

**PROPOSED CATEGORY MAP AMENDMENTS
MONTGOMERY COUNTY COMPREHENSIVE WATER SUPPLY
AND SEWERAGE SYSTEMS PLAN – 2022-2 GROUP
SIX ADMINISTRATIVE CASES**

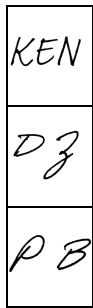
Description

The Planning Board is required by State law to make a Master Plan and Water and Sewer Plan conformance determination on each of these six administrative Water and/or Sewer Category Change Requests.

COMPLETED: 3-9-2022

MCPB
Item No. 11
March 17, 2022

2425 Reddie Drive
Floor 14
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:

Six Locations in the Upcounty

MASTER PLANS

1997 Cloverly Master Plan

2002 Potomac Subregion Master Plan

PROPERTY SIZE

Various

APPLICATION

2022-2 Administrative Water and Sewer
Category Change Requests

ACCEPTANCE DATE:

February 18, 2022

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 Six 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 consistent 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 case is consistent with the County Executive Staff's recommendation.

SECTION II

RECOMMENDATIONS

WSCCR 22-CLO-04A: Jamie and Cleotilde Aquino

This RE-2C-zoned 0.92-acre parcel is within the 1997 *Cloverly Master Plan* sewer envelope and eligible for sewer service. Although sewer service may be provided to this single property, further subdivision is unlikely due to the existing zoning and the property's partial location within the Upper Paint Branch Special Protection Area.

Staff Recommendation: Approve S-3

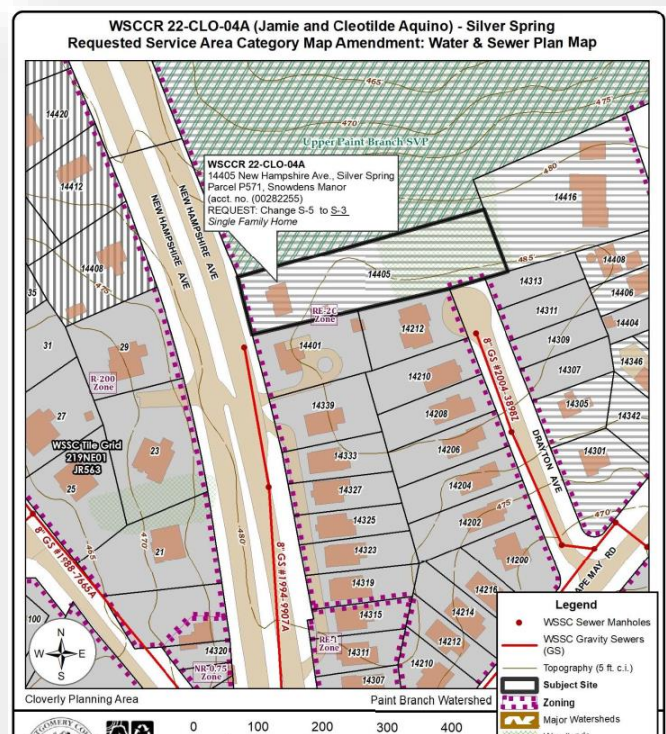


Figure 1 - Page 5, Attachment A

WSSCR 22-TRV-03: Michael and Pamela Mason

This 2.46-acre, RE-1-zoned lot confronts the Potomac sewer envelope as shown in the 2002 *Potomac Subregion Master Plan* and is eligible for sewer service. The property is also adjacent to existing sewer infrastructure and eligible for a single sewer hookup.

Staff Recommendation: Approve S-1

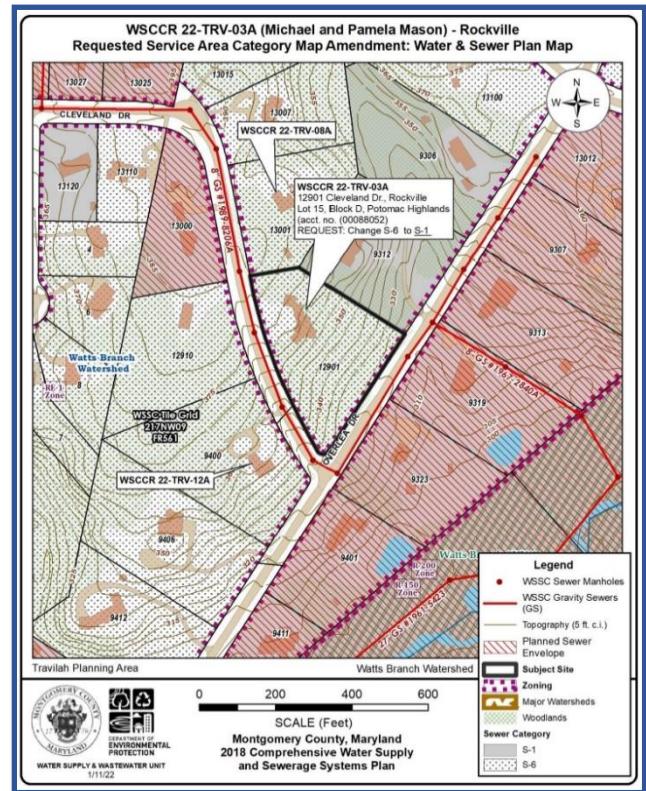


Figure 2 – Page 7, Attachment A

WSSCR 22-TRV-07A: Thomas Gabrielle and Karine Garnier

This 1.53-acre, RE-1-zoned lot confronts the Potomac sewer envelope as shown in the 2002 *Potomac Subregion Master Plan* and is eligible for sewer service. Service may be extended within the public right of way; however, although the sewer main exists for the adjacent lot, the extension distance is significant.

Staff Recommendation: Approve S-3

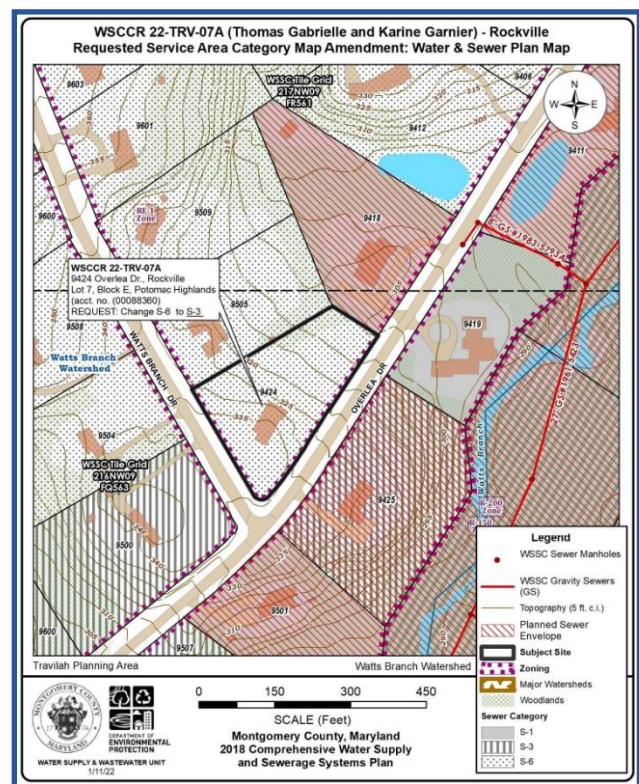


Figure 3 – Page 9, Attachment A

WSSCR 22-TRV-08A: Ronald and Debra Gallant

This 1.81-acre, RE-1-zoned lot is adjacent to and confronts the Potomac sewer envelope as shown in the 2002 *Potomac Subregion Master Plan* and is eligible for sewer service. The property is also adjacent to existing sewer infrastructure and eligible for a single sewer hookup.

Staff Recommendation: Approve S-1

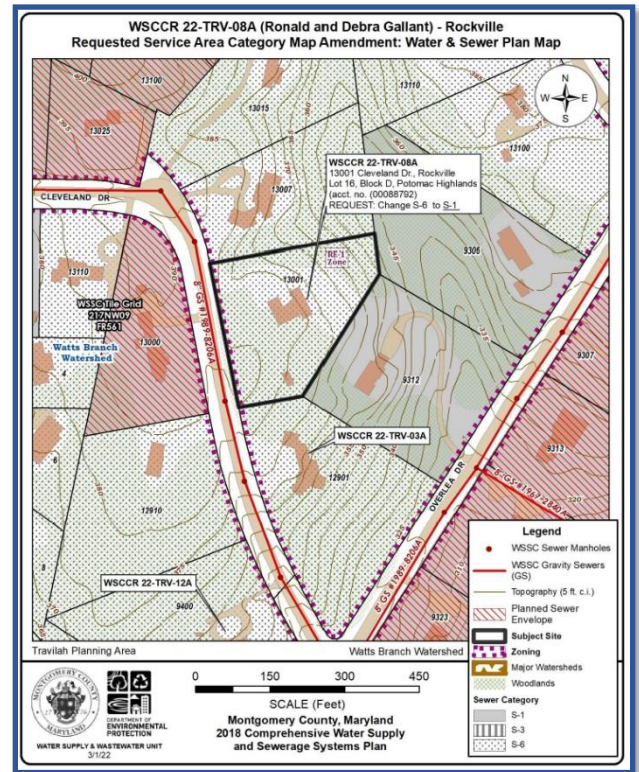


Figure 4 – Page 11, Attachment A

WSSCR 22-TRV-11A: Amelia Oelke

This 1.53-acre, RE-1-zoned lot confronts the Potomac sewer envelope as shown in the 2002 *Potomac Subregion Master Plan* and is eligible for sewer service. Service may be extended within the public right-of-way.

Staff Recommendation: Approve S-3

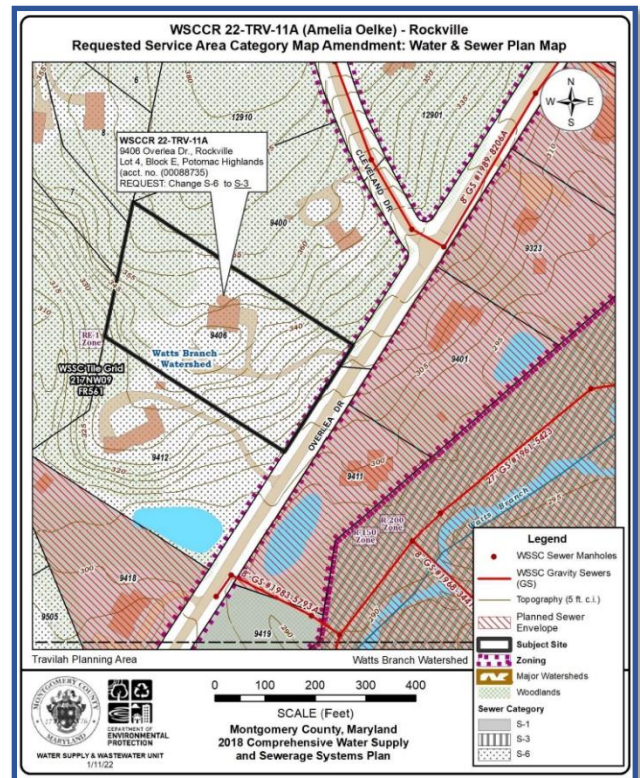


Figure 5 – Page 13, Attachment A

WSSCR 22-TRV-12: Don Titzman

This 2.75-acre, RE-1-zoned lot confronts the Potomac sewer envelope as shown in the 2002 *Potomac Subregion Master Plan* and is eligible for sewer service. The property is also adjacent to existing sewer infrastructure and eligible for a single sewer hookup.

Staff Recommendation: Approve S-1

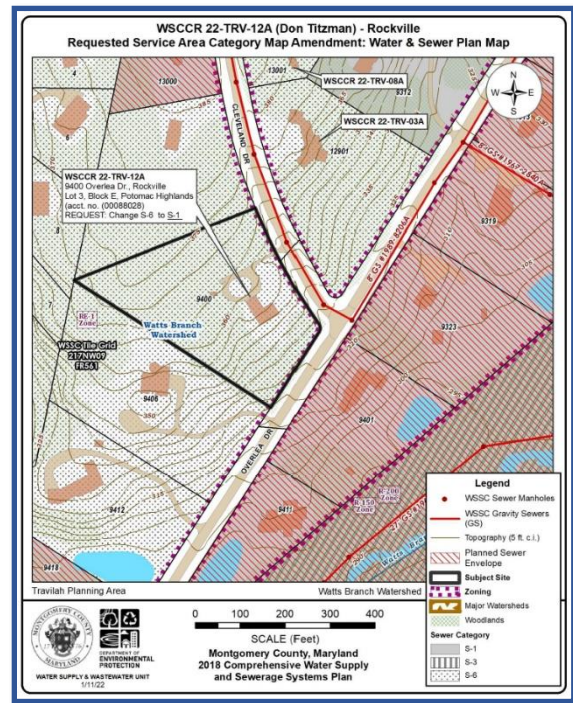


Figure 6 – Page 15, Attachment A

Next Step

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

ATTACHMENT

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

Attachment A



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adriana Hochberg
Acting Director

February 18, 2022

NOTICE OF AD 2022-2 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 2022-2 for Water and Sewer Plan Amendments**

DATE & TIME: **Wednesday, March 23, 2022, at 10:00 a.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 (WSCCR) to the County's 2018 Comprehensive Water Supply and Sewerage Systems Plan:

22-CLO-04A... Jamie and Cleotilde Aquino	22-TRV-08A... Ronald and Debra Gallant
22-TRV-03A... Michael and Pamela Mason	22-TRV-11A... Amelia Oelke
22-TRV-07A... Thomas Gabrielle and Karine Garnier	22-TRV-12A... Don Titzman

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 Reedie Drive, 4th Floor, Wheaton, MD 20902; or to george.dizelos@montgomerycountymd.gov.

DEP will close the record on March 30, 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/R:\Programs\Water_and_Sewer\actions-AD\2022\AD-2022-2\ad-hearing-notice-2022-2.docx

cc: Gabe Albornoz, 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-04A... Jamie and Cleotilde Aquino
22-TRV-03A... Michael and Pamela Mason
22-TRV-07A... Thomas Gabrielle and Karine Garnier
22-TRV-08A... Ronald and Debra Gallant
22-TRV-11A... Amelia Oelke
22-TRV-12A... Don Titzman

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society
Cloverly Civic Assoc.
Cloverly-Fairland-White Oak CAC
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-04A: Jamie and Cleotilde Aquino

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"> 14405 New Hampshire Ave., Silver Spring Parcel P571, Snowdens Mill (acct. no. 00282255) Map tile: WSSC – 219NE01; MD –JR53 East side of New Hampshire Ave., 650 feet North of Old Bonifant Rd. RE-2C Zone; 40,075 sq.ft Cloverly Planning Area Cloverly Master Plan (1997) Paint Branch Watershed (MDE Use III) <u>Existing use</u>: Single-Family Home (built 1951) <u>Proposed use</u>: Sewer service for the Existing 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-5</td><td>S-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The existing septic system is the original and in the near future it might need to be replaced. If that happens to be the case, I would prefer to have WSSC sewer service. Also, I might apply in the future to subdivide the property and if I do the existing location of the septic system will be in the Right-of-Way."</p> <p><i>DEP note: DEP has verified that the house on this parcel was constructed before construction of the sewer main that may be accessible under the abutting mains policy by way of a non-abutting sewer connection.</i></p>	W-1	W-1 (no change)	S-5	S-3
W-1	W-1 (no change)				
S-5	S-3				

DEP Staff Report: The applicant has requested approval of sewer category S-3 to allow for public sewer service for an existing single-family home. This property is 40,075 sq-ft in size, zoned RE-2C, and is located within the County's planned public sewer service envelope. WSSC has indicated that sewer service can be provided via a main extension to the existing 8-inch-diameter sewer main along New Hampshire Ave. Alternatively, a non-abutting connection to either the existing sewer main in New Hampshire Ave., or to the existing 8" sewer main in Drayton Ave., requiring a non-abutting connection review, may be possible. 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 staff have indicated that subdivision of this parcel into more than one building lot, as suggested by the applicant, may not be feasible given the size of the property and the existing RE-2C zoning, 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: The original septic system was repaired in 1973. There is no modern septic reserve area established for this property.

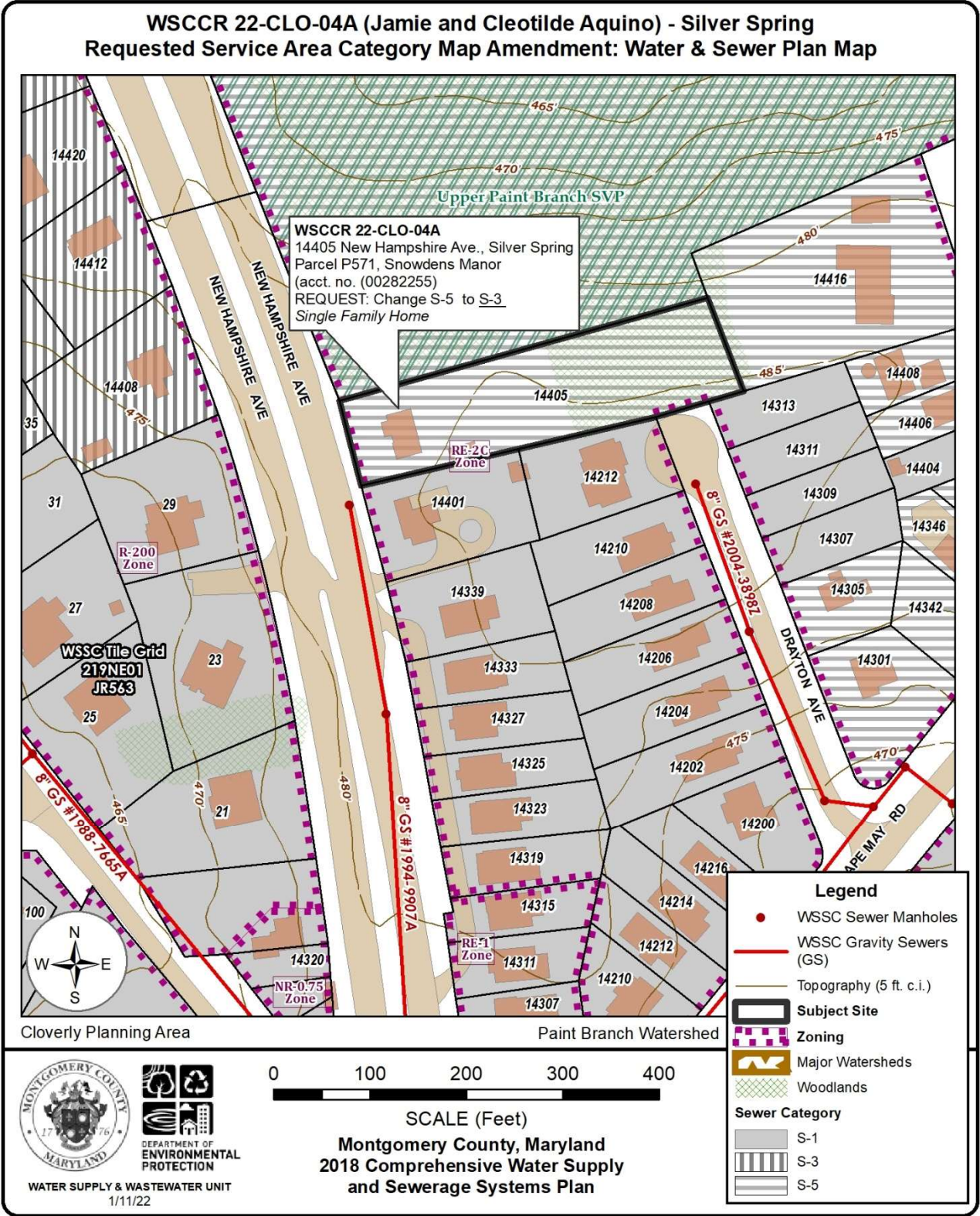
M-NCPPC – Planning Dept.: This RE-2C-zoned 0.92-acre parcel is within the 1997 Cloverly Master Plan sewer envelope and eligible for sewer service. Although sewer service may be provided to this single property, further subdivision is unlikely due to the existing zoning and the property's partial location within the Upper Paint Branch Special Protection Area.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: (not requested)

WSSC - Sewer: Basin: 10-077. An existing WSSC 8-inch sewer main (contract no.1994-9907A) ends with manhole #176N approximately 21 ft south-west from corner of Parcel P571 in New Hampshire Avenue. Sewer main extension may be required to serve 1 (one) existing single family dwelling; or a non-abutting sewer service connection may be considered to ex. WSSC MH 176N (basin 10-077) to serve 1(one) existing SFD; or a non-abutting service connection may be also considered to ex. WSSC MH 212N (basin 02-040) in Drayton Avenue (Existing 8-inch WSSC sewer main contract No. 2004-3898Z) to serve 1 (one) existing SFD. For non-abutting qualifying factors see 2019 DSD Code, Section1102. Easements would not be required. Any future changes to parcel such as subdividing will require separate reviews. Average wastewater flow from the existing 1 single family dwelling: 280 GPD. Program-sized sewer mains are not required to serve the property. This extension

would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3). Interceptor capacity is adequate. Treatment capacity is adequate.



WSSCR 22-TRV-03A: Michael and Pamela Mason

DEP Staff Recommendation: Approve S-1, for one sewer 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">• 12901 Cleveland Dr., Rockville• Lot 15, Block D, Potomac Highlands (acct. no. 00088052)• Map tile: WSSC – 217NW09; MD –FR51• East side of Cleveland Dr., At the intersection with Overlea Dr.• RE-1 Zone; 2.46 ac.• Travilah Planning Area Potomac Subregion Master Plan (2002)• Watts Branch Watershed (MDE Use I)• <u>Existing use</u>: Single-Family Home (built 1977) <p><u>Proposed use</u>: Sewer service for the Existing Single-Family Home</p>	<p>Existing – Requested – Service Area Categories</p> <table><tr><td>W-3</td><td>W-3 (no change)</td></tr><tr><td>S-6</td><td>S-1</td></tr></table> <p><u>Applicant's Explanation</u></p> <p>"I currently have a septic system but wish to connect to the county sewer system which abuts my property."</p> <p><i>DEP note: DEP has verified that the house on this lot was constructed before construction of the abutting sewer main, satisfying the abutting mains policy.</i></p>	W-3	W-3 (no change)	S-6	S-1
W-3	W-3 (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 built in 1977. This property is 2.26-acres in size and in the RE-1 zone. WSSC has confirmed that sewer service can be provided via a connection to the existing 8-inch-diameter sewer main along Cleveland Drive. 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 1977, was in place when the abutting sewer main was installed in 1990.

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, for one sewer connection only, community service for properties abutting mains.

Agency Review Comments

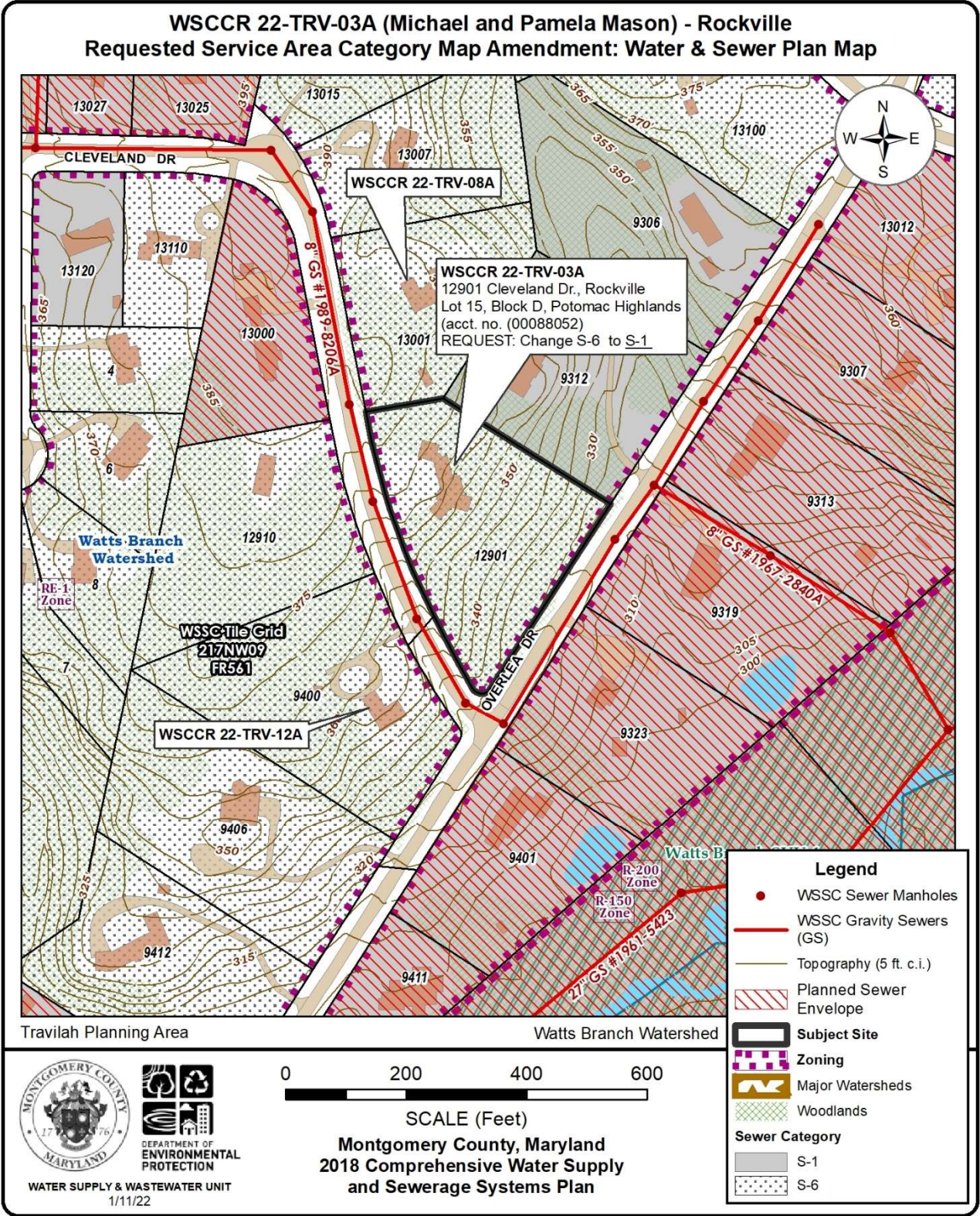
DPS: The existing septic system was constructed in 1976. Testing was done to establish a septic area but the area does not meet current standards.

M-NCPPC – Planning Dept.: This 2.46-acre, RE-1-zoned lot confronts the Potomac sewer envelope as shown in the 2002 Potomac Subregion Master Plan and is eligible for sewer service. The property is also adjacent to existing sewer infrastructure and eligible for a single sewer hookup.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: (not requested)

WSSC - Sewer: Basin: Watts Branch Basin, Blue Plains Service Area. An 8-inch sewer line along Cleveland and Overlea Drives abut the Southwest and Southeast side of the property(contract no.1989-8206A). Public extension of sewer is not required. Construction of plumbing service connection may involve the removal of trees, temporary disruption of wetlands and stream valley. Average wastewater flow from the Existing Development: 300 GPD. Interceptor capacity is adequate. Treatment capacity is adequate.



WSSCR 22-TRV-07A: Thomas Gabrielle and Karine Garnier

DEP Staff Recommendation: Approve S-3 (Potomac peripheral sewer service policy), 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"> 9424 Overlea Dr., Rockville Lot 7, Block E, Potomac Highlands (acct. no. 00088360) Map tile: WSSC – 216NW09; MD –FQ53 West side of Overlea Dr., at the intersection with Watts Branch Dr. RE-1 Zone; 1.53 ac. Travilah Planning Area Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) <u>Existing use</u>: Single-Family Home (built 1956) <u>Proposed use</u>: Sewer service for the Existing Single-Family Home 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-3</td><td>W-3 (no change)</td></tr> <tr> <td>S-6</td><td>S-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Our property abuts the planned sewer envelop. Neighbor 9418 is connected. Future connection to sewer is requested in case our septic fails."</p> <p><i>DEP note: This property was included in the South Overlea Drive septic Survey but was not included in the approved special sewer service area from CR 18-888 (7/25/17). The survey evaluated potential septic system replacement constraints, not conformance with the Potomac peripheral sewer service policy.</i></p>	W-3	W-3 (no change)	S-6	S-3
W-3	W-3 (no change)				
S-6	S-3				

DEP Staff Report: The applicant has requested approval of sewer category S-3 to allow for public sewer service for an existing single-family home. The property is 1.53-acres in size, and in the RE-1 zone. The property is located at the periphery of the planned public sewer service envelope. To qualify for the Consistent with Existing Plans, Potomac Peripheral Service Policy, the property must at a minimum abut or confront the planned sewer envelope. The property confronts the planned sewer envelope across Overlea Drive, as well as abuts the planned sewer envelope at 9418 Overlea Drive.

M-NCPPC staff support public sewer service to the property. M-NCPPC Parks confirm there are no park impacts. WSSC confirms that a sewer main extension to this property to provide public sewer service can be supported. The extension of a sewer main within a public right-of-way (Overlea Dr.) is consistent with the Potomac peripheral sewer service policy. DEP staff recommendation is for the approval of category S-3, consistent with existing plans.

Agency Review Comments

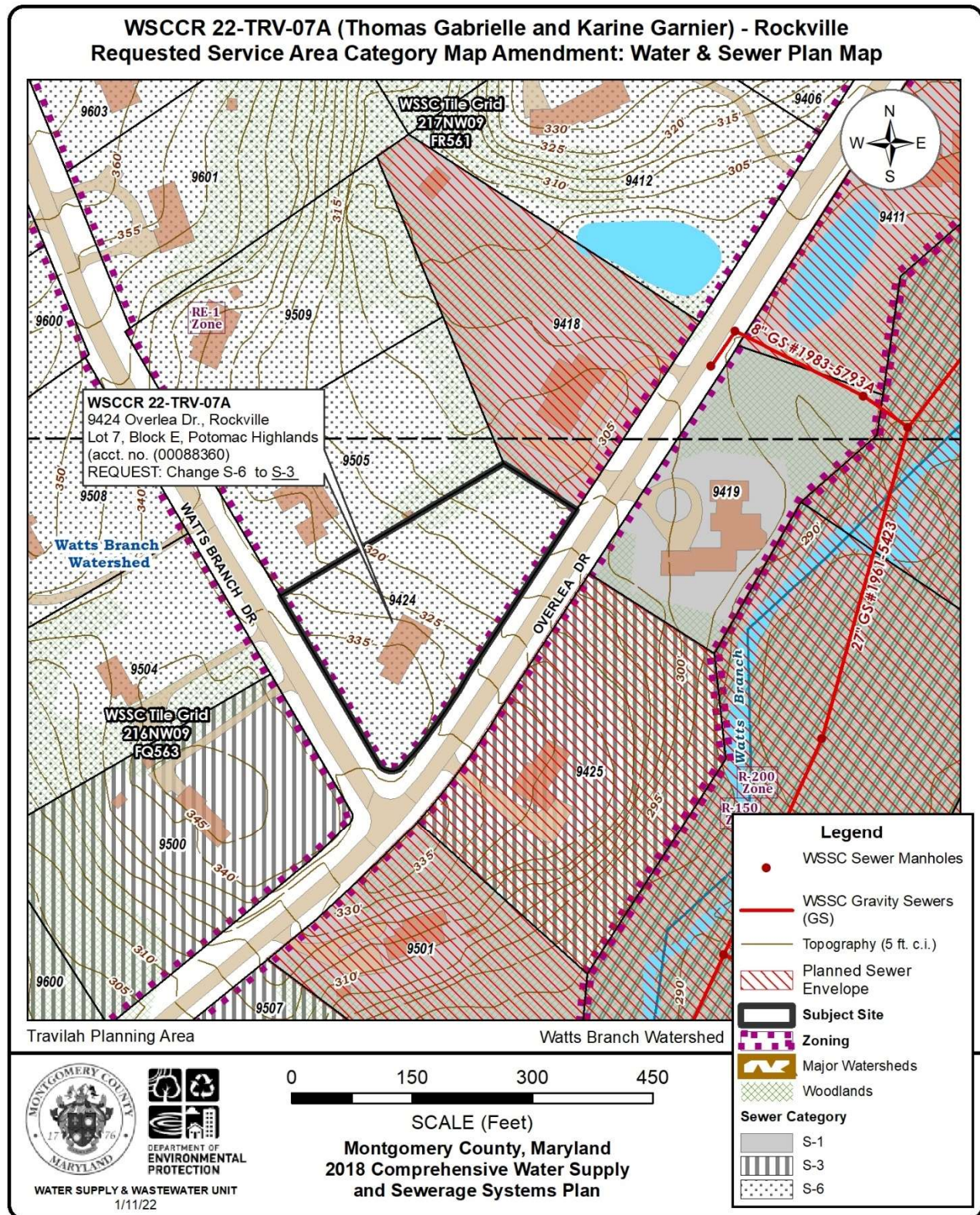
DPS: The septic system was constructed in 1956 and there is no modern septic reserve area.

M-NCPPC – Planning Dept.: This 1.53-acre, RE-1-zoned lot confronts the Potomac sewer envelope as shown in the 2002 Potomac Subregion Master Plan and is eligible for sewer service. Service may be extended within the public right of way, although the sewer main exists for the adjacent lot, the extension distance is significant.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: (not requested)

WSSC - Sewer: Basin: 16-022 2. A 255 foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to the 8-inch Cast Iron sewer line (contract no. 1983-5793A) and would abut approximately 9425 Overlea Dr. in addition to the applicant's parcel. Average wastewater flow from the proposed development: 280 GPD. Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service. Program-sized sewer mains are not required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3). Interceptor capacity is adequate. Treatment capacity is adequate.



WSSCR 22-TRV-08A: Ronald and Debra Gallant

DEP Staff Recommendation: Approve S-1, for one sewer 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">13001 Cleveland Dr., RockvilleLot 16, Block D, Potomac Highlands (acct. no. 00088792)Map tile: WSSC – 217NW09; MD –FR51East side of Cleveland Dr., 700 ft north of the intersection with Overlea Dr.RE-1 Zone; 1.81 ac.Travilah Planning Area Potomac Subregion Master Plan (2002)Watts Branch Watershed (MDE Use I)<u>Existing use</u>: Single-Family Home (built 1960)<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-3</td><td>W-3 (no change)</td></tr><tr><td>S-6</td><td>S-1</td></tr></table> <p><u>Applicant's Explanation</u></p> <p>"I am requesting a sewer category change from S-6 to S-1 under the abutting mains policy. My property abuts the sewer that extends from Cleveland Drive to the intersection with Overlea Drive."</p> <p><i>DEP note: DEP has verified that the house on this lot was constructed before construction of the abutting sewer main, satisfying the abutting mains policy.</i></p>	Existing – Requested – Service Area Categories		W-3	W-3 (no change)	S-6	S-1
Existing – Requested – Service Area Categories							
W-3	W-3 (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 built in 1960. This property is 1.81-acres in size, zoned RE-1. WSSC has confirmed that sewer service can be provided via a connection to the existing 8-inch-diameter sewer main along Cleveland Drive. The county's water and sewer plan policies allow for the provision of public sewer service for properties abutting and predating an existing water main. The existing house, built in 1960, was in place when the abutting sewer main was installed in 1990.

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, for one sewer connection only, community service for properties abutting mains.

Agency Review Comments

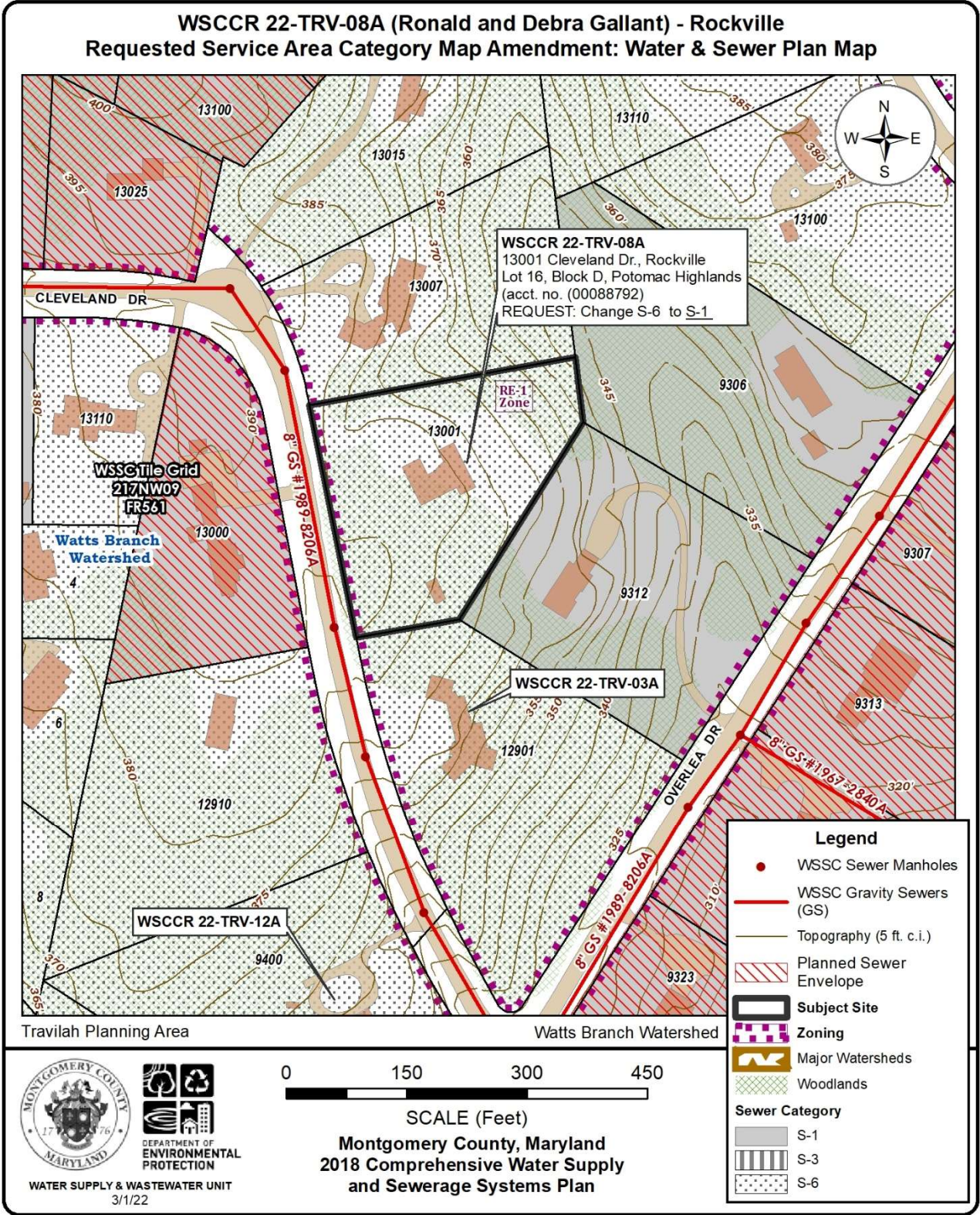
DPS: A septic permit record cannot be located. A septic repair application was submitted to DPS in 2016 but no action was taken on the repair evaluation.

M-NCPPC – Planning Dept.: This 1.81-acre, RE-1-zoned lot is adjacent to and confronts the Potomac sewer envelope as shown in the 2002 Potomac Subregion Master Plan and is eligible for sewer service. The property is also adjacent to existing sewer infrastructure and eligible for a single sewer hookup.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: (not requested)

WSSC - Sewer: MiniBasin: 16 024 - (Watts Branch, Blue Plains). An 8-inch sewer line in Cleveland Drive abuts the property (contract no.1989-8206A). No Sewer extension is required. Average wastewater flow from the proposed development: 274 GPD. Interceptor and Treatment capacity are adequate.



WSSCR 22-TRV-11A: Amelia Oelke

DEP Staff Recommendation: Approve S-3 (Potomac peripheral sewer service policy), 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"> 9406 Overlea Dr., Rockville Lot 4, Block E, Potomac Highlands (acct. no. 00088735) Map tile: WSSC – 217NW09; MD –FR51 West side of Overlea Dr., 250 ft south of the intersection with Cleveland Dr. RE-1 Zone; 2.84 ac. Travilah Planning Area Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) <u>Existing use</u>: Single-Family Home (built 1972) <u>Proposed use</u>: Sewer service for the Existing Single-Family Home 	<p><u>Existing – Requested – Service Area Categories</u></p> <table> <tr> <td>W-3</td><td>W-3 (no change)</td></tr> <tr> <td>S-6</td><td>S-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"I am requesting a sewer category change from S-6 to S-3 under the Potomac Peripheral Sewer Service Policy. My property abuts the Planned Sewer Envelope at an adjoining property. Specifically, the front of my property abuts 9401 and 9411 Overlea Drive across the street, which have had sewer service prior to 2002. "</p>	W-3	W-3 (no change)	S-6	S-3
W-3	W-3 (no change)				
S-6	S-3				

DEP Staff Report: The applicant has requested approval of sewer category S-3 to allow for public sewer service for an existing single-family home. The property is 2.84-acres in size, and in the RE-1 zone. The property is located at the periphery of the planned public sewer service envelope. To qualify for the Consistent with Existing Plans, Potomac Peripheral Service Policy, the property must at a minimum abut or confront the planned sewer envelope. The property confronts the planned sewer envelope across Overlea Drive.

M-NCPPC staff support public sewer service to the property. M-NCPPC Parks confirm there are no park impacts, provided the sewer main extension can be installed within the right-of-way of Overlea Drive, which WSSC has confirmed. WSSC confirms that a sewer main extension to this property to provide public sewer service can be supported. The extension of a sewer main within a public right-of-way (Overlea Dr.) is consistent with the Potomac peripheral sewer service policy.. DEP staff recommendation is for the approval of category S-3, consistent with existing plans.

Agency Review Comments

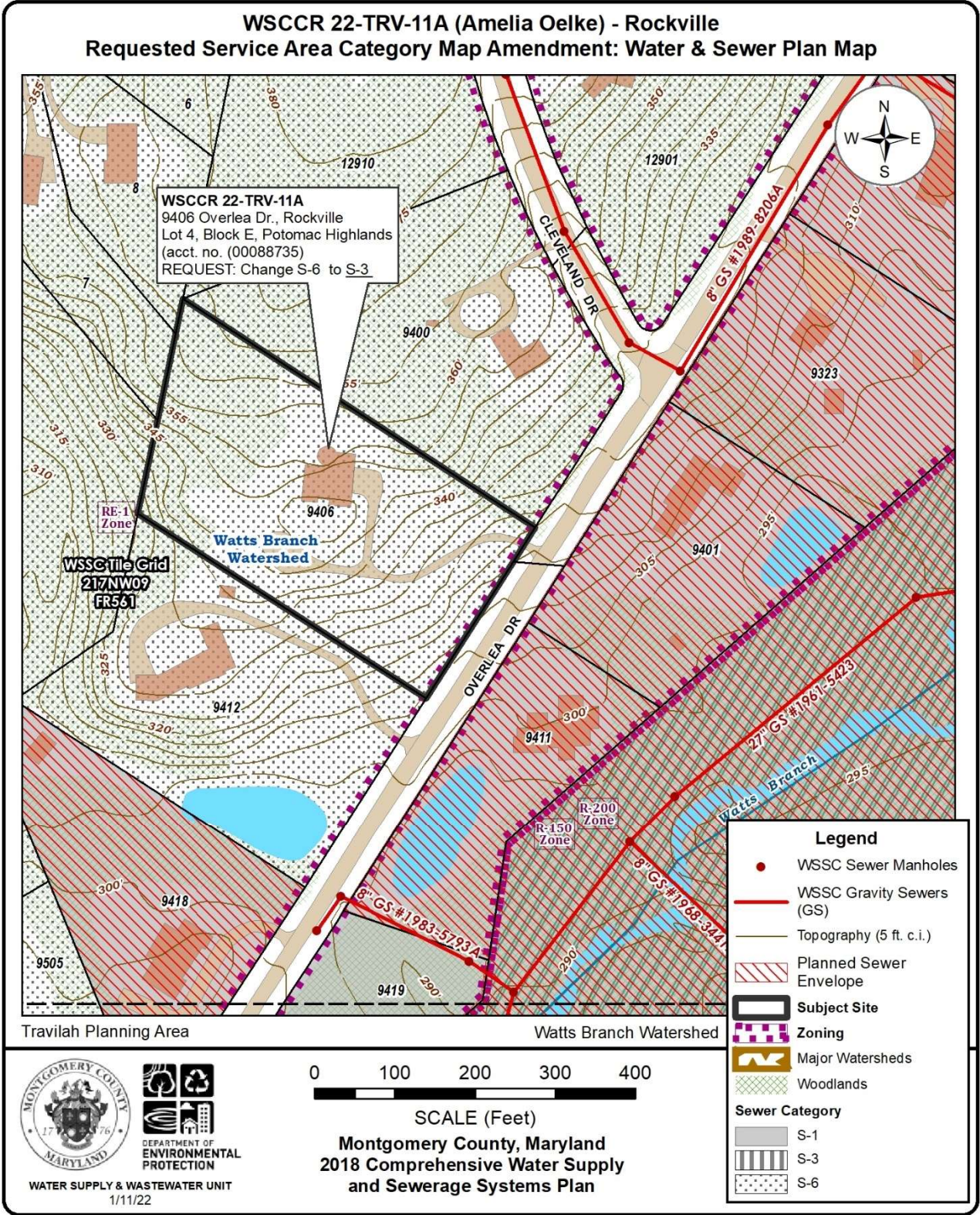
DPS: The septic system was constructed in 1971 and there is no septic reserve area.

M-NCPPC – Planning Dept.: This 2.84-acre, RE-1-zoned lot confronts the Potomac sewer envelope as shown in the 2002 Potomac Subregion Master Plan and is eligible for sewer service. Service may be extended within the public right of way.

M-NCPPC – Parks Planning: No park impacts as long as the connection is done on Overlea Dr. Connection should not cut across Watts Branch.

WSSC - Water: (not requested)

WSSC - Sewer: Basin: Watts Branch. A 350-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an existing 8-inch sewer in Overlea Drive (contract #1983- 5793A) and would abut approximately 2 properties in addition to the applicant's. Construction of this extension may involve the removal of trees. BE ADVISED: This property is in the Glen Hills Special Sewer Service Planning area. Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.



WSSCR 22-TRV-12A: Don Titzman

DEP Staff Recommendation: Approve S-1, for one sewer 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"> 9400 Overlea Dr., Rockville Lot 3, Block E, Potomac Highlands (acct. no. 00088028) Map tile: WSSC – 217NW09; MD –FR51 Northwest side of Overlea Dr., at the intersection with Cleveland Dr. RE-1 Zone; 2.75 ac. Travilah Planning Area Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) <u>Existing use</u>: Single-Family Home (built 1958) <u>Proposed use</u>: Sewer service for the Existing Single-Family Home 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-3</td><td>W-3 (no change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"I am requesting a sewer category change from S-6 to S-1 under the abutting mains policy. My property abuts the sewer that extends from Cleveland Drive to the intersection with Overlea Drive. My house, although listed as 9400 Overlea Drive, was built so that it actually "fronts" to Cleveland Drive. The Cleveland Drive sewer main is directly across the street (using 12901 Cleveland Drive as a reference address. "</p> <p><i>DEP note: DEP has verified that the house on this lot was constructed before construction of the abutting sewer main, satisfying the abutting mains policy.</i></p>	W-3	W-3 (no change)	S-6	S-1
W-3	W-3 (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 built in 1958. This property is 2.75-acres in size, zoned RE-1. WSSC has confirmed that sewer service can be provided via a connection to the existing 8-inch-diameter sewer main along Cleveland Drive. The county's water and sewer plan policies allow for the provision of public sewer service for properties abutting and predating an existing water main. The existing house, built in 1958, was in place when the abutting sewer main was installed in 1990.

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, for one sewer connection only, community service for properties abutting mains.

Agency Review Comments

DPS: A septic permit record could not be located.

M-NCPPC – Planning Dept.: This 2.75-acre, RE-1-zoned lot confronts the Potomac sewer envelope as shown in the 2002 Potomac Subregion Master Plan and is eligible for sewer service. The property is also adjacent to existing sewer infrastructure and eligible for a single sewer hookup.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: (not requested)

WSSC - Sewer: Basin: 16-024. An 8-inch sewer line in Cleveland Drive abuts the property (WSSC Contract # 1989- 8206A). Average wastewater flow from the proposed development: 280 GPD. Program-sized sewer mains are not required to serve the property. Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service. Interceptor capacity is adequate. Treatment capacity is adequate.

