

# Water & Sewerage Plan



Staff Report to the Baltimore County Planning Board

Amendment Cycle 32

July 17, 2014

AMENDMENT CYCLE XXXII

BALTIMORE COUNTY WATER SUPPLY &  
SEWERAGE PLAN

STAFF REPORT

to the

BALTIMORE COUNTY PLANNING BOARD

July 17, 2014

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## *INTRODUCTION*

Under the Authority of the Executive Order issued on April 11, 1990, the Director of the Department of Public Works must review reports transmitted to him by the Department of Planning and the Department of Environmental Protection and Sustainability and, in turn, submit a report to the Planning Board with the recommendations of the Department of Public Works.

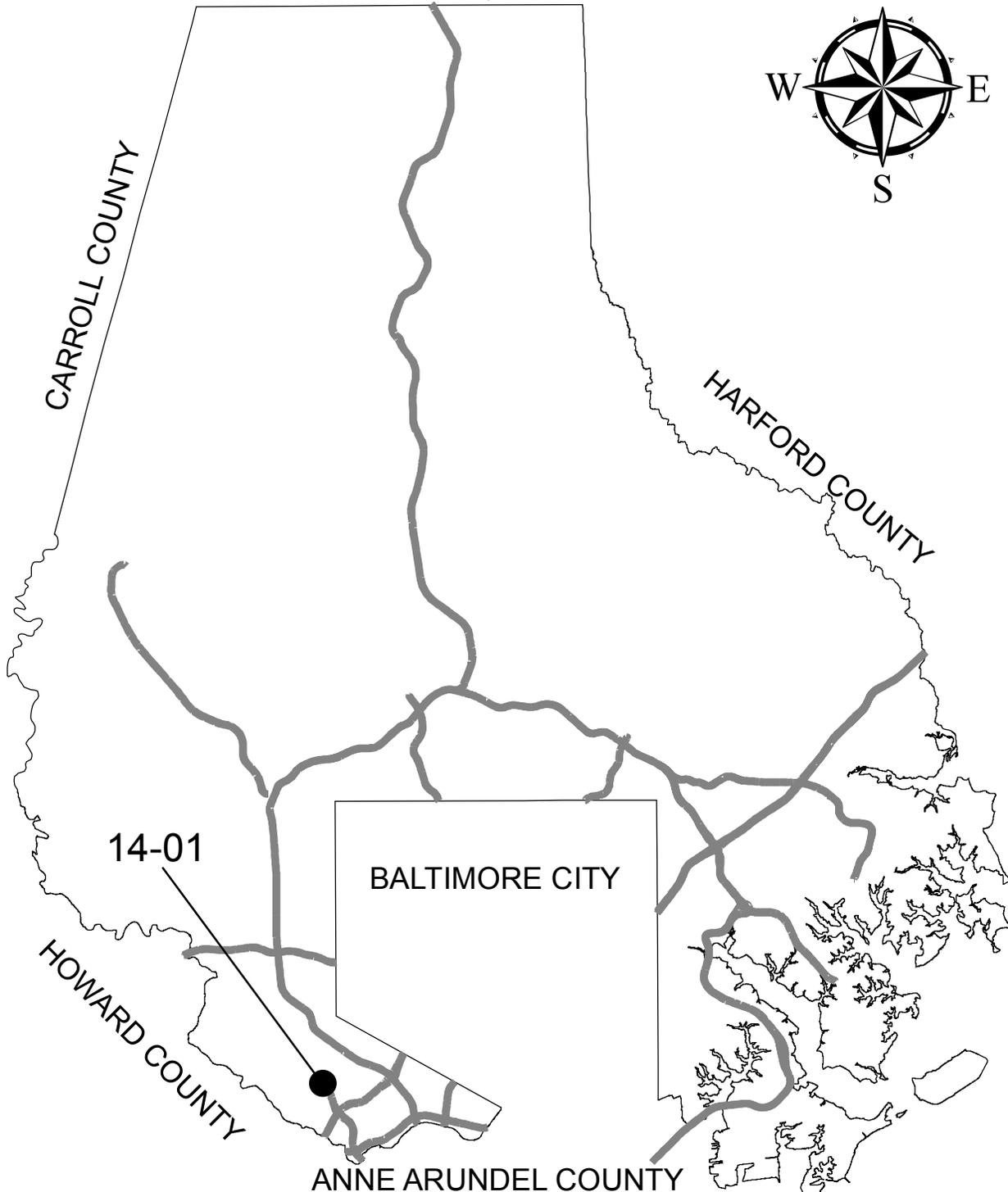
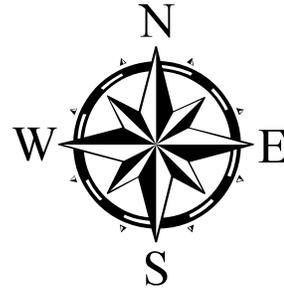
In compliance with that order, one petition to amend the Water & Sewerage Plan (designated Amendment Cycle 32) has been carefully reviewed by the staff of the three departments and the following pages of supporting material, analyses and recommendations are now offered to the Baltimore County Planning Board.

A handwritten signature in blue ink, appearing to read 'E. C. Adams, Jr.', is written over a horizontal line.

Edward C. Adams, Jr., Director  
Department of Public Works

# PUBLIC NOTICE

BALTIMORE COUNTY, MARYLAND WATER SUPPLY & SEWERAGE PLAN  
AMENDMENT CYCLE 32  
YORK COUNTY, PA



A PUBLIC HEARING WILL BE HELD BY THE BALTIMORE COUNTY PLANNING BOARD AT 5:00 PM ON JULY 17, 2014 IN ROOM 104, JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE, TOWSON, MD. ON THE FOLLOWING ONE ISSUE COMPRISING AMENDMENT CYCLE 32 OF THE BALTIMORE COUNTY WATER SUPPLY & SEWERAGE PLAN. ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PUBLIC WORKS, ROOM 307, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVENUE IN TOWSON. PERSONS IN NEED OF SPECIAL ACCOMMODATIONS FOR DISABILITIES SHOULD CALL (410) 887-3211.

ISSUE 14-01 TIMOTHY NORRIS PROPERTY

# **Executive Order**

## **Baltimore County Water & Sewerage Plan**

### **Amendment Process**

WHEREAS, the County Executive is responsible for the proper and efficient administration of the affairs of the County and is charged with the duty to supervise, direct and control the administrative services of the County; and

WHEREAS, Baltimore County, Maryland has adopted the 1981 Master Water & Sewerage Plan for a two (2) year period, pursuant to Title 9, Subtitle 5, County Plan of the Health-Environmental Volume of the Annotated Code of Maryland (formerly Article 43, Section 387C); and

WHEREAS, for good cause, interested parties may desire to request changes in the Master Water & Sewerage Plan during the interim period;

NOW, THEREFORE, under the authority vested in the County Executive by the Baltimore County Charter, it is this 11th day of April, 1990, by the County Executive of Baltimore County, Maryland, ordered as follows:

For the purpose of considering contemporaneous petitions for amendment to the Baltimore County Water & Sewerage Plan in relation to each other and according to a standard schedule, the following annually recurring schedule periods are hereby established, to be applicable on and after July 1, 1982, subject to the provisions hereinafter set forth.

PERIOD I - MAY	(Inter-agency Review)
PERIOD II - JUNE	(Compile Report)
PERIOD III - JULY 1 - SEPT 30	(PB Action)

(a) A petition for amendment to the Water & Sewerage Plan of a property (amendment petition) may be filed with the Department of Public Works only by the legal owner of such property, or by his legally authorized representative. Each such petition shall be filed no later than May 1 of each year and shall include an explanation of the reasons why, in the petitioner's opinion, the amendment sought should be made, set forth in sufficient detail to properly advise the County authorities required to review the petition. Any allegations of change in conditions as justification for the action sought shall be supported in the petition by precise description of such change, and any allegations of error shall be so supported in similar detail and as further required by Subsection (g).

(b) With the exception of those amendment petitions exempted under the procedure set forth in Subsection (f), copies of all amendment petitions accepted for filing by the Department of Public Works shall be transmitted to the Directors of Planning and Zoning and Department of Environmental Protection and Resource Management within the first five (5) days of Period 1. Within fifteen (15) days thereafter, the Director of Public Works shall publish information in two (2) newspapers of general circulation in the County for a period of at least two (2) weeks including the following:

- (1) A listing of all such petitions;
- (2) A map showing the locations of all properties under petition;
- (3) The date, time and place of the July Planning Board hearing on the petitions.

They also shall make such listing and map available in the form of a press release and for a period of at least three (3) weeks, shall publicly display a copy of such listing and map in the County Office Building or other appropriate place for public inspection.

(c) During each Period I, the Directors of the Office of Planning and Zoning and the Department of Environmental Protection and Resource Management shall review the petitions and each shall submit a report to the Director of Public Works containing at least the following information:

- (1) Maps showing properties under petition and the amendment sought therefor;
- (2) The technical feasibility of each petition;
- (3) Recommendations on each petition;
- (4) Supporting data for the recommendations.

(d) During each Period II, the Director of Public Works shall review the departmental reports and shall prepare for submission to the Planning Board a report thereon containing at least the following information:

(1) Maps showing properties under petition and the amendment sought therefore; such maps may also identify groups of such properties located close to each other and show other indications of the inter-relation of petitions with respect to planning considerations.

(2) Recommendations on the petition;

(3) Supporting data for the recommendations, including any pertinent data and comments or recommendations submitted by other interested parties of County agencies.

(e) During each Period III, the Planning Board shall:

(1) Hold a hearing (which shall be construed as a public hearing on the amendment petitions) at their regularly scheduled July meeting;

(2) Publish and submit to the County Executive a report on all the amendment petitions submitted during the preceding filing period except those exempted under Subsection (f), such report to contain the Planning Board's recommendations on such petitions, appropriate maps, and supporting data.

(f) In any case where the Directors of Public Works, Planning and Zoning, and Environmental Protection and Resource Management certify to the County Executive that early action upon an amendment petition is required in the public interest or because of emergency, such petition shall be exempted from the regular cycle time frame and shall be processed through subsections (a) through (e) as quickly as possible.

(g) Before any property is reclassified pursuant to this Order, the Planning Board must find the following:

(1) That there has occurred a substantial change in the character of the neighborhood in which the property is located, or a danger to public health, or that the last classification of the property was established in error; and

(2) That the prospective reclassification of the property is warranted by that change or error;

(3) Any findings of such change, danger or error and any finding that the prospective reclassification is warranted may be made only upon findings of consistency with the adopted County Master Plan, including, but not limited to, all of the following: population trends, availability and adequacy of existing and proposed water supply and sewerage facilities, transportation and other public facilities, and the capital program.

Upon the report of the Planning Board, the County Executive shall review their recommendations and may submit the proposed amendment to the Master Water & Sewerage Plan to County Council for their action.

*Signed by the Baltimore County Executive, the Executive Secretary, the County Attorney, and the Directors of Public Works, Planning and Zoning, and Environmental Protection and Resource Management on April 11, 1990.*

## DEFINITIONS

### *Areal designations noted on each page of analysis and on the petition exhibits:*

**W-1 or S-1 EXISTING SERVICE AREAS** Areas in which Metropolitan water and sewerage facilities are presently available to 90 % of the properties.

**W-3 or S-3 CAPITAL FACILITIES AREAS** Areas in which water and sewerage facilities are required, and are possible, within the framework of the six-year capital program, subject to annual budgeting, neighborhood petitions, determination of health hazards and the negotiation of Public Works Agreements.

**W-4 or S-4 STUDY AREAS** Areas, rural centers, outside the Metropolitan District which shall be studied to determine the feasibility of future community water supply and sewer service.

**W-5 or S-5 MASTER PLAN AREAS** Areas in which water and sewerage facilities are required and are intended within the framework of the Baltimore County Master Plan.

**W-5 X or S-5 X MASTER PLAN AREAS** Areas to become CAPITAL FACILITIES AREAS upon annexation into the Baltimore County Metropolitan District.

**W-6 or S-6 AREAS OF FUTURE CONSIDERATION** Areas which are to be considered in the design of major facilities for growth and development beyond the Land Use Master Plan.

**W-7 or S-7 NO PLANNED COMMUNITY OR MULTI-USE SERVICE (NPS)** Areas of planned, low-density growth (also known as "Resource Conservation Zoning") for which Metropolitan water and sewerage facilities are neither planned nor intended.

*The following definitions have been derived from Maryland State Law and the Baltimore County Code and are set forth here as they relate specifically to Water Supply and Sewerage Planning in Baltimore County:*

**INDIVIDUAL WATER SUPPLY** A water supply well and plumbing system within a single property, intended for domestic use of less than 5,000 gallons of ground water per day.

**INDIVIDUAL SEWERAGE SYSTEM** A sewerage system, within a single property, comprising a treatment system (septic tank) which receives waste water from a plumbing system and has a ground water recharge system of less than 5,000 gallons per day.

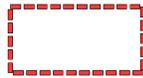
**MULTI-USE SYSTEM** A water supply or sewerage system which is identical to an individual system, as defined above, except that use and recharge of ground water is equal to or greater than 5,000 gallons per day.

**COMMUNITY SYSTEM** (Public or Private)

A system of water supply or sewerage disposal involving two or more property owners, regardless of the quantity or point of disposal.

**Note:** Any of the above may be a community system under the Clean Water Act of the Federal Government relative to the required water quality and frequency of testing.

# Water & Sewer Plan Map Symbols



URDL (Urban - Rural Demarcation Line)



Metropolitan District Boundary

## Sewer Plan Designations



S-1 Existing Service Area



S-3 Capital Facilities Area



S-4 Study Area



S-5 Master Plan Area



S-5 X Master Plan Area (to become S-3 Capital Facilities Area upon Annexation into the Metropolitan District)



S-6 Area of Future Consideration



S-7 No Planned Community or Multi-Use Service (NPS)

## Water Plan Designations



W-1 Existing Service Area



W-3 Capital Facilities Area



W-4 Study Area



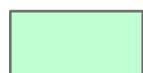
W-5 Master Plan Area



W-5 X Master Plan Area (to become W-3 Capital Facilities Area upon Annexation into the Metropolitan District)

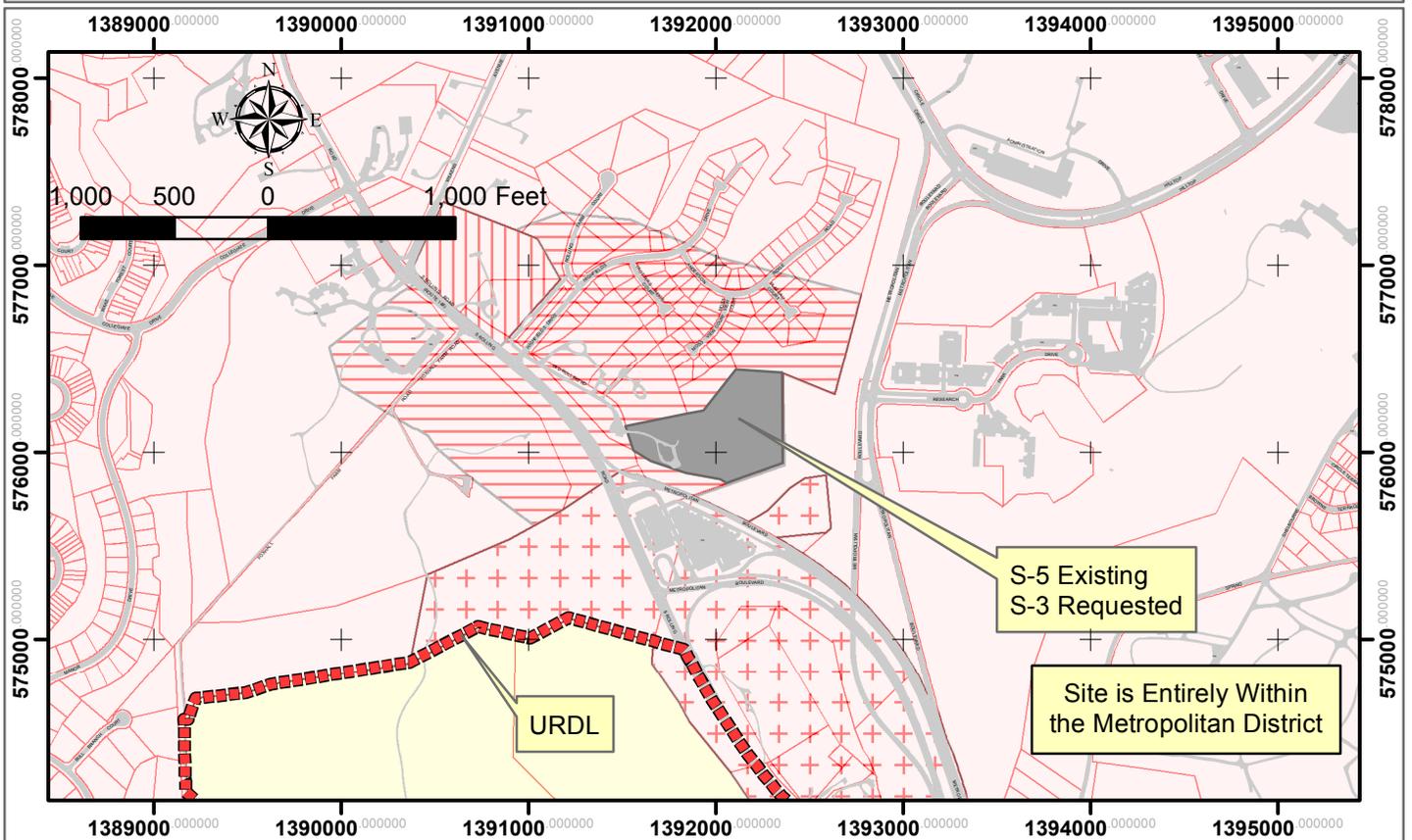
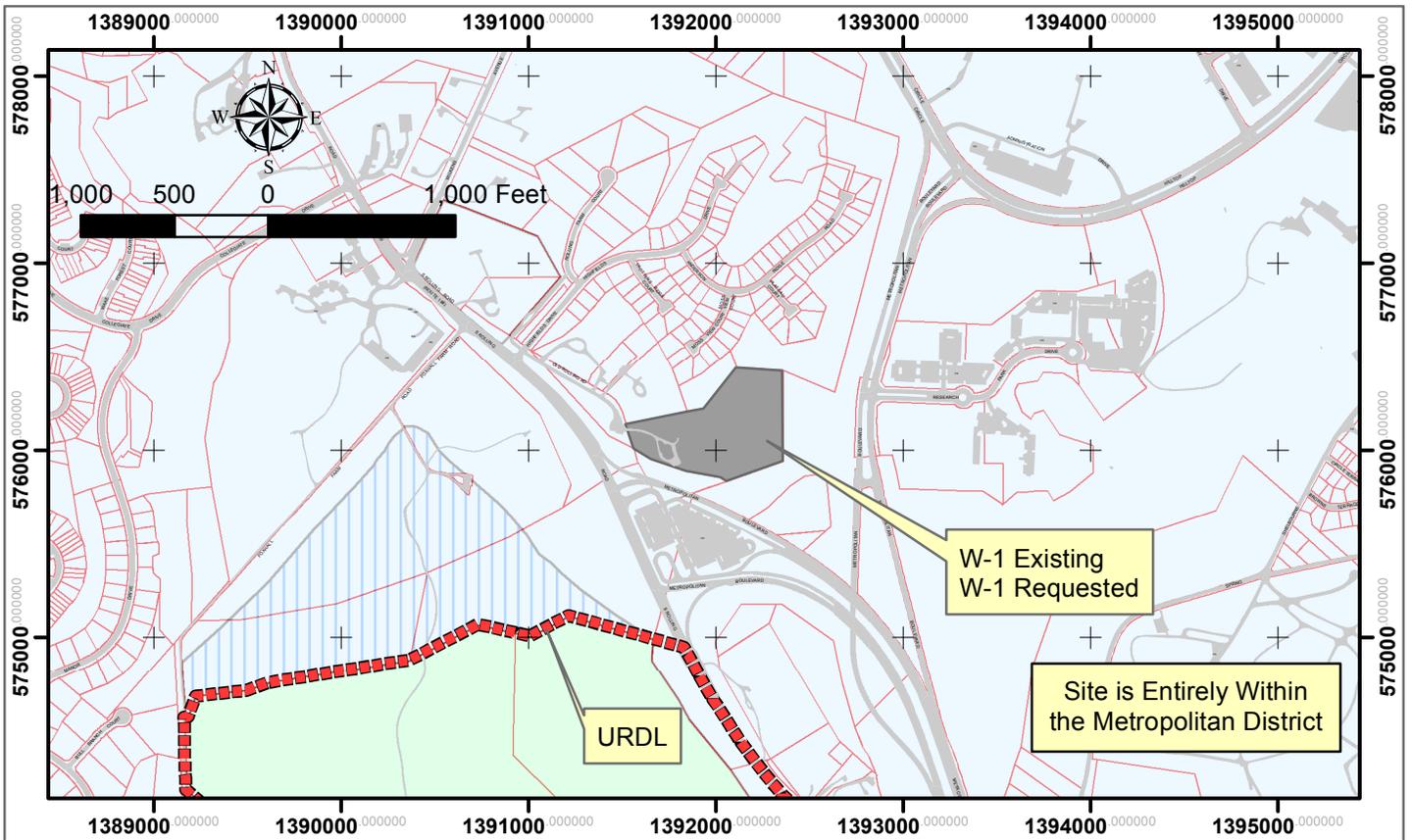


W-6 Area of Future Consideration



W-7 No Planned Community or Multi-Use Service (NPS)

# Properties, Maps & Recommendations



# Cycle 32 Issue 14-01 Timothy Norris Property

# Timothy Norris Property

Reference Number: 14-01

Property: Timothy Norris Property

Acreage: 7.25 Ac.

Location: 1121 S. Rolling Road

Election District: 1<sup>st</sup> Council District: 1<sup>st</sup>

Zoning Classification: DR-2, DR 3.5

Tax Map: 108 Parcel: 53 Tax ID No. 01-23-002330

Water Supply & Sewerage Plan Map: W-22A, S-22A

Location Relative to:

- Urban Rural Demarcation Line: Inside
- Metropolitan District boundary: Inside

Water Supply and Sewerage Plan Designations:

- Existing: W-1, S-5
- Requested: W-1, S-3

**Baltimore County Staff Recommendations:**

- **DEPS:** W-1, S-3
- **PLANNING:** W-1, S-3
- **DPW:** W-1, S-3

## Section A

### *Amendment Petitions*

April 7, 2014

Mr. David L. Thomas, P.E.  
Assistant to the Director  
Baltimore County Department of Public Works  
County Office Building - #307  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Timothy Norris Property  
1121 S. Rolling Road  
Tax Map 108, Grid 3, Parcel 53  
Master Water and Sewerage Plan  
Designation Amendment  
Cycle XXXII

Dear Mr. Thomas:

This letter is to accompany a Petition to Amend the Baltimore County Mater Water Supply and Sewerage Plan designation for the referenced property to S-3 (Capital Facilities Area). The entire property is currently designated W-1 (Existing Service Area) and S-5 (Master Plan Area). The property lies within both the Urban-Rural Demarcation Line and Metropolitan District boundaries.

Public water main exists in Old Rolling Road and is available to serve the property. Public sewer mains exist approximately 1100 feet to the north via the road network in Highfields Drive and within the Highfields at Rolling Road subdivision but does not allow for access to the existing sewer mains by gravity.

Due to the nature of the topography in the area and the fact that the existing sewer cannot be accessed by gravity, a low pressure sewer extension with grinder pumps is proposed to sewer the subject property.

Accordingly, on behalf of our client, we hereby request that the sewerage map designation be revised to Capital Facilities (S-3) during the Cycle 32 Master Water and Sewerage Amendment process for the land areas indicated on the enclosed Tax Map and Petition.

Mr. David L. Thomas  
April 7, 2014  
Page Two

We thank you for your consideration of this request. If you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,  
LITTLE & ASSOCIATES, INC.

A handwritten signature in blue ink that reads "George M. McCubbin, Jr." in a cursive script.

George M. McCubbin, Jr.  
Senior Project Manager

Enclosures

cc: Mr. Timothy Norris

GMM/lak

Z:/OFFICE DOCS/PROJ FILES/ Corres/ Timothy Norris Property/ April 7, 2014.doc

**BALTIMORE COUNTY WATER SUPPLY AND SEWERAGE PLAN  
AMENDMENT PETITION  
CYCLE XXXII**

Attachment to letter of petition:

Reference Number: \_\_\_\_\_ (to be assigned by B.C.)

Property: Timothy Norris Property

Acreage: 7.25 Ac.

Location: 1121 S. Rolling Road

Election District: 1 Councilmanic District: 1

Zoning Map: 108 B 1 Zoning Classification: DR2, DR 3.5

Tax Map: 108 Parcel Number: 53

Tax Account Number: 01-23-002330

Water Supply & Sewerage Plan Map: W & S 22 A

Location Relative to:

Urban Rural Demarcation Line as established by Planning Board, 1985:

Inside: X Outside: \_\_\_\_\_

Metropolitan District Boundary:

Inside: X Outside: \_\_\_\_\_

Water Supply and Sewerage Plan Designations:

Existing:

W- 1 , S- 5

Requested by Petitioners:

W- 1 , S- 3

Justification: SEE ATTACHED LETTER

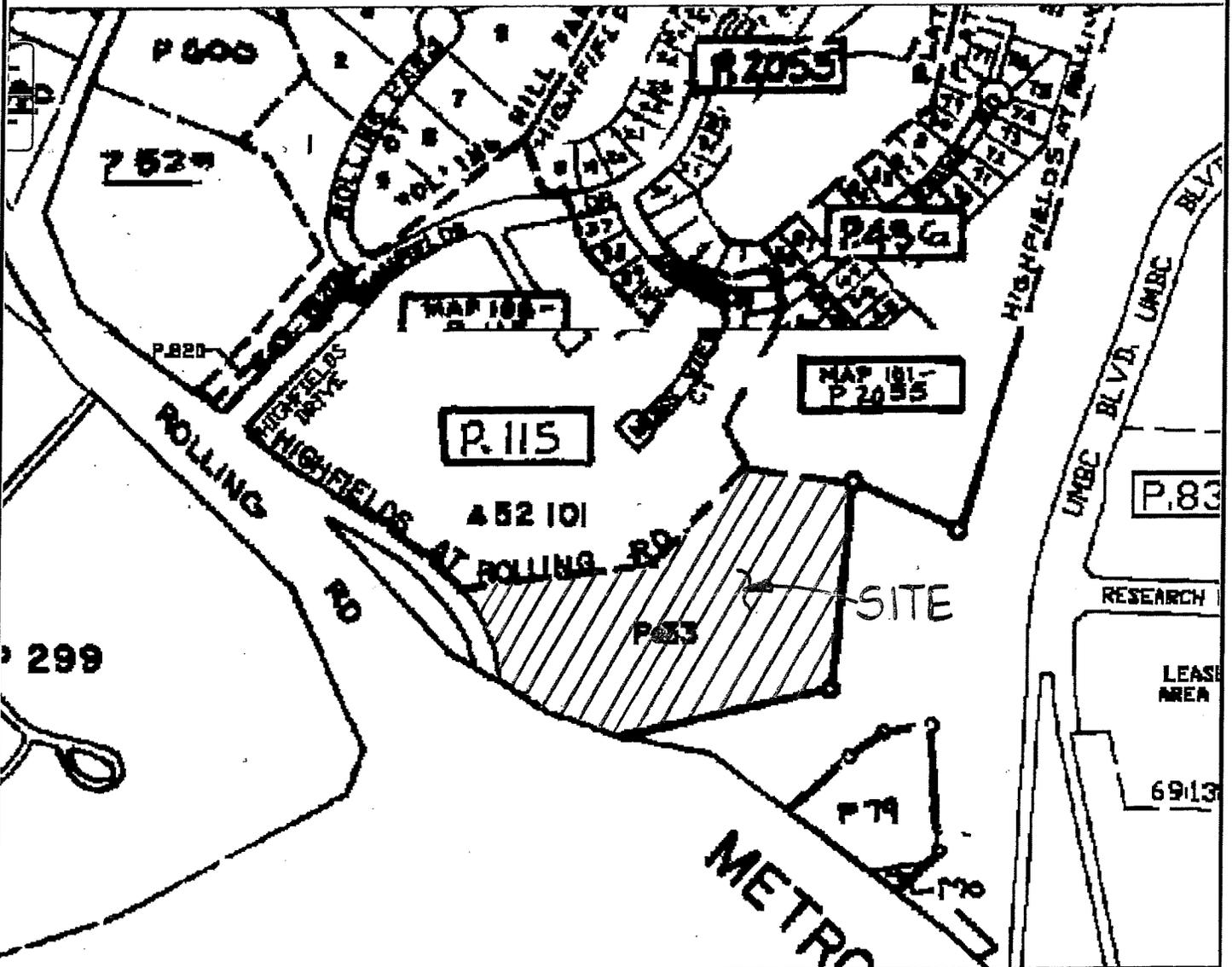
Submitted by:

Signature & seal

Date



01 Account Number: 0123002330



**LITTLE & ASSOCIATES, INC.**  
 ENGINEERS~~LAND PLANNERS~~SURVEYORS  
 1055 TAYLOR AVENUE, SUITE 307  
 TOWSON, MARYLAND 21286  
 PHONE: (410)296-1636 FAX: (410)296-1639

**TIMOTHY NORRIS PROPERTY**

TAX ACCT. #0123002330

MASTER WATER AND SEWER EXHIBIT  
 CYCLE XXXII

APRIL, 2014

Y:\TIMOTHY NORRIS 13746\dwg\MASTER WATER SEWER EXHIBIT.dwg, 4/7/2014 5:12:14 PM, HP Color LaserJet 3600.pc3, Letter, 1:50

Section B

*Analyses & Recommendations*

*of the*

*Department of Environmental Protection*

*and*

*Sustainability*

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Memorandum**

DATE: May 8, 2014

TO: Edward C. Adams, Jr., Director  
Department of Public Works

FROM: Vincent J. Gardina, Director  
Department of Environmental Protection & Sustainability

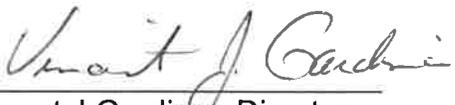
SUBJECT: Master Water & Sewerage Plan – Cycle 32 Amendments

The Department of Environmental Protection & Sustainability (EPS) submits the following recommendations and comments on the subject petition:

**14-01 NORRIS, TIMOTHY PROPERTY - 1121 S. Rolling Road**

**Recommendation:**

The property is zoned DR 2 and DR 3.5 and is inside both the URDL and Metropolitan District boundary. Furthermore, there are no significant resources onsite that would be impacted by development of the property in accordance with current environmental laws and its zoning. Consequently, EPS recommends that the requested sewer designation, S-3, be approved for this property.

  
\_\_\_\_\_  
Vincent J Gardina, Director

Section C

*Analyses & Recommendations*

*of the*

*Department of Planning*

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** David L. Thomas  
Assistant to the Director  
Department of Public Works

**DATE:** May 30, 2014

**FROM:** Andrea Van Arsdale, Director  
Department of Planning

**SUBJECT:** Recommendations on Water and Sewer Plan Amendments Cycle 32

**14-01 Timothy Norris Property (Tax ID: 0123002330):**

This 7.25-acre site is located inside the Urban Rural Demarcation Line (URDL) and Metropolitan District Boundary. The entire site is zoned DR 2 (6.6 acres +/-) and DR 3.5 (0.65 acres +/-). This site also is completely situated within Growth Tier I, in which areas are served by public sewer and inside the URDL. The current designations of the site are W-1 and S-5. The requested designations are W-1 and S-3. The Department of Planning recommends that the designations be W-1 and S-3.

Section D

*Analyses & Recommendations*

*of the*

*Department of Public Works*

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

DATE: June 3, 2014

TO: David L. Thomas  
Assistant to the Director

FROM: Steven A. Walsh, Chief   
Bureau of Engineering & Construction

SUBJECT: Cycle 32 Water and Sewer Plan Amendments

The following constitutes the recommendations of the Department of Public Works regarding the referenced petition:

### 14-01 Timothy Norris Property

#### Water Supply and Sewerage Plan Designations:

##### Existing:

W-1 Existing Service Area  
S-5 Master Plan Area

##### Requested by Petitioner:

W-1 Existing Service Area  
S-3 Capital Facilities Area

##### Technical Discussion:

Sewer service is technically feasible. In the event that the sewage needs to be pumped, prior approval will be required from the Public Works Director.

##### Recommendation:

W-1 Existing Service Area  
S-3 Capital Facilities Area

SAW:GAK:bjk