

**From:** Benham, Heidi <Heidi.Benham@montgomerycountymd.gov>  
**Sent:** Thursday, September 11, 2025 2:32 PM  
**To:** Shelly Vallone <mevallone@mmcanby.com>  
**Cc:** Jody Kline <jskline@mmcanby.com>  
**Subject:** RE: 23230 Ridge Road

Shelly,

DPS Well and Septic does not object to the proposed major home occupation for the plumbing business at 23230 Ridge Road.

The existing septic system was installed in 2021 to replace the original, failing septic system, and is sized for 5 bedrooms. It is a conventional system and the design capacity equates to a flow of 750 gallons per day. The capacity would be sufficient to support the existing use and the proposed use. The property is served by public water. The area for storage of equipment trucks should remain away from any part of the septic system.

Please let me know if you need anything else.

**Heidi Benham**

Manager, Well and Septic Section  
2425 Reddie Drive, 7<sup>th</sup> floor  
Wheaton, MD 20902  
Office: 240-777-6318  
[Heidi.benham@montgomerycountymd.gov](mailto:Heidi.benham@montgomerycountymd.gov)



**From:** Shelly Vallone <[mevallone@mmcanby.com](mailto:mevallone@mmcanby.com)>  
**Sent:** Tuesday, September 9, 2025 10:33 AM  
**To:** Benham, Heidi <[Heidi.Benham@montgomerycountymd.gov](mailto:Heidi.Benham@montgomerycountymd.gov)>  
**Cc:** [jskline@mmcanby.com](mailto:jskline@mmcanby.com)  
**Subject:** 23230 Ridge Road

You don't often get email from [mevallone@mmcanby.com](mailto:mevallone@mmcanby.com). [Learn why this is important](#)

**[EXTERNAL EMAIL]**

Good morning Ms. Benham,

Mr. Kline and I have filed a Conditional Use application for a major home occupation for Clarksburg Plumbing, LLC, located at 23230 Ridge Road, Germantown. (See attached SDAT form and zoning map). We have received the attached comment letter from Mr. Jonathan Jones at MNCPPC requesting that we obtain approval from the DPS Well & Septic Section about the suitability of this use for this site. We would have thought that your input would have been solicited by MNCPPC during the conditional use review process but in light of Mr. Jones' request, would you please review the attached materials and description of the business operations below, and provide us with feedback about the capacity of the septic system on the subject property?

The property owner has operated Clarksburg Plumbing, LLC, a plumbing business, at 23230 Ridge Road, Germantown for several years. The subject property is improved by a one and half story single family residence, a detached carport, and a detached garage. The property is located in the RC (Rural Cluster) zone. The home is occupied by a resident employee and his family of four. The residence has two full bathrooms and two half bathrooms. Approximately 6 employees visit the site on any given day to retrieve their equipment trucks and report immediately for work offsite. The rest of the employees keep their vehicles at their own homes and then report directly to job sites. Because of the modest nature and scope of the business, the current on-site well and septic systems have proven to be adequate and will continue to adequately accommodate the home occupation use. The few employees who visit the subject property to retrieve and drop off their trucks are on the subject property for a short amount of time each day and seldom require the use of the sanitary facilities on-site.

We appreciate your attention to this matter. Please let us know whether we can provide any additional information to aid your review.

Best regards,

**Shelly Vallone**  
Associate



200-B Monroe Street ☐ Rockville, MD 20850  
T: 301.762.5212

