



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
ITEM # 3
July 24, 03

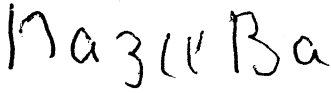
July 17, 2003

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Chief
County Wide Planning Division

Nazir Baig, P.E., Supervisor
County Wide Planning Division

FROM: 
Dominic Quattrocchi for the Department of Park and Planning
(301) 495-1323

SUBJECT: Water and Sewer Service Area Category Change Requests,
Administrative Delegation Group 2003-2.

WSSCR 02A-DAM-06	WSSCR 03A-GMT-02	WSSCR 02A-TRV-15
WSSCR 03A-DAM-01	WSSCR 03A-GMT-03	WSSCR 03A-TRV-01
WSSCR 03A-DNT-01	WSSCR 02A-OLN-04	WSSCR 03A-TRV-09
WSSCR 03A-GMT-01	WSSCR 03A-OLN-01	

RECOMMENDATION

Staff finds the attached category change requests to be appropriate for administrative delegation review and they are either consistent with guidance from the respective master plans or water and sewer service policy. Staff recommends approval of all eleven category change requests, and transmittal of the recommendations to the County Executive.

DISCUSSION

The attached material contains eleven water and sewer category change applications under consideration as amendments to the Comprehensive Water Supply and Sewerage Systems Plan using the administrative delegation process. Under this process, the Director of the Department of Environmental Protection (DEP) is delegated the authority to approve, with community hearing, community water and/or sewer service under limited circumstances. These policies are discussed on pages 1-9 through 1-18 of the Comprehensive Water Supply and Sewerage System Plan. The administrative delegation policies were used extensively, along with guidance from the Planning Board on previous cases, and interpretation of the relevant master plans by the Department of Park and Planning to develop staff positions on the amendments. This is the 2003-01 set of administrative applications.

The comments and recommendations of the WSSC, MCDEP staff, and Park and Planning staff are incorporated into the Summary Table of Category Change Requests (See attachment). Please Note that the Summary Table Title may erroneously refer to ADG 2003-01 as ADG 2002-6

Park and Planning Staff recommendations concur with the Executive staff recommendations for all eleven requested changes. Detailed information can be found in the Administrative Delegation Group Summary Tables, which are attached.

ADG 2003-02 Water and Sewer Service Area Category Change Requests

Application	Request	Community Based Planner Comments
WSSCR 02A-DAM-06	Christopher and Wendi Gockley requesting S-1 for existing single family home on a 1.15 acre RE-2C property.	Consistent with 1985 Damascus Master Plan
WSSCR 03A-DAM-01	Robert Clark Jr. requesting S-1 for 2 single family homes (on existing) on a 0.85 acre RE-2C property.	Consistent with 1985 Damascus Master Plan
WSSCR 03A-DNT-01	Thomas and Victoria Smith requesting S-3 for existing single family house and proposed additional home (7-02050) on a 1.04 acre R-200 property.	Property is within recommended sewer envelope
WSSCR 03A-GMT-01	Richard and Monica Talley requesting W-3 and S-3 for existing single family home on 0.47 acre R-200 property.	Documented septic failure; 1989 Germantown Master Plan
WSSCR 03A-GMT-02	Todd Compton requesting W-1 and S-1 for existing single family home on 0.45 acre R-200 property.	Documented septic failure; 1989 Germantown Master Plan
WSSCR 03A-GMT-03	Donald MacKay requesting W-3 and S-3 for existing single family home on one-acre R-200 property	Consistent with 1989 Germantown Master Plan. Master Plan Update is scheduled to commence July 2004.
WSSCR 02A-OLN-04	Ronald Kane requesting W-3 on vacant one acre RE-2 property for a proposed single family house.	Consistent with the 1980 Olney Master Plan
WSSCR 03A-OLN-01	Douglas Farquhar requesting W-3 and S-3 for a 69.7 acre RNC property for a proposed 32 lot subdivision using the cluster option (7-03034)	This application is consistent with the 1998 Sandy Spring/Olney Master Plan because it uses the RNC Optional Method
WSSCR 02A-TRV-15	Michael Armstrong requesting S-3 for existing single family home on a 2.27 acre RE-2 zoned property	Property abuts sewer envelope; qualifies under Master Plan peripheral service policy; 2002 Potomac Subregion Master Plan.
WSSCR 03A-TRV-01	Mitchell Belzer requesting S-1 for existing single family home on a 0.49 acre R-200 zoned property	Qualifies as Master Plan former Stage 1 or Stage II property; 2002 Potomac Subregion Master Plan.
WSSCR 03A-TRV-09	C. Robert Dalrymple requesting S-3 for proposed single family house on 0.92 RE-1 zoned property.	Property abuts lot with service. Property is within the Piney Branch where the contiguous qualified lot in 191 when the restricted access policy was instituted. This property qualifies for community service under the restricted access policy; 2002 Potomac Subregion Master Plan.

ADMINISTRATIVE DELEGATION GROUP 2003-2: WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUESTS (WSCCRs)
SUMMARY TABLE OF PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS 6/27/2003

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Amendment No. Applicant (Owner) Site Description Site Location	Master Plan Basin (Watershed Use) Zoning & Acreage Site Development	Water/Sewer Service Area Categories Existing Requested Reason for Request	WSSC & DPS Report (Main extensions are non-CIP sized unless otherwise noted.)	M-NCPPC Staff and Planning Board Report/Comments	MCDEP Staff Recommendation (With Administrative Policy and Staff Report)	County Council Recommendations - Public Hearing Testimony
<p>WSSCR 02A-DAM-06 Christopher & Wendi Gockley Parcel P605, Bean's Good Will Etc. -- 10421 Lewis Dr. Tax Map FX343; WSSC grid 237NW10 200' north of the west end of Lewis Dr.</p>	<p>Damascus Master Plan (1985) Bennett Creek Water- shed (MDE Use I) RE-2C Zone: 1.15 ac. Existing/Proposed use: service for existing house</p>	<p>W-6 no change S-6 S-1 <u>Applicant's Reason for Request:</u> (summarized) Desire public service top avoid future problems with the existing on-site systems. DPS has no records of the existing septic system. The new house next door is connecting to public service.</p>	<p><u>Water:</u> (pending - MCDEP comments:) Service will require a 200' extension or special connection from the existing 10" main (#866899A) at Lewis Dr. <u>Sewer:</u> (pending - MCDEP comments:) Service will require a 200' extension or special connection from the existing 1" low pressure main (#794133A) at Lewis Dr. An on-site grinder pump will also be needed. DPS -Well & Septic: pending</p>	<p>Planning Staff: Pending - MCDEP comments:) The site appears to be located within the recommended public water and sewer service envelope from the 1985 Damascus Master Plan...</p>	<p>Approve W-1 and S-1. Policy V.F.2.d.: Consistent With Existing Plans. <u>Staff Report:</u> The provision of public water and sewer service is consistent with Water and Sewer policies and master plan recommendations. Many of the properties along Lewis Dr. were provided with sewer service because of failing septic systems. The site is too small to use the cluster option under the RE-2C Zone; no subdivision is proposed, only service for the existing house. WSSC will determine whether special connections can be used here or whether extensions will be required.</p>	
<p>WSSCR 03A-DAM-01 Robert Clark, Jr. Parcel 28, Lot In Damascus - 26012 Ridge Rd. Tax Map FX32; WSSC/GIS grid: 236NW10 Southwestern corner of Bethesda Church Rd. and Ridge Rd. (Rte. 27) intersection</p>	<p>Damascus Master Plan (1985) Little Bennett Creek and Great Seneca Creek Watersheds (MDE Use III/I) RE-2C Zone: 0.85 ac. Proposed use: 2 single- family houses, 1 existing.</p>	<p>W-1 no change S-6 S-1 <u>Applicant's Reason for Request:</u> "1. In case system should fail at current house. 2. New home to be built on vacant lot."</p>	<p><u>Sewer:</u> (Pending - MCDEP Comments:) An 8"-dia. sewer main [no. 71-4655A] abuts the site along Ridge Rd. (Rte. 27). DPS - Well & Septic:</p>	<p>Planning Staff: (Pending - MCDEP Comments:) This property is not located within the Damascus Master Plan's recommended sewer envelope; however, it does abut an existing sewer main and may qualify for at least one and possibly two sewer hookups.</p>	<p>Approve S-1. Policy V.F.1.b.: Abutting Mains. <u>Staff Report:</u> This property is too small for further subdivision nor can it develop using the cluster option. The applicant has provided DEP with documentation that both the existing house and the adjacent vacant lot were in existence before the sewer main was constructed. Service is reasonable and economical since a sewer main abuts the site.</p>	

THE MARYLAND NATIONAL CAPITAL
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 SUMMARY TABLE OF PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS 6/27/2003

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		Existing	Requested				
<p>WSCCR 03A-GMT-03 Donald MacKay Pls. Lot 16, Block 1, Kingsview Knolls – 18416 Kings Hill Rd. Tax map ET23; WSSC grid 225NW14 West side of Kings Hill Rd. 420' north of Kingsbrook Dr.</p>	<p>Germanatown Master Plan (1989) Little Seneca Creek Water-shed (MDE Use III) R-200 Zone; 1.0 ac. Existing and proposed use: 1 single-family house</p>	<p>W-6 S-6</p> <p>W-3 S-3</p> <p><u>Applicant's Explanation:</u> "To eliminate dependency on the well and septic system."</p>	<p>Water; (<i>Pending – MCDEP Comments:</i>) Service will require a 300' extension from and existing water main located northeast of the property in Kingshill Rd. Sewer; (<i>Pending – MCDEP Comments:</i>) Service will require a 300' extension from an existing sewer main located northeast of the property in Kingshill Rd.</p> <p><u>DPS-Well & Septic:</u></p>	<p>Planning Staff: (<i>Pending – MCDEP Comments:</i>) Public water and sewer service is consistent with Germantown Master Plan recommendations. Planning Board:</p>	<p>Approve W-3 and S-3. Policy V.F.2.d.; Consistent With Existing Plans. Staff Report: Both public water and sewer service are consistent with Water and Sewer Plan policies and master plan recommendations.</p>		
<p>WSCCR 02A-OLN-04 Ronald Kane (for Seward Dimmie & Helen Hatten) Parcel N484, Bradford's Rest Tax map HS562; WSSC grid 221NW03 East side of Coolidge Ave. 900' north of Norbeck Rd. (Rte. 28)</p>	<p>Olney Master Plan (1980) – update in progress; staff draft expected in Fall 2003 Northwest Br. Water- shed (MDE Use IV) RE- Zone: 1.0 acre Existing use: vacant Proposed use: one single-family house</p>	<p>W-6 S-6</p> <p>W-3 No Change</p> <p><u>Applicant's Reason for Request:</u> (summarized) Requesting a water special connection to Bradford Ave. due to the high cost of extending a main from Rte. 28. This will allow more of the site to be tested for the septic field.</p>	<p>Water: Property could be served by a 700' extension from the existing 10" main at Rte. 28 (#653185). Or WSSC could consider a non-abutting connection to the existing 8" main on Bradford Rd. The applicant would need to acquire and record a service connection easement across the adjacent property.</p>	<p>Planning Staff: Public water service is consistent with Water and Sewer Plan policies and master plan recommend- ations. WSSC will determine which service option may be utilized to serve the property. Planning Board:</p>	<p>Approve W-3. Policy V.F.2.d.; Consistent With Existing Plans. Staff Report: Public water service is consistent with Water and Sewer Plan policies and master plan recommend- ations. WSSC will determine which service option may be utilized to serve the property.</p>		

ADMINISTRATIVE DELEGATION GROUP 2003-2: WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUESTS (WSSCCRS)
SUMMARY TABLE OF PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS 6/27/2003
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<p>WSSCCR 02A-TRV-15 Michael Armstrong Lot 11, Block A, Beallmont Grove Peters Addition – 11752 Lake Potomac Dr. Tax Map EQ62; WSSC/GIS grid 215NW12 Northeast side of Lake Potomac Dr. 580' west of Great Elm Dr.</p>	<p>Potomac Subregion Master Plan (2002) Watts Branch Watershed/Greenbriar Branch Subwatershed (MDE Use I) RE-2 Zone: 2.27 ac. Existing and proposed use: 1 single-family house.</p>	<p>W-1 no change S-6 S-3 <u>Applicant's Reason for Request:</u> "Currently the septic system is very restrictive in terms of building patios and decks. My property abuts sewer mains. My next door neighbor has sewer."</p>	<p>Sewer: A 300' extension from an existing low-pressure sewer main located southeast of the project in Lake Potomac Dr. [no. 91-9015B] is required for service. This extension would abut approximately 2 other properties. DPS – Well and Septic: The septic system was installed in 1997 for a new house. There have been no reports of septic problems.</p>	<p><u>Planning Staff:</u> (Pending – MCDEP comments:) Public sewer service to this property is consistent with the 2002 Potomac Subregion Master Plan's Peripheral Service policy.</p>	<p>Approve S-3. Policy V.F.2.d.: Consistent With Existing Plans. Staff Report: Public sewer service is consistent with the 2002 Potomac Subregion Master Plan recommendations under the Peripheral Service Policy. Of the two properties the main extension would abut, one is already S-3 and therefore eligible for public sewer service, and the other also could qualify for public sewer service under the master plan's Peripheral Service Policy.</p>	
<p>WSSCCR 03A-TRV-01 Mitchell Beizer Lot 13, Block 5, Lakewood Estates – 13713 Lakewood Ct. Tax map FR342; WSSC/GIS grid: 218NW10 Southeastern side of Lakewood Ct. 280' northeast of Aqua Ln.</p>	<p>Potomac Subregion Master Plan (2002) Watts Branch Watershed/Middle Piney Branch (Mont. Co. SPA) subwater- shed (MDE Use I) R-200 Zone: 0.49 ac. Existing and proposed use: 1 single-family house</p>	<p>W-1 no change S-6 S-1 <u>Applicant's Reason for Request:</u> "To enable our connecting to the WSSC sewer main that is being constructed on our street, noting that the properties on both sides of ours have or will have connection to WSSC sewer."</p>	<p>Sewer: (Pending – MCDEP Comments:) A major portion of the sewer main extension required for service to this site has already been approved [AWAS3128A01] to provide service for Lot 15 (WSSCCR 01A-TRV-02); approx. 100' additional main extension would be required. DPS – Well and Septic:</p>	<p><u>Planning Staff:</u> : (Pending – MCDEP Comments:) Public sewer service for this site is consistent with the 2002 Potomac Subregion Master Plan. A former sewer stage II property, this site is eligible for public sewer service. The property has one existing house on ½ acre and therefore would not be subject to further development.</p>	<p>Approve S-3 for one sewer hookup only. Policy V.F.2.d.: Consistent With Existing Plans. Staff Report: Public sewer service to the site is consistent with the 2002 Potomac Subregion Master Plan recommendations for sewer service within the Piney Branch subwatershed. This property was included in the sewer stages I and II areas from the 1980 master plan. As a single property established prior to 1988, the applicant would not be required to record the Piney Branch Sewer Agreement Recommendations covenant in order to receive sewer service.</p>	

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<p>WSSCR 03A-DAM-01 Robert Clark, Jr. Parcel 28, Lot In Damascus – 26012 Ridge Rd. Tax Map FX32; WSSC/GIS grid: 236NW10 Southwestern corner of Bethesda Church Rd. and Ridge Rd. (Rte. 27) intersection</p>	<p>Damascus Master Plan (1985) Little Bennett Creek and Great Seneca Creek Watersheds (MDE Use III/I) RE-2C Zone: 0.85 ac. Proposed use: 2 single- family houses, 1 existing.</p>	<p>W-1 no change S-6 S-1 <u>Applicant's Reason for Request:</u> "1. In case system should fail at current house. 2. New home to be built on vacant lot."</p>	<p>Sewer: (Pending – MCDEP Comments:) An 8"-dia. sewer main (no. 71-4655A) abuts the site along Ridge Rd. (Rte. 27). DPS – Well & Septic:</p>	<p>Planning Staff: (Pending – MCDEP Comments:) This property is not located within the Damascus Master Plan's recommended sewer envelope; however, it does abut an existing sewer main and may qualify for at least one and possibly two sewer hookups.</p>	<p>Approve S-1. Policy V.F.1.b.: Abutting Mains. Staff Report: This property is too small for further subdivision nor can it develop using the cluster option. The applicant has provided DEP with documentation that both the existing house and the adjacent vacant lot were in existence before the sewer main was constructed. Service is reasonable and economical since a sewer main abuts the site.</p>	

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<p>WSCCR 03A-DNT-01 Thomas & Victoria Smith Lot 1, Block E, Mountain View Estates – 12601 Viewside Dr. Tax map ES52; WSSC/GIS grid 221NW12 Northwest corner of Viewside Drive and Welcome Lane</p>	<p>Potomac Subregion Master Plan (2002) Muddy Branch Watershed (MDE Use 1) R-200 Zone: 1.04 ac. Existing use: 1 single- family house; proposed use: 2 single-family houses (pre-application plan 7-02050)</p>	<p>W-4 S-6 W-3 S-3 <u>Applicant's Reason for Request:</u> "To develop the property in accordance with existing R-200 zoning with public water and sewer."</p>	<p><u>Water:</u> (Pending – MCDEP Comments:) A 12"-dia. water main [no. 887832A] abuts the southeastern corner of the site in Viewside Dr. <u>Sewer:</u> (Pending – MCDEP Comments:) An 8"-dia. sewer main [no. 887832A] abuts the southeastern corner of the site in Viewside Dr. <u>DPS – Well & Septic:</u></p>	<p>Planning Staff: (Pending – MCDEP Comments:) This property is located within the recommended sewer envelope as shown in the 2002 Potomac Subregion Master Plan.</p>	<p>Approve W-1 and S-1. Policy V.F.2.d.: Consistent With Existing Plans. <u>Staff Report:</u> Public water and sewer service to this site is consistent with Water and Sewer Plan policies and master plan recommendations.</p>	
<p>WSCCR 03A-GMT-01 Richard & Monica Talley Lot 6, Block B, Germantown Estates – 13424 Accent Way Tax map EU31; WSSC/GIS grid: 226NW13 Southeastern corner of Accent Way and Germantown Road (Rte. 118) intersection.</p>	<p>Germantown Master Plan (1989) Great Seneca Creek Watershed (MDE Use 1) R-200 Zone: 0.47 ac. Existing and proposed use: 1 single-family house</p>	<p>W-5 S-5 W-3 S-3 <u>Applicant's Reason for Request:</u> "Failed septic system / Lot size small."</p>	<p><u>Water:</u> (Pending – MCDEP Comments:) <u>Sewer:</u> (Pending – MCDEP Comments:) <u>DPS – Well & Septic:</u> The septic system on this property is failing (2/13/2003 memo)</p>	<p>Planning Staff: (Pending – MCDEP Comments:) Public water and sewer service to this site is consistent with the Germantown Master Plan recommendations.</p>	<p>Approve W-3 and S-3. Policy V.F.2.d.: Consistent With Existing Plans. <u>Staff Report:</u> Public water and sewer service to this site is consistent with Water and Sewer Plan policies and master plan recommend- ations. In March 2003, DEP directed WSSC to expedite the extension of sewer service to this lot due to a failing septic system as verified by DPS.</p>	
<p>WSCCR 03A-GMT-02 Todd Compton Lot 3, Parcel N350, Liberty Heights – 19220 Liberty Mill Rd. Tax map EU31; WSSC/GIS grid: 226NW13 West side of Liberty Mill Rd. 430' north of Dawson Farm Rd.</p>	<p>Germantown Master Plan (1989) Great Seneca Creek Watershed (MDE Use 1) R-200 Zone: 0.45 ac. Existing and proposed use: 1 single-family house</p>	<p>W-5 S-5 W-1 S-1 <u>Applicant's Reason for Request:</u> "failed septic system. Health hazard. // Currently on well, not sure if water is potable. Just purchased this house in Dec. 02. Water line is in front of property."</p>	<p><u>Water:</u> (Pending – MCDEP Comments:) A 24"-dia water main [no. 7-4630A] abuts the property in Liberty Mill Rd. <u>Sewer:</u> (Pending – MCDEP Comments:) Service would require a 50' extension from an existing 8"-dia. sewer main [no. 961730-A] located north of the site in Liberty Mill Rd. <u>DPS – Well & Septic:</u> No records found.</p>	<p>Planning Staff: (Pending – MCDEP Comments:) Public water and sewer service to this site is consistent with Germantown Master Plan recommendations.</p>	<p>Approve W-1 and S-3. Policy V.F.2.d.: Consistent With Existing Plans. <u>Staff Report:</u> Both public water and sewer service are consistent with Water and Sewer Plan policies and master plan recommendations.</p>	

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WSSCC 02A-OLN-04 Ronald Kane (for Seward Dimmie & Helen Hatten) Parcel N484, Bradford's Rest Tax map HS562; WSSC grid 221NW03 East side of Coolidge Ave. 900' north of Norbeck Rd. (Rte. 28)	Olney Master Plan (1980) – update in progress; staff draft expected in Fall 2003 Northwest Br. Water- shed (MDE Use IV) RE- Zone: 1.0 acre Existing use: vacant Proposed use: one single-family house	W-6 S-6	W-3 No Change	<u>Water:</u> Property could be served by a 700' extension from the existing 10" main at Rte. 28 (#653185). Or WSSC could consider a non-abutting connection to the existing 8" main on Bradford Rd. The applicant would need to acquire and record a service connection easement across the adjacent property. <u>DPS-Well & Septic:</u>	<u>Planning Staff:</u> Public water service is consistent with Olney Master Plan recommendations. The site is too small to consider using the optional LDRC zoning available in Southeast Olney. <u>Planning Board:</u>	Approve W-3. Policy V.F.2.d.: Consistent With Existing Plans. <u>Staff Report:</u> Public water service is consistent with Water and Sewer Plan policies and master plan recommend- ations. WSSC will determine which service option may be utilized to serve the property.	

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Amendment No. Applicant (Owner) Site Description Site Location	Master Plan Basin (Watershed Use) Zoning & Acreage Site Development	Water/Sewer Service Area Categories		WSSC & DPS Report (Main extensions are non-CIP sized unless otherwise noted.)	M-NCPPC Staff and Planning Board Report/Comments	MCDEP Staff Recommendation (With Administrative Policy and Staff Report)	County Council Recommendations – Public Hearing Testimony
		Existing	Requested				
<p>WSCCR 03A-OLN-01 Douglas Farquhar, et al Parcel P366, Add to Charley Forest Tax map JT122; WSSC/GIS grid: 224/5NW02 North side of Rte. 108 370' east of Marden La.</p>	<p>Sandy Spring-Ashton Master Plan (1998) Hawlings River and Northwest Branch Watersheds (MDE Use IV/IV) RNC Zone: 69.7 ac. Proposed use: 32 lot subdivision using the cluster option (pre- application plan no. 7-03034)</p>	<p>W-6 S-6</p> <p>W-3 S-3</p> <p>Applicant's Reason for Request: (summarized) The Master Plan recommends development of this property using RNC Zoning, which requires water and sewer service. This site has been rezoned to RNC. Water and sewer mains are adjacent in 108- sewer was recently extended along 108 to serve the Bancroft site. Public service is reasonable, economical and consistent with County policy. Administrative review of this application is requested.</p>	<p>Water: (Pending – MCDEP Comments:) A 12"-dia. water main [no. 604655] abuts the site in Rte. 108. Sewer: (Pending – MCDEP Comments:) Service would require a 150' extension from an existing 8"-dia. sewer main [no. 762797A] located east of the site in Rte. 108. DPS—Well and Septic:</p>	<p>M-NCPPC Staff and Planning Board Report/Comments Planning Staff: (Pending – MCDEP Comments:) Public water and sewer service to this site is consistent with the Sandy Spring/Ashton Master Plan, pending approval of a preliminary plan using the RNC cluster development method, with final approval of W-3 and S-3 to be restricted to the area of the clustered lots and any conservancy lots which MCDEP & M-NCPPC determine to qualify for public service under master plan recommendations; the remainder of the site will revert to W-6 and S-6.. The site has already been rezoned to RNC and so would need to use the option cluster development method to qualify for public water and sewer service.</p>	<p>Maintain W-6 and S-6 with advancement to W-3 and S-3 conditioned on Planning Board approval of a preliminary plan using the RNC optional cluster method. The final approval of W-3 and S-3 shall be restricted to the area of clustered lots and to conservancy lots that M- NCPPC & MCDEP determine to qualify for public service under the recommendations of the Sandy Spring/Ashton Master Plan; the remainder of the site shall revert to W-6 and W-6. Policy V.F.2.d.: Consistent With Existing Plans. Staff Report: The master plan calls for the provision of public water and sewer service for RNC-zoned sites only where the optional cluster method is used, and generally only for the area of the clustered lots. Conservancy lots which satisfy the master plan requirements may also receive public water and sewer service. The required water and sewer main extensions are reasonable and economical and environmentally acceptable.</p>	<p>County Council Recommendations – Public Hearing Testimony</p>	

ADMINISTRATIVE DELEGATION GROUP 2003-2: WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUESTS (WSCCRs)
SUMMARY TABLE OF PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS 6/27/2003

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Amendment No. Applicant (Owner) Site Description Site Location	Master Plan Basin (Watershed Use) Zoning & Acreage Site Development	Water/Sewer Service Area Categories Existing Requested Reason for Request	WSSC & DPS Report (Main extensions are non-CIP sized unless otherwise noted.)	M-NCPPC Staff and Planning Board Report/Comments	MCDEP Staff Recommendation (With Administrative Policy and Staff Report)	County Council Recommendations – Public Hearing Testimony
<p>WSSCR 02A-TRV-15 Michael Armstrong Lot 11, Block A, Beallmont Grove Peters Addition – 11752 Lake Potomac Dr. Tax Map EQ62; WSSC/GIS grid 215NW12 Northeast side of Lake Potomac Dr. 580' west of Great Elm Dr.</p>	<p>Potomac Subregion Master Plan (2002) Watts Branch Watershed/Greenbriar Branch Subwatershed (MDE Use I) RE-2 Zone: 2.27 ac. Existing and proposed use: 1 single-family house.</p>	<p>W-1 no change S-6 S-3 <u>Applicant's Reason for Request:</u> "Currently the septic system is very restrictive in terms of building patios and decks. My property abuts sewer mains. My next door neighbor has sewer."</p>	<p><u>Sewer:</u> A 300' extension from an existing low-pressure sewer main located southeast of the project in Lake Potomac Dr. [no. 91-9015B] is required for service. This extension would abut approximately 2 other properties. <u>DPS – Well and Septic:</u> The septic system was installed in 1997 for a new house. There have been no reports of septic problems.</p>	<p>Planning Staff: (Pending – MCDEP comments:) Public sewer service to this property is consistent with the 2002 Potomac Subregion Master Plan's Peripheral Service policy.</p>	<p>Approve S-3. Policy V.F.2.d.: Consistent With Existing Plans. <u>Staff Report:</u> Public sewer service is consistent with the 2002 Potomac Subregion Master Plan recommendations under the Peripheral Service Policy. Of the two properties the main extension would abut, one is already S-3 and therefore eligible for public sewer service, and the other also could qualify for public sewer service under the master plan's Peripheral Service Policy.</p>	
<p>WSSCR 03A-TRV-01 Mitchell Belzer Lot 13, Block 5, Lakewood Estates – 13713 Lakewood Ct. Tax map FR342; WSSC/GIS grid: 218NW10 Southeastern side of Lakewood Ct. 280' northeast of Aqua Ln.</p>	<p>Potomac Subregion Master Plan (2002) Watts Branch Watershed/Middle Piney Branch (Mont. Co. SPA) subwater- shed (MDE Use I) R-200 Zone: 0.49 ac. Existing and proposed use: 1 single-family house</p>	<p>W-1 no change S-6 S-1 <u>Applicant's Reason for Request:</u> "To enable our connecting to the WSSC sewer main that is being constructed on our street, noting that the properties on both sides of ours have or will have connection to WSSC sewer."</p>	<p><u>Sewer:</u> (Pending – MCDEP Comments:) A major portion of the sewer main extension required for service to this site has already been approved [AWAS3128A01] to provide service for Lot 15 (WSSCR 01A-TRV-02); approx. 100' additional main extension would be required. <u>DPS – Well and Septic:</u></p>	<p>Planning Staff: (Pending – MCDEP Comments:) Public sewer service for this site is consistent with the 2002 Potomac Subregion Master Plan. A former sewer stage II property, this site is eligible for public sewer service. The property has one existing house on ½ acre and therefore would not be subject to further development.</p>	<p>Approve S-3 for one sewer hookup only. Policy V.F.2.d.: Consistent With Existing Plans. <u>Staff Report:</u> Public sewer service to the site is consistent with the 2002 Potomac Subregion Master Plan recommendations for sewer service within the Piney Branch subwatershed. This property was included in the sewer stages I and II areas from the 1980 master plan. As a single property established prior to 1988, the applicant would not be required to record the Piney Branch Sewer Agreement Recommendations covenant in order to receive sewer service.</p>	

ADMINISTRATIVE DELEGATION GROUP 2003-2: WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUESTS (WSCCRs)
 SUMMARY TABLE OF PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS 6/27/2003
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Amendment No. Applicant (Owner) Site Description Site Location	Master Plan Basin (Watershed Use) Zoning & Acreage Site Development	Water/Sewer Service Area Categories Existing Requested Reason for Request	WSSC & DPS Report (Main extensions are non-CIP sized unless otherwise noted.)	M-NCPPC Staff and Planning Board Report/Comments	MCDEP Staff Recommendation (With Administrative Policy and Staff Report)	County Council Recommendations – Public Hearing Testimony
<p>WSCCR 03A-TRV-09 C. Robert Dalrymple (for O'Neill Development Corp.) Lot 5, Glen Hamlet – 10300 Cutters Ln. Tax map FR31; WSSC grid 217NW10 East side of Cutters Ln. 510' east of Glen Mill Rd.</p>	<p>Potomac Subregion Master Plan (2002) Watts Branch water- shed/Middle Piney Br. Subwatershed (MDE Use I – Mont. Co. SPA) RE-1 Zone; 0.92 ac. Proposed use: 1 single- family house</p>	<p>W-3 no change S-6 S-3 <u>Applicant's Explanation:</u> "O'Neill Dev. Corp. owns both this lot and Lot 9, through which runs the Piney Branch sewer line. Having owned both lots since 1986 (see attached deed info.), sewer connection to Lot 5 (and Lot 9) is authorized per section VII(A)(2)(a)(ii) of the General Policies for Water Supply and Sewerage Systems Facilities. (See attached e-mail correspondence for additional explanation)"</p>	<p><u>Sewer:</u> (Pending – MCDEP Comments:) Service could be provided via an extension and ROW through the adjacent Lot 9 to the Piney Branch Trunk Sewer. <u>DPS-Well & Septic:</u></p>	<p><u>Planning Staff:</u> (pending – DEP comments:) The 2002 master plan endorsed the provisions of the Piney Branch Restricted Access Policy which allows for the provision of public sewer service for properties which the Piney Branch trunk sewer line traversed and which were under common ownership as of December 3, 1991 and remain unchanged. <u>Planning Board:</u></p>	<p>Approve S-3. Policy V.F.2.d.: Consistent With Existing Plans. <u>Staff Report:</u> The applicant is seeking public sewer service for an existing lot which is adjacent to a traversed by the the Piney Branch Trunk Sewer. Since both lots were under the common ownership of O'Neil Development prior to December 1991, when the restricted access policy was adopted, public sewer service for a single house on Lot 5 is consistent with the restricted access policy. Prior actions have allowed for category change approval of contiguous properties under common ownership with those that satisfy the restricted access policy requirements as this site has done. Since this site is requesting service for only one proposed house, and the applicant has demonstrated that the property was configured prior to 1988, approval of a single sewer hookup does not require recording of a Piney Branch Sewer Agreement.</p>	