Washington Suburban Sanitary Commission

Heidi Benham, Manager, Well and Septic Section
Department of Permitting Services

Category Change Request Property Owners and Applicants

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

SUBJECT: **Administrative Public Hearing AD 2021-2 for Water and Sewer Plan Amendments**

DATE & TIME: **Wednesday, March 31, 2021, at 9:00 a.m.**

LOCATION: **Telephone Conference – Due to Covid-19 Operating Status**

Please contact George Dizelos at george.dizelos@montgomerycountymd.gov for instructions on joining the teleconference, or if you wish to submit written testimony.

Please be advised that the Montgomery County Department of Environmental Protection (DEP) will hold an administrative public hearing as specified above on the following requested category map amendment (WSCCRs) to the County's 2018 Comprehensive Water Supply and Sewerage Systems Plan:

WSSCR 21-POT-02A... Jennifer and James Anschutz

To assist with your review of these proposed actions, DEP has created and posted a PDF to the "Service Area Category Changes" webpage at www.montgomerycountymd.gov/water/supply/category-changes.html. Select the blue "Application Hearing Schedule" tab to expand the section, then scroll down to the "Current Administrative Review Packet" heading. The hearing notice PDF includes the following information for the proposed amendment:

- Information summaries
- Staff reports and recommendations
- Mapping
- Supporting documents, as appropriate

We ask that Council staff provide the posted materials to the Councilmembers for their review. If Council staff members or their aides would like to meet with DEP regarding the proposed amendments, call me to arrange a date and time to review the cases before the public hearing. We request that the Council staff submit Councilmembers' comments to DEP no later than the hearing record closing date (see below). Please note that DEP cannot complete the administrative action without receiving this notice from Council staff.

We understand that the Montgomery County Planning Board will include this administrative packet for consideration on its agenda.

Attendance at this hearing for agencies, applicants, and others is optional. These requests will be considered at the time specified on page 1. If you wish to comment on a referenced amendment or on the staff recommendations, you may testify at the public hearing, or you may submit written testimony to:

Adam Ortiz, Director, DEP; 2425 Reedy Drive, 4th Floor, Wheaton, MD 20902; or to george.dizelos@montgomerycountymd.gov.

DEP will close the record on April 7, 2021.

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 schedule provided.

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cc: Tom Hucker, President, County Council
Ehsan Motazed, Jason Flemming & Megan Wilhelm, DPS
Casey Anderson, Chairperson, Montgomery County Planning Board
Katherine Nelson, Area 3 Planning Team, M-NCPPC
Jason Sartori, Functional Planning and Policy Division, M-NCPPC
Geoffrey Mason, Parks Planning and Stewardship Division, M-NCPPC
Rufus Leeth, Development Services Division, WSSC
Luis Tapia, Permit Services Section, WSSC
D. Lee Currey, Director, Water and Science Admin., Maryland Dept. of the Environment
Robert McCord, Secretary, Maryland Department of Planning

Category Change Applicants & Interested Parties

WSSCR 21-POT-02A... Jennifer and James Anschutz

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

WSSCR 21-POT-02A: Jennifer and James Anschutz

DEP Staff Recommendation: Approve S-1, for one sewer hookup only. Administrative policy V.D.2.a: community service for properties abutting mains.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> 10800 Burbank Drive., Potomac Lot 1, Block F, Potomac Manor Sec 2 (acct. no. 00881953) Map tile: WSSC – 212NW11; MD –FP22 South west corner of Burbank Dr. at the intersection with The Corral Dr. RE-2 Zone; 2.91 ac. Potomac Planning Area Potomac Subregion Master Plan (2002) Rock Run Watershed (MDE Use I) <u>Existing use</u>: Single-Family Home (built 1960) <u>Proposed use</u>: New Single-Family Home 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-1</td><td>W-1 (no change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Requesting an expedited approval due to the timing of a redevelopment plan. We would like to convert from septic to sewer as part of our plan to demo the old house and build a new house. A sewer line abuts the lot on The Corral Drive. Many of the surrounding houses are already connected to sewer."</p> <p><i>DEP NOTE: Advanced Action granted by DEP on December 30th, 2020, under the abutting mains policy (see pages 4-6)</i></p>	W-1	W-1 (no change)	S-6	S-1
W-1	W-1 (no change)				
S-6	S-1				

DEP Staff Report: The applicant has requested approval of sewer category S-1 to allow for public sewer service for the replacement of a single-family home. This property is 2.91 acres in size and zoned RE-2. An existing 8-inch-diameter sewer main runs along The Corral Drive, abutting the property. The county's water and sewer plan policies allow for the provision of public sewer service for properties abutting and predating an existing sewer main. The existing house, built in 1960, was in place when the abutting sewer main was installed in 1994. DEP granted an Advanced Action on December 30th, 2020.

M-NCPPC staff concur that the property is eligible for public sewer service under the abutting mains policy. M-NCPPC Parks confirm there are no park impacts. WSSC confirms that connecting the property to sewer service can be supported. DEP staff recommendation is for the approval of category S-1, for one sewer hookup only, community service for properties abutting mains.

Agency Review Comments

DPS: We have no objection to the category change. This property has no modern septic reserve area. The existing septic system was repaired in 1981.

M-NCPPC – Planning Dept.: This 2.91-acre lot is zoned RE-2 and is within the Potomac Sewer envelope of the Potomac Subregion Master Plan. In addition, the property abuts an existing sewer main and is therefore eligible for sewer service under the abutting mains policy.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: not requested

WSSC - Sewer: Basin: Rock Run. An existing 8-inch sewer (Contract No. 2001-3161Z) line located in the public road right-of-way of Saunders Court abuts the property. Average wastewater flow from the proposed development: 280 GDP. Interceptor capacity is adequate. Treatment capacity is adequate.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adam Ortiz
Director

MEMORANDUM

December 30, 2020

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

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

SUBJECT: Request to Provide a Single Water/Sewer Service Connection

This is to request that WSSC accept and act on an application to provide public sewer service for the following property:

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSSCR No.
10800 Burbank Dr., Potomac Lot 1, Block F, Potomac Manor Sec 2; acct. no. 00881953 (tax map FP22)	Jennifer and James Anschutz Plat no. 4071 (May 1955) House Built: 1960	8" gravity sewer (#01010083S) The Corral Dr. – built: 1994 (WSSC tile 210NW11)	WSSCR 21-POT-02A

Our records show that the subject property was established by subdivision plat in May 1955, and the existing house was constructed in 1960, prior to construction of the abutting sewer main in 1994. Given this, the property is eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan.

DEP will address the service area category change amendment cited above, which seeks to change the existing S-6 sewer category to S-1, allowing the provision of public sewer service. However, it will take our office some time to process and approve this request, and the owner has indicated a need to expedite the service to this site.

WSSC may install the requested sewer service connection and approve on-site plumbing permits in advance of DEP's approval of the associated service area category change. The County's Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy (Chapter 1, Section II.G.3.d.).

If you have any questions concerning this request, please contact me at 240-777-7755

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

Luis Tapia, Washington Suburban Sanitary Commission
December 30, 2020

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cc: Ray Chicca, Leader, Development Services Division, WSSC
Kathy Wallace, Section Manager, Billing, WSSC
Richard Riggleman, Utility Services North Division, WSSC
Mark Symborski, Functional Planning Team, M-NCPPC
Patrick Butler & Katherine Nelson, Up-county Planning Division, M-NCPPC
Heidi Benham & Jason Flemming, Well and Septic Section, DPS
Keith Levchenko, County Council
Steve Shofar & Alan Soukup, DEP-IGAD
Jennifer and James Anschutz

Luis Tapia, Washington Suburban Sanitary Commission
December 30, 2020

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