



DEPARTMENT OF  
ENVIRONMENTAL PROGRAMS

## Worcester County

GOVERNMENT CENTER  
ONE WEST MARKET STREET, ROOM 1306  
SNOW HILL, MARYLAND 21863  
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAM  
STORMWATER MANAGEMENT  
SEDIMENT AND EROSION CONTROL  
SHORELINE CONSTRUCTION  
AGRICULTURAL PRESERVATION  
ADVISORY BOARD

WELL & SEPTIC  
WATER & SEWER PLANNING  
PLUMBING & GAS  
CRITICAL AREAS/FORESTRY  
COMMUNITY HYGIENE

June 2, 2022

This notification is to advise you that the Department has received and is presently reviewing the following request for a shoreline construction project:

Bruce & Nicole Krasner - Request No. 2022-054 – Request to construct a 3' x 469' walkway over tidal wetlands, a 3' x 69' pier over tidal waters and a 6' x 20' platform not to exceed 8' channelward. Request also includes a 3' x 117' walkway through non-tidal wetlands and associated buffer. This project is located at 6333 South Point Rd, Berlin, also known as Tax Map 50, Parcel 37, Lot D1. Tenth Tax District of Worcester County, Maryland.

The Department in considering this application will make specific findings of fact with regard to the environmental impact, navigational impact, recreational potential, commercial benefit to Worcester County, impact of the proposed construction upon the surrounding neighborhood and upon property values therein, and any other pertinent issues. Approval from the Department does not guarantee approval from any other applicable regulatory agencies.

**If you have an interest which may be adversely affected by the issuance of this permit, you are requested to notify this Department in writing within fifteen (15) calendar days which will end on June 17, 2022.**

Sincerely,

Brandy Whitlock  
Environmental Inspector

cc: Interested Parties  
David Bradford, Deputy Director  
File



WORCESTER COUNTY  
SHORELINE CONSTRUCTION  
APPLICATION

Request No.: 2022-054  
Submission Date: 6-2-22

X Major Construction (\$300.00)

           Minor Construction (\$150.00)

**Written Description of Proposed Improvement (include channelward distance):**

to construct a 538 foot long by 3 foot wide pier including 463 feet over vegetated tidal wetlands and 69 feet over open water to a 6 foot wide by 20 foot long platform end 8 feet channleward of the open water marsh interface, and to temporarily install 474 foot long by 10 foot wide marsh mats for construction

**Property Description:**

Map: 0050 Parcel: 37 Lot: D1 Section:            Block:            Tax District:           

Street Address: 6333 South Point Road, Berlin MD 21811

Subdivision:           

Dwelling on lot: X Dwelling under construction:            Vacant:            Commercial:           

**Owner:** Bruce and Nicole Krasner

Phone No.           

Mailing Address: 6333 South Point Road, Berlin MD 21811

E-Mail Address: bkmerch1@yahoo.com

**Contractor:** RG Murphy

Phone No.: 410 352 5015

Mailing Address: 11920 Back Creek Road, Bishopville MD

E-Mail Address: rgmurphy11@comcast.net

**Recorded Adjacent Property Owner:** Mary C Mack Trustee

Property Address: 6345 South Point Road, Berlin MD 21811

Tax Map: 50 Parcel: 37 Lot: D2A Section:            Block:           

**Recorded Adjacent Property Owner:** Jeff Pruitt

Property Address: 6331 South Point Road, Berlin MD 21811

Tax Map: 0050 Parcel: 37 Lot: C2 Section:            Block:           

As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department. Any deviation from these standards will require construction plans sealed by an engineer registered in the State of Maryland. I acknowledge that any falsification of information presented may result in revocation of this approval and of the subsequent Shoreline Construction Permit.

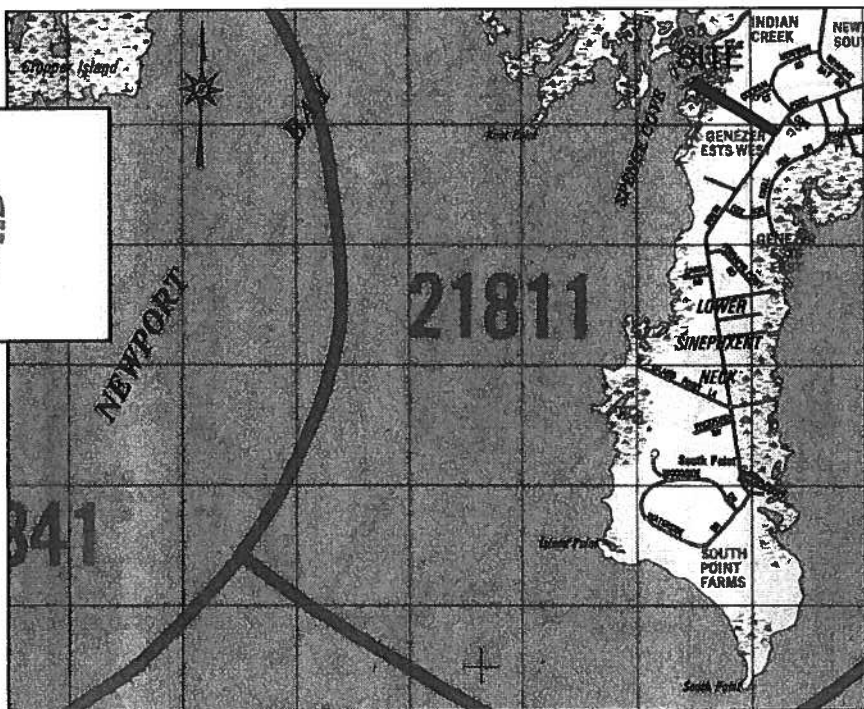
Chris McCabe 05/17/22  
Owner/Applicant's Signature Date

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**DEPT. USE ONLY:**

Notification Distribution Date: 6-2-22 Public Comment Deadline: 6-17-22 (5 calendar days)

Department Approval Date:            Expiration:



VICINITY MAP (N.T.S.)

**PROPOSED SITE PLAN  
SHOWING  
3' X 656' PIER & 6' X 20' DOCK  
&  
NON-TIDAL WETLANDS & BUFFER IMPACT PLAN**

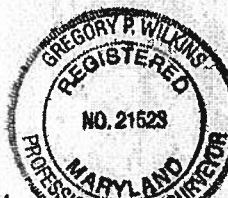
HOUSE NO. 6333  
LOT D-1 - GENEZER ESTATES WEST  
TENTH TAX DISTRICT  
WORCESTER COUNTY, MARYLAND  
TAX MAP 50, PARCEL 37  
LOT AREA ABOVE MHW = 4.74 AC. (206,680.9 SQ. FT.)  
CURRENTLY ZONED: E-1  
APPLICABLE ZONING: R-1A  
ZONING SETBACKS: FRONT = 35'  
SIDES = 20' EACH, REAR = 50'  
PLAT REFERENCE: W.C.L. 102/45

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED BY ME OR UNDER MY RESPONSIBLE  
CHARGE, AND THAT I AM A DULY LICENSED  
PROFESSIONAL LAND SURVEYOR UNDER THE LAWS  
OF THE STATE OF MARYLAND LICENSE NO. 21523,  
EXPIRATION DATE 07-13-2023.

REVISED 02/18/2022 - MDE COMMENTS  
REVISED 11/13/2021 - MDE COMMENTS

**NOTES:**

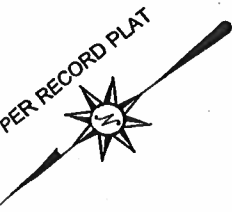
1. THIS LOT LIES IN THE ATLANTIC COASTAL BAYS CRITICAL AREA AND IS CLASSIFIED AS A LIMITED DEVELOPMENT AREA, (LDA).
2. UPLAND LOT AREA = 137,843.7 SQ. FT.  
PRIVATE TIDAL WETLANDS = 68,837.2 SQ. FT.  
TOTAL LOT AREA = 206,680.9 SQ. FT.
3. THE TIDAL AND NON-TIDAL WETLANDS LINES AS SHOWN WERE PROVIDED BY VISTA DESIGN, INC. AND ARE AS SHOWN ON A PLAT PREPARED BY VISTA DESIGN, INC. DATED 09/23/2014.
4. PROPOSED LINEAR FOOTAGE OF PIER OVER PRIVATE TIDAL WETLANDS = 265.3'±
5. PROPOSED LINEAR FOOTAGE OF PIER OVER STATE TIDAL WETLANDS = 203.7'±
6. PROPOSED LINEAR FOOTAGE OF PIER/DOCK OVER TIDAL WATERS = 75.0'±
7. PROPOSED LINEAR FOOTAGE OF PIER/DOCK OVER NON-TIDAL WETLANDS = 90.8'±
8. PROPOSED LINEAR FOOTAGE OF PIER/DOCK OVER NON-TIDAL WETLANDS BUFFER = 26.2'±
9. PROPOSED LINEAR FOOTAGE OF PIER/DOCK OVER UPLANDS = 1.0'±
10. TOTAL PIER LENGTH INCLUDING PLATFORM = 662'.
11. CURRENT OWNER INFO:  
PARCEL D-1 - BRUCE KRASNER & NICOLE R. KRASNER  
6333 SOUTH POINT ROAD  
BERLIN, MD 21811  
PARCEL D-2A - JULIE VAUGHAN  
6345 SOUTH POINT ROAD  
BERLIN, MD 21811  
PARCEL C-2 - EDWARD F. GEMMEL & BEVERLY R. SWEITZER  
6331 SOUTH POINT ROAD  
BERLIN, MD 21811
12. SHEET SCHEDULE:  
1 OF 4 - COVER  
2 OF 4 - PLAN VIEW & WETLANDS/BUFFER IMPACT PLAN  
3 OF 4 - PLAN VIEW  
4 OF 4 - PROFILE



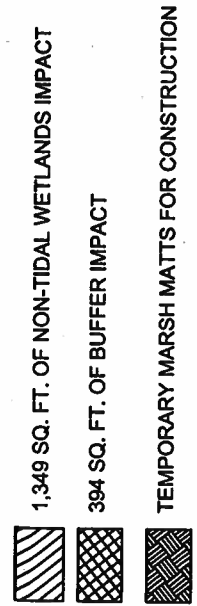
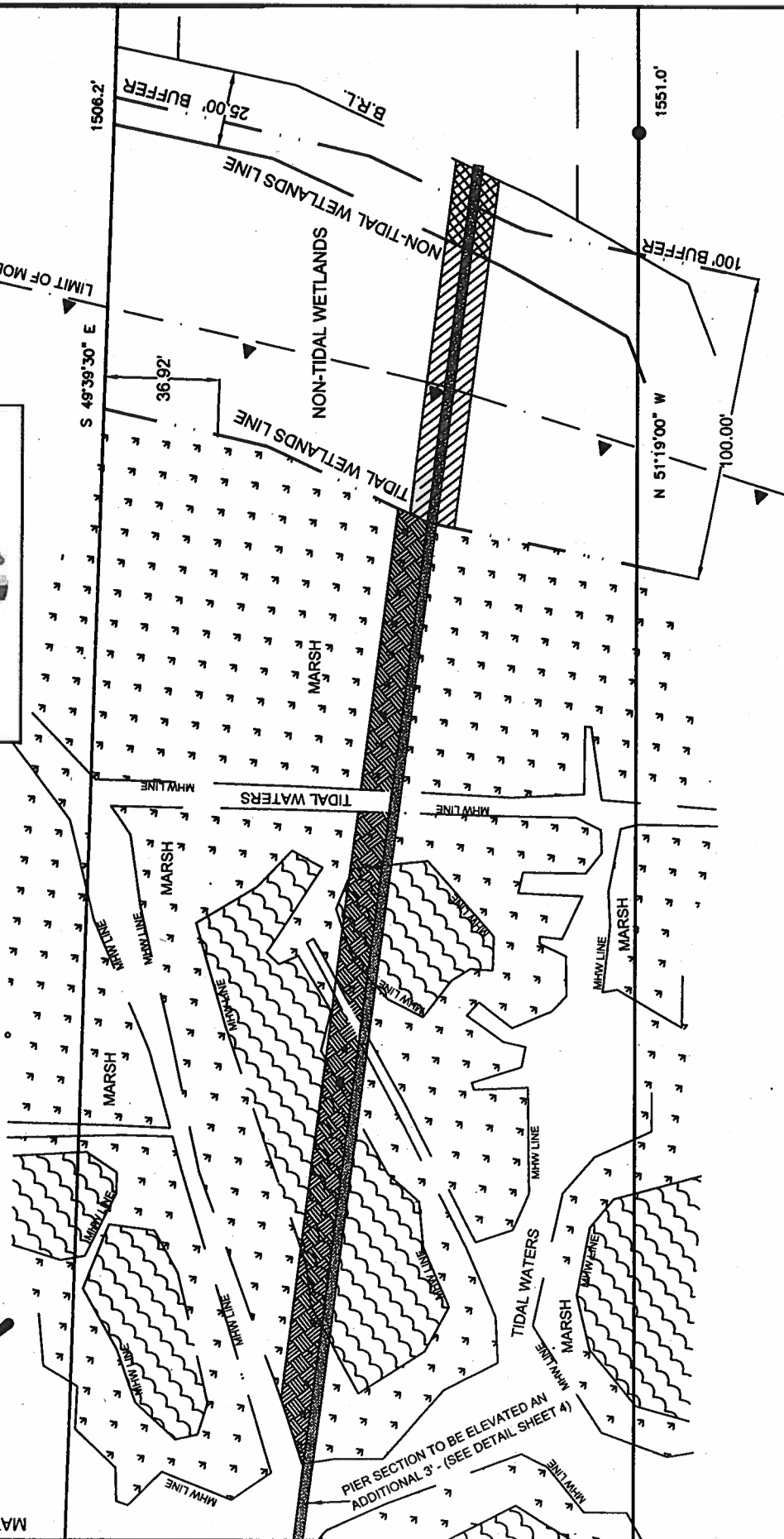
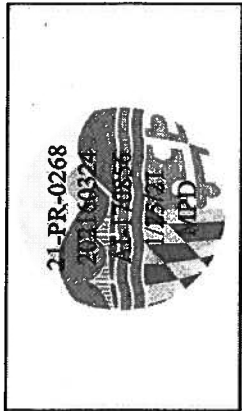
GREGORY P. WILKINS - PRESIDENT  
GREGORY P. WILKINS SURVEYOR, INC.

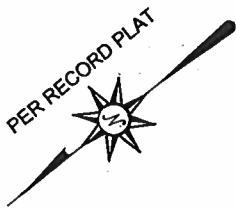
**GREGORY P. WILKINS  
SURVEYOR, INC.**  
12626 OLD BRIDGE ROAD  
OCEAN CITY, MARYLAND 21842  
(410)213-0222 - FAX 213-0332

SCALE:	N/A	DATE:	01/25/2021
DRAWN BY:	GPW8	JOB NO.:	8304



MATCH LINE SHEET 3



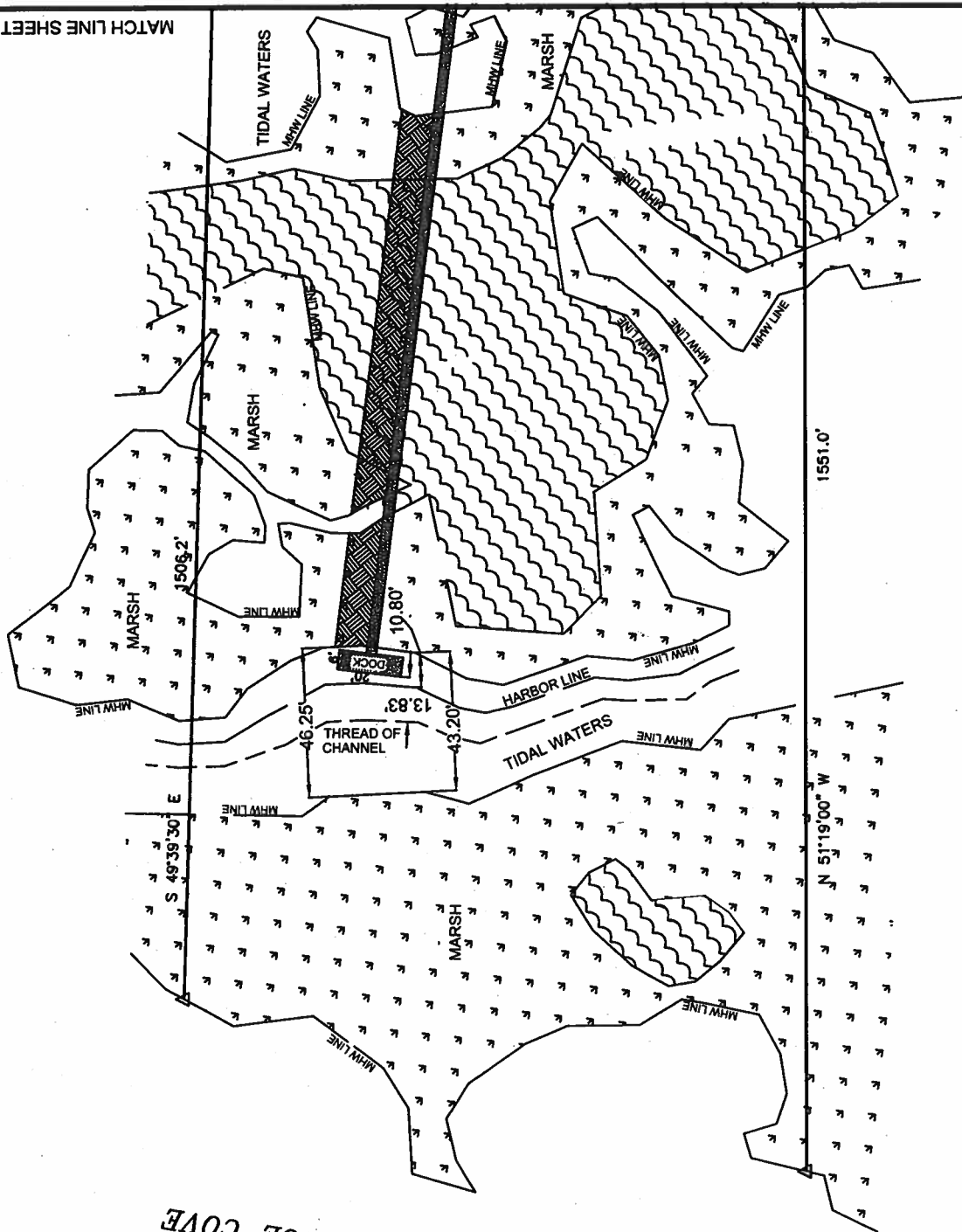


21-PR-0268



SPENCE COVE

MATCH LINE SHEET 2



PRIVATE TIDAL WETLANDS



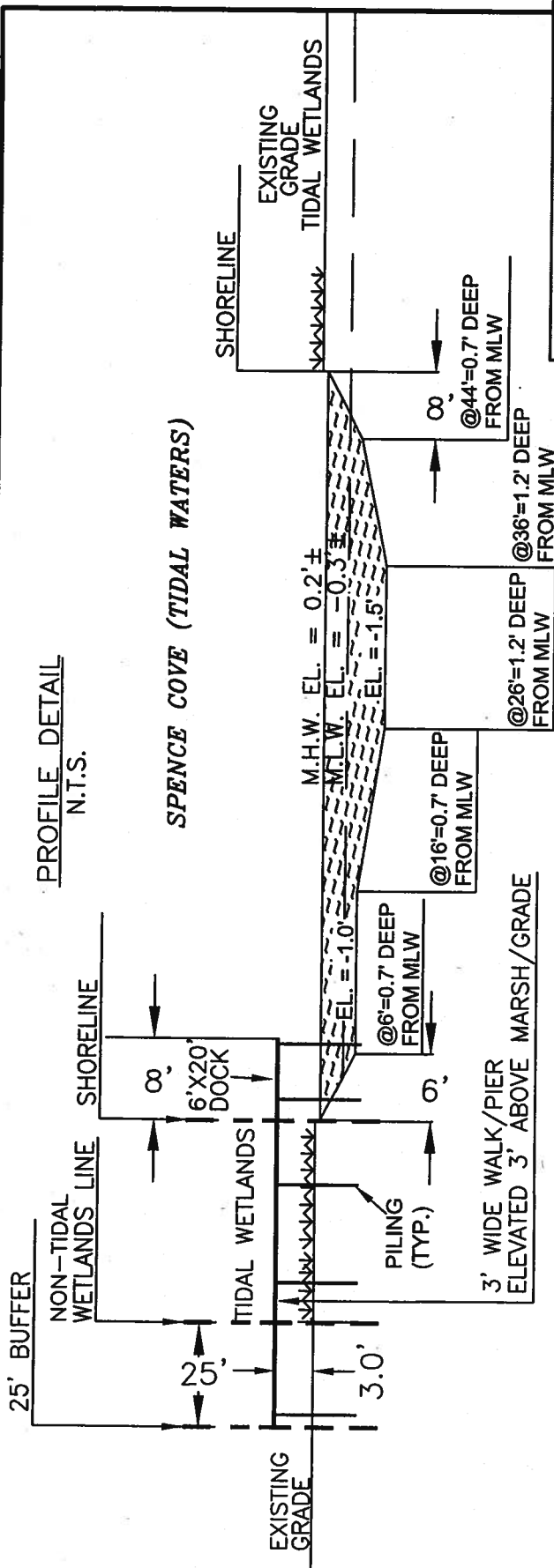
STATE TIDAL WETLANDS



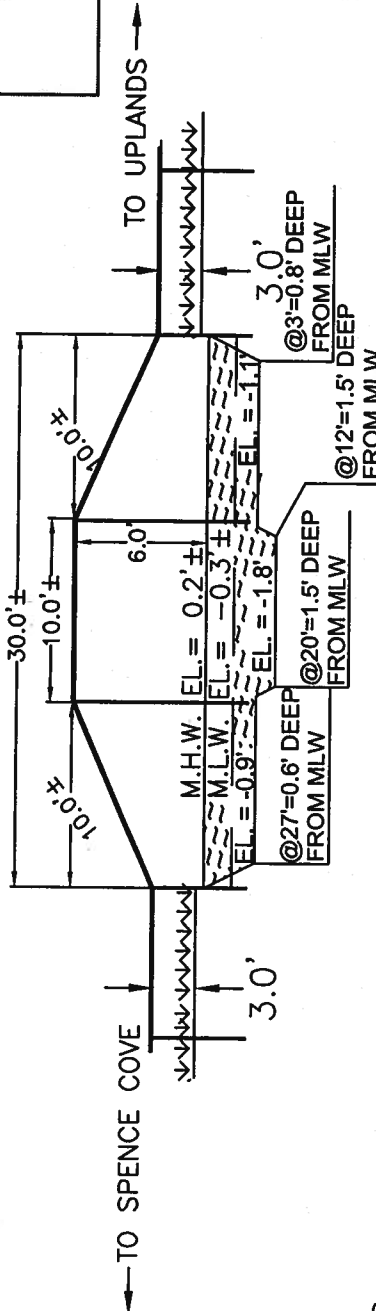
TEMPORARY MARSH MATTS FOR CONSTRUCTION



PROFILE DETAIL  
N.T.S.



ELEVATED PIER SECTION AT TIDAL GUT  
SHEET 2 OF 4



NOTES:

1. ELEVATIONS AS SHOWN HEREON ARE NAVD 88.
2. WATER DEPTHS REFERENCED TO MLW = 0.0'
3. ANY TEMPORARY DISTURBANCE WITHIN THE EXISTING WETLAND AREA TO BE RESTORED TO ORIGINAL GRADE AND PLANTED WITH HYDROPHYTIC VEGETATION
4. ELEVATED PIER DESIGN BY OTHERS.
5. SOUNDINGS AT PROPOSED DOCK LOCATION TAKEN ON 01/25/2021 @ 11:00 am
6. SOUNDINGS AT PROPOSED ELEVATED PIER LOCATION TAKEN ON 02/02/2022 @ 9:00 am





