

**PROPOSED CATEGORY MAP AMENDMENTS
MONTGOMERY COUNTY COMPREHENSIVE WATER SUPPLY
AND SEWERAGE SYSTEMS PLAN – 2022-1 GROUP
SEVEN ADMINISTRATIVE CASES**

Description

The Planning Board must certify that these seven Water and/or Sewer Category Change Requests are consistent with County Master Plans in order to meet the State requirement that these requests are consistent with Montgomery County's Water and Sewer Plan.

COMPLETED: 12-16-2021

MCPB
Item No. 7
December 23, 2021

2425 Reddie Drive
Floor 13
Wheaton, MD 20902



Katherine Nelson, Planner Coordinator, Katherine.Nelson@montgomeryplanning.org, 301-495-4622

Don Zeigler, Supervisor, Upcounty Planning, Donnell.Zeigler@montgomeryplanning.org, 301-495-4511

Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION:

Seven Locations in the Upcounty

MASTER PLANS

Cloverly, Damascus, Fairland, Potomac

PROPERTY SIZE

Various

APPLICATION

2022-1 Administrative Water and Sewer
Category Change Requests

ACCEPTANCE DATE:

November 23, 2021

REVIEW BASIS:

Section 9-506(a)(1-2)(ii)
Maryland Annotated Code, Environment



Summary

- The Planning Board is required by State law to make a Master Plan conformance determination for each of the Seven Water and Sewer Category Change Requests
- The Planning Board's recommendation will be transmitted to the County Executive for final action.
- The Planning Staff recommendation of approval for each of these cases is in agreement with the Executive Staff recommendations, see Attachment A.

SECTION I

SUMMARY

The Planning Board is required by State law to make a Master Plan conformance determination on each Water and Sewer Category Change Request (WSCCR).

The Planning Board's recommendations will be transmitted to the County Executive prior to final action. For each case, information and maps of zoning, existing and proposed use, and recommendations from other agencies are shown in the attached packet from the County Executive (Attachment A). Staff recommendations for approval of each cases is consistent with the County Executive's recommendation.

SECTION II

RECOMMENDATIONS

WSCCR 22-CLO-02A: AC Electric, LLC

This RE-2- zoned two-acre parcel is within the sewer and water envelope of the 1998 *Sandy Spring/Ashton Master Plan* and has a confirmed failing septic system.

Staff Recommendation: Approve W-1, S-1

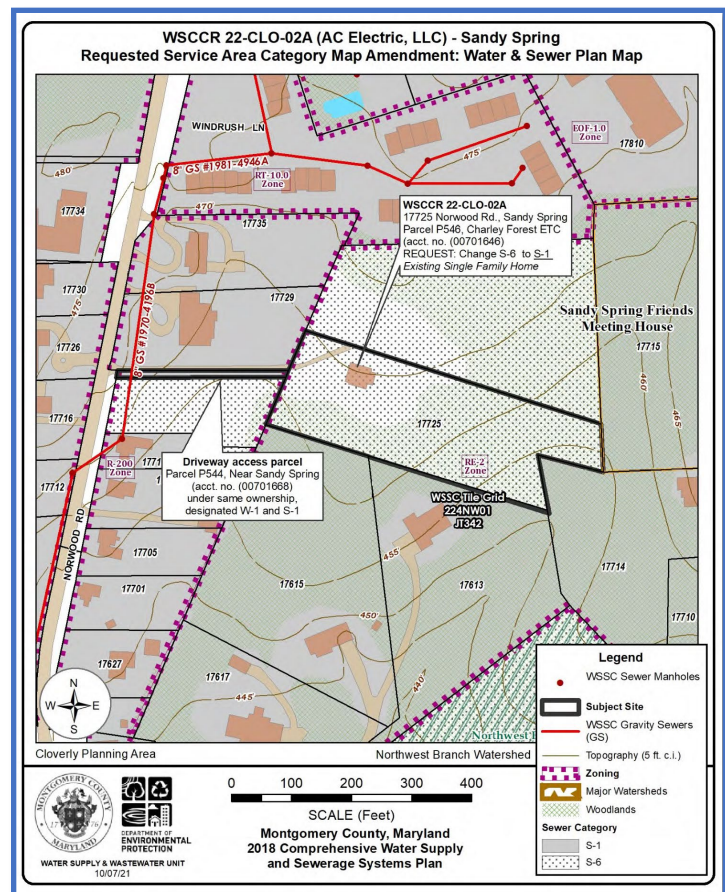


Figure 1 – Page 7, Attachment A

WSSCR 22-CLO-03A: James Lehman

This 0.83, R-90-zoned parcel is within the sewer and water envelope of the 1998 *Sandy Spring/Ashton Master Plan*.

Staff Recommendation: Approve S-1

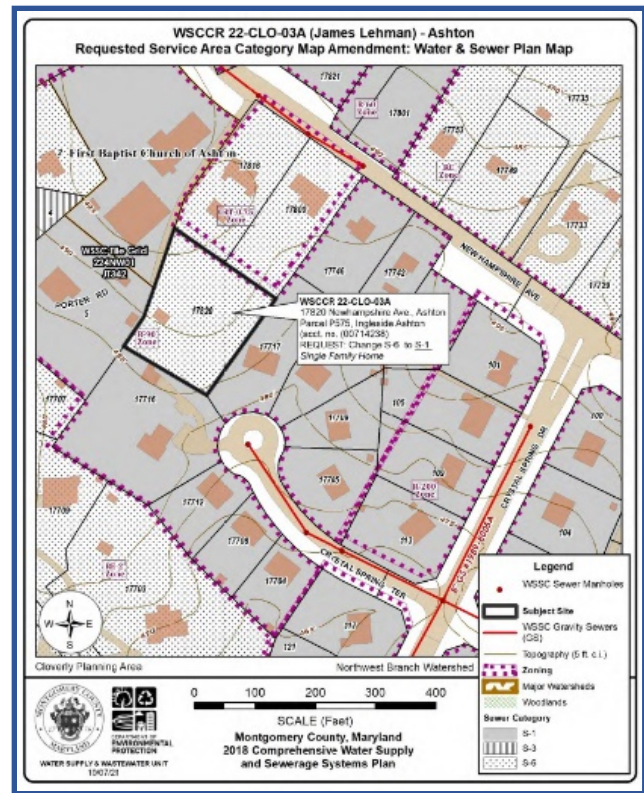


Figure 2 – Page 9, Attachment A

WSSCR 22-DAM-01A: Paul Perez

This RE-2-C-zoned 0.73-acre parcel is within the Proposed Sewer Service Envelope of the 2006 *Damascus Master Plan*.

Staff Recommendation: Approve S-1

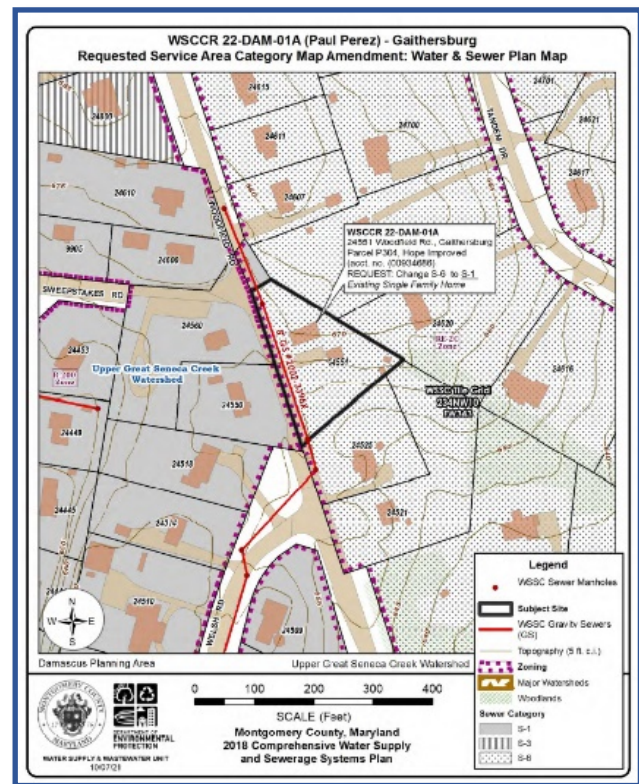


Figure 3 – Page 11, Attachment A

WSSCR 22-DAM-02G: Washington Suburban Sanitary Commission

The wastewater pump station proposed for this parcel is part of the Community Water and Sewer Service Recommendations in the 2006 *Damascus Master Plan*.

Staff Recommendation: Approve W-3, S-3

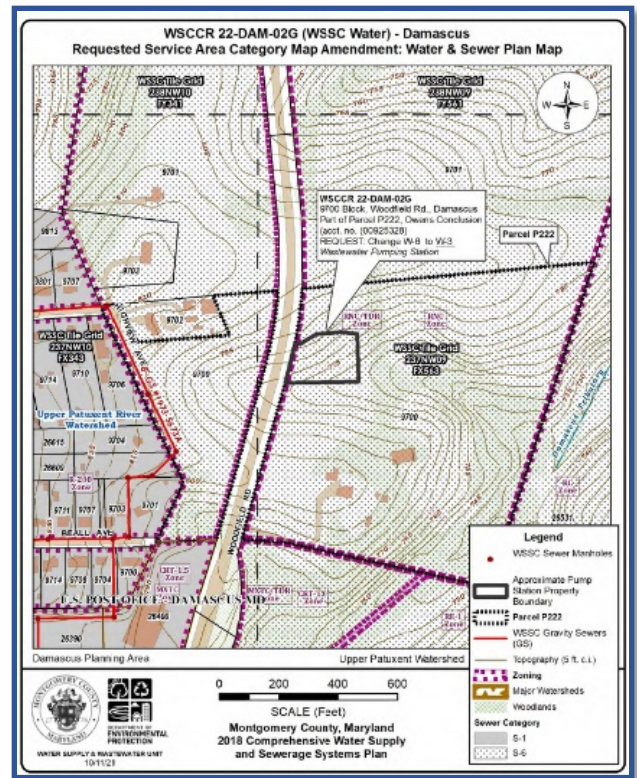


Figure 4 – Page 14, Attachment A

WSSCR 22-DAM-03A: Barry and Teri Brake

Water Service within the 2006 *Damascus Master Plan* area is planned for the majority of the non-agricultural zones. Staff supports water service to these RNC-zoned parcels provided development take place using the cluster option.

Staff Recommendation: Approve W-3

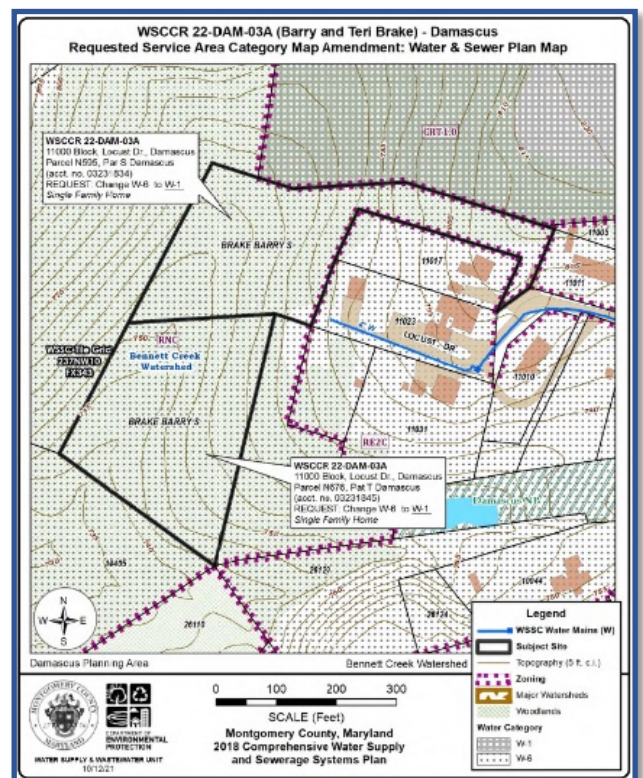


Figure 5 – Page 17, Attachment A

WSSCR 22-PAX-01A: Frederick & Jacqueline Kruhm

This RC-zoned parcel is designated as part of Area 26 in the 1997 *Fairland Master Plan*. Low-density zoning with the expectation of low levels of imperviousness was retained in this area to protect the water quality of the T. Howard Duckett Reservoir. Although sewer service is not planned for this area, water service may be provided on a case-by case basis. Due to the proximity of water infrastructure, staff supports water service for a single-family home on this property.

Staff Recommendation: Approve W-1

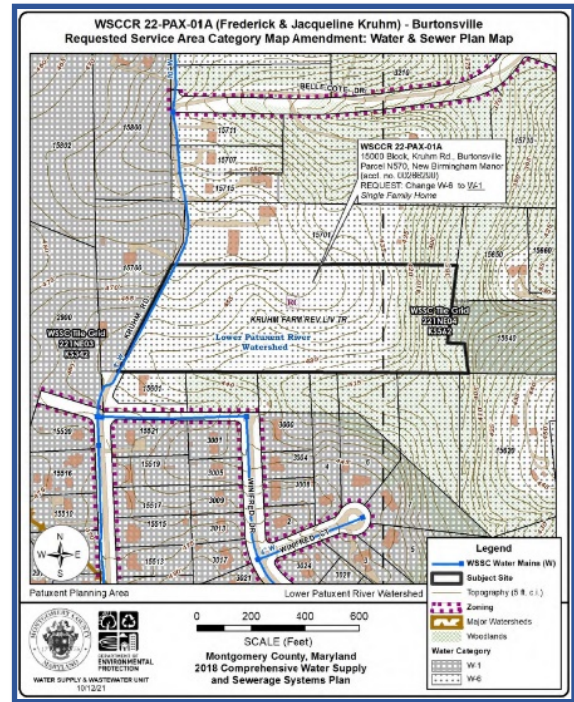


Figure 6 – Page 19, Attachment A

WSSCR 22-TRV-02A: Jose Carrillo

This lot confronts the Potomac Subregion Water Service Envelop and abuts and existing water main.

Staff Recommendation: Approve W-1

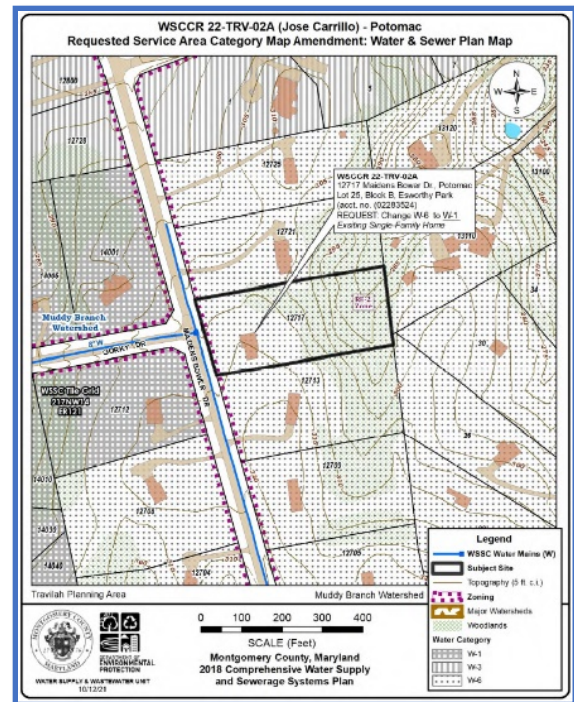


Figure 7 – Page 21, Attachment A

Next Step

The Planning Board's recommendation will be transmitted to the County Executive prior to final action.

ATTACHMENT

Attachment A – County Executive Notice of Public Hearing and Attached Package



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adriana Hochberg
Acting Director

November 23, 2021

NOTICE OF AD 2022-1 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 2022-1 for Water and Sewer Plan Amendments**

DATE & TIME: **Wednesday, January 5, 2022, at 1:00 p.m.**

LOCATION: **Telephone Conference**

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 amendments (WSSCR) to the County's 2018 Comprehensive Water Supply and Sewerage Systems Plan:

WSSCR 22-CLO-02A... AC Electric, LLC	WSSCR 22-DAM-02G... Washington Suburban Sanitary Commission
WSSCR 22-CLO-03A... James Lehman	WSSCR 22-DAM-03A... Barry and Teri Brake
WSSCR 22-DAM-01A... Paul Perez	WSSCR 22-PAX-01A... Frederick & Jacqueline Kruhm
	WSSCR 22-TRV-02A... Jose Carrillo

To assist with your review of this proposed action, 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 amendments:

- 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:

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

DEP will close the record on January 12, 2022.

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.

GJD: gjd\\depfiles\data\Programs\Water_and_Sewer\actions-AD\2022\AD-2022-1\ad-hearing-notice-2022-1.docx

cc: Tom Hucker, President, County Council
Victor Salazar, Jason Flemming & Megan Wilhelm, DPS
Casey Anderson, Chairperson, Montgomery County Planning Board
Katherine Nelson and Donnell Zeigler, Upper County Planning Team, M-NCPPC
Jason Sartori, Functional Planning and Policy Division, M-NCPPC
Geoffrey Mason, Parks Planning and Stewardship Division, M-NCPPC
Fred Mejias, 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

22-CLO-02A... AC Electric, LLC
... Leonardo Mendes
22-CLO-03A... James Lehman
... Paul Lancaster
22-DAM-01A... Paul Perez
22-DAM-02G... Washington Suburban Sanitary Commission
... Barbara Dillman and Claudia Koenig
22-DAM-03A... Barry and Teri Brake
22-PAX-01A... Frederick & Jacqueline Kruhm
22-TRV-02A... Jose Carrillo

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society
Cloverly Civic Assoc.
Cloverly-Fairland-White Oak CAC
Damascus Community Alliance
East County Citizens Advisory Board
Greater Glen Mill Community Association

Greater Glen Hills Coalition LLC
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
Patuxent Watershed Protective Association
Potomac Highlands Citizens Association
Spencerville Civic Association
West Montgomery County Citizens Association

WSSCR 22-CLO-02A: AC Electric, LLC

DEP Staff Recommendation: Approve S-1, for a single sewer hookup only, Administrative policy V.D.2.a.: Community Service for Public Health Problems. Approve W-1 Administrative policy V.D.2.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none">• 17725 Norwood Rd., Sandy Spring• Parcel P546, Charley Forest ETC (acct. no. 00701646)• Map tile: WSSC – 224NW01; MD –JT32• East side of Norwood Rd., 400 feet South of Windrush Ln.• RE-2 Zone; 2 ac.• Cloverly Planning Area Sandy Spring Ashton Master Plan (1998)• Northwest Branch Watershed (MDE Use IV)• <u>Existing use</u>: Single-Family Home (built 1938)• <u>Proposed use</u>: Sewer and water service for the Existing Single-Family Home	<table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-6</td><td>W-1</td><td></td></tr><tr><td>S-6</td><td>S-1</td><td></td></tr></table> <p><u>Applicant's Explanation</u></p> <p>"Well and septic system failure."</p> <p><i>DEP NOTE: Expedite water and sewer request issued on September 27th, 2021.</i></p>	Existing –	Requested –	Service Area Categories	W-6	W-1		S-6	S-1	
Existing –	Requested –	Service Area Categories								
W-6	W-1									
S-6	S-1									

DEP Staff Report: The applicant has requested approval of water category W-1 and sewer category S-1 to allow for public water and sewer service for the relief of a failing well and septic system. This property is 2-acres in size and zoned RE-2. An existing 12-inch-diameter water main and an 8-inch-diameter sewer main run along Norwood Rd., abutting the property via a driveway access parcel. The county's water and sewer plan policies allow for the provision of public water and sewer service for the relief of failing wells and septic systems. DEP issued an expedited water and sewer connection request on September 27, 2021, for the relief of the failed well and septic system. The property is within the planned public water service envelope.

M-NCPPC staff concur that the property is eligible for public sewer service for the relief of the failing well and septic system. M-NCPPC Parks confirm there are no park impacts. WSSC confirms that connecting the property to water and sewer service can be supported. DEP staff recommendation is for the approval of category S-1, Community Service for Public Health Problems and water category W-1, Consistent with Existing Plans.

Agency Review Comments

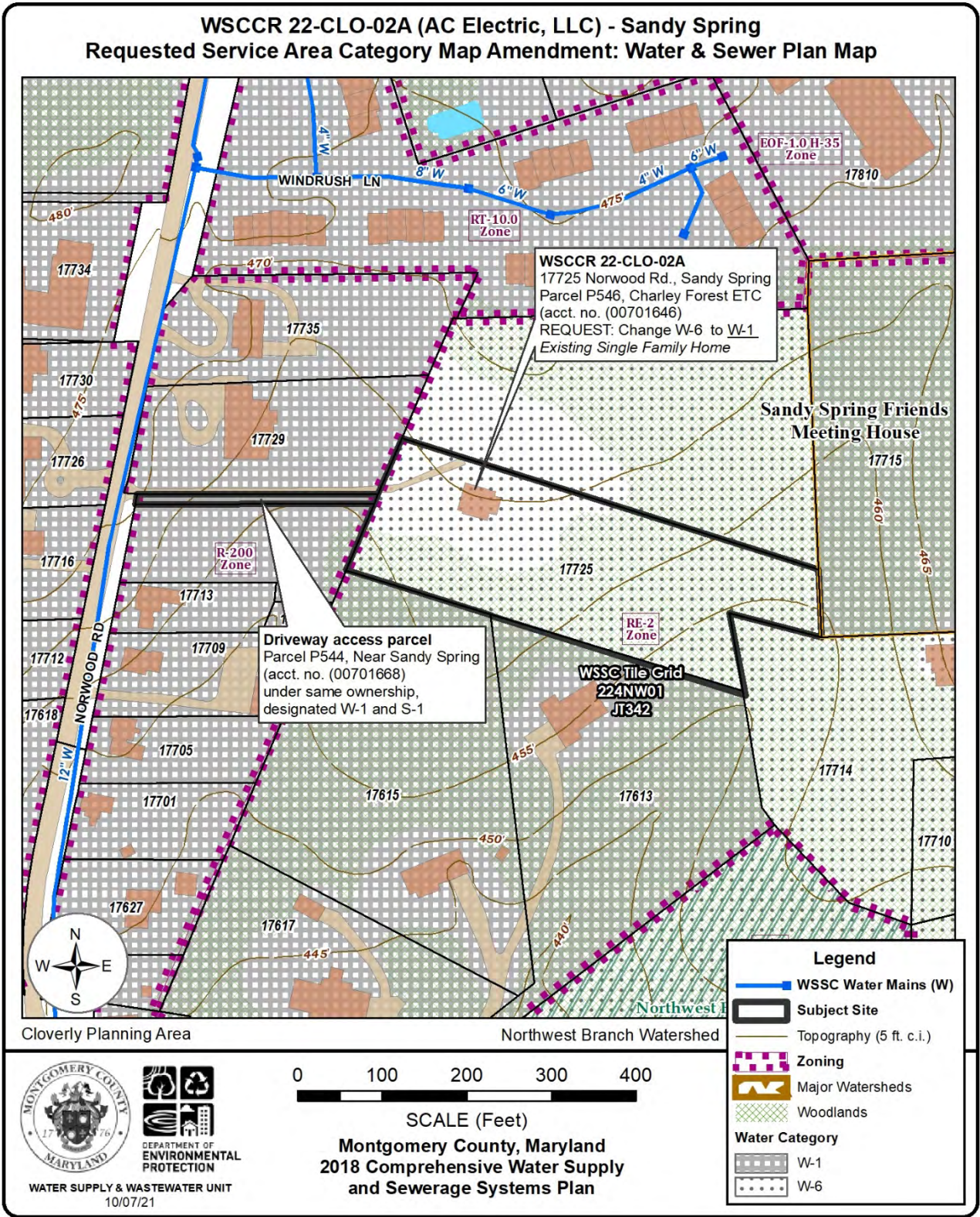
DPS: A recent building permit to increase the habitable space of the house was denied by DPS because of no septic records on file. The DPS septic inspector identified the existing onsite system as a cesspool with an overflow to the grounds surface. That same inspection shows the water well is inadequate. The property is adjacent to W-1/S-1 properties along Norwood Road.

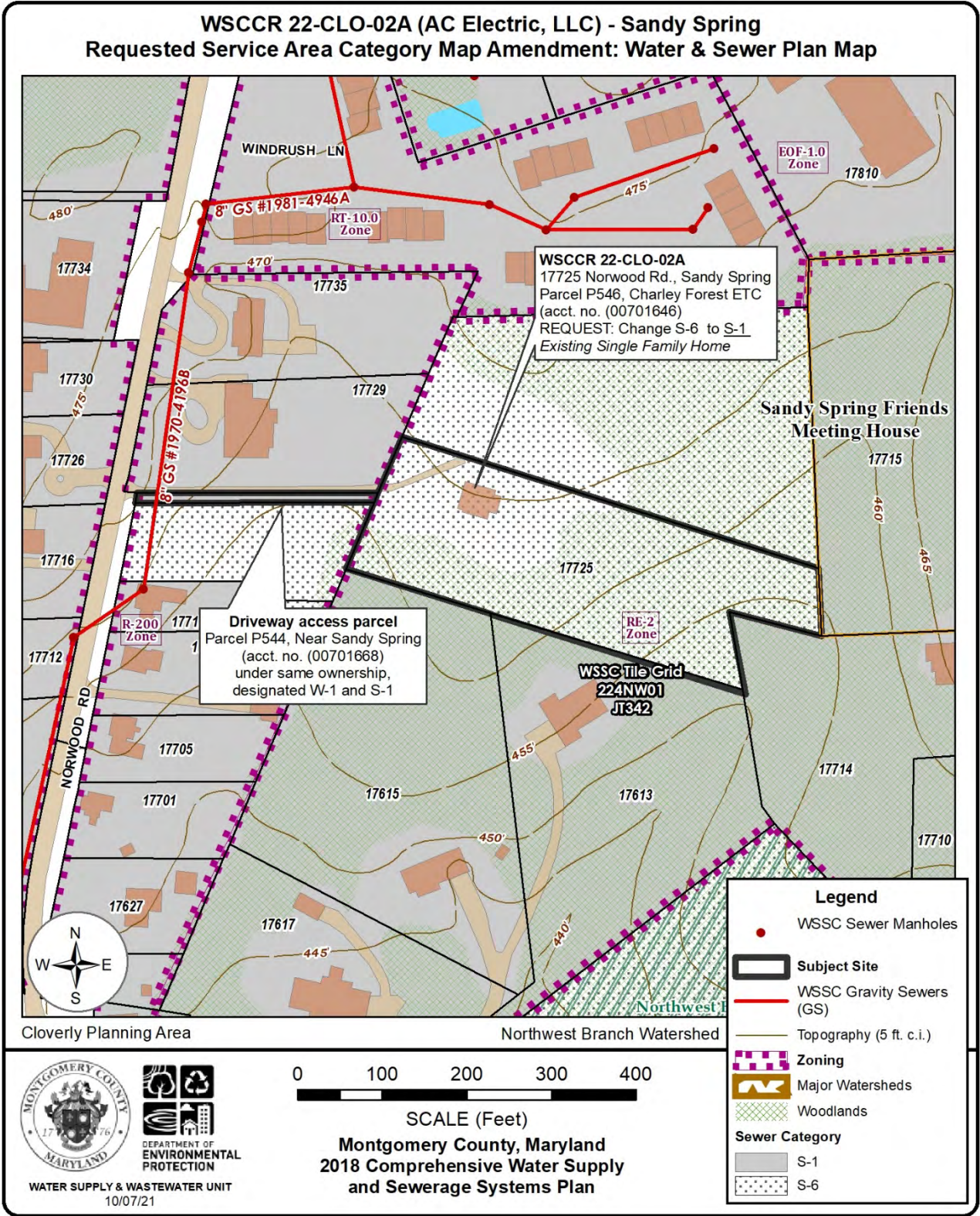
M-NCPPC – Planning Dept.: This RE-2- zoned two-acre parcel is within the sewer and water envelope of the 1998 Sandy Spring/Ashton Master Plan and has a confirmed failing septic system. Staff supports service to this parcel.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: Water pressure zone: 660A. A 12-inch water line in Norwood Road abuts the property (contract no. 1960-4655). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property. The property in question is separated from the public right of way by a parcel which is currently being used as the driveway for the property in question. Both of these parcels are currently owned by the same entity. A water connection to this property may require the execution of a Declaration of Covenant and the completion of a Non-Abutting Connection review.

WSSC - Sewer: Basin: 10-089. An 8-inch sewer line in Norwood Road abuts the property (contract no. 1970-4196B). Average wastewater flow from the proposed development: 280 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate. The property in question is separated from the public right of way by a parcel which is currently being used as the driveway for the property in question. Both of these parcels are currently owned by the same entity. A sewer connection to this property may require the execution of a Declaration of Covenant and the completion of a NonAbutting Connection review.





WSSCR 22-CLO-03A: James Lehman

DEP Staff Recommendation: Approve S-3 Administrative policy V.D.2.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none">• 17820 New Hampshire Ave., Ashton• Parcel P575, Ingleside Ashton (acct. no. 00714238)• Map tile: WSSC – 224NW01; MD –JT42• South side of New Hampshire Ave., 460 feet West of the intersection with Crystal Spring Dr.• R-90 Zone; 36,154 sq. ft. (0.83 ac.)• Cloverly Planning Area Sandy Spring Ashton Master Plan (1998)• Northwest Branch Watershed (MDE Use IV)• <u>Existing use</u>: Unimproved• <u>Proposed use</u>: Single-Family Home	<table><tr><th colspan="2">Existing – Requested – Service Area Categories</th></tr><tr><td>W-1</td><td>W-1 (no change)</td></tr><tr><td>S-6</td><td>S-1</td></tr></table> <u>Applicant's Explanation</u> "Property is being sold."	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						

DEP Staff Report: The applicant has requested approval of sewer category S-3 to allow for public sewer service for a proposed single-family home. This property is 0.83-acres in size, zoned R-90, and is located within the County's planned public sewer service envelope. The property is land-locked with no direct access to public roads. However, WSSC has confirmed that sewer service can be provided via a non-abutting connection to an existing 8-inch-diameter sewer main along Crystal Spring Terrace, requiring an easement through the adjacent lot 9. To qualify for the Consistent with existing plans policy, the property must be within the planned sewer envelope.

M-NCPPC staff concur that the property is eligible for public sewer service. 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-3, Consistent with existing plans.

Agency Review Comments

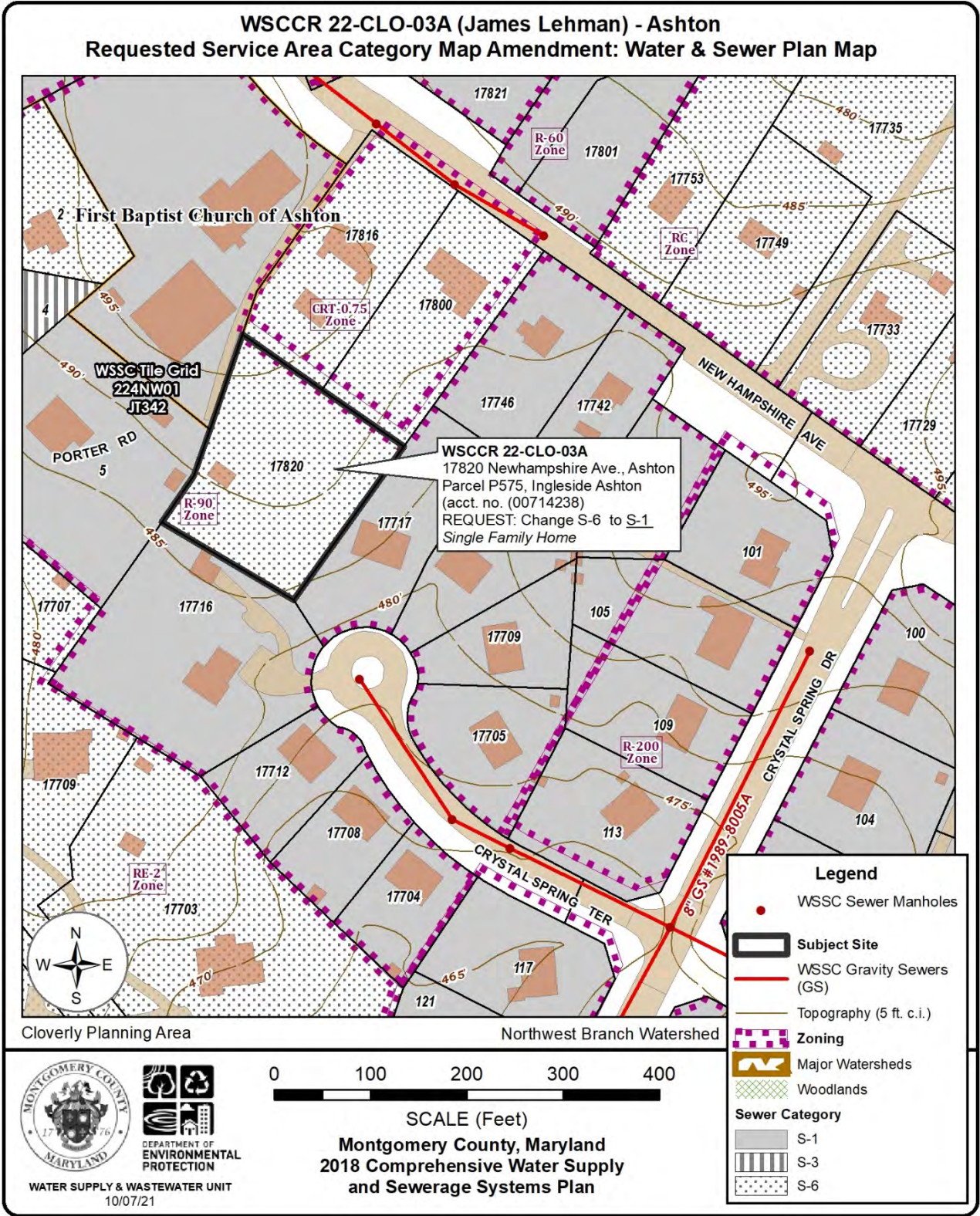
DPS: DPS does not have any septic records for this property. No site visit has been conducted nor has the owner contacted DPS regarding the septic system.

M-NCPPC – Planning Dept.: This 0.83-acre, R-90-zoned parcel is within the sewer and water envelope of the 1998 Sandy Spring/Ashton Master Plan. Staff supports service to this parcel.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: (*not requested*)

WSSC - Sewer: Basin: Northwest Branch. The property does not abut any public roads or WSSC mains. A 8-inch sewer main (contract no. 1989-8005A.) is located in Crystal Spring Terrace about 110 feet from the property. The property could be served by a non-abutting service connection to this sewer main. A private easement through the adjacent Lot 9 of Spring Lawn Farm would be required. Average wastewater flow from the proposed development: 280 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.



WSSCR 22-DAM-01A: Paul Perez

DEP Staff Recommendation: Approve S-1 Administrative policy V.D.2.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none">• 24551 Woodfield Rd., Gaithersburg• Parcel P304, Hope Improved (acct. no. 00934686)• Map tile: WSSC – 234NW10; MD –FW43• South-East corner of the intersection of Woodfield Rd. and Sweepstakes Rd.• RE-2C Zone; 31,798 sq. ft. (0.73 ac.)• Damascus Planning Area Damascus Master Plan (2006)• Upper Great Seneca Creek Watershed (MDE Use I)• <u>Existing use</u>: Single-Family Home (built 1930)• <u>Proposed use</u>: Sewer service for the Existing Single-Family Home	<table><tr><th colspan="2">Existing – Requested – Service Area Categories</th></tr><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>"Given the age of the system and the proximity of water and sewer services I would like to request my current sewer category be upgraded to a status that would allow me to connect to the existing service."</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						

DEP Staff Report: The applicant has requested approval of sewer category S-1 to allow for public sewer service for an existing single-family home. This property is 0.73-acres in size, zoned RE-2C, and is located within the County's planned public sewer service envelope. An existing 8-inch sewer main runs along Woodfield Road abutting the property. To qualify for the Consistent with existing plans policy, the property must be within the planned sewer envelope.

M-NCPPC staff concur that the property is eligible for public sewer service. 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, Consistent with existing plans.

Agency Review Comments

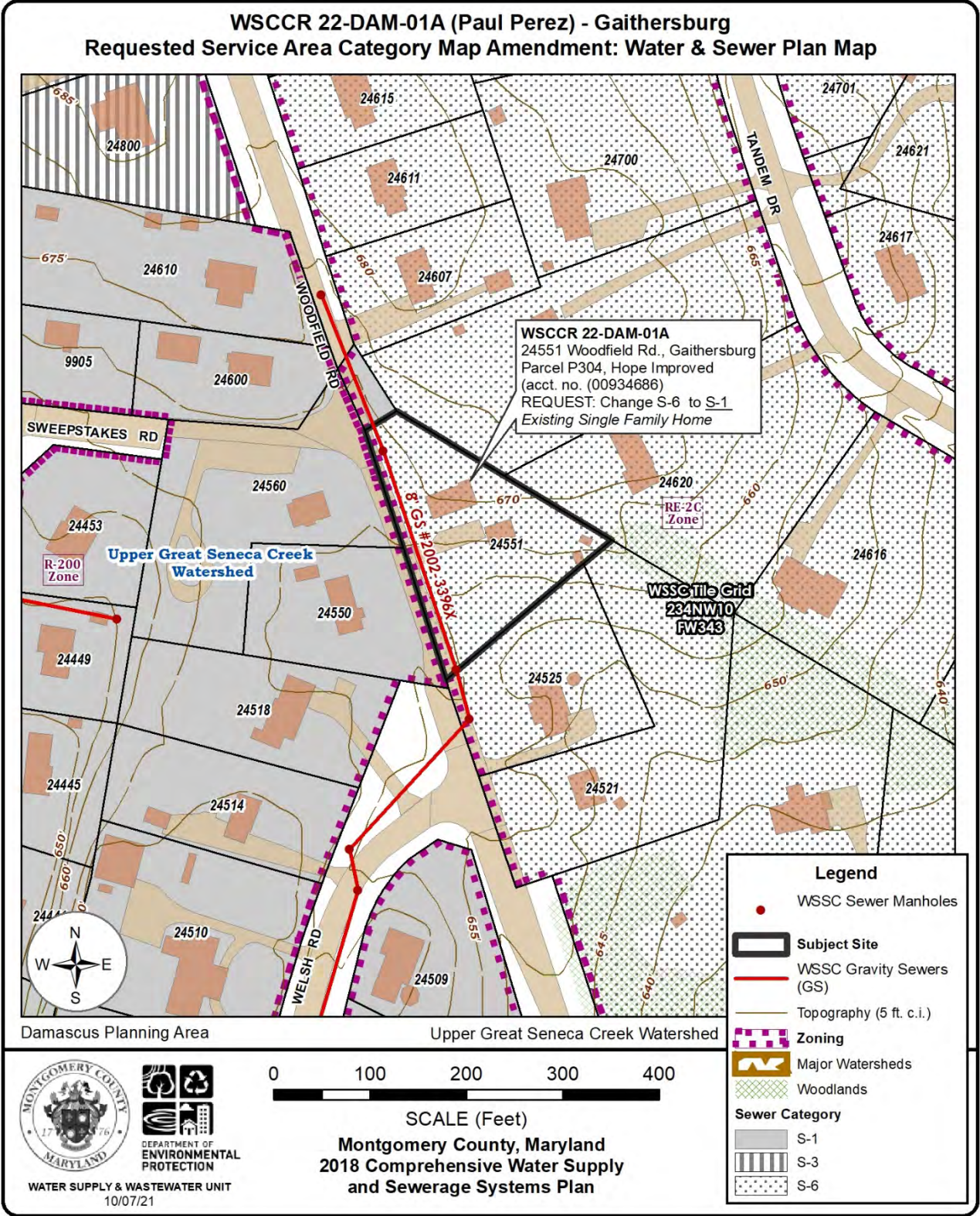
DPS: DPS does not have any septic records for this property. No site visit has been conducted nor has the owner contacted DPS regarding the septic system.

M-NCPPC – Planning Dept.: This RE-2-C-zoned 0.73-acre parcel is within the Proposed Sewer Service Envelope of the 2006 Damascus Master Plan. Staff supports service to this parcel.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: *(not requested)*

WSSC - Sewer: Basin: Seneca Creek (Damascus WWTP). An 8-inch sewer line in Woodfield Road abuts the property (contract no. 2002-3396X). Average wastewater flow from the proposed development: 280 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.



WSSCR 22-DAM-02G: Washington Suburban Sanitary Commission

DEP Staff Recommendation: Approve W-3 and S-3, Administrative policy V.D.2.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none">• 9700 Block, Woodfield Rd., Damascus• Part of Parcel P222, Owens Conclusion (acct. no. 00925328)• Map tile: WSSC – 237NW09; MD –FX53• West side of Woodfield Rd., 2,200 feet North of the intersection with Maine St.• RNC Zone; Pump Station site - 0.91 ac., total property - 29.26 ac.• Damascus Planning Area Damascus Master Plan (2006)• Upper Patuxent River Watershed (MDE Use III)• <u>Existing use</u>: Single-Family Home (built 1900) on remainder of parcel• <u>Proposed use</u>: Wastewater Pumping Station	<table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-6</td><td>W-3</td><td></td></tr><tr><td>S-6</td><td>S-3</td><td></td></tr></table> <p><u>Applicant's Explanation</u> “For a proposed wastewater pump station.”</p>	Existing –	Requested –	Service Area Categories	W-6	W-3		S-6	S-3	
Existing –	Requested –	Service Area Categories								
W-6	W-3									
S-6	S-3									

DEP Staff Report: The applicant, WSSC Water, has requested approval of water category W-3 and sewer category S-3 to allow for public water and sewer service for a wastewater pumping station. This property is 0.91-acres in size, zoned RNC, and is located within the County's planned public water and sewer service envelopes. WSSC has indicated that this wastewater pumping station will replace the existing WWPS to the south near Woodfield Road that has exceeded its use of life and does not have the capacity for future development in the Damascus area. Service area category changes needed for public water and sewer service for public facilities, within the planned sewer service envelope, qualify under the Consistent with existing plans policy.

M-NCPPC staff concur that the property is eligible for public water and sewer service. M-NCPPC Parks confirm there are no park impacts. WSSC confirms that connecting the property to water and sewer service can be supported. DEP staff recommendation is for the approval of category W-3 and S-3, Consistent with existing plans.

Agency Review Comments

DPS: A well permit is the only DPS record of this property on file. SDAT indicates house was constructed 1900. There are no septic records on file and the property does not have an established septic reserve area (SRA). If the property is to remain on onsite septic system, an SRA should be established.

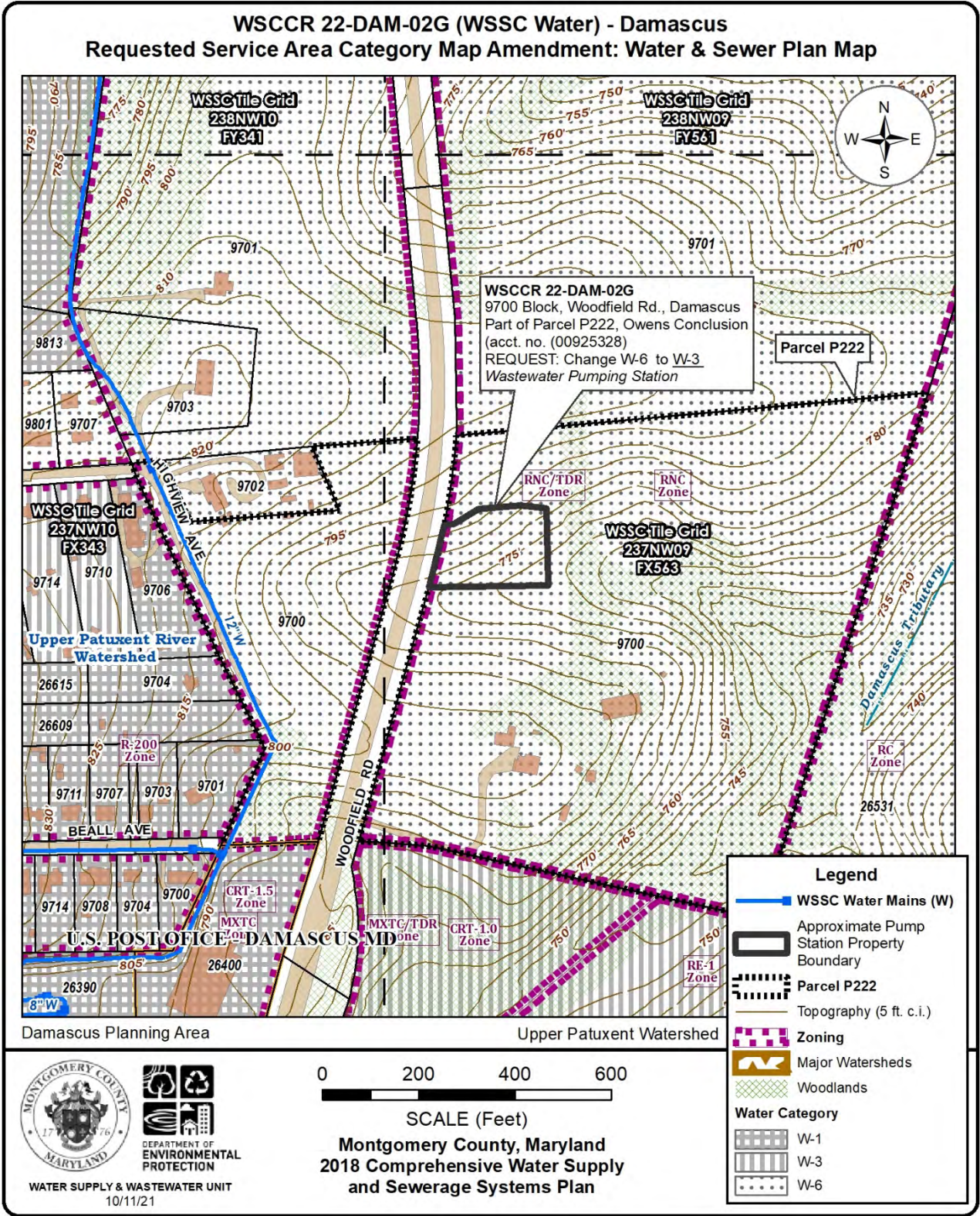
M-NCPPC – Planning Dept.: The wastewater pump station proposed for this parcel is part of the Community Water and Sewer Service Recommendations in the 2006 Damascus Master Plan. Staff supports service to this parcel.

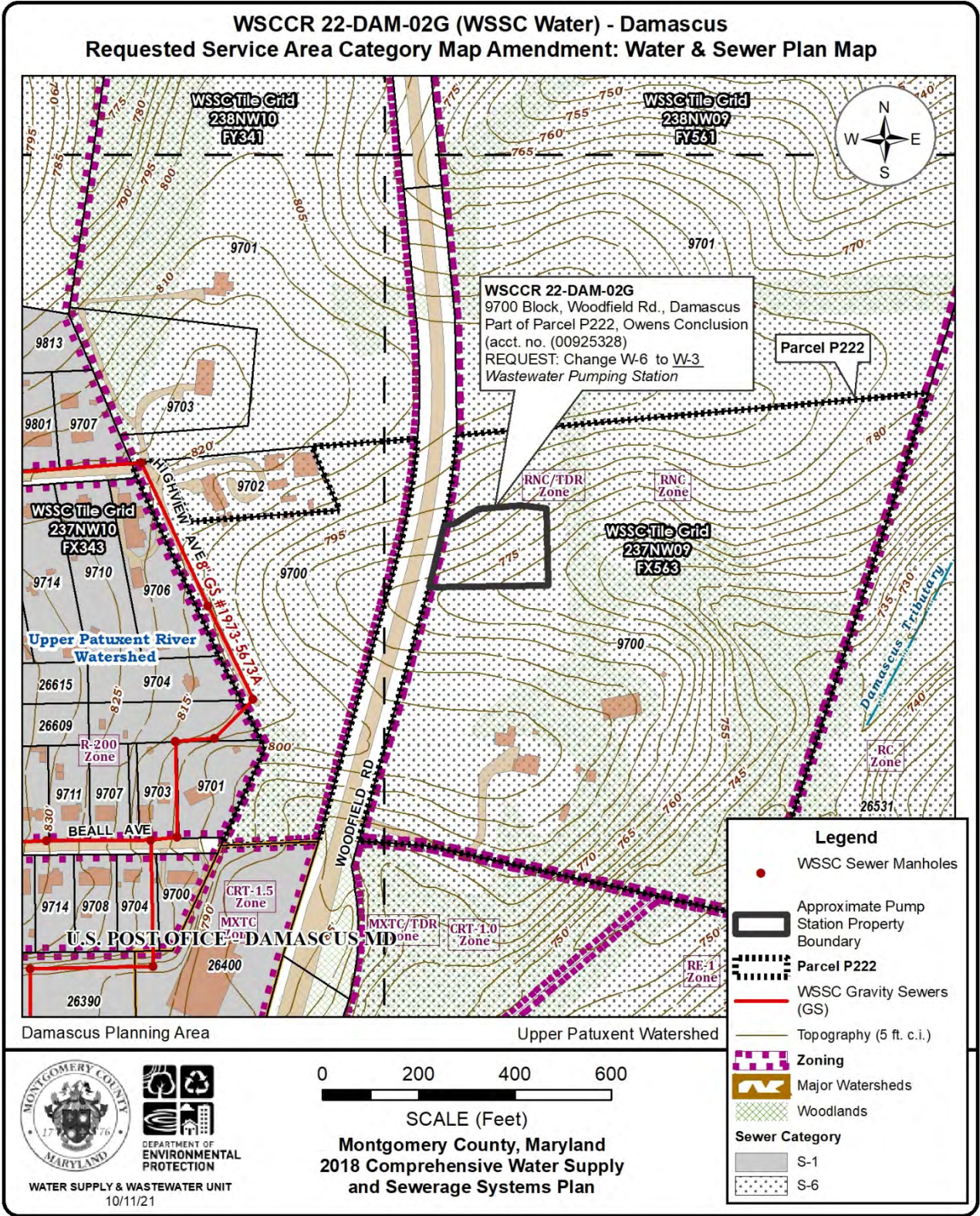
M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: Water pressure zone: 960A. WSSC has secured easements from Highview Ave going directly East to Woodfield Rd for an 8" DI water line extension from the existing 12" DI (contract no. 1988-7831L) that runs between properties 9706 Highview Ave and 9702 Highview Ave. The 8" extension will terminate directly in front of the proposed wastewater pumping station and a 2" service connection will serve the proposed site. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

WSSC - Sewer: Current Basin: Patuxent North. Proposed Basin: Seneca Creek. The wastewater pumping station was approved for construction upon the completion of a business case analysis by WSSC in 2018. The wastewater pumping station will service the existing locality and future development. The existing WSSC wastewater pumping station near Woodfield Road has exceeded its use of life and does not have the capacity for future development in the Damascus area.

DEP Note: WSSC acquired only the 0.91 acre for the proposed WWPS, not the entire 29.26 acres of Parcel P222.





WSSCR 22-DAM-03A: Barry and Teri Brake

DEP Staff Recommendation: Approve W-3, Administrative policy V.D.2.a.: Consistent with Existing Plans

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> • 11000 Block, Locust Dr., Damascus • Parcels N595 and N676, Par S Damascus and Par T Damascus (acct. nos. 03231834 and 03231845) • Map tile: WSSC – 237NW10; MD –FX343 • North side of Locust Dr., 1300 feet from the intersection with Lewis Dr. • RNC Zone; 2.01 ac. and 2.03 ac. • Damascus Planning Area Damascus Master Plan (2006) • Bennett Creek Watershed (MDE Use I) • <u>Existing use</u>: Unimproved <u>Proposed use</u>: One new Single-Family Home on each property. 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-6</td><td>W-3</td></tr> <tr> <td>S-1</td><td>S-1 (no change)</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"We are attempting to sell the property listed above. A potential buyer would want WSSC to provide sewer and water services. Note: Our adjacent property at 11029 Locust Drive was approved for a category change to W-1 as of 8/3/2021. The nearest two houses adjacent to our lot are 11023 and 11031 Locust Drive and are connected to existing WSSC sewer and water services. I have also attached a letter dated 5/22/2015, from WSSC, stating that these "properties can connect to the existing 4-inch water main. We would like to request a category change to W-1 on this property to allow a future home builder to tap the existing sewer and water service assuming the category change request is approved."</p>	W-6	W-3	S-1	S-1 (no change)
W-6	W-3				
S-1	S-1 (no change)				

DEP Staff Report: The applicant has requested approval of water category W-1 to allow for public water service for two proposed single-family homes. These properties are 4.04-acres in total size, zoned RNC, and are located within the County's planned public water service envelope. An existing 4-inch water main abuts parcel N595. Parcel N676 would require an easement through parcel N595 for the provision of water service. To qualify for the Consistent with existing plans policy, the properties must be within the planned water service envelope.

M-NCPPC staff concur that the properties are eligible for public water service. M-NCPPC Parks confirm there are no park impacts. WSSC confirms that connecting the properties to water service can be supported. DEP staff recommendation is for the approval of category W-3, Consistent with existing plans.

Agency Review Comments

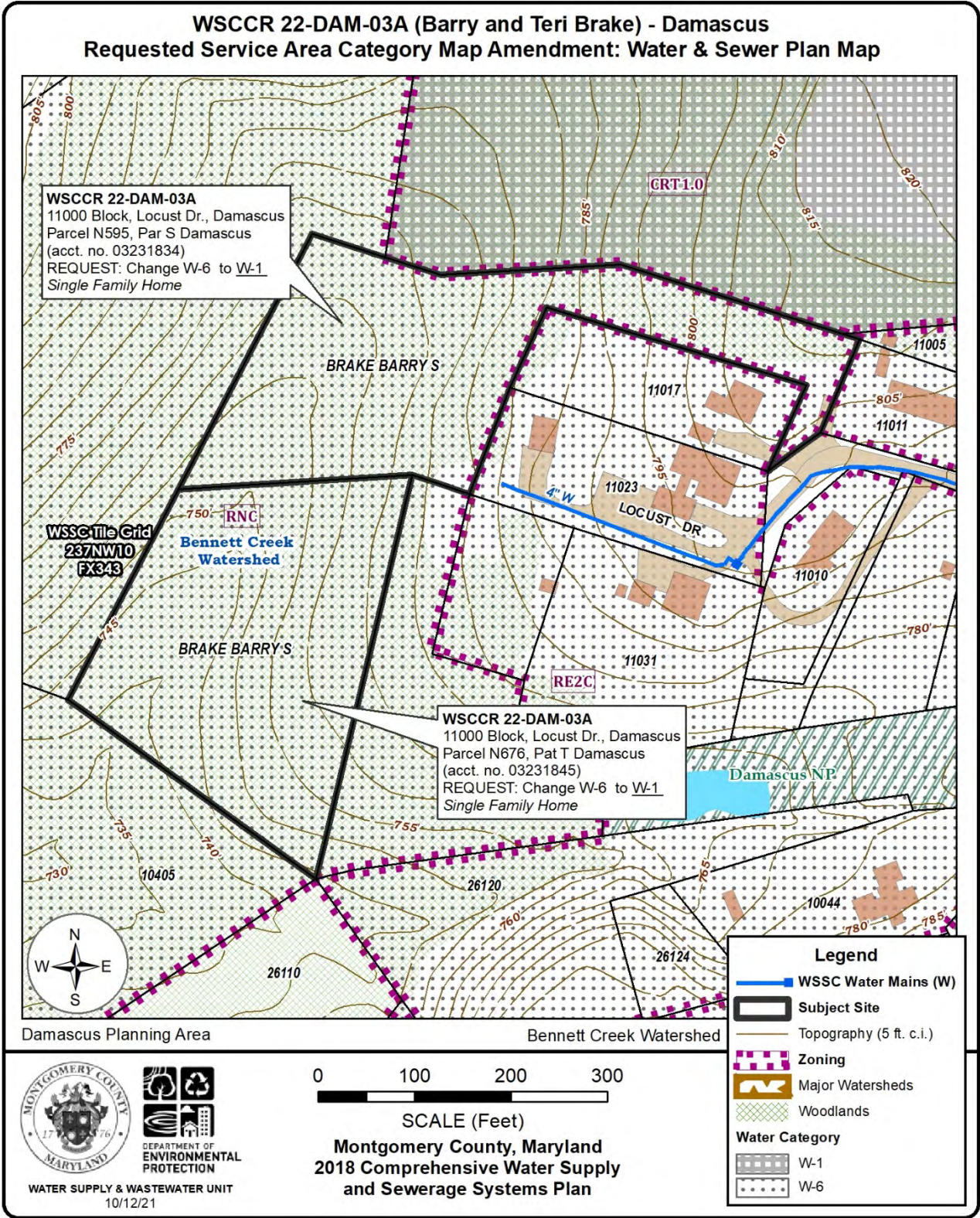
DPS: Properties were recorded on plat 20784 of which the approval was based on the adequacy and availability of public water and sewer.

M-NCPPC – Planning Dept.: Water Service within the 2006 Damascus Master Plan area is planned for the majority of the non-agricultural zones. Staff supports water service to these RNC-zoned parcels provided development take place using the cluster option.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: Water pressure zone: 960A. A 4-inch water line in Locust Drive abuts the property known as N595 (contract no. 1979-4133A). No water extension is required to serve the property. A 4-inch water line in Locust Drive is available to serve the property known as N676 (contract no. 1979-4133A). Service to this property can possibly be provided via a Water House Connection built along Parcel N595's street frontage and then connect to Parcel N676 by installing a private, onsite pipe thru Parcel N595. Private Easement(s) would be required. Construction of this private, onsite pipe may involve the removal of trees. Local service is adequate for the proposed 2 single family dwelling units. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

WSSC - Sewer: (*not requested*)



WSSCR 22-PAX-01A: Frederick & Jacqueline Kruhm

DEP Staff Recommendation: Approve W-1, Administrative policy V.D.2.a.: Consistent with Existing Plans

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none">• 15000 Block, Kruhm Rd., Burtonsville• Parcel P570, New Birmingham Manor (acct. no. 00266290)• Map tile: WSSC – 237NW10; MD –KS42• East side of Kruhm Rd., 1,000 feet North of the intersection with Spencerville Rd.• RC Zone; 9.94 ac.• Patuxent Planning Area Fairland Master Plan (1997)• Lower Patuxent River Watershed (MDE Use I)• <u>Existing use</u>: Pasture• <u>Proposed use</u>: Pasture and Single-Family Home	<table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-6</td><td>W-1</td><td></td></tr><tr><td>S-6</td><td>S-6 (no change)</td><td></td></tr></table> <p><u>Applicant's Explanation</u></p> <p>"Need water service for a single-family house as a farm labor house. All other houses on Kruhm Road have WSSC Water service. Septic has been approved."</p>	Existing –	Requested –	Service Area Categories	W-6	W-1		S-6	S-6 (no change)	
Existing –	Requested –	Service Area Categories								
W-6	W-1									
S-6	S-6 (no change)									

DEP Staff Report: The applicant has requested approval of water category W-1 to allow for public water service for a proposed single-family home. The property is 9.94-acres in size and zoned RC. An existing 8-inch water main runs along Kruhm Road abutting the property. Although the property is outside the planned water service envelope, community water service to large lots can be supported for properties that lack sufficient acreage for cluster development in the RC zone on a case-by case basis (II.F.2.b.). Given the size of the property, only one single-family home would be permitted.

M-NCPPC staff concur that water service can be supported due to the proximity of water infrastructure. M-NCPPC Parks confirm there are no park impacts. WSSC confirms that connecting the property to water service can be supported. DEP staff recommendation is for the approval of category W-1, Consistent with existing plans.

Agency Review Comments

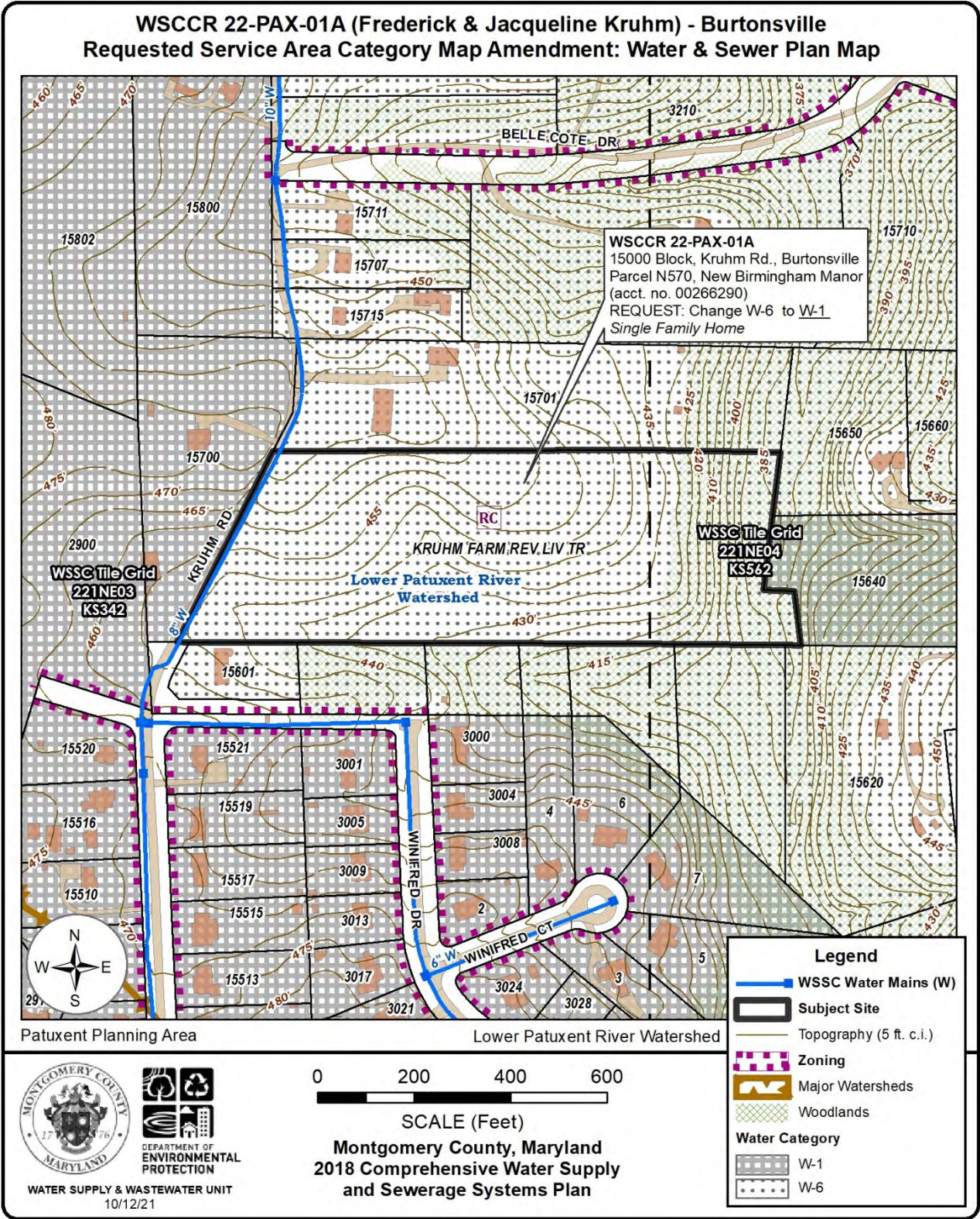
DPS: Adequate percolation testing was completed on 05/15/2020 that will support a properly sized septic reserve area for one dwelling unit. The plan cannot be approved until either a well is drilled or a water service category change is approved.

M-NCPPC – Planning Dept.: This RC-zoned parcel is designated as part of Area 26 in the 1997 Fairland Master Plan. Low-density zoning with the expectation of low levels of imperviousness was retained in this area to protect the water quality of the T. Howard Duckett Reservoir. Although sewer service is not planned for this area, water service may be provided on a case-by case basis. Due to the proximity of water infrastructure, staff supports water service for a single-family home on this property. However, a farm labor accessory house must be built on the same property as the primary dwelling. Whether or not this type of use may be permitted on this property cannot be decided within the category change process.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: Water pressure zone: 660A. An 8-inch water line in Kruhm Road abuts the property (contract no.1967-2877A. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

WSSC - Sewer: (not requested)



WSSCR 22-TRV-02A: Jose Carrillo

DEP Staff Recommendation: Approve W-1, for one water connection 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"> 12717 Maidens Bower Dr., Potomac Lot 25, Block B, Esworthy Park (acct. no. 02283524) Map tile: WSSC – 217NW14; MD –ER21 East side of Maidens Bower Dr., At the intersection with Gorky Dr. RE-2 Zone; 2.03 ac. Travilah Planning Area Potomac Subregion Master Plan (2002) Muddy Branch Watershed (MDE Use I) <u>Existing use</u>: Single-Family Home (built 1986) <u>Proposed use</u>: Single-Family Home 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-6</td><td>W-1</td></tr> <tr> <td>S-6</td><td>S-6 (no change)</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Recently, we bought this property and would like to have public water service because the water quality of the well is bad. After contacting WSSC and confirming that water service is available (a main line runs in front of the property), WSSC asked me to contact Montgomery County DEP to change the water category status to proceed with the process."</p>	W-6	W-1	S-6	S-6 (no change)
W-6	W-1				
S-6	S-6 (no change)				

DEP Staff Report: The applicant has requested approval of water category W-1 to allow for public water service for an existing single-family home. This property is 2.03 acres in size and zoned RE-2. An existing 12-inch-diameter water main runs along Maidens Bower Drive, abutting the property. The county's water and sewer plan policies allow for the provision of public water service for properties abutting and predating an existing water main. The existing house, built in 1986, was in place when the abutting sewer main was installed in 1995.

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

Agency Review Comments

DPS: The existing well was drilled in 1985. The well is 245 feet deep and yields 10 gpm.

M-NCPPC – Planning Dept.: This lot confronts the Potomac Subregion Water Service Envelop and abuts and existing water main. Staff supports service to this property.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: Water pressure zone: 480A. A 12-inch water line in Maidens Bower Drive abuts the property (contract no. 89- 8404A). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

WSSC - Sewer: (not requested)

