



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Jon Monger
Director

E-MAIL TRANSMITTAL

Interagency Water/Sewer Map Amendment Review

October 4, 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

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 –**2025-Q1 REVIEW GROUP**

Included with this message is information that identifies two (2) 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 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, November 7, 2024**. Please notify me no later than Tuesday, November 5, 2024, if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2025-1, which will include all eligible FY 2025 first 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 Spring of 2025. 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
25-GMT-01A...Sharezaei Mirbagheri
25-PAT-01A...Carl Cimino

Anticipated County Council WSCCRs
None at this time

Please do not hesitate to contact me at either 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\2025CCR-review-process\2025-1 Review Packet\2025-q1--review-pckt.docx

cc: Agencies

Amy Stevens, Division Chief, Watershed Restoration Division, DEP
Alan Soukup, Senior Planner, Watershed Restoration Division, DEP
Keith Levchenko, Montgomery 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
Dinorah Dalmasy, Water and Science Administration, MDE
Robin Pellicano, Water and Science Administration, MDE
Susan Llareus, MDP

Category Change Applicants & Interested Parties

25-PAT-01A...Carl Cimino
25-GMT-01A...Sharezaei Mirbagheri

Civic Organizations and Other Public Interest Groups

Montgomery County Tax Payers League
Sandy Spring Ashton Rural Preservation
Sandy Spring Civic Association
Ashton Alliance
Patuxent Watershed Protective Association
East County Citizens Advisory Board
Greater Olney Civic Association
Southeast Rural Olney Civic Association
Northern Montgomery County Alliance
Montgomery County Civic Federation
Montgomery's Coalition to Stop Sewer Sprawl
West Montgomery County Citizens Association
Nature Forward

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] 25-PAT-01A: Carl Cimino

Anticipated Action Path: Administrative Delegation

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 211 Olney Sandy Spring Rd, Ashton • Parcel N331, Furrs Sub (acct. no. 00707255) • Map tile: WSSC – 224NW01; MD – JT42 • Northside of Olney Sandy Spring Rd, 500 feet west of Hidden Garden Lane. • RC Zone; 3.1 acres • Patuxent Watershed Conservation Planning Area Sandy Spring Ashton Master Plan (1998) • Hawlings River Watershed (MDE Use IV/IV-P) • <u>Existing use</u>: Single-Family Home <u>Proposed use</u>: No change; provide public water service to the existing house. 	<hr/> Existing – Requested – Service Area Categories <hr/> W-6 W-1 S-6 no change Within planned public water and sewer service envelope. <hr/> Applicant's Explanation "Well failure and abandonment." <hr/> On September 12, 2024, DEP requested that WSSC Water expedite the provision of public water service to this property. DEP directed WSSC Water to proceed with public service despite the existing W-6 water category. The DPS Well and Septic Section had notified DEP about a failed well at this location. (See the following pages.)

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer:

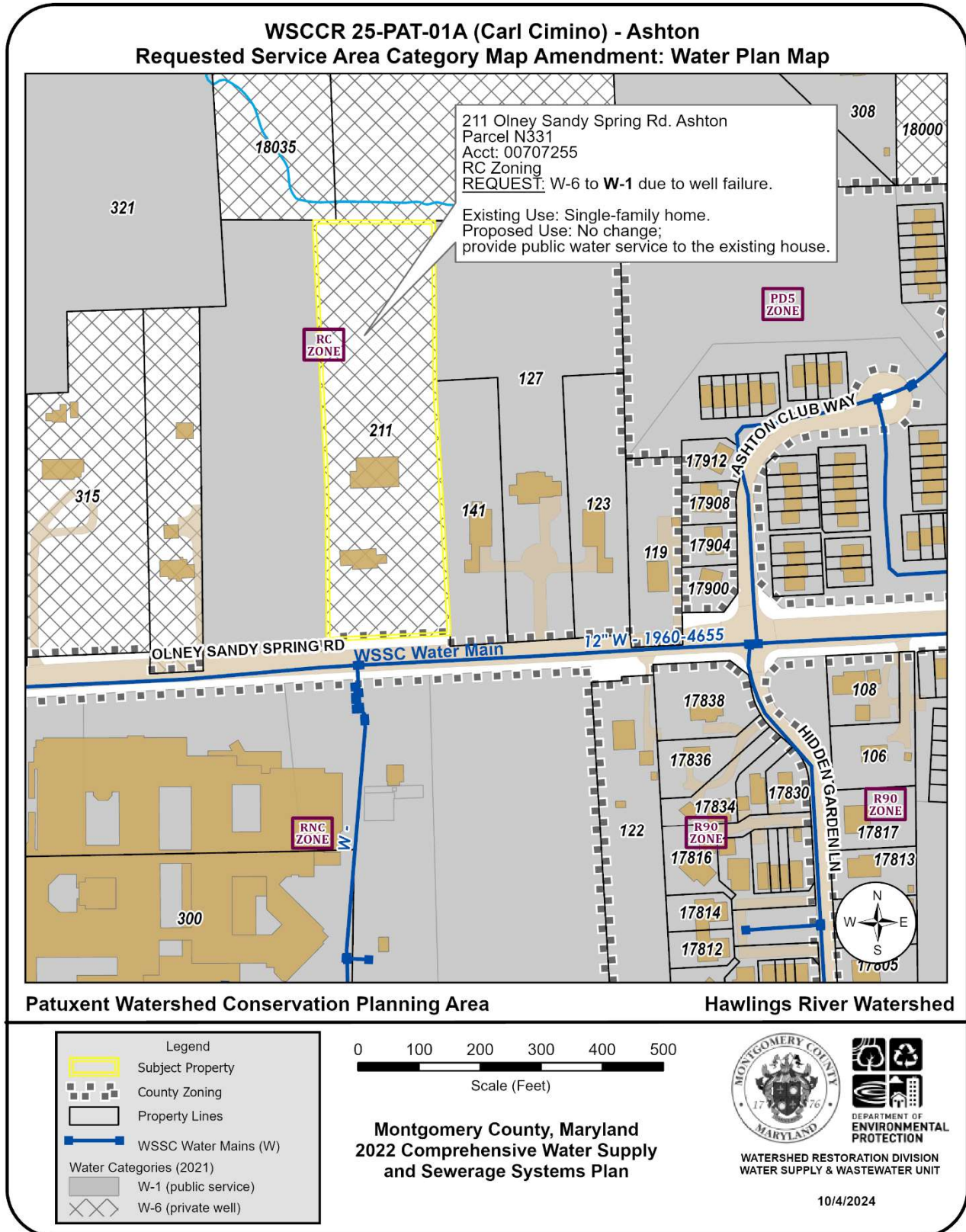


Figure 1: Water Plan Map for 25-PAT-01A and surrounding area showing water categories, nearby water mains and other properties.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
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MEMORANDUM

September 12, 2024

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

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

SUBJECT: Public Service Relief for Onsite Systems Problems

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

Water Service: 211 Olney Sandy Spring Rd, Sandy Spring, MD 20860

Property I.D.: Lot 1, Subdivision 0501, Parcel P331; acct.no.:00707255 – (SDAT tax map: JT42)
Owner: Cimino, Carl J. & Josephine R. Categories: Water: **W-6** Sewer: **S-6**
WSSC grid: 224 NW 01 Zoning/Size: RC / 3.11 acre
Planning Area: Patuxent Watershed: Hawlings River

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a well failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public water service, due to a collapsing well-casing causing the well to produce non-potable, unusable water. An existing 12" water main abuts the property on Olney Sandy Spring Rd (contract no. 1960-4655).

Although this property is designated as category W-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 water, regardless of the existing service area category. DEP will initiate the process to have the property owner file a request for a service area change.

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public water service. **WSSC Water does not need to wait for the approval of a Water and Sewer Plan - amendment to provide public water service; public service via the WSSC-Water's system should be provided 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 water service. Neither DEP nor DPS staff can initiate a WSSC Water service application on the owner's behalf.

Ray Chicca and Luis Tapia, WSSC Water
September 12, 2024

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For a water 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 [water/sewer] service, please contact either me at timothy.williamson@montgomerycountymd.gov or 202-579-3116.

Attachments (see pages 3 and 4)

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cc: Lisa Sine and Sharon Spruill, Permit Services Unit, WSSC Water
Amy Stevens, Chief, Watershed Restoration Division, DEP
Alan Soukup, Senior Planner, WSWU, Watershed Restoration Division, DEP
Heidi Benham and Kim Beall, Well and Septic Section, DPS
Mark Symborski, Functional Planning Division, M-NCPPC
Patrick Butler, Donnell Zeigler and Jamey Pratt, Upcounty Planning Division, M-NCPPC
Carl & Josephine Cimino, Property Owners



DPS


**Montgomery County
Department of Permitting Services**

2425 Reedie Dr 7th Floor
Wheaton, MD 20902
Phone: 311 in Montgomery County or (240)777-0311
<https://www.montgomerycountymd.gov/dps/>



September 11, 2024

TO: Alan Soukup, Senior Planner
Water Supply & Wastewater Unit
Department of Environmental Protection
2425 Reedie Drive, 4th floor
Wheaton, Maryland 20902

FROM: Kim Beall, R.S. 
Well and Septic Section
Department of Permitting Services
2425 Reedie Drive, 7th floor
Wheaton, Maryland 20902

SUBJECT: Request for water connection

LOCATION: 211 Olney Sandy Spring Road
Tax Map Grid: JT 42
WSSC Grid: 224 NW 01

Mr. and Mrs. Carl Cimino, Jr., the current owners of the above referenced property, have requested our assistance in getting an expedited water connection for the existing dwelling. The property is in water category W-6 and a category change is needed. The owners have provided information on the current 'failing' condition of the existing water well – the well casing is collapsing and the well is producing no usable water. The existing house was built in 1956 and is still served by the original water well.

If I can be of further assistance, please contact me at (240) 777-6315.

Figure 4: Letter from Department of Permitting Service requesting water connection for 25-PAT-01A to alleviate a well failure. Details of the well-failure included.

[2] 25-GMT-01A: Sharezaei Mirbagheri

Anticipated Action Path: Administrative Delegation

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 17639 Charity Lane, Germantown • Block A, Lot P1. Cedar Creek Estates (acct. no. 02326087) • Map tile: WSSC – 224NW14; MD – ET22 • East side of Charity Lane, 170 feet north of Charity Ct. • R-200 Zone; 4.45 acres • Germantown Planning Area Germantown Master Plan (1989) • Lower Great Seneca Creek Watershed (MDE Use I/I-P) • <u>Existing use</u>: Single-Family Home (built 1985) <p><u>Proposed use</u>: Proposed residential subdivision</p>	<hr/> Existing – Requested – Service Area Categories <hr/> W-6 W-3 S-6 S-3 Outside planned public water and sewer service envelope. <hr/> Applicant's Explanation <hr/> <i>None listed on category change request. In discussions with DEP, applicant intends to re-subdivide the property into 3 lots using public water and sewer service: one 1.5-acre lot with an existing house and two lots with proposed single-family houses.</i>

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer:

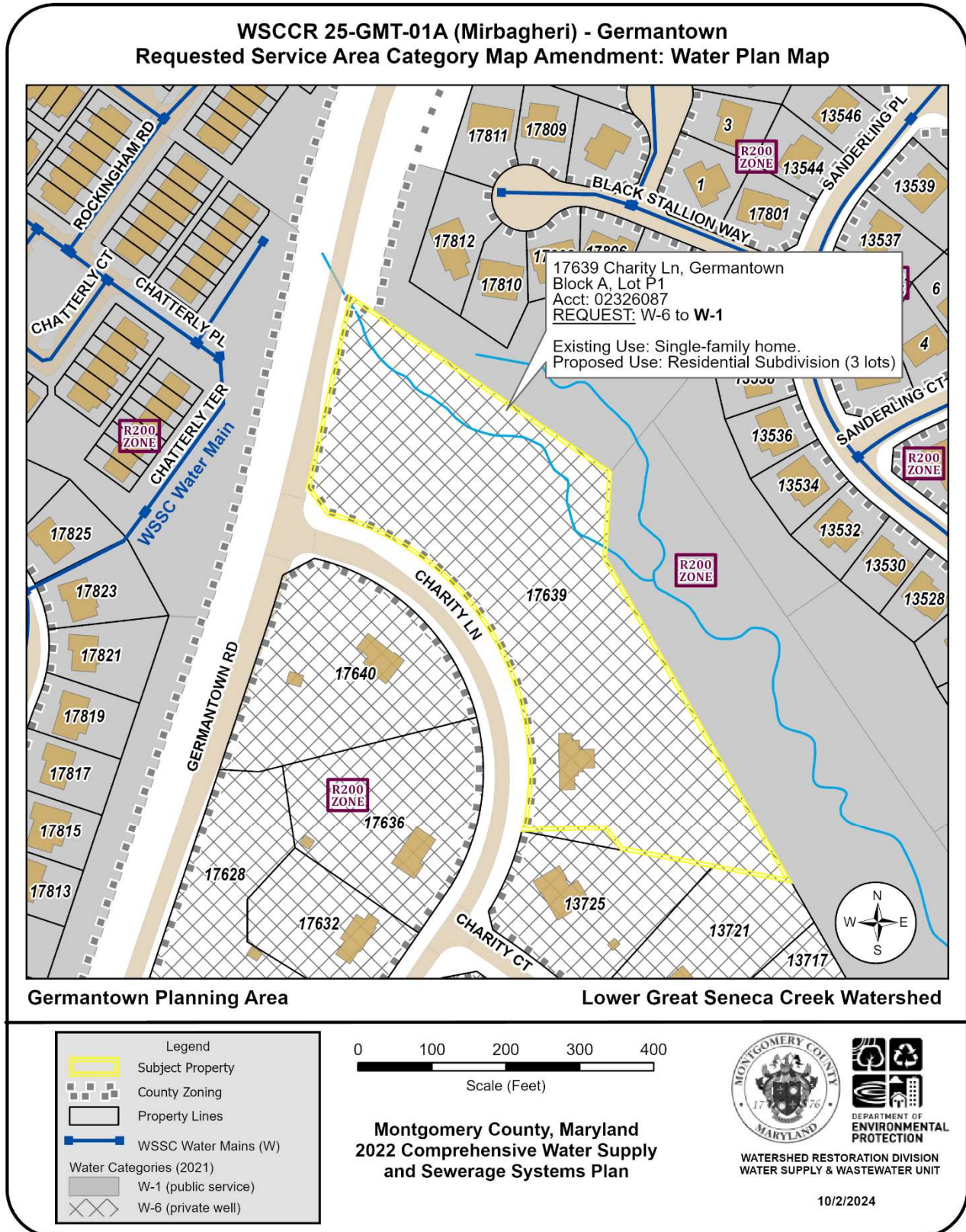


Figure 5: Water Plan Map for 25-GMT-01A and surrounding area showing water categories, nearby water mains and other properties.

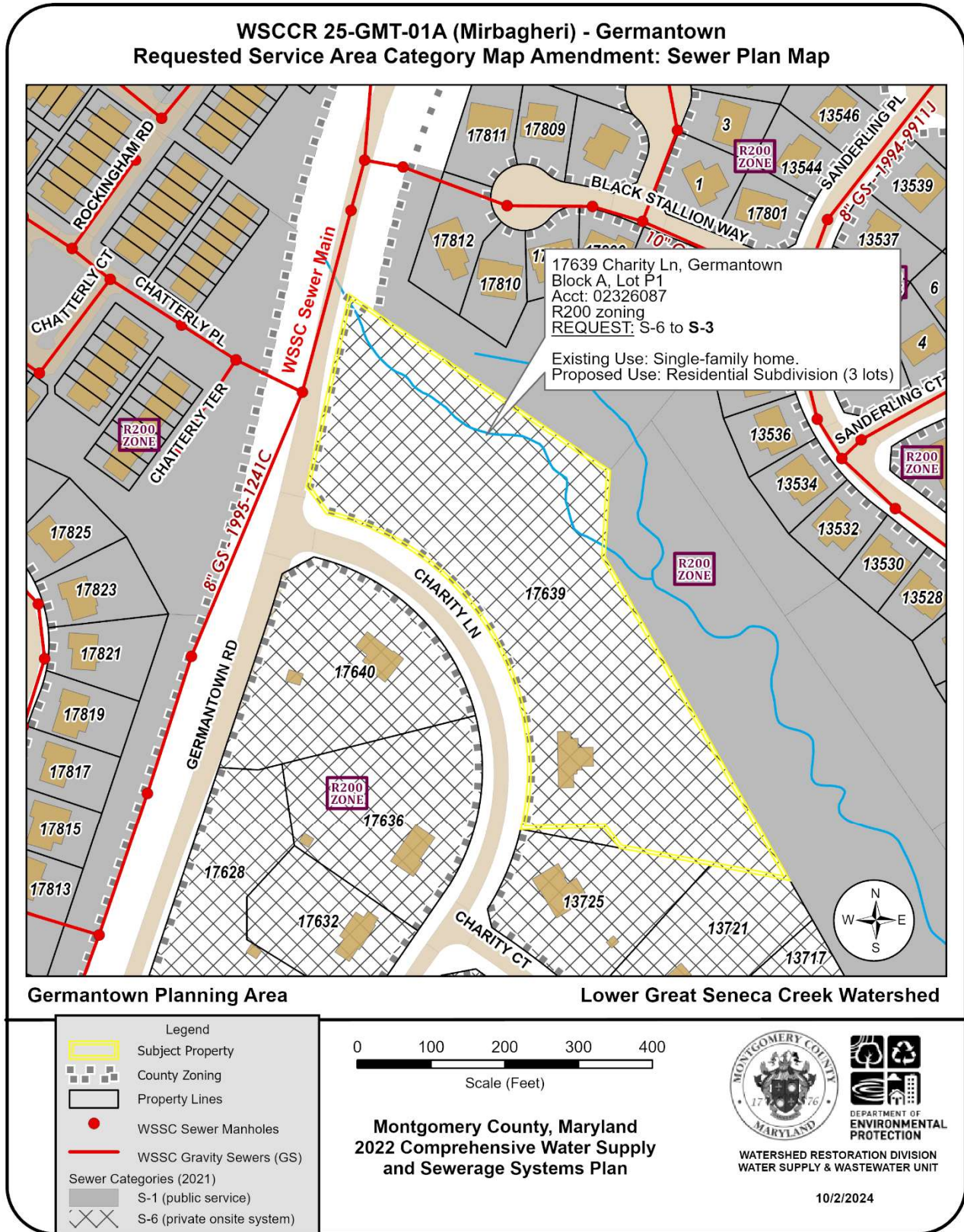


Figure 6: Sewer Plan Map for 25-GMT-01A and surrounding area showing sewer categories, nearby sewer mains and other properties.