

**PROPOSED CATEGORY MAP AMENDMENTS
MONTGOMERY COUNTY COMPREHENSIVE WATER SUPPLY
AND SEWERAGE SYSTEMS PLAN – 2023-2 GROUP
FOUR ADMINISTRATIVE CASES**

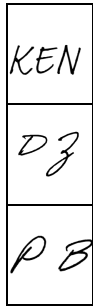
Description

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

COMPLETED: 3-14-2023

MCPB
Item No. 10
March 23, 2023

2425 Reedie Drive
Floor 14
Wheaton, MD 20902



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

Don Zeigler, Supervisor, Upcounty Planning Division, Donnell.Zeigler@montgomeryplanning.org, 301-495-4583

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

LOCATION:

Four Locations in the Upcounty

MASTER PLANS

2006 *Damascus Master Plan*

2002 *Potomac Subregion Master Plan*

1980 *Agricultural and Rural Open Space*

Functional Master Plan

PROPERTY SIZE

Various

APPLICATION

2023-2 Administrative Water and Sewer
Category Change Requests

ACCEPTANCE DATE:

March 2, 2023

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 Four 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 recommending approval of each case is consistent with the County Executive Staff recommendations.

SECTION II

RECOMMENDATIONS

WSCCR 23-DAM-02A: Zoor, LLC

The applicant has requested approval of sewer category S-1 to allow for public sewer service for the proposed 30 townhouse dwelling units. This property is 2.71 acres in size, zoned CRT-1.0, and is located within the County's planned public sewer service envelope. This property is within the 2006 *Damascus Master Plan* water and sewer envelope and is also eligible for sewer service.

Staff Recommendation: Approve S-3

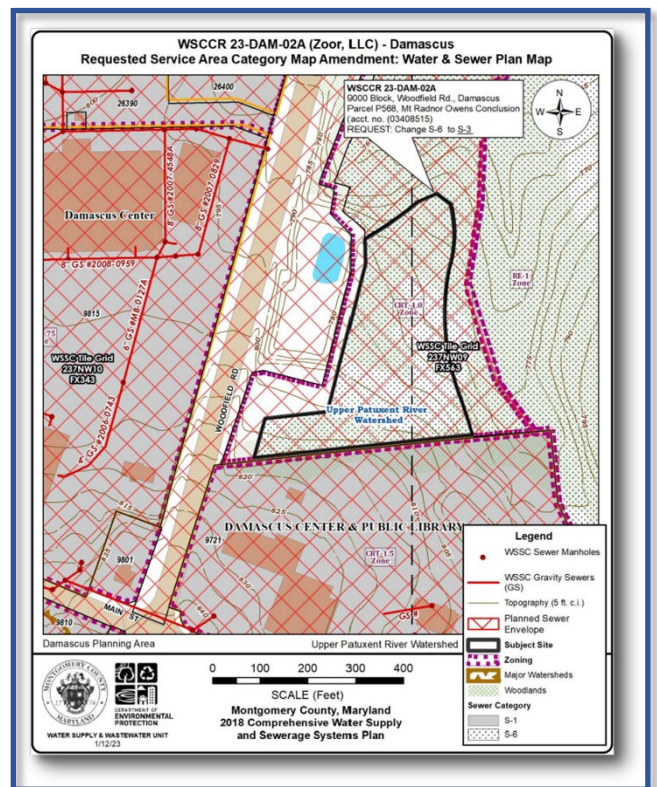


Figure 1 – Page 5, Attachment A

WSSCR 23-LSN-01G: Maryland- National Capital Park and Planning Commission

The subject properties are within the 1980 *Preservation of Agriculture and Rural Open Space Functional Master Plan* area and just outside the 1989 *Germantown Master Plan* boundary. The properties have recently been acquired by the Department of Parks to become part of South Germantown Recreational Park and developed as a cricket field. The 644-acre Park straddles the boundary of the two master plans and is part of the Germantown greenbelt. Both water and sewer service have been extended to the park. In previous requests for service to these properties, the Planning Board determined that service would be inconsistent with master plan recommendations due to the high-density housing and institutional uses being proposed. In this case, with the annexation of the properties into the existing park, development in the traditional sense is not anticipated. Allowing “selective and limited expansion of public water and sewer service will support and help implement the preservation recommendations expressed in this Plan”. The provision of water service to these properties will not in encroach on the goals of the Agriculture and Rural Open Space Functional Master Plan.

Staff Recommendation: Approve W-3

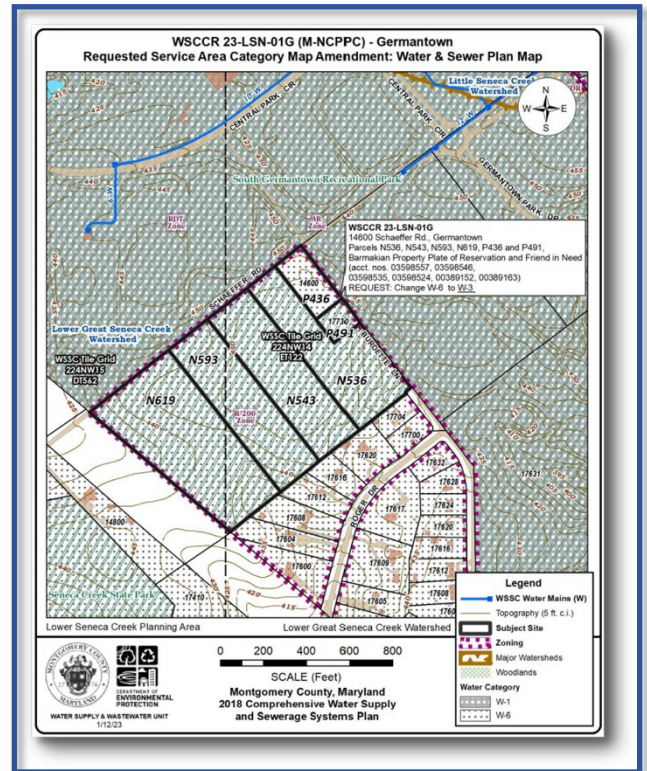


Figure 2 - Page 8, Attachment A

WSCCR 23-POT-02A: Florence Richman

The applicant has requested approval of sewer category S-1 to allow for public sewer service for the relief of a failed septic system. The property is 1.25 acres in size, and in the R-200 zone. The property is located within the planned public sewer service envelope and is eligible for sewer service.

Staff Recommendation: Approve S-1

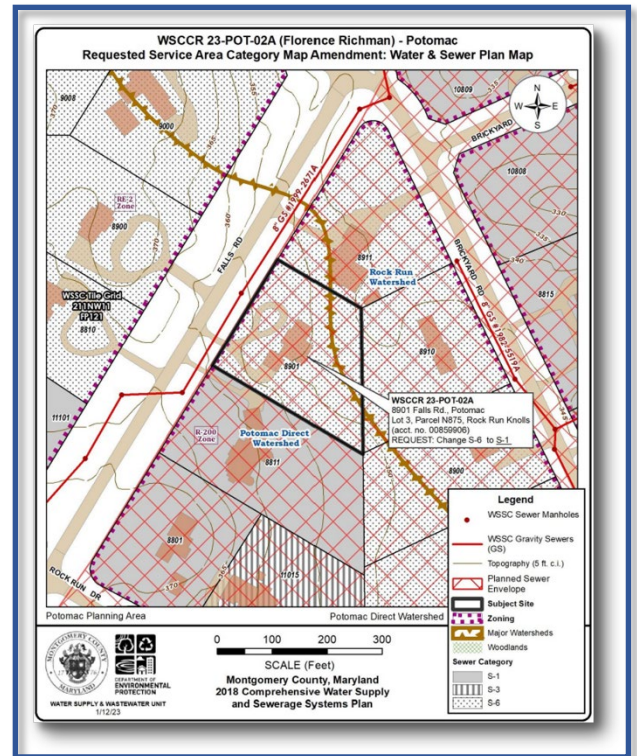


Figure 3 – Page 13, Attachment A

WSCCR 23-POT-02A: Florence Richman

The applicant has requested approval of sewer category S-3 to allow for public sewer service for the renovation of an existing home, and construction of an Accessory Dwelling Unit (ADU). The property is 1.11 acres in size, and in the R-200 zone. The property is located within the planned public sewer service envelope and is eligible for sewer service.

Staff Recommendation: Approve S-3

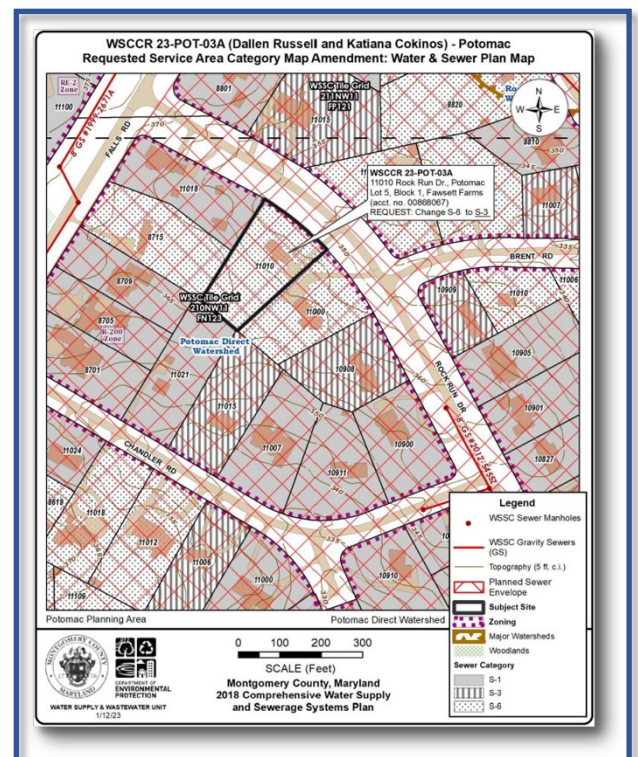


Figure 3 – Page 15, Attachment A

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



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adriana Hochberg
Acting Director

March 2, 2023

NOTICE OF AD 2023-2 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 2023-2 for Water and Sewer Plan Amendments**

DATE & TIME: **Wednesday, April 5, 2023, 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 (WSSCR) to the County's 2018 Comprehensive Water Supply and Sewerage Systems Plan:

WSSCR 23-DAM-02A... Zoor, LLC
WSSCR 23-LSN-01G... M-NCPPC
WSSCR 23-POT-02A... Florence Richman
WSSCR 23-POT-03A... Dallen Russell and Katiana Cokinos

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 DEP's administrative public hearing is optional for agency staff, applicants, and others. 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 April 12, 2023.

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\2023\AD-2023-2\ad-hearing-notice-2023-2.docx

cc: Evan Glass, President, Montgomery County Council
Linda Kobylski, Jason Flemming & Megan Wilhelm, DPS
Jeffery Zyontz, 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

23-DAM-02A... Zoor, LLC
... David McKee, Benning and Associates, Inc.
23-LSN-01G... M-NCPPC
23-POT-02A... Florence Richman
... Dennis Leapley, Leapley Construction
23-POT-03A... Dallen Russell and Katiana Cokinos
... Angelo Petraglia, Cole Group, LLC

Civic Organizations and Other Public Interest Groups

Nature Forward
Greater Glen Mill Community Association
Greater Glen Hills Coalition LLC
Greater Olney Civic Association
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
Potomac Highlands Citizens Association
West Montgomery County Citizens Association

WSSCR 23-DAM-02A: Zoor, LLC

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"> 9000 Block, Woodfield Rd., Damascus Parcel P568, Mt Radnor Owens Conclusion (acct. no. 03408515) Map tile: WSSC – 237NW10; MD –FX43 East side of Woodfield Rd., 400 ft. North of the intersection with Main St. CRT-1.0 Zone; 2.71 ac. Damascus Planning Area Damascus Master Plan (2006) Upper Patuxent River Watershed (MDE Use III) <u>Existing use:</u> unimproved <u>Proposed use:</u> 30 Town Homes 	<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>*Within the planned public sewer service envelope</p> <p><u>Applicant's Explanation</u></p> <p>"The property is zoned CRT and we intend to submit subdivision plans for approximately 30 townhouse dwelling units. Public sewer will be needed to develop this property in accordance with the CRT zone. Public sewer is available at the intersection of Woodfield Road and State Route 108 approximately 400 feet south of the property. The sewer system must be extended to the site in Woodfield Road and into the property to serve the planned dwellings. A sewer category change to S-3 is needed prior to submitting plans for the extension to the WSSC."</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-1 to allow for public sewer service for the proposed 30 townhouse dwelling units. This property is 2.71 acres in size, zoned CRT-1.0, and is located within the County's planned public sewer service envelope. WSSC has indicated that sewer service can be provided, contingent on the completion of the Damascus Wastewater Pump Station (WWPS) relocation project. The property will require an approximately 400' main extension, to connect to a planned main along Woodfield Road, being built as part of the WWPS relocation project. 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, consistent with the recommendations in the 2006 Damascus Master Plan. 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. S-3, rather than the requested S-1, is recommended because the site will need sewer main extensions to implement public sewer service.

Agency Review Comments

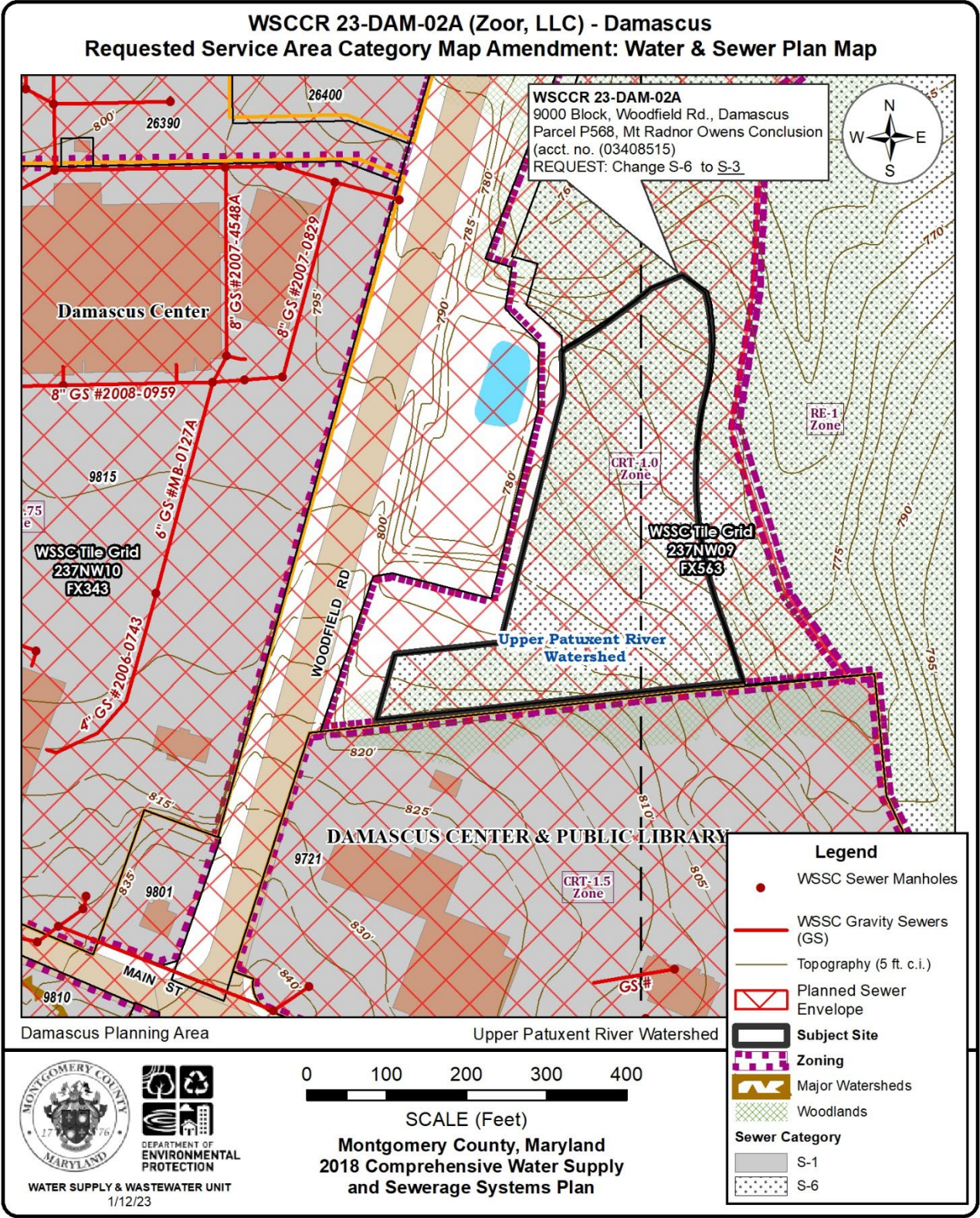
DPS: This Property is not currently served by a well or septic system.

M-NCPPC – Planning Dept.: This property is within the 2006 Damascus Master Plan recommended sewer envelope and is eligible public sewer service.

M-NCPPC – Parks Planning: No apparent park impacts.

WSSC - Water: (not requested)

WSSC - Sewer: Seneca Creek Basin. CIP Project S-94.13 relocates the Damascus Wastewater Pump Station (WWPS). WSSC Water has begun the design for the WWPS replacement, which will be located downhill from the property. Sewer service to the property will be dependent on the WWPS Project with sanitary service flowing westward towards Woodfield Road and into the sewer mains constructed with the WWPS Project. An approximate 400' sewer main extension north along Woodfield Road will be required. 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 (Maryland Code Annotated, Public Utilities Article, §23-301). Average wastewater flow from the proposed development: 6,450 GPD. The new Damascus Town Center WWPS will be designed to handle growth within the planned service area.



WSSCR 23-LSN-01G: Maryland National Capital Park and Planning Commission

DEP Staff Recommendation: Approve W-3, restricted to a public facility use only, Administrative policy V.D.2.a.: Community Service for Public Facilities

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> 14600 Schaeffer Rd. & 17730 Burdette Ln., Germantown Parcels N536, N543, N593, and N619, Barmakian Property Plat of Reservation and Parcels P436 and P491, Friend in Need (acct. nos. 03598557, 03598546, 03598535, 03598524, 00389152, 00389163) Map tile: WSSC – 224NW15 and 224NW14; MD –ET12 and DT62 South side of Schaeffer Rd., West of the intersection with Burdette Ln. – South Germantown Recreational Park R200 Zone; 22.46 total ac. Lower Seneca Planning Area Agricultural and Rural Open Space Master Plan (1980) Lower Great Seneca Creek Watershed (MDE Use I) <u>Existing use</u>: Cricket Field <u>Proposed use</u>: Irrigation for Cricket Field 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6* W-3</p> <p>S-6 S-6 (no change)</p> <p>*Outside the planned public water service envelope.</p> <p><u>Applicant's Explanation</u></p> <p>"Irrigation. We have installed a cricket field in this location, and the surface of the site is vegetated."</p>

DEP Staff Report: The applicant has requested approval of water category W-3 to allow for public water service for a cricket field irrigation system. The properties are 22.46 total acres in size, and in the R-200 zone. Although the properties are located outside the planned public water service envelope, community water service can be considered to serve public facilities.

M-NCPPC staff conclude that public water service to the properties is consistent with the recommendations in the 1980 Agriculture and Rural Open Space Master Plan. M-NCPPC Parks have indicated the need for public water service, to maintain the public facilities in peak condition year-round. WSSC confirms that sewer service can be supported. DEP staff recommendation is for the approval of category W-3, restricted to public facility use only, Community Service for Service for Public Facilities. An approval action for this request will not add this site to the planned public water service envelope.

Agency Review Comments

DPS: 17730 Has record of a septic system that was installed in 1970 and a well that was installed in 1971. We have no record of well or septic for 14600 Schaffer.

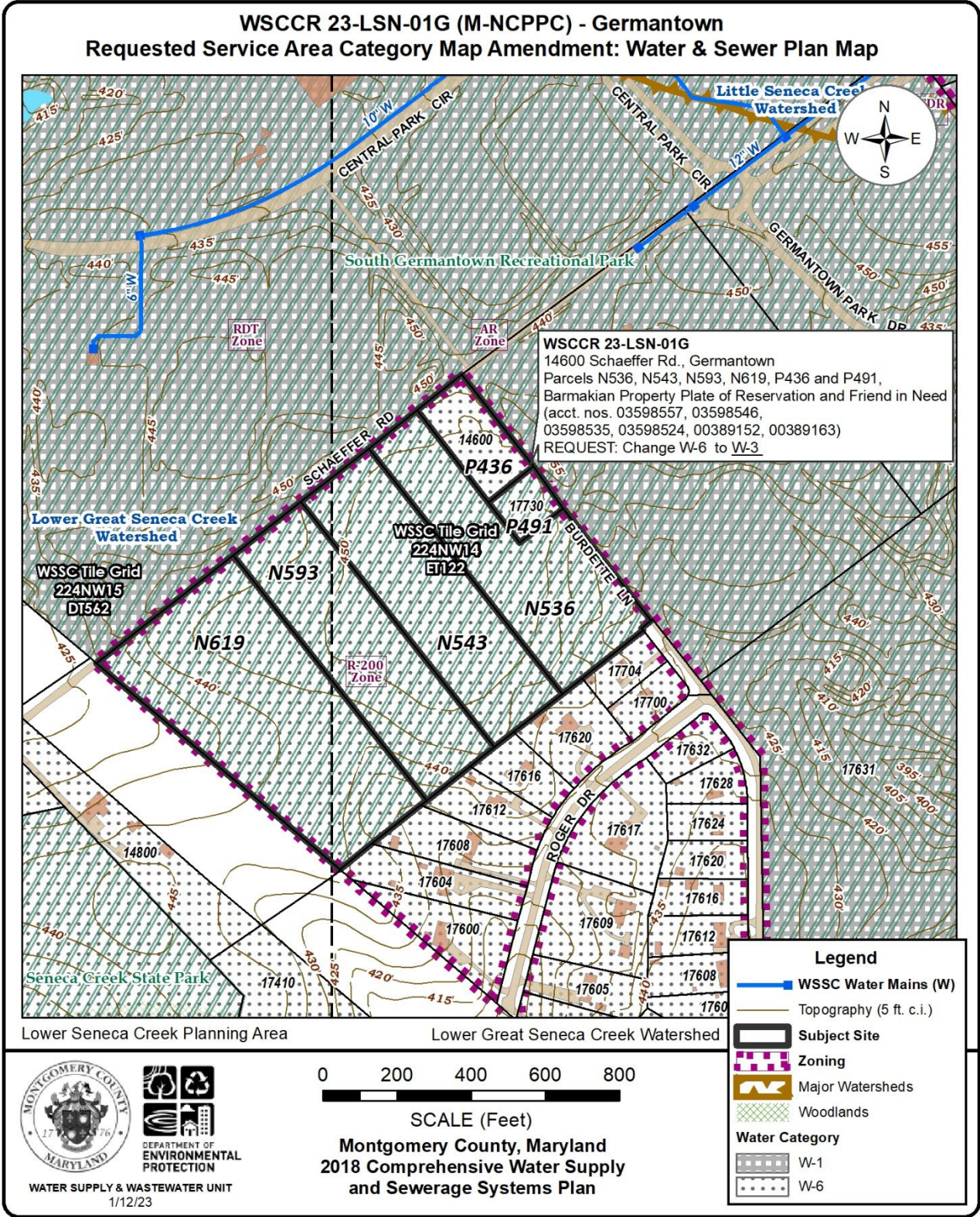
M-NCPPC – Planning Dept.: The subject properties are within the 1980 Preservation of Agriculture and Rural Open Space Functional Master Plan area, just outside the 1989 Germantown Master Plan boundary. The properties have recently been acquired by the Department of Parks to become part of South Germantown Recreational Park and developed as a cricket field. The Park straddles the boundary of the two master plans and is part of the Germantown greenbelt. Both water and sewer service have been extended to this park. In previous requests for service to these properties, the Planning Board determined that service would be inconsistent with master plan recommendations due to the housing and institutional uses being proposed. In this case, with the annexation of the properties into the existing park, development in the traditional sense is not

anticipated. Allowing “selective and limited expansion of public water and sewer service will support and help implement the preservation recommendations expressed in this Plan”. The provision of water service to these properties will not in encroach on the goals of the 1980 Agriculture and Rural Open Space Master Plan.

M-NCPPC – Parks Planning: The Parks Department has created a cricket field at South Germantown Recreational Park to meet the demands of a diverse community in Montgomery County. This site was developed to accommodate two cricket fields and one has been completed and in service since 2019. In order to keep our field in peak condition and provide year-round play, we need to install irrigation systems on par with the rest of South Germantown Recreational Park, as well as the entire gold-medal park system standards of M-NCPPC. Therefore, we are requesting a change from W-6 to W-3.

WSSC – Water: Water pressure zone: 660A. A 650-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to 12” W in Schaeffer Rd (contract no.1999-2610B) that would abut to the applicant’s property. 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 23-POT-02A: Florence Richman

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">• 8901 Falls Rd., Potomac• Lot 3, Parcel N875, Rock Run Knolls (acct. no. 00859906)• Map tile: WSSC – 211NW11; MD –FP21• East side of Falls Rd., 375 ft south of the intersection with Brickyard Rd.• R200 Zone; 1.25 ac.• Potomac Planning Area Potomac Subregion Master Plan (2002)• Potomac Direct Watershed (MDE Use I)• <u>Existing use</u>: Single Family Home (built 1960)• <u>Proposed use</u>: Public Sewer Service for the Single Family Home	<table><tr><th colspan="2"><u>Existing – Requested – Service Area Categories</u></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>*Inside the planned public sewer service envelope.</p> <p><u>Applicant's Explanation</u></p> <p>"Septic system failure."</p> <p><i>DEP Note: Expedite sewer service request based on the septic system failure issued to WSSC Water on 11/4/2022.(See pages 10-12)</i></p>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (no change)	S-6*	S-1
<u>Existing – Requested – Service Area Categories</u>							
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 relief of a failed septic system. The property is 1.25 acres in size, and in the R-200 zone. The property is located within the planned public sewer service envelope. To qualify for the Consistent with Existing Plans, the property must be within the planned sewer envelope. The property also abuts an existing 8" sewer main along Falls Road.

M-NCPPC staff conclude that public sewer service to the property is consistent with the recommendations in the 2002 Potomac Subregion Master Plan. M-NCPPC Parks confirm there are no park impacts. WSSC confirms that sewer service can be supported. DEP staff recommendation is for the approval of category S-1, consistent with existing plans.

Agency Review Comments

DPS: The septic system for this property has been successfully abandoned.

M-NCPPC – Planning Dept.: This R-200-zoned property is in the 2002 Potomac Subregion Master Plan area and developed with a single-family home. It is within the master plan sewer envelope. The lot is eligible for sewer service.

M-NCPPC – Parks Planning: No apparent park impacts.

WSSC - Water: (not requested)

WSSC - Sewer: Basin: Rock Run. An 8-inch sewer line in Fall Road abuts the property (1999-2617A). A sewer extension is not required to connect this property. Average wastewater flow from the proposed development: 280 GPD. Interceptor capacity is adequate. Treatment capacity is adequate.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adriana Hochberg
Acting Director

MEMORANDUM

November 4, 2022

TO: Ray Chicca, Division Chief, Development Services Group
Luis Tapia, Unit Coordinator, DSD Permit Services
Washington Suburban Sanitary Commission

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

SUBJECT: Public Service Relief for Onsite Systems Problems

We request WSSC's assistance in expediting the provision of public service to the following property:

Sewer Service: 8901 Falls Road, Potomac

Property I.D.:	Parcel N875, Lot 3, Rock Run Knolls; acct.no. 00859906 – (SDAT tax map: FP21)
Owners:	Florence Richman
WSSC grid:	211NW11
Planning Area:	Potomac
Categories:	Water: W-1 Sewer: S-6
Zoning/Size:	R-200, 1.26 ac.
Watershed:	Potomac Direct

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service, due to the observed failure by DPS on November 3, 2022. An existing sewer main (contract #1999-2671A) abuts the property along Falls Road.

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. The property owners have filed a request with DEP for a service area change from S-6 to S-1 (WSSCC No., 23-POT-02A).

Given these conditions, we expect that it is reasonable to program relief of this public health problem by expediting the provision of public sewer service via WSSC-Water's systems as soon as possible. We would appreciate your assistance in this matter.

The property owner will need to contact WSSC-Water to begin the application process for public sewer service. Neither DEP nor DPS staff can initiate a WSSC-Water service application on the owner's behalf.

Ray Chicca and Luis Tapia, WSSC
November 4, 2022

Page 2

For a sewer main connection to an existing main, the owner can contact the WSSC Permit Services Section at either 301-206-4003 or onestopshop@wsscwater.com. Additional information is available at the WSSC-Permits website at <https://www.wsscwater.com/work-with-us/permit-services>.

If you have any questions, or if there are significant problems related to provision of sewer service, please contact either me at george.dizeles@montgomerycountymd.gov or 240-777-7755.

Attachments (see pages 3 and 4)

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cc: Lisa Sine and April Snyder, Permit Services Unit, WSSC-Water
Steven Shofar, Chief, Intergovernmental Affairs Division, DEP
Heidi Benham and Kim Beall, Well and Septic Section, DPS
Jason Sartori, Functional Planning Division, M-NCPPC
Patrick Butler, Donnell Zeigler and Katherine Nelson, Upcounty Planning Division, M-NCPPC
Dennis Leapley, Leapley Construction
Florence Richman

Ray Chicca and Luis Tapia, WSSC
November 4, 2022

Page 3



Memorandum

November 3, 2022

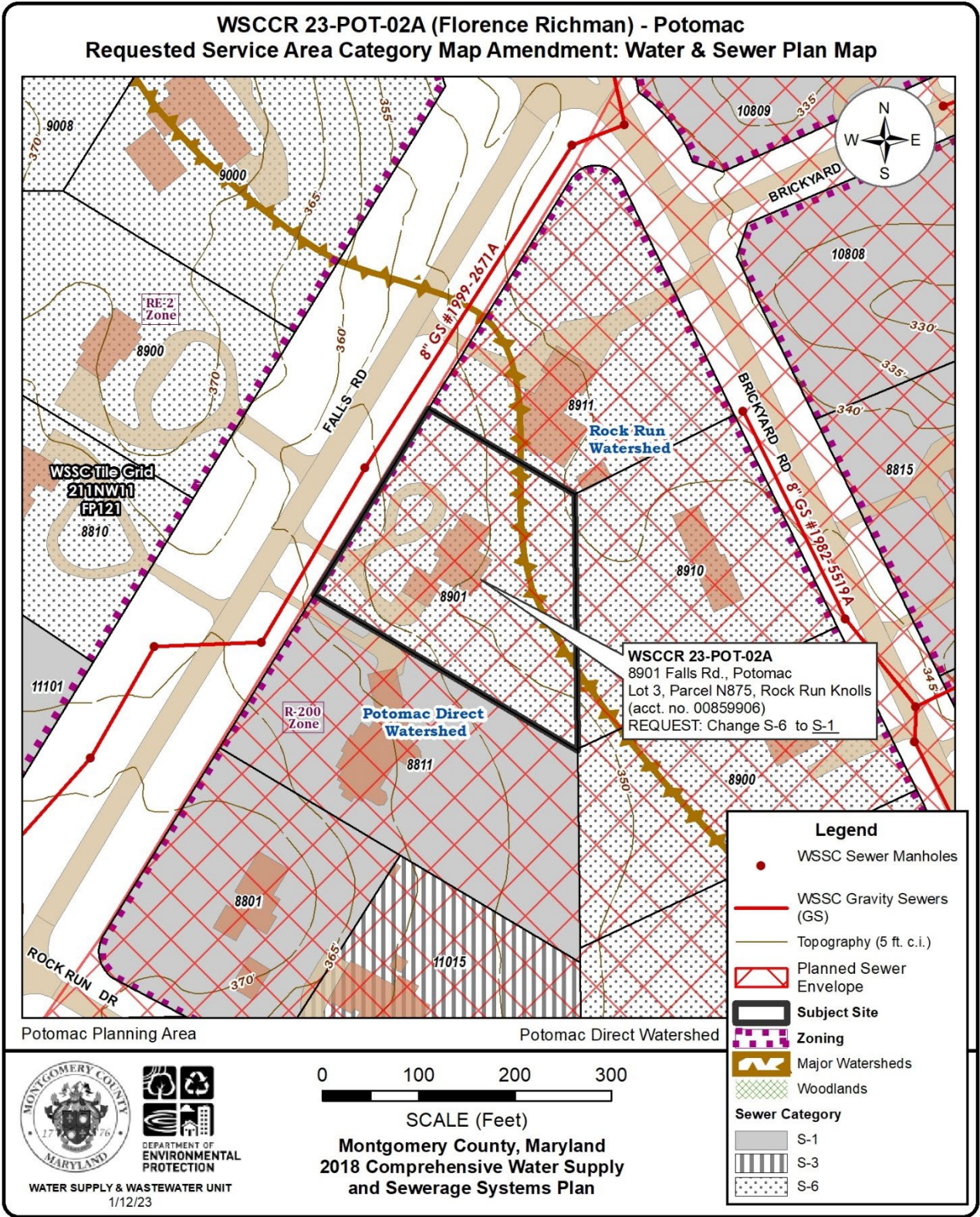
To: George Dizelos
Department of Environmental Protection
Montgomery County Environmental Protection
255 Rockville Pike
Rockville, Maryland 20850

From: Megan Wilhelm, LEHS
Well and Septic Section
Montgomery County Permitting Services
2425 Reedie Dr. 7th Floor
Wheaton, MD 20902

Subject: Request for Sewer Connection

Location: 8901 Falls Rd
Potomac, MD 20854

The owners of the dwelling at the location noted above have requested our assistance in getting an expedited sewer connection due to a failing septic system. The failure has been verified by field Inspector, Jared Sluzalis, LEHS. It appears that the property is in category S-6 but a sewer connection is available.



WSSCR 23-POT-03A: Dallen Russell and Katiana Cokinos

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"> 11010 Rock Run Dr., Potomac Lot 5, Block 1, Fawsett Farms (acct. no. 00868067) Map tile: WSSC – 210NW11; MD –FN23 South side of Rock Run Dr., 160 ft west of the intersection with Brent Rd. R200 Zone; 1.11 ac. Potomac Planning Area Potomac Subregion Master Plan (2002) Potomac Direct Watershed (MDE Use I) <u>Existing use</u>: Single Family Home (built 1969) <u>Proposed use</u>: Public Sewer Service for the Single Family Home with addition of an Accessory Dwelling Unit (ADU) 	<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-3</td></tr> </table> <p>*Inside the planned public sewer service envelope.</p> <p>Applicant's Explanation</p> <p>"I request a change in sewer category so as to facilitate an upcoming renovation and addition to the property this spring. The existing septic field is not sufficient; the preliminary designs for a new main and reserve septic fields would conflict spatially with the addition. There is not enough space on the site for both the modernization of the structure and the septic system. Furthermore, there are multiple sewer mains, both pressurized and gravity fed, within 450' of the site which serve neighboring properties. Please allow us to improve our property, and the neighborhood at large by changing the sewer category to S-3 and allowing us to work with WSSC to extend on of the sewer mains to our property."</p>	W-1	W-1 (no change)	S-6*	S-3
W-1	W-1 (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 the renovation of an existing home, and construction of an Accessory Dwelling Unit (ADU). The property is 1.11 acres in size, and in the R-200 zone. The property is located within the planned public sewer service envelope. To qualify for the Consistent with Existing Plans, the property must be within the planned sewer envelope. The property will require a 500-ft sewer extension to connect to an existing 8" sewer main along Falls Road. WSSC Water notes that the needed sewer extension will abut four additional properties. One property is designated as S-6; the others are designated as S-1 or S-3. M-NCPPC staff conclude that public sewer service to the property is consistent with the recommendations in the 2002 Potomac Subregion Master Plan. M-NCPPC Parks confirm there are no park impacts. WSSC confirms that sewer service can be supported. DEP staff recommendation is for the approval of category S-1, consistent with existing plans.

Agency Review Comments

DPS: This property currently has a permit for a 4 bedroom septic system installed in 1968. This property does not have an established SRA [septic reserve area].

M-NCPPC – Planning Dept.: This R-200-zoned property is in the 2002 Potomac Subregion Master Plan area and developed with a single-family home. It is within the master plan sewer envelope. The lot is eligible for sewer service

M-NCPPC – Parks Planning: No apparent park impacts.

WSSC - Water: (not requested)

WSSC - Sewer: Basin: Rock Run. A 500-foot-long non-CIP-sized gravity and low pressure sewer extension is required to serve the property. This extension would connect to an 8" sewer (contract 1999-2671A) [along Falls Rd.] and would abut approximately four properties in addition to the applicant's. Average wastewater flow from the proposed development: 280 GPD. Program-sized sewer main is not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

