



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
County Executive

Jon Monger  
Director

May 7, 2025

**NOTICE OF AD 2025-3 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: Tim Williamson, Planner III, Water Supply and Wastewater Unit  
Department of Environmental Protection

SUBJECT: **Administrative Public Hearing AD 2025-3 for Water and Sewer Plan Amendments**

DATE & TIME: **Wednesday, June 11, 2025, at 10:00 a.m.**

LOCATION: **Telephone Conference**

Please contact Tim Williamson at [timothy.williamson@montgomerycountymd.gov](mailto:timothy.williamson@montgomerycountymd.gov) for instructions on joining the teleconference, or if you wish to submit written testimony.

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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 2022 Comprehensive Water Supply and Sewerage Systems Plan:

25-GMT-02A..... ARGTEC, Inc  
25-POT-01A..... 8620 Falls Rd LLC  
25-TRV-04A..... Private Homeowner

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](http://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:

Jon Monger, Director, DEP; 2425 Reedy Drive, 4<sup>th</sup> Floor, Wheaton, MD 20902;  
or to [timothy.williamson@montgomerycountymd.gov](mailto:timothy.williamson@montgomerycountymd.gov).

**DEP will close the record at 5pm June 18, 2025.**

Please do not hesitate to contact me at [timothy.williamson@montgomerycountymd.gov](mailto:timothy.williamson@montgomerycountymd.gov) or at 202-579-3116 if you have any questions concerning these category change requests or the schedule provided.

TRW: trw/R:\Programs\Water\_and\_Sewer\actions-AD\2025\2025-2\Hearing Packet\AD-Hearing-Notice-2025-2.docx

cc: Kate Stewart, President, Montgomery County Council  
Linda Kobylski, Jason Flemming & Megan Wilhelm, DPS  
Artie Harris, Chair, Montgomery County Planning Board  
Donnell Zeigler, and Jamey Pratt, 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  
Robin Pellicano, Division Chief, Water and Science Admin., Maryland Dept. of the Environment  
Jeff White, Program Manager, Water and Science Admin., Maryland Dept. of the Environment  
Rebecca L. Flora, Secretary, Maryland Department of Planning

**Category Change Applicants & Interested Parties**

25-GMT-02A.....ARGTEC, Inc  
25-POT-01A .....8620 Falls Rd LLC  
25-TRV-04A .....Private Homeowner

**Civic Organizations and Other Public Interest Groups**

Northern Montgomery County Alliance  
Montgomery County Civic Federation  
Montgomery Coalition to Stop Sewer Sprawl  
West Montgomery County Citizens Association  
Nature Forward  
East County Citizens Advisory Board

**WSSCR# 25-GMT-02A - ARGTEC, Inc**

**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"> <li>• 20516 Frederick Rd., Germantown</li> <li>• Lot P62, Mary J Boland Subdivision, tax acct. 00796171</li> <li>• Map tile: WSSC –228NW12; MD –EU63</li> <li>• On Frederick Rd. 200-ft North of Germantown Rd.</li> <li>• R200 Zone; 2.03 acres</li> <li>• Germantown Sector Plan Master Plan 2009; Germantown Planning Area</li> <li>• Middle Great Seneca Creek Watershed, MDE Use: I/I-P</li> <li>• <u>Existing use</u>: Office Building</li> <li>• <u>Proposed use</u>: Self-Storage Facility</li> </ul>	<p>Existing – <b>Requested</b> – Service Area Categories</p> <p>W-1      <b>no change</b></p> <p>S-6      <b>S-3</b></p> <p><i>Within the planned public sewer envelope</i></p> <p>Applicant's Explanation</p> <p><i>"An existing 12" sanitary pipe runs through this Property, serving the adjacent and confronting properties to the north and east. The property to the north is in sewer category S-3, and all the remaining properties abutting and confronting the Property are in category S-1. Any meaningful redevelopment of this site will not have sufficient space for a septic field due to 1) the size and narrowness of the Property, 2) the existing utilities and drainage swale through the center of the Property, and 3) the need to accommodate the extension of Millennium Court through the western portion of the Property. The proposed use for this Property is as a Self-Storage facility or similar low-intensity commercial use, which will require minimal sewer capacity, which can easily be accommodated in the existing sewer crossing the Property."</i></p>

**DEP Staff Report:** The applicant requests a change from S-6 to S-3 to allow public sewer service for development of a self-storage facility on the 2.03-acre property at 20516 Frederick Rd, in Germantown. A 12-inch gravity sewer main runs across the property. While not required for a sewer category change, the sewer main must be relocated if the applicant is to develop the site according to their current Concept Plan. The applicant proposed relocating the sewer main to be routed along Frederick Rd and Germantown Rd (as shown in Figure 1).

WSSC confirmed that while the mains in the area have adequate capacity, the proposed sewer alignment is technically challenging. Such an alignment would run uphill and require mains deeper than 30-ft below the surface. In discussion with WSSC Water, DEP learned that the applicant will need to re-design either the proposed sewer main re-alignment or re-design the proposed building so that sewer main relocation is not needed.

Regarding the sewer category change, the Planning Department found that the requested S-3 category is in keeping with the 2009 Germantown Employment Area Section Plan and consistent with existing plans. The Parks Department confirmed that there would be no parks impacts produced by public sewer service.

DEP Staff find that the request category change to allow for public sewer service is consistent with existing plans and service policies and recommends approval.

**Agency Review Comments**

**DPS:** DPS has no well or septic permit records for this property and supports the category change.

**M-NCPPC – Planning Dept.:** The applicant requests a change from S-6 to S-3 to allow public sewer service for a new lot at 20516 Frederick Road in Germantown. There is a single-family house on the property used as a business office, as well as a few outbuildings. The applicant wishes to construct a self-storage facility or similar low-intensity commercial use on the property. The 2.03-acre property is within the 2009 Germantown Employment Area Sector Plan area and is in the R-200 zone.

The applicant has submitted a Concept Plan for comments on "the proposed lot configuration, building and parking configuration, setbacks, screening, utility connections, [and] required road improvements" (plan no.

520250170, "Millenium Court Self Storage"). However, this review does not address the feasibility of a subdivision or the rezoning that would be necessary to accommodate the proposed use.

The master plan recommends community water and sewer service for all properties within the plan area. The master plan supports the requested connection.

**M-NCPPC – Parks Planning:** No parks impacts.

**WSSC - Water:** Not requested.

**WSSC - Sewer:**

1. Basin: Seneca Creek
2. A 12-inch sewer is located on the property (contract no.80AS4641B).
3. Average wastewater flow from the proposed development: approx. 5,300 GPD
4. Interceptor capacity is adequate.
5. Treatment capacity is adequate.

**GENERAL INFORMATION**

1. The Review Packet for this application included a concept plan (Figures 1 and 3) showing the relocation of existing WSSC sewer mains. The relocation of these mains is not necessary for the development of this site. The proposed relocation shown on Figure 3 does not appear feasible and would require sewer mains deeper than 30' along Frederick Rd. 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.

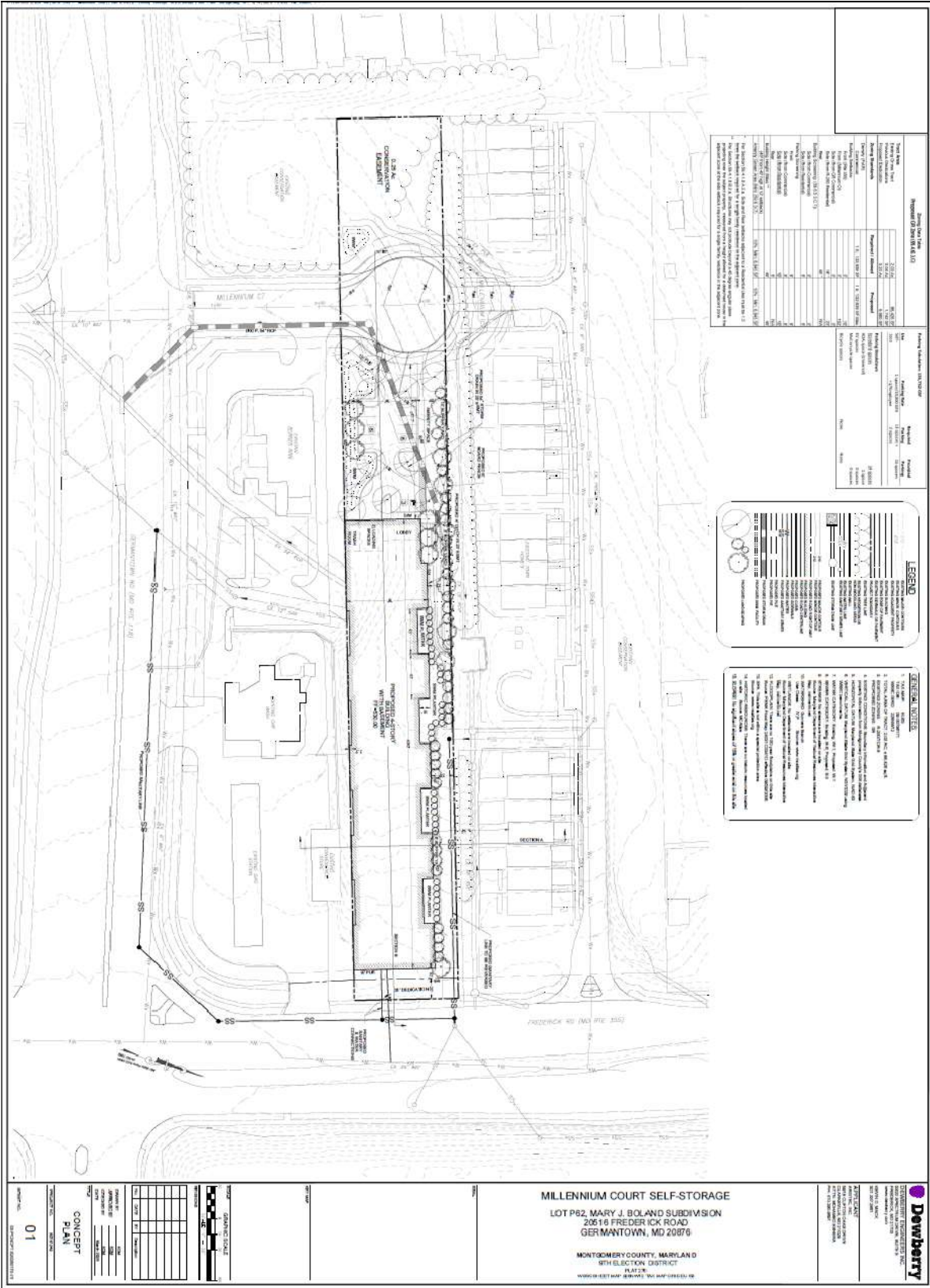


Figure 1: Millenium Court Self-Storage Concept Plan submitted by the applicant for 25-GMT-02A.



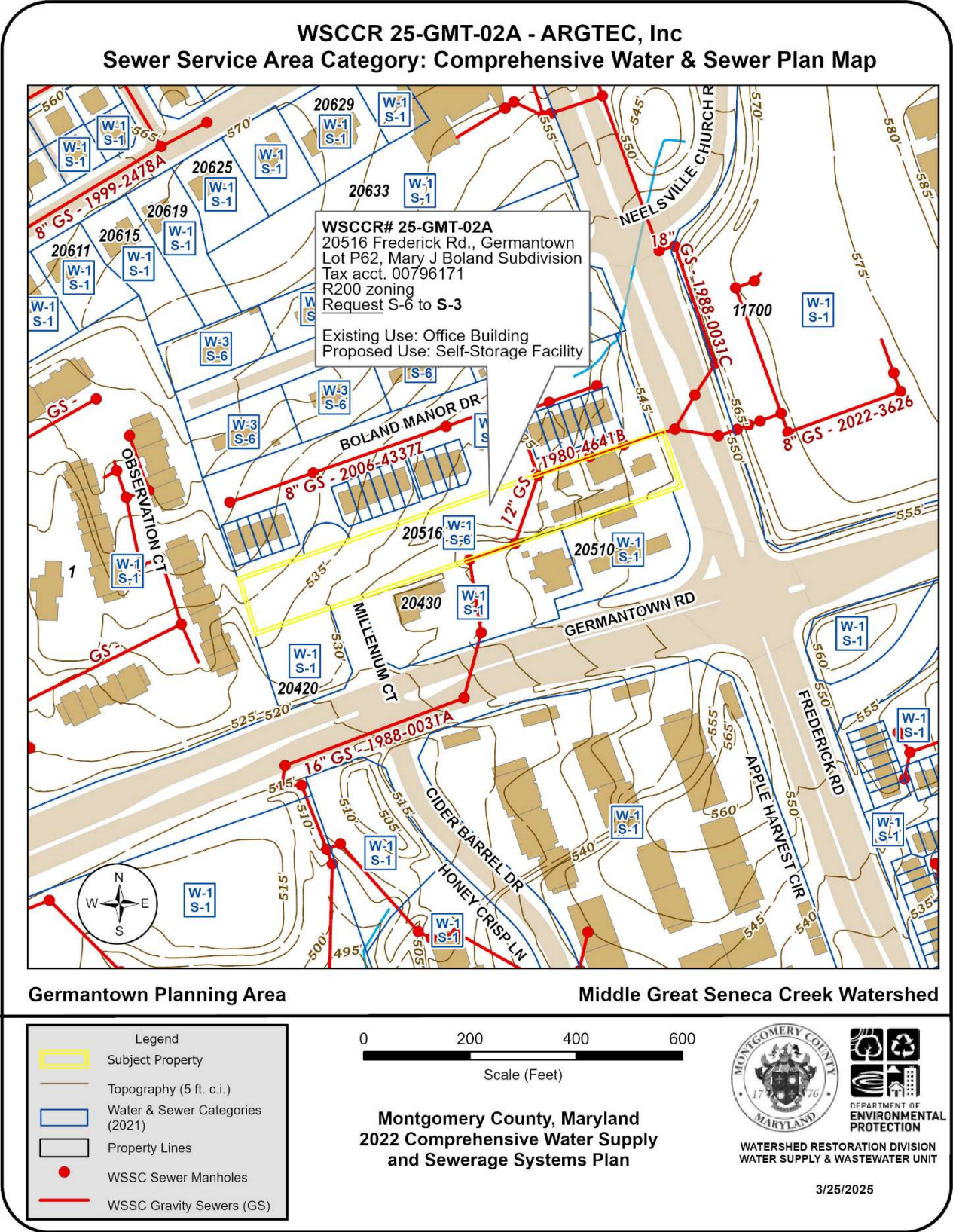


Figure 2: Water and Sewer Category Map for 25-GMT-02A including the surrounding area and features. The entirety of this map is within the Planned Public Sewer Service Envelope.

**WSSCR# 25-POT-01A - 8620 Falls Rd LLC**

**DEP Staff Recommendation: Approve S-1 (Potomac peripheral sewer service policy), Administrative policy V.D.2.a.: Consistent with Existing Plans. The planned public sewer envelope will not be revised to include this property. Note for a future Growth Tiers change to Tier 1.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"><li>• 8620 Falls Rd., Potomac</li><li>• Parcel P161, WM &amp; JAMES 8101/140 9728/886; tax acct. 00865292</li><li>• Map tile: WSSC 210NW11; MD –FN23</li><li>• On the West side of Falls Rd 600-ft North of MacArthur Blvd.</li><li>• RE2 Zoning; 26,571 sq.ft. (0.61 ac.)</li><li>• Potomac Subregion Master Plan 2002 Potomac Planning Area</li><li>• Potomac Direct Watershed, MDE Use I/I-P</li><li>• <u>Existing use</u>: Single-family home (built 1951)</li><li>• <u>Proposed use</u>: New single-family home</li></ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-1      <b>no change</b> S-6      <b>S-1</b></p> <p><i>Outside the planned public sewer service envelope.</i></p> <p><u>Applicant's Explanation</u></p> <p><i>"The existing home will be removed, and a new home will be built. The new home will need to be connected to public sewer."</i></p>

**DEP Staff Report:** The applicant requests a category change from S-6 to S-1 (public service) to allow for a new home to be built and connected to sewer on the property. The existing home is currently on a septic system and during re-development of the site it is unlikely that there will be available land area for a new septic system. The property abuts an existing gravity sewer main and confronts the Planned Sewer Envelope along Falls Rd (see Figure 3).

During interagency review, DPS confirmed that there is limited land area and that there are no septic permit records for the property. The Planning Department found that the requested category change is consistent with the 2002 Potomac Subregion Master Plan under the Potomac Peripheral Sewer Policy which states that properties that abut or confront the Planner Sewer Envelope qualify for public service. Furthermore, there is an abutting main along Falls Rd that satisfies the Abutting Mains policy (II.G.3. 2022 Comprehensive Water and Sewer Plan). There are no parks impacts with a proposed sewer connection on the property.

WSSC Water reviewed the request and found that there is adequate capacity in the exiting main for a new home to be connected to public sewer.

DEP staff find that the category change is consistent with existing plans (the 2002 Potomac Subregion Master Plan) and service policies and recommend approval of the requested category change.

**Agency Review Comments**

**DPS:** It is unlikely this property could support septic for a new home due to the limited area available. Additionally, DPS has no well or septic permit records for this property and supports the category change

**M-NCPPC – Planning Dept.:** The applicant requests a change from S-6 to S-1 to allow public sewer service for a new house at 8620 Falls Road in Potomac. An existing house will be removed, and a new house will be built. The 26,571-square foot property is within the 2002 Potomac Subregion Master Plan area and is in the RE-2 zone.

The master plan recommends public sewer service in the RE-2 zone within and at the periphery of the planned sewer service envelope and where allowed by policies in the Water and Sewer Plan. The Water and Sewer Plan's abutting mains policy allows connections for properties abutting existing or approved mains. There is a sewer main in front of the property along Falls Road, so the property qualifies for a public sewer connection under the Water and Sewer Plan's abutting mains policy. The property additionally qualifies for public sewer system under the Potomac Peripheral Sewer Policy (II.M.: Potomac Area RE-1 and RE-2-Zone Properties), which allows public sewer service on properties that abut or confront another property within the master plan's designated sewer service envelope and not within certain excluded areas. The properties across Falls Road

from the subject property are within the planned sewer service envelope and the property is not within one of the areas excluded from this policy. The master plan supports the requested connection.

**M-NCPPC – Parks Planning:** No parks impacts.

**WSSC - Water:** Not requested.

**WSSC - Sewer:**

1. Basin: Rock Run (01)
2. An 8-inch sewer line in Falls Road abuts the property (contract no.1999-2671A).
3. Average wastewater flow from the proposed development: 280 GPD.
4. Interceptor capacity is adequate.
5. Treatment capacity is adequate.



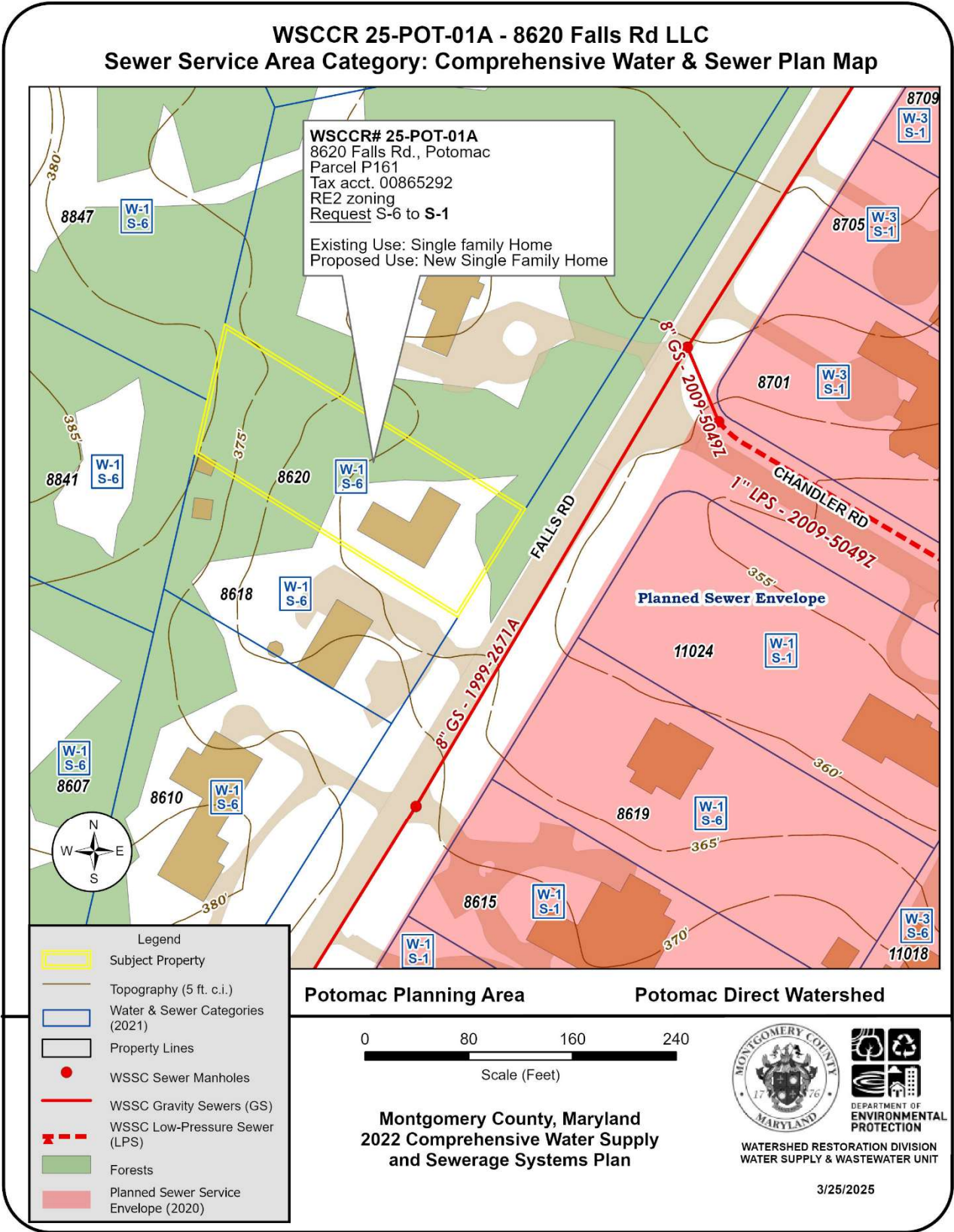


Figure 3: Water and Sewer Category Map for 25-POT-01A including the surrounding area and features.

**WSSCR# 25-TRV-04A – Private Homeowner**

**DEP Staff Recommendation: : Approve S-3 (Potomac peripheral sewer service policy), Administrative policy V.D.2.a.: Consistent with Existing Plans. The planned public sewer envelope will not be revised to include this property. Note for a future Growth Tiers change to Tier 1.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"><li>• 9608 Sunset Drive, Rockville</li><li>• Lot 4E Block 2 Sec. 1 North Glen Hills (tax acct. 00077982)</li><li>• Map tile: WSSC – 217NW09; MD FR51</li><li>• On the Southside of Sunset Dr 525-ft East of Valley Dr.</li><li>• RE1 Zoning; 33,562 sq. ft. (0.77 ac.)</li><li>• Potomac Subregion Master Plan 2002 Travilah Planning Area</li><li>• Watts Branch Watershed; MDE Use I/I-P</li><li>• <u>Existing use</u>: Single family home (built 1959)</li><li>• <u>Proposed use</u>: no change</li></ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <table><tr><td>W-1</td><td><b>no change</b></td></tr><tr><td>S-6</td><td><b>S-3</b></td></tr></table> <p><i>Outside the Planned Public Sewer Service Envelope</i></p> <p><u>Applicant's Explanation</u></p> <p><i>"Septic failure and approval for sewer. Memo sent by Heidi Benham and Jared Sluzalis."</i></p> <p><i>DEP notes:</i> DEP received notification of a public health concern from a failing septic system at 9608 Sunset Dr on December 27, 2024. In response, DEP issued a Expedite Sewer Service Request to WSSC on December 31, 2024.</p>	W-1	<b>no change</b>	S-6	<b>S-3</b>
W-1	<b>no change</b>				
S-6	<b>S-3</b>				

**DEP Staff Report:** The applicant requests public sewer service (S-6 change to S-3) to relieve an on-going health hazard posed by a failed drip septic system on the 0.77-acre property. The property is outside the Planned Public Sewer Service envelope and no sewer mains abut the property.

DPS notified DEP of the health hazard in Dec 2024 (documentation available by request) after confirming the system failure in an evaluation by a certified service provider. DPS found that there is no viable land area for a replacement system onsite.

During interagency review of the request, M-NCPPC – Parks staff found that there are no parks impacts with the service connection. Planning staff found that the request qualifies for service under the V.D.2.a.: Public Health Concerns in the Comprehensive Water and Sewer Plan. The Plan allows for public sewer service to relieve health hazards caused by a documented septic system failure. Additionally, the property abuts the Planned Public Sewer Service Envelope and meets the conditions for service under the Potomac Peripheral Sewer Service Policy mentioned earlier (see M-NCPPC – Planning Dept. comments below for details).

DEP notified WSSC Water of the health hazard in Dec 2024 (documentation available by request) and requested expedited service to the home. WSSC Water cannot provide service until the sewer main on Sunset Dr is extended 265-ft to reach the subject property (figure 4). The property owner was referred to WSSC Water to begin the process for the necessary sewer main extension. The needed sewer extension could serve one to two properties designated as category S-6 on the north side of Sunset Dr.

DEP's request to WSSC for sewer service was addressed by the Plan's health concerns policy. However, this proposed action for approval of category S-3 is recommended as consistent with existing plans under the conditions of the Potomac peripheral sewer service policy.

**Agency Review Comments**

**DPS:** DPS previously issued a health hazard memo to DEP in December 2024. The existing drip system cannot be expanded or replaced.

**M-NCPPC – Planning Dept.:** The applicant requests a change from S-6 to S-3 to allow public sewer service for an existing house at 9608 Sunset Drive in North Potomac. The 33,562-square foot property is within the 2002 Potomac Subregion Master Plan area and is in the RE-1 zone. There is a septic failure on the property. The property is within the Travilah master plan neighborhood and more specifically within the Glen Hills neighborhood. The property is outside the planned public sewer envelope.

The Water and Sewer Plan, per guidance from the master plan, limits public service in Glen Hills and outlines conditions that must be satisfied before public service is provided. Community sewer service is only allowed for:

- A property needing relief from public health problems resulting from a documented septic system failure;
- A property within a specifically designated special sewer service area;
- A property that satisfies the abutting mains policy;
- A property at the edge of the Potomac Subregion Master Plan sewer service envelope that satisfies the Potomac Peripheral Sewer Service Policy (with some additional restrictions); or
- A property that satisfies the requirements of the Piney Branch restricted sewer service policy.

The Department of Permitting Services confirmed a failed septic system in its letter to the Montgomery County Department of Environmental Protection dated December 27, 2024. DEP issued an Expedite Sewer Service Request to WSSC on December 31, 2024.

The property also meets the criteria for sewer service under the Potomac Peripheral Sewer Service Policy. To qualify for public sewer service under this policy, a property must abut or confront another property within the planned sewer service envelope and must be served by sewer extensions within public rights-of-way. The property abuts a property in the planned sewer service envelope and can be served by a 220-foot sewer extension within Sunset Drive. The property qualifies for public sewer service approval under the Potomac Peripheral Sewer Service Policy. The master plan supports the requested connection.

**M-NCPPC – Parks Planning:** No parks impacts.

**WSSC - Water:** Not requested.

**WSSC - Sewer:**

1. Basin: Watts Branch
- 2 This project is located in Glen Hills. Some parts of Glen Hills are located in a county designated Special Sewer Service area.
- 3 A 265-foot-long non-CIP-sized sewer extension is required to serve the property. A portion (or possibly all) of this sewer extension may be low-pressure sewer, with the remaining portion being a gravity sewer extension. This extension would connect to an existing 8" sewer main (contract no. 1996-1753A) located in Sunset Drive approximately 265' east of the subject property and would abut approximately 3 properties in addition to the applicant's.
- 4 Average wastewater flow from the proposed development: 280 GPD
- 5 Program-sized sewer mains are not required to serve the property.
- 6 Interceptor capacity is adequate.
- 7 Treatment capacity is adequate.



Figure 4: A concept plan for the sewer main extension needed to serve 25-TRV-04A provided by WSSC Water.



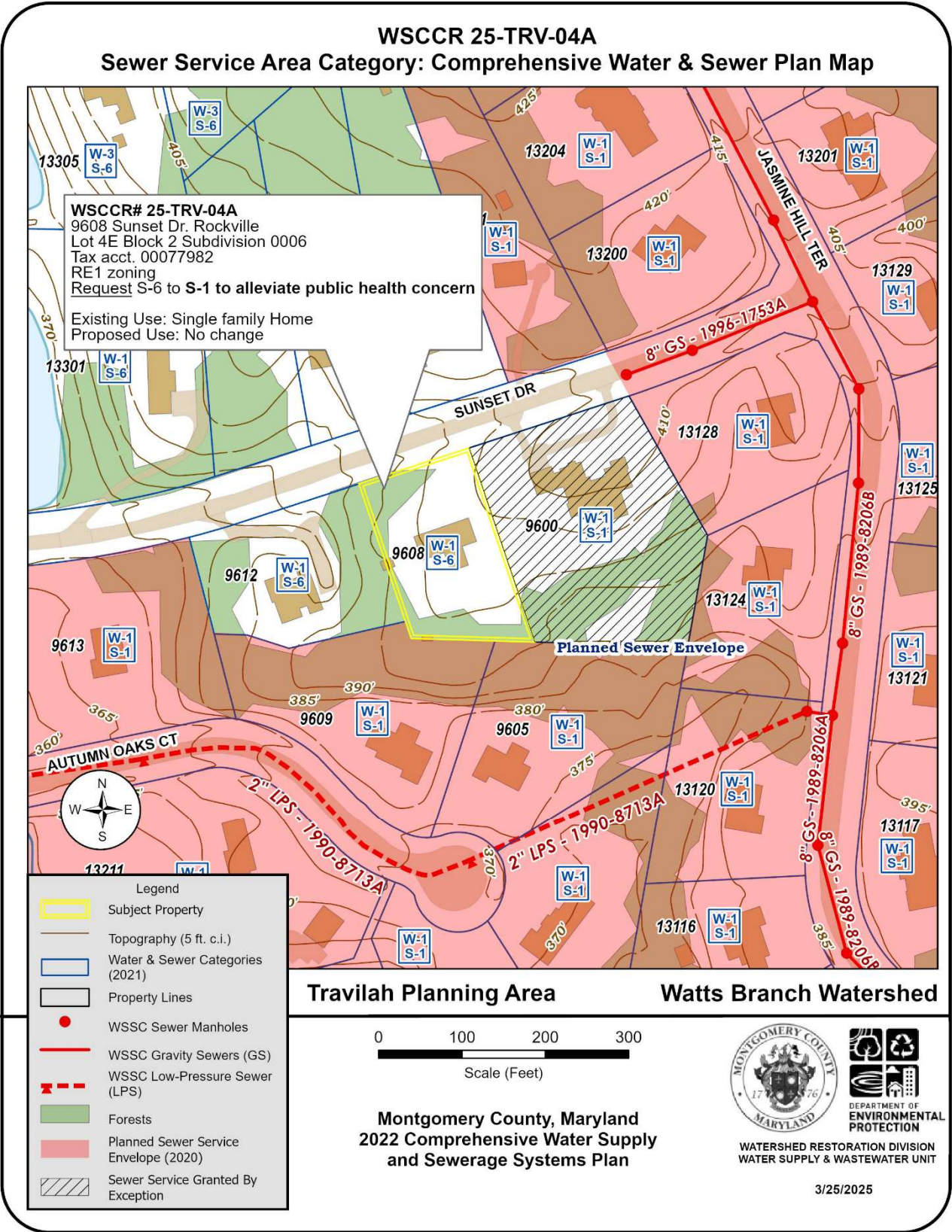


Figure 8: Water and Sewer Category Map for 25-TRV-04A including the surrounding area and features.