



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
County Executive

Jon Monger  
Director

E-MAIL TRANSMITTAL

**Interagency Water/Sewer Map Amendment Review**

July 8<sup>th</sup>, 2024

TO: Tom Gingrich, Fred Mejias, and Luis Tapia, Development Services Division  
Washington Suburban Sanitary Commission

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

Geoffrey Mason, Parks Planning & Stewardship Division  
Maryland – National Capital Park and Planning Commission

Heidi Benham, Well and Septic Section  
Department of Permitting Services

Wade Yost, Town Manager, Town of Poolesville

FROM: Tim Williamson, Planning Specialist III, Water Supply and Wastewater Unit  
Watershed Restoration Division, Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW –**2024-Q4 REVIEW GROUP**

Included with this message is information that identifies four (4) new individual water/sewer service area category change requests (WSCCRs) for your review and comment. This information will also be posted to [www.montgomerycountymd.gov/waterworks](http://www.montgomerycountymd.gov/waterworks) as a PDF. These requests will be considered as proposed amendments to the County's *Comprehensive Water Supply and Sewerage Systems Plan*. I would greatly appreciate receiving your review comments on these requests no later than **Thursday, August 31st, 2024**. Please notify me no later than Friday, July 26, 2024, if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2024-3, which will include all eligible FY 2023 fourth quarter and FY 2024 first and second quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. We anticipate that requests requiring County Council consideration will be transmitted to the Council in the Fall of 2024. DEP's recommendation process for the requests will be based in part on the review comments your agencies provide.

Note that the listing of the following requests under the administrative process versus the Council process is a preliminary determination and certainly subject to change as they proceed through the review process.

Anticipated Administrative Action WSCCRs  
24-PVL-01A... Gary J & J L Hartz  
24-OLN-02A... Mario Calix  
24-TRV-05A... Saliba & Chami

Anticipated County Council WSCCRs  
None at this time

Undetermined WSCCRs  
24-POT-02A... Luke Hendrix

Please do not hesitate to contact me at either [timothy.williamson@montgomerycountymd.gov](mailto:timothy.williamson@montgomerycountymd.gov) or 240-579-3116 if you have any questions concerning these category change requests or the review schedules.

R:\Programs\Water\_and\_Sewer\CCRs\CCR-Review-Process\2024CCR-review-process\2024-Q1-2\2023-q4-2024-q1--review-pckt.docx

cc: Agencies

Amy Stevens, DEP-Watershed Restoration Division  
Keith Levchenko, County Council  
Jamey Pratt and Donnell Zeigler, Upper County Planning, M-NCPPC  
Mark Symborski, Functional Planning, M-NCPPC  
Christina Sorrento, Chief, Intake and Regulatory Coordination Division, M-NCPPC  
Ray Chicca, Development Services Division, WSSC Water  
D. Lee Currey, Water and Science Administration, MDE  
Susan Llareus, MDP

Category Change Applicants & Interested Parties

24-POT-02A... Luke Hendrix  
24-PVL-01A... Gary J & J L Hartz  
24-OLN-02A... Mario Calix  
24-TRV-05A... Rima Saliba & Ralph Chami

Civic Organizations and Other Public Interest Groups

Brickyard Coalition Inc.  
North Potomac Citizens Association Inc  
Northen Montgomery County Alliance  
North Potomac Citizens Association Inc  
Avenel Community Association Inc  
Birnam Wood Community Association  
Country Place Citizens Association  
Montgomery Square Citizens Association  
Newbridge Citizens Association  
Potomac Chamber of Commerce  
Allanwood Gayfields Willson Hills Civic  
Laughlin Lane Civic Association  
Layhill Civic Association  
Greater Olney Civic Association  
Montgomery County Civic Federation  
Montgomery Coalition to Stop Sewer Sprawl  
Nature Forward  
Northern Montgomery County Alliance  
Potomac Highlands Citizens Association  
West Montgomery County Citizens Association

Adjacent and Confronting Property Owners

DEP will send a notice to each owner of properties adjacent to and confronting these category change request sites advising them about the filing of these requests.

**[1] 24-POT-02A: Luke Hendrix**

Anticipated Action Path: Undetermined

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification												
<ul style="list-style-type: none"> <li>• 11033 Fawsett Rd., Potomac</li> <li>• Lot 16, Block 5, Fawsett Farms (acct. no. 00868056)</li> <li>• Map tile: WSSC - 210NW11; MD - FN123</li> <li>• Northside of Fawsett Rd., approximately 800 ft from MacArthur Blvd.</li> <li>• R-200 Zone; 1.2 acres</li> <li>• Potomac Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Potomac Direct Watershed (MDE Use IP)</li> <li>• <u>Existing use</u>: Single-Family Home <u>Proposed use</u>: Water and sewer service for the existing single-family home.</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center; border-bottom: 1px solid black;">Existing – <b>Requested</b> – Service Area Categories</td> </tr> <tr> <td style="width: 50%;">W-3</td> <td style="width: 50%; text-align: center;"><b>W-1</b></td> </tr> <tr> <td>S-6</td> <td style="text-align: center;"><b>S-1</b></td> </tr> <tr> <td colspan="2">Within planned public water and sewer service envelope.</td> </tr> <tr> <td colspan="2" style="border-bottom: 1px solid black;">Applicant's Explanation</td> </tr> <tr> <td colspan="2"> <i>"Requesting a change in category to change the property noted to use public water and sewer. Currently, the property uses on-site water and sewer. Other nearby properties along Chandler Rd and Rock Run Drive have public water and sewer currently, so mains should be available nearby."</i> </td> </tr> </table>	Existing – <b>Requested</b> – Service Area Categories		W-3	<b>W-1</b>	S-6	<b>S-1</b>	Within planned public water and sewer service envelope.		Applicant's Explanation		<i>"Requesting a change in category to change the property noted to use public water and sewer. Currently, the property uses on-site water and sewer. Other nearby properties along Chandler Rd and Rock Run Drive have public water and sewer currently, so mains should be available nearby."</i>	
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**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

*DEP note for WSSC Water: Is it possible to determine at this time whether the applicant's property can be served by a nonabutting sewer connection to the main along Rock Run Dr. (1" LPS 2012 53897; shown in figure 1.) and offsite sewer house utility?*

**WSSC - Water:**

**WSSC - Sewer:**

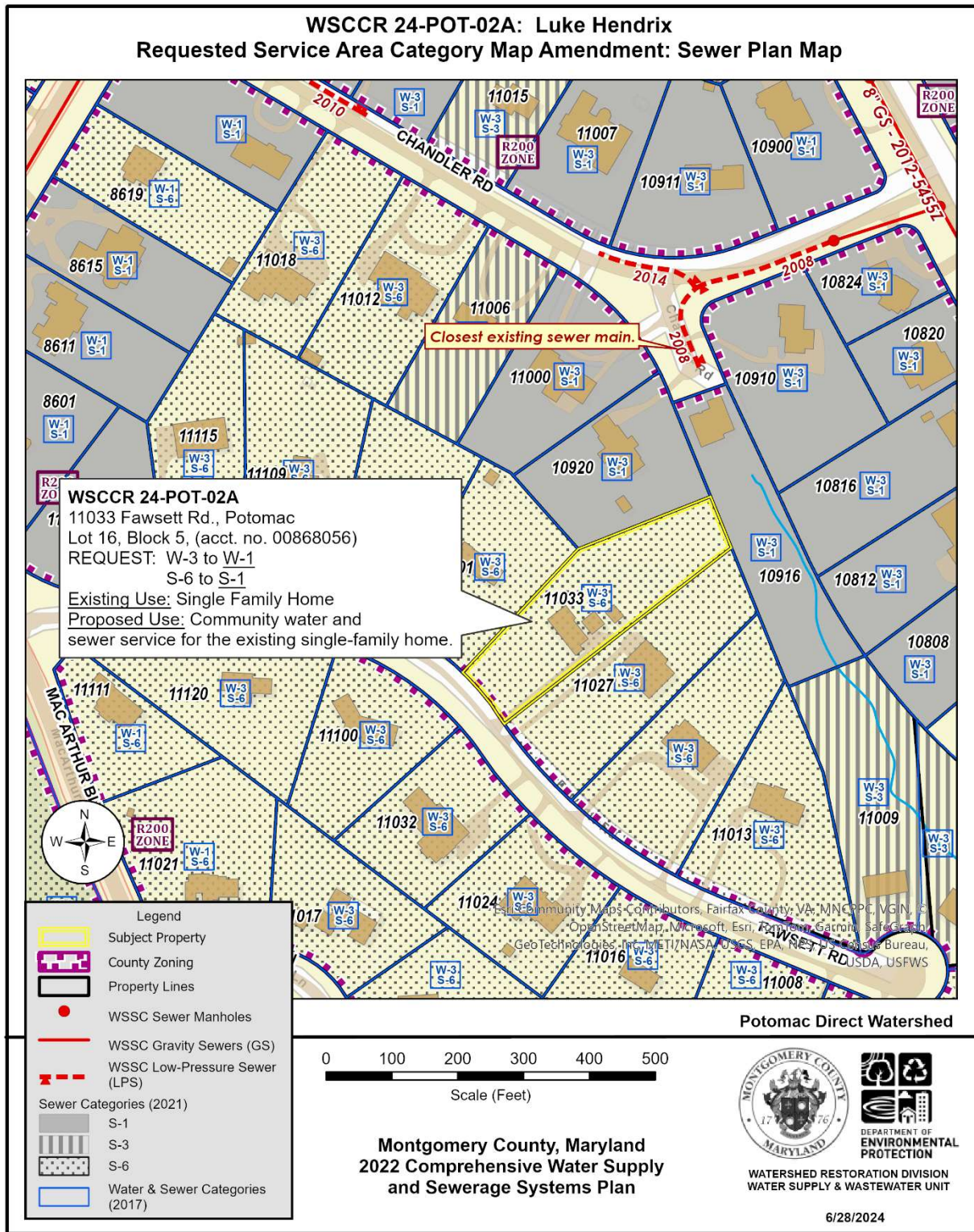


Figure 1: Sewer Plan Map for 11033 Fawsett Rd. (center) and surroundings, including closest sewer mains, sewer categories and topography.

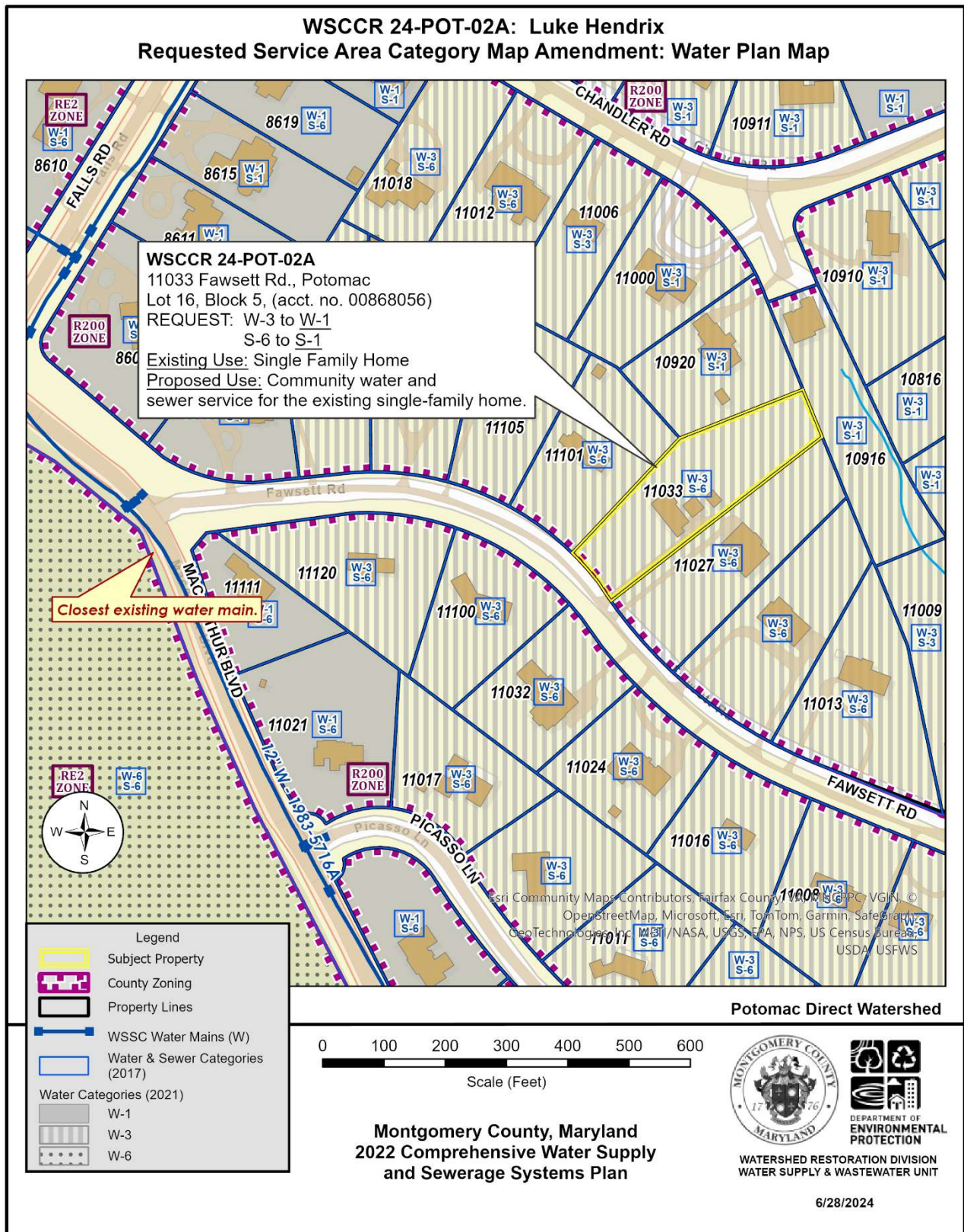


Figure 2: Water Plan Map for 11033 Fawsett Rd. (center) and surroundings, including closest water main, water categories and topography.

**[2] 24-PVL-01A & Gary J & J L Hartz**  
 Anticipated Action Path: Administrative Delegation

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> <li>• Fisher Ave, 19000 Block, Poolesville</li> <li>• P915, Pt Friendship Aix La Chapelle acct. no.: 00036344)</li> <li>• Map tile: WSSC - 223NW19; MD - CT341</li> <li>• South side of Fisher Ave. opposite Hersperger Ln. PTR 2+ Zone; 18 ac.</li> <li>• Poolesville Master Plan (2024 draft?) Russel Branch Watershed (Dry Seneca Cr. Watershed) MDE Use IP</li> <li>• <u>Existing use</u>: Vacant land, Zoned 2 acre residential. <u>Proposed use</u>: Res Subdivision 8 2+-acre lots w/ Public W/S Prelim Plan conditionally approved.</li> </ul>	Existing – <b>Requested</b> – Service Area Categories <hr/> W-6 <b>W-3</b> S-6 <b>S-3</b>  <i>Outside the planned public water and sewer service envelopes.</i> <hr/> Applicant's Explanation <i>"I was just informed this administrative requirement must be cleared. The [rezoning] changed on this property (p915) in 2014 from RDT to 2 Acre. EVERY property contiguous to this parcel identified as W-6 and S-6 on the Montgomery County Water/Sewer Area Category map within the corporate limits of Poolesville have had public water and sewer for probably over 20 years."</i>

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**Town of Poolesville:**

*DEP notes for Poolesville – Please address the following:*

- *Confirm the status of the applicant's development plan, which he has indicated is approved. Does this plan show needed water and sewer main extensions for the project?*
- *Confirm the zoning and planned land use for this property. When did the rezoning occur? The draft (?) 2024 master plan shows the zoning as PTR 2+ (map 5-2, pg. 47) while the land use is still shown as agricultural (map 5-3, pg. 49A).*
- *Confirm that adequate capacity exists for this project in the Town's existing water supply and wastewater systems.*
- *Address the applicant's assertion that all surrounding properties are already served by Poolesville's water supply and sewerage systems. Does DEP need to update service area categories for any of these properties? Can you provide current public water and sewer service area maps for the Town?*

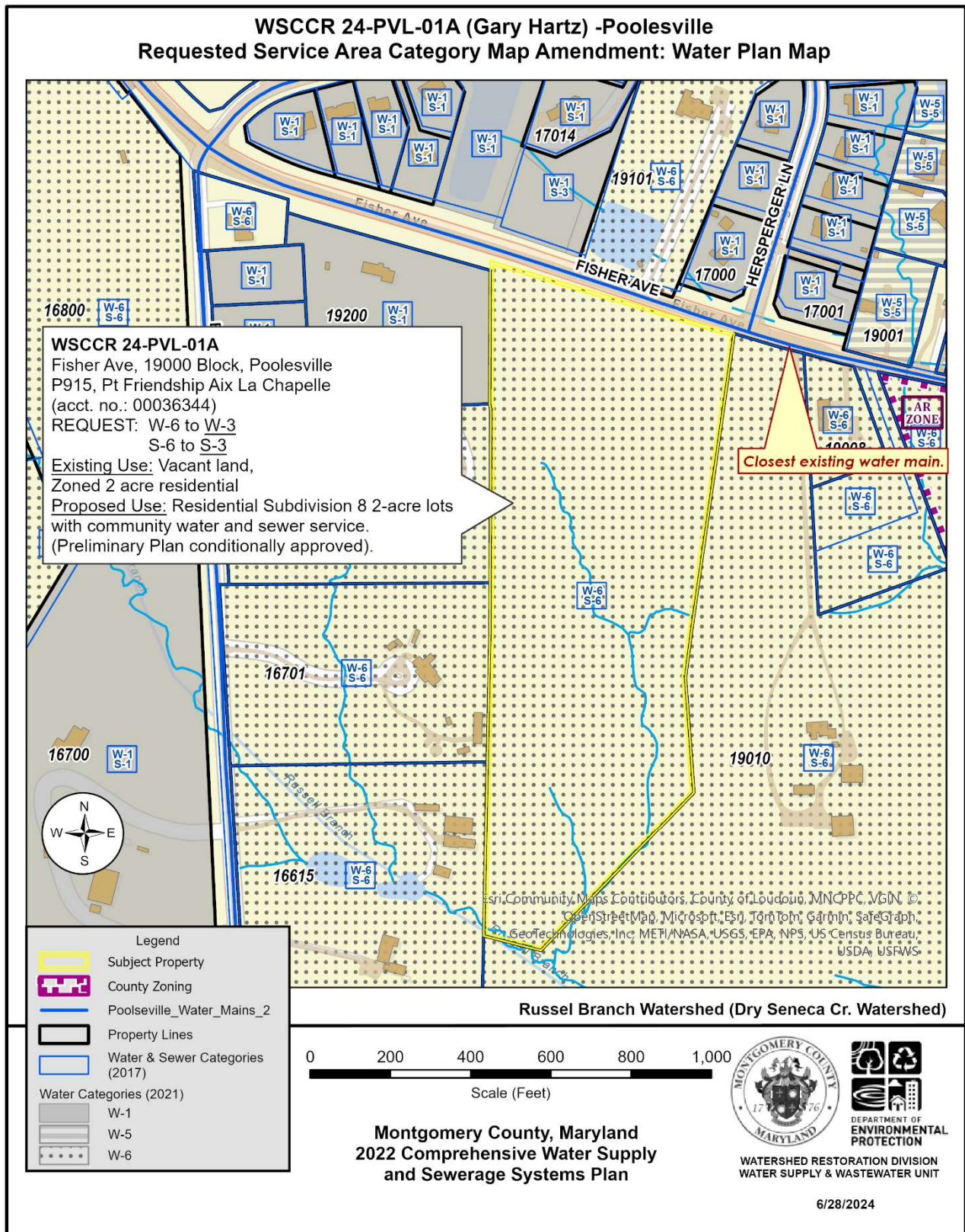


Figure 3: Water Plan Map for 24-PVL-01A including closest Poolesville Water Mains. Note that the above map shows the general position of water and sewer lines, not exact positions.

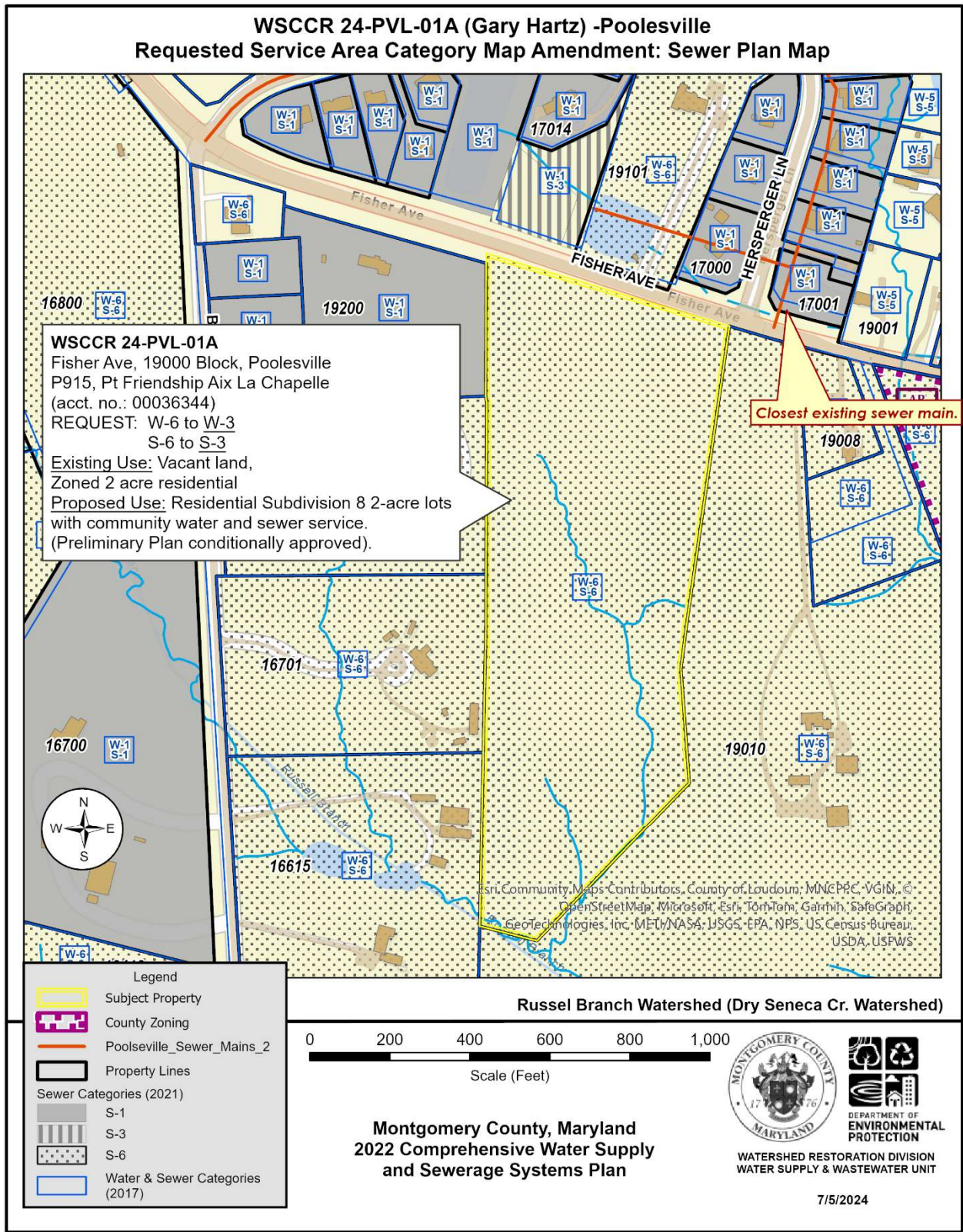


Figure 4: Sewer Plan Map for 24-PVL-01A including closest Poolesville Sewer Mains. Note that the above map shows the general position of water and sewer lines, not exact positions.



**[3] 24-OLN-02A: Calix Mario Antonio & Sanchez Dora Garcia**

Anticipated Action Path: Administrative Delegation

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> <li>• 2649 Norbeck Rd., Silver Spring</li> <li>• P525, Bradfords Rest (acct no.: 00703350)</li> <li>• Map tile: WSSC - 221NW03; MD - HS562</li> <li>• North side of Norbeck Rd., east of Mt. Everest Ln.</li> <li>• RE-2 Zone; 2.2 acres</li> <li>• Olney Planning Area Olney Master Plan (2005)</li> <li>• Northwest Branch Watershed (MDE Use IVP)</li> <li>• <u>Existing use</u>: Single-family home (built 1934)</li> </ul> <p><u>Proposed use</u>: Water and sewer service for single-family home.</p>	<hr/> Existing – <b>Requested</b> – Service Area Categories <hr/> W-6 <b>W-1</b> S-6 <b>S-1</b>  <i>Outside the planned public water and sewer envelopes.</i> <hr/> <u>Applicant's Explanation</u> <hr/> <i>None provided by applicant.</i>  <hr/> <i>DEP Note: The primary structure was built in 1934, prior to the installation of the abutting water and sewer mains in 1968.</i>

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:**

**WSSC - Sewer:**

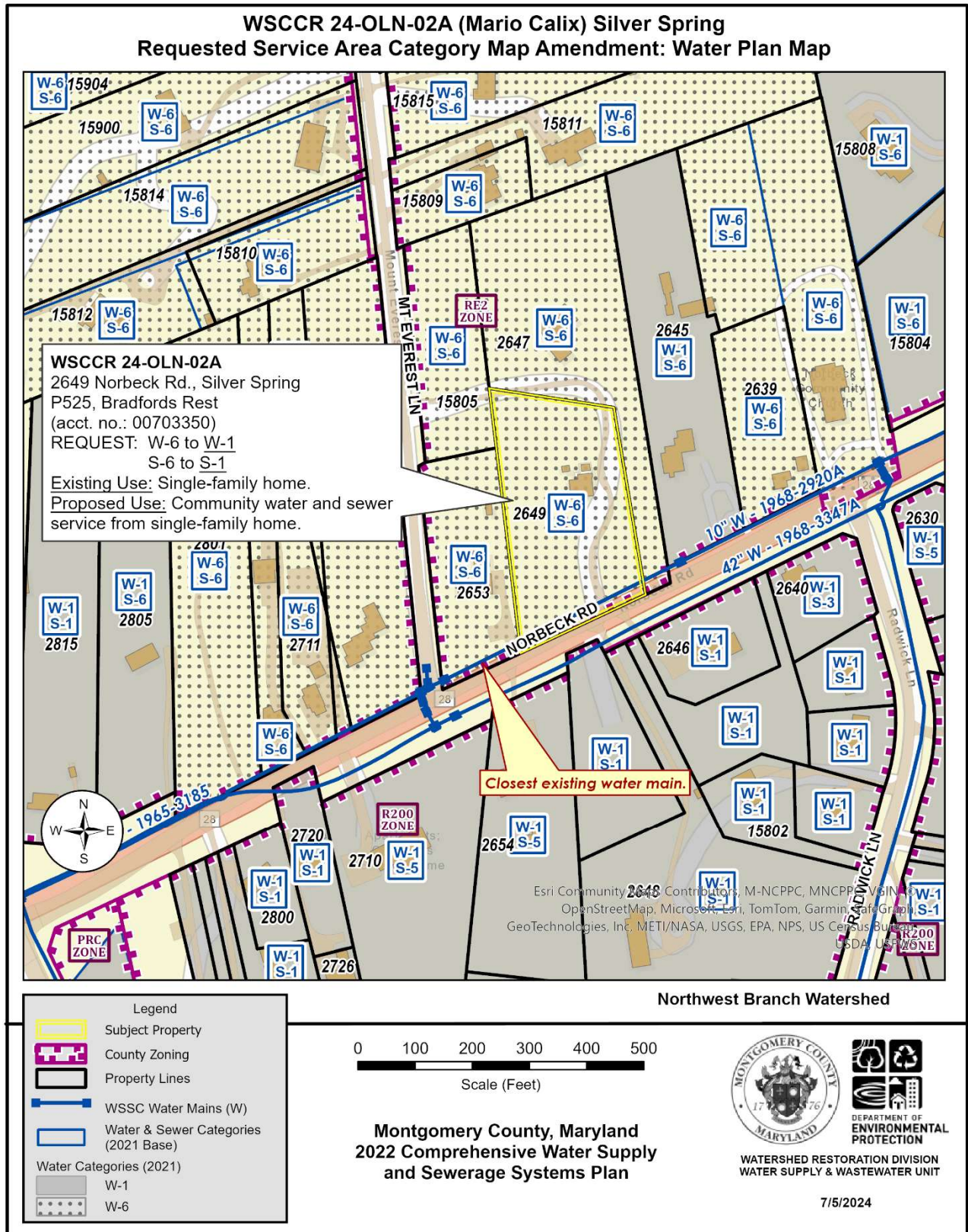


Figure 5: Water Plan Map for 24-OLN-02A including closest mains and surrounding water categories.

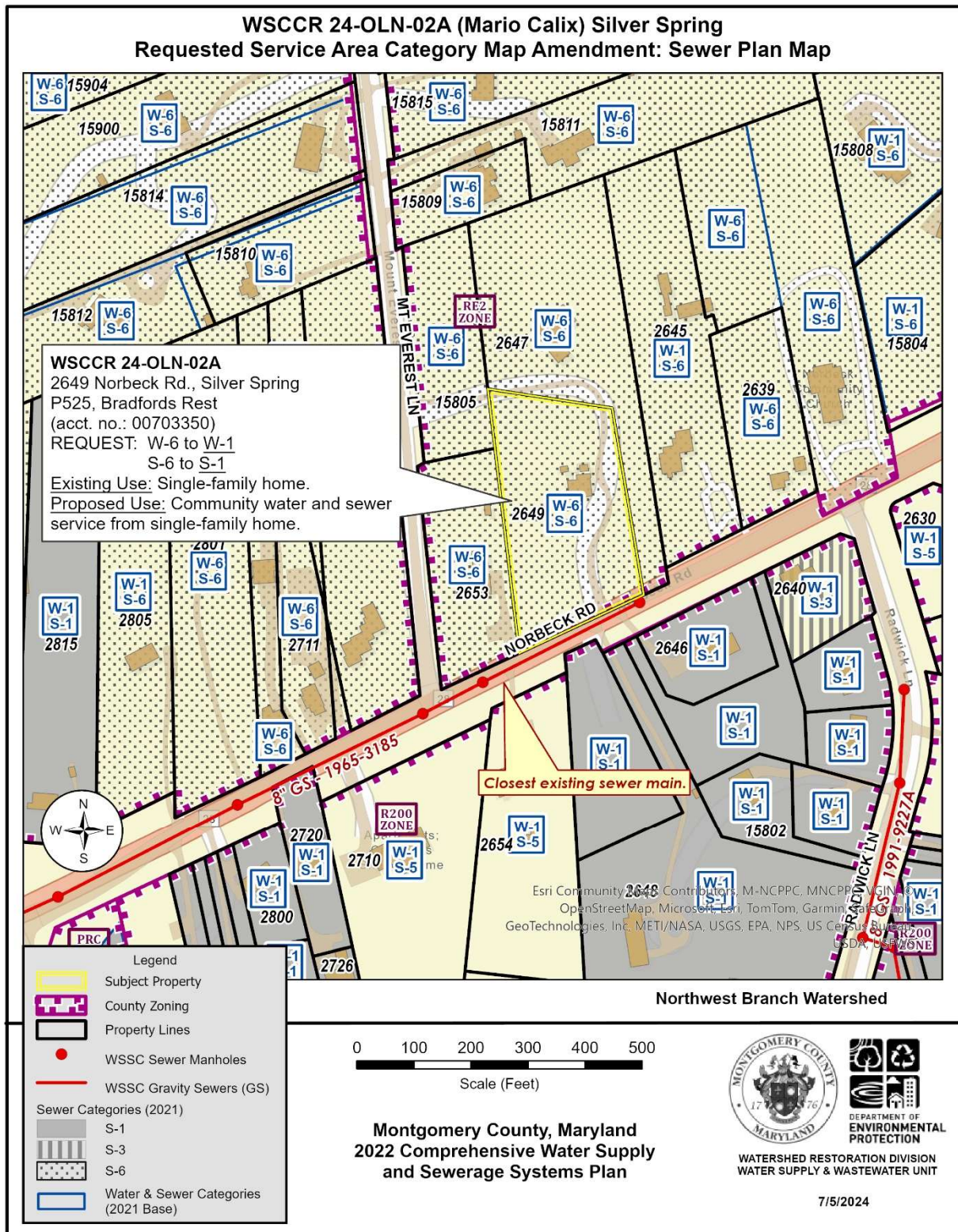


Figure 6: Sewer Plan Map for 24-OLN-02A including closest mains and surrounding sewer categories.

**[4] 24-TRV-05A: Rima Saliba and Ralph Chami**

Anticipated Action Path: Administrative Delegation

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> <li>• 12704 Travilah Rd., Potomac</li> <li>• Parcel N110, Lot 1, Travilah Hills (acct no.: 00401938)</li> <li>• Map tile: WSSC – 216NW13; MD - EQ43</li> <li>• North side of Travilah Rd between Bacall Ln and Bissel Ln.</li> <li>• RE-2 Zone; 2 ac.</li> <li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I/I-P)</li> <li>• <u>Existing use</u>: Single-Family Home (built 1978)</li> <li>• <u>Proposed use</u>: Sewer Service for Single-family Home</li> </ul>	Existing – <b>Requested</b> – Service Area Categories <hr/> W-6 <b>W-1</b> S-6 <b>S-1</b>  <i>Outside planned water &amp; sewer envelope</i> <hr/> <u>Applicant's Explanation</u> "Currently on septic. Development to be constructed at 12700 Travilah Road which will be engineered to connect to county sewer system. We wish to change from septic to connect to county <sewer> as the digging/connections will be made during construction of new development. Thank you."  <i>DEP note: This property was established in 1978 prior to the installation of the abutting low-pressure sewer main in 1997.</i>

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:**

**WSSC - Sewer:**

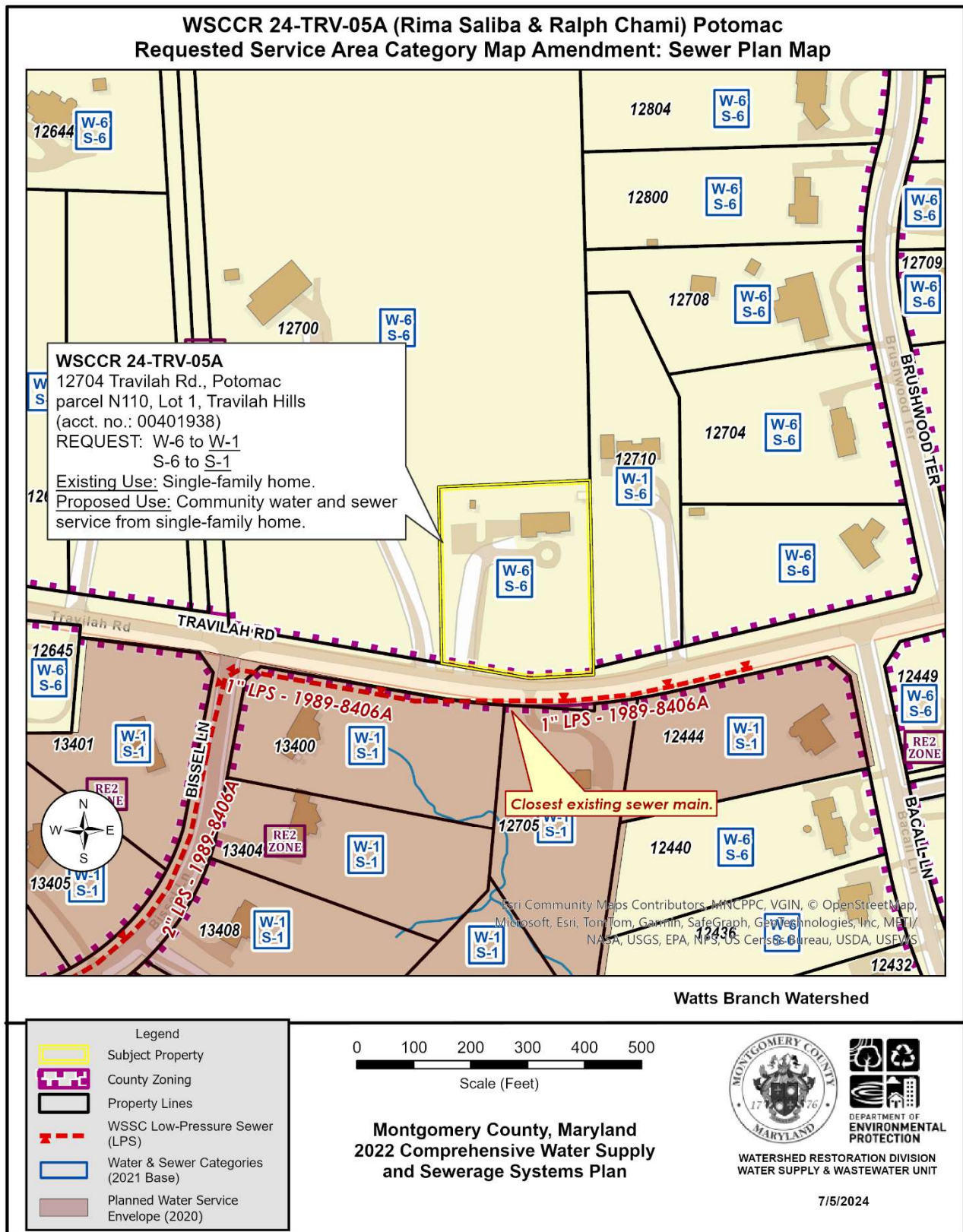


Figure 7: Sewer Plan Map for 24-TRV-05A including closest mains and surrounding water & sewer categories and peripheral sewer envelope. The subject property is in the RE2 zone.

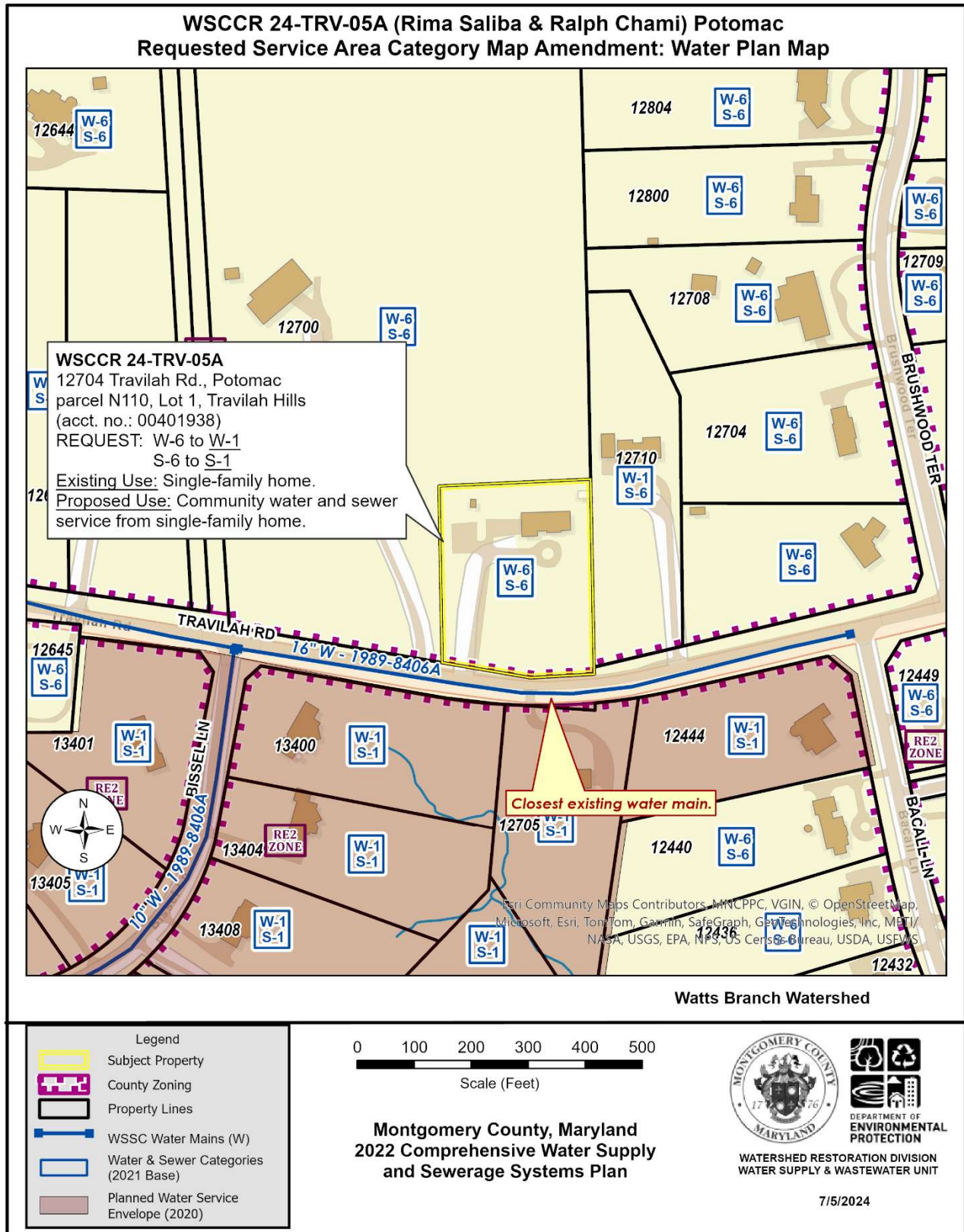


Figure 8: Water Plan Map for 24-TRV-05A including closest mains and surrounding water & sewer categories and peripheral sewer envelope. The subject property is in the RE2 zone.