



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Jon Monger
Director

MEMORANDUM

May 30, 2024

TO: D. Lee Currey, Director, Water and Science Administration
Maryland Department of the Environment

FROM: Alan Soukup, Senior Planner, Water Supply and Wastewater Unit
Watershed Restoration Division
Department of Environmental Protection

SUBJECT: Approval of Comprehensive Water and Sewer Plan Category Map Amendments

This is to notify you that the Director of the Department of Environmental Protection (DEP) has acted to approve one amendment to the County's Comprehensive Water Supply and Sewerage Systems Plan (CWSP) under the authority delegated by the County Council in that Plan. Attached for your consideration and distribution are two copies of the approval document addressing the following category map amendment:

Action	Amendment Approved
AD 2019-2 (1/9/2024)	WSCCR 19-TRV-06-01A (final 5/30/2024): Yujin and Yinghua Wang

You may also review and download this document from DEP's Service Area Category Changes webpage at www.montgomerycountymd.gov/waterworks; refer to the "Completed Actions" tab on that page.

Once MDE has concurred with this action, DEP will revise the water and sewer category map database in the County's geographic information system (GIS), MC:MAPS, to include this amendment, and it will be shown as part of the next Water and Sewer Category Map update.

If you have any questions concerning this action, please do not hesitate to contact either me at either 240-777-7716 or alan.soukup@montgomerycountymd.gov.

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cc: See "DISTRIBUTION" Section of the Attached Approval Document

Attachments



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

**Comprehensive Water Supply and Sewerage Systems Plan Amendments
Final Approval Action for Administrative Delegation Action AD 2019-2:
WSSCR 19-TRV-06A**

May 23, 2024

AUTHORITY: Chapter 1, Section III.D.10. "Conditional Category Changes", of the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan authorizes the Director of the Montgomery County Department of Environmental Protection (DEP) to grant final approval for water/sewer service area category change requests (WSSCRs) which have previously received a conditional approval.

BACKGROUND ■ Conditional Approval Action: The Montgomery County DEP Director acted to conditionally approve service area category change request WSSCR 19-TRV-06A (Yujin and Yinghua Wang) under Administrative Delegation Action AD 2019-2 on April 29, 2019. Under this action, the director placed the following condition for final approval of sewer category S-3 for the request:

“Maintain S-6, with advancement to S-3 (Potomac peripheral sewer service policy) conditioned on MNCPPC approval of an administrative subdivision plan for a lot that satisfies minimum zoning and subdivision requirements. The property must be served by a sewer extension to the main located to the west on Overlea Dr., a gravity main extension to the Watts Branch Trunk Sewer, as considered by WSSC, is not allowed. Administrative policy V.D.2.a: Consistent with Existing Plans.

Fulfillment of Conditions: On August 18, 2022, a deed was recorded in the County’s land records (Liber 66157, Folio 264-270) transferring a part of the existing Lot 3, Block 6, Glen Hills Section 2, back to the partial lot 4, Block 6, Glen Hills Section 2, the subject of WSSCR 19-TRV-06A. This was the same property previously deeded to Lot 3. The resulting combined property reestablishes the original Lot 4 shown on plat no. 1914. A confirmatory deed for Lot 4, returned to its original configuration, was recorded in the land records at L. 67956/F.359-362. According to MNCPPC staff in the Intake and Regulatory Coordination Division, this process will allow the restored Lot 4 to apply for a building permit without needing to have an administrative subdivision approval. The applicant has presented a proposal by WSSC Water for allow-pressure sewer extension to the west towards Circle Dr. that would serve this lot. The conditions for final approval for sewer category S-3 are resolved.

DEP FINAL APPROVAL ACTION: The water and sewer categories designated by the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan are hereby amended as follows:

Property Information and Location Property Development	Applicant’s Request: County Council Action						
<ul style="list-style-type: none"> • 9710 Overlea Dr., Rockville • Lot 4, Block 6, Sec 2 Glen Hill (acct. no. 00079104) • Map tile: WSSC – 216NW10; MD – FQ43 • North side of Overlea Dr., 400 ft. east of the intersection with Circle Dr. • RE-1 Zone; 35,544 sq.ft. • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • Existing use: Unimproved • Proposed use: Single-Family Home, requiring a transfer of acreage increase the lot size and street frontage to RE-1 minimum zoning standard. 	<p>Service Area Categories:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Existing</th> <th style="text-align: left; border-bottom: 1px solid black;">Requested</th> </tr> </thead> <tbody> <tr> <td>W-3</td> <td>W-3 (no change)</td> </tr> <tr> <td>S-1/S-6*</td> <td>S-3</td> </tr> </tbody> </table> <p>*Part of Lot 3 (S-1) within the planned public sewer envelope. Part of Lot 4 (S-6) outside the planned public sewer envelope.</p> <p>Administrative Final Approval Action</p> <p>Change sewer category S-6 (with conditional approval for category S-3) to category S-3:</p> <ul style="list-style-type: none"> • Category change approval is under the Potomac peripheral sewer service policy. • The property must be served by a sewer extension to the main located to the west on Overlea Dr., a gravity main extension to the Watts Branch Trunk Sewer, as considered by WSSC, is not allowed. • Administrative policy V.D.2.a: Consistent with Existing Plans. • The planned public sewer envelope is <u>not</u> extended to include this property. 	Existing	Requested	W-3	W-3 (no change)	S-1/S-6*	S-3
Existing	Requested						
W-3	W-3 (no change)						
S-1/S-6*	S-3						

Now therefore be it resolved by the Director of the Montgomery County Department of Environmental Protection that the amendment described above for inclusion in the County's Comprehensive Water Supply and Sewerage Systems Plan are approved. DEP will revise the water and sewer category maps database in the County's geographic information system (GIS), MC:MAPS, to include these amendments, and they will be shown as part of the next interim or triennial general map update.

Approved

Jon Monger

5/30/2024

Jon Monger, Director

DATE

Montgomery County Department of Environmental Protection

DISTRIBUTION: Interagency Distribution:

Lee Currey, Director, Water Management Administration, Maryland Department of the Environment
Andrew Friedson, President, County Council
Artie Harris, Chair, Planning Board
Keith Levchenko, County Council
Rabbiah Sabbakhan, Director, DPS
Heidi Benham, Well and Septic Section, DPS
Christina Sorrento, Development Applications and Regulatory Coordination Team, M-NCPPC
Mark Symborski, Functional Planning Team, M-NCPPC
Patrick Butler, Donnell Washington, & Jamey Pratt, Upcounty Planning Division, M-NCPPC
Geoffrey Mason, Parks Planning and Stewardship Division, M-NCPPC
Ray Chicca, Tom Gingrich & Rufus Leeth, Development Services Division, WSSC
Luis Tapia, Permit Services Section, WSSC

Applicant, Owner & Others Distribution:

Ted Smart, 9710 Overlea LLC
Potomac Highlands Civic Association
Ken Bawer, Montgomery Coalition to Stop Sewer Sprawl
Susanne Lee, Glen Hills Civic Association
Ginny Barnes, Glen Preservation Foundation
West Montgomery County Citizen's Association

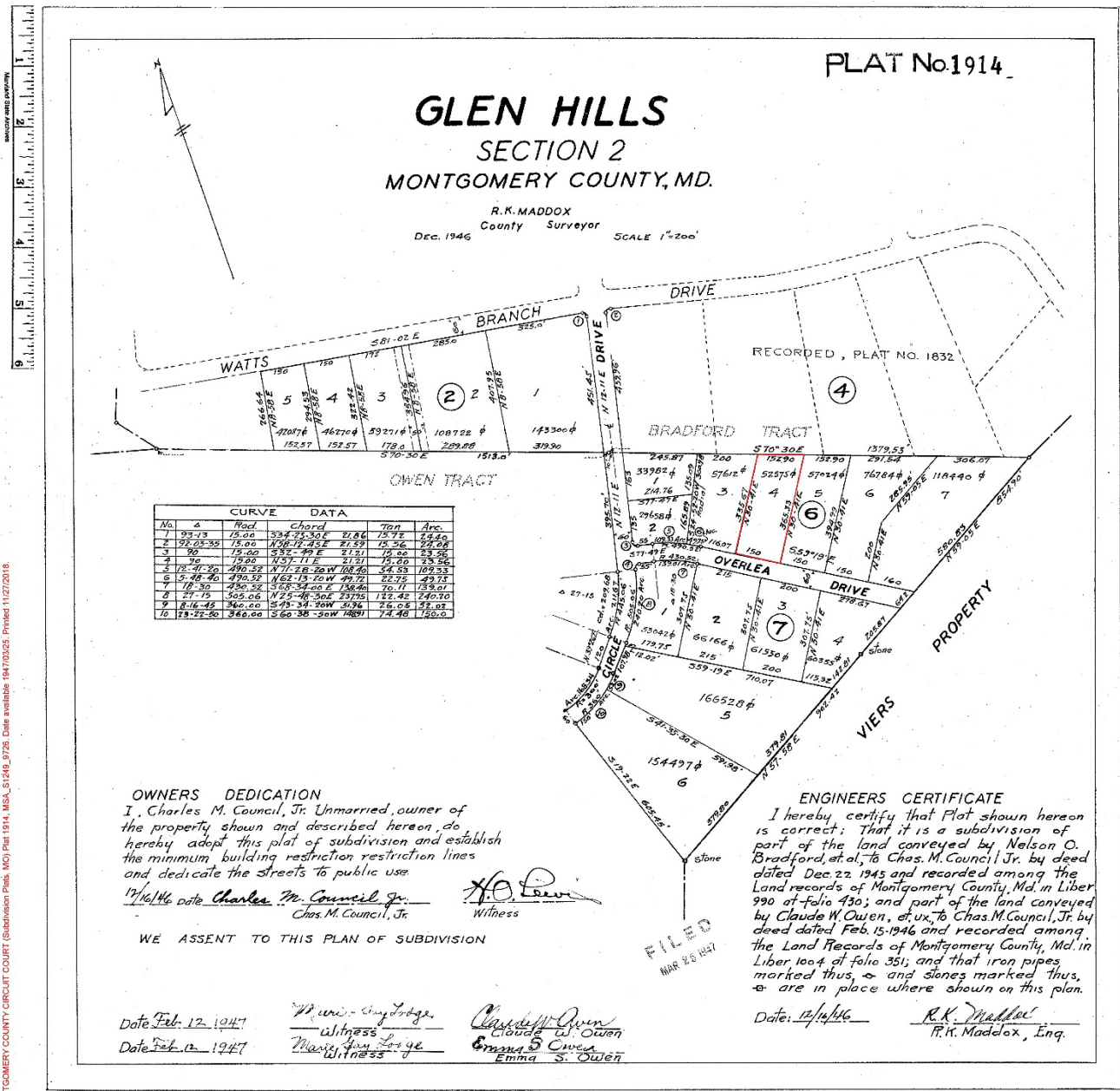
Attachments –

Plat no. 1914, Glen Hills Section 2

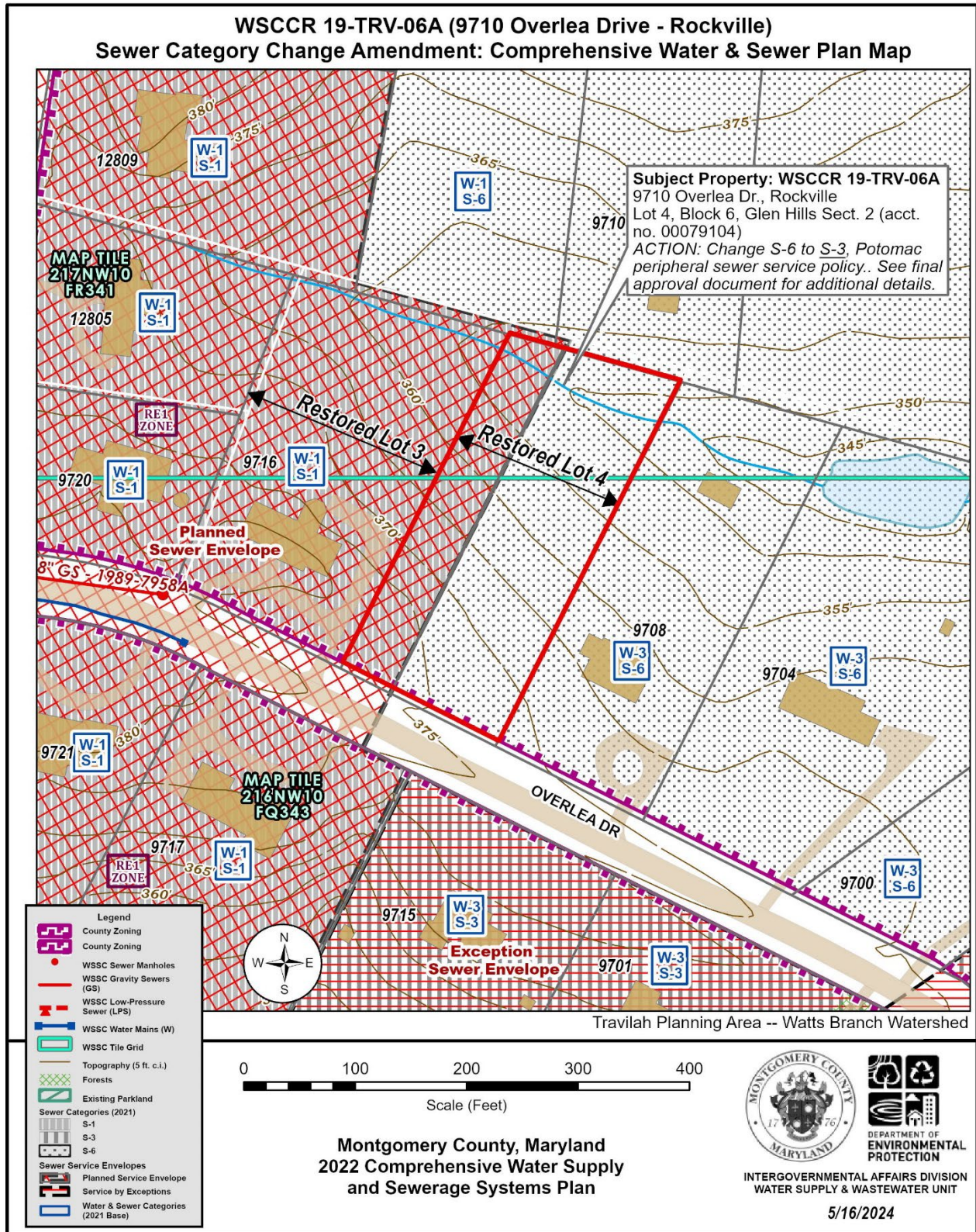
Water and Sewer Service Area Category Change Map (see page 4)

JM:ADS:ads

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Description: Plat no. 1914, Glen Hills Section 2, for Lot 4, Block 6 (with red outline).



Description: Sewer category map for final approval action for WSCCR 19-TRV-06A (9710 Overlea Dr.) for sewer category S-3.

Department of Environmental Protection-- Intergovernmental Affairs Division

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