



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

September 5, 2023

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

Dan & Roberta Tourgee – Request No. 2023-080 – Request to construct a 172' x 6' pier extension with 8'x6' bridge a minimum of five feet above MHW Line, a 8'x25' "L" platform and boat lift with associated piles. Maximum of 244' channelward. This project is located at 11321 Newport Bay Dr, Berlin, also known as Tax Map 50, Parcel 50, Lot 13. 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 September 20, 2023.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY SHORELINE CONSTRUCTION APPLICATION

Request No.: 2023-080 Submission Date: 9-5-23

Major Construction (\$300.00) Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

EXTENSION OF EXISTING PIER FOR BOAT LIFT EXTENSION 6'x172' EXTENSION OF 244'

Property Description:

Map: 0050 Parcel: 50 Lot: 13 Section: Block: Tax District: WORCESTER G Street Address: 11321 NEWPORT BAY DRIVE Berlin MD 21811 Subdivision: INDIAN CREEK Dwelling on lot: 13 Dwelling under construction: Vacant: Commercial:

Owner: Dan E & Roberta L Tourgee Phone No. 410-645-6974 Mailing Address: 11321 Newport Bay Dr Berlin Md 21811 E-Mail Address: dtourgee@taiengineering.com

Contractor: R G MURPHY MARINE CONSTRUCTION Phone No.: 410 352-5015 Mailing Address: 13239 ROLLIE ROAD E BISHOPVILLE MD 21813 E-Mail Address: rgmurphy11@comcast.net

Recorded Adjacent Property Owner: ~~CALABRESE FAMILY TRUST~~ John + Linda Lynch Property Address: ~~11322 NEWPORT BAY DRIVE BERLIN MD 21811~~ South Pt Rd Tax Map 0050 Parcel: 5039 Lot: 12 Section: Block: Account # 322324 INDIAN CREEK

Recorded Adjacent Property Owner: GARY & TRACEY DESTARDINS Property Address: 11323 NEWPORT BAY DRIVE BERLIN MD 21811 Tax Map: 0050 Parcel: 50 Lot: 14 Section: Block: Account # 322300 INDIAN CREEK.

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.

Owner/Applicant's Signature Date 08/28/23

DEPT. USE ONLY:

Notification Distribution Date: 9-5-23 Public Comment Deadline: 9-20-23 (15 calendar days) Department Approval Date: Expiration:

Tourgee Site

Write a description for your map.

Legend

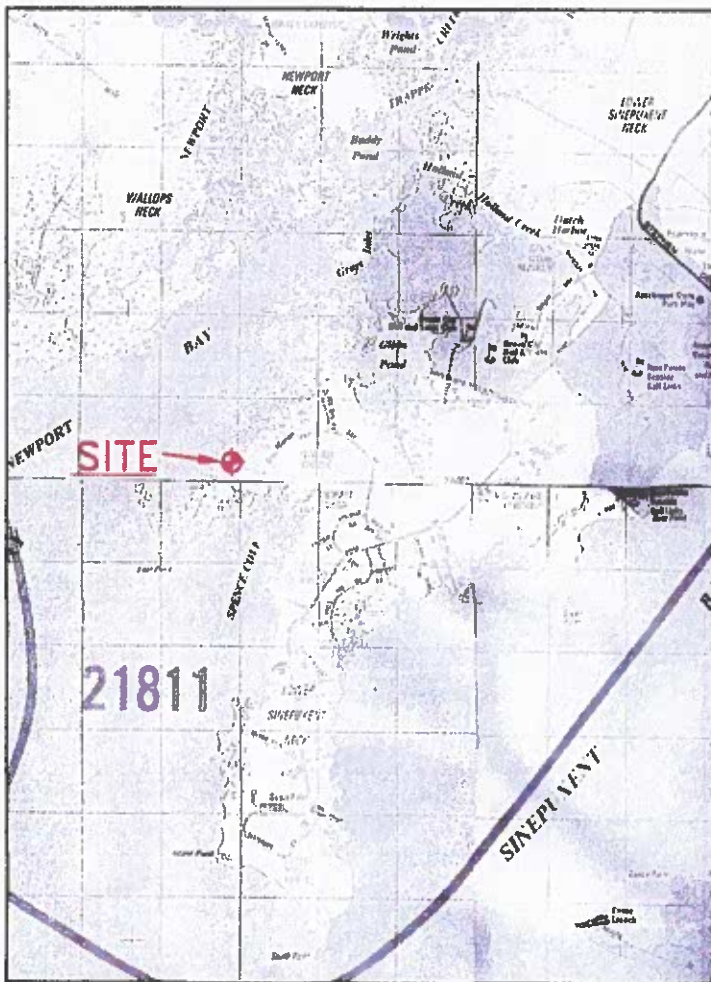
SITE → EX. PIER

Google Earth

PERMIT PLAN

**LANDS OF DAN E. TOURGEE
LOT 13 - INDIAN CREEK SUBDIVISION
P/O PARCEL 50 - TAX MAP 50
TENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND**

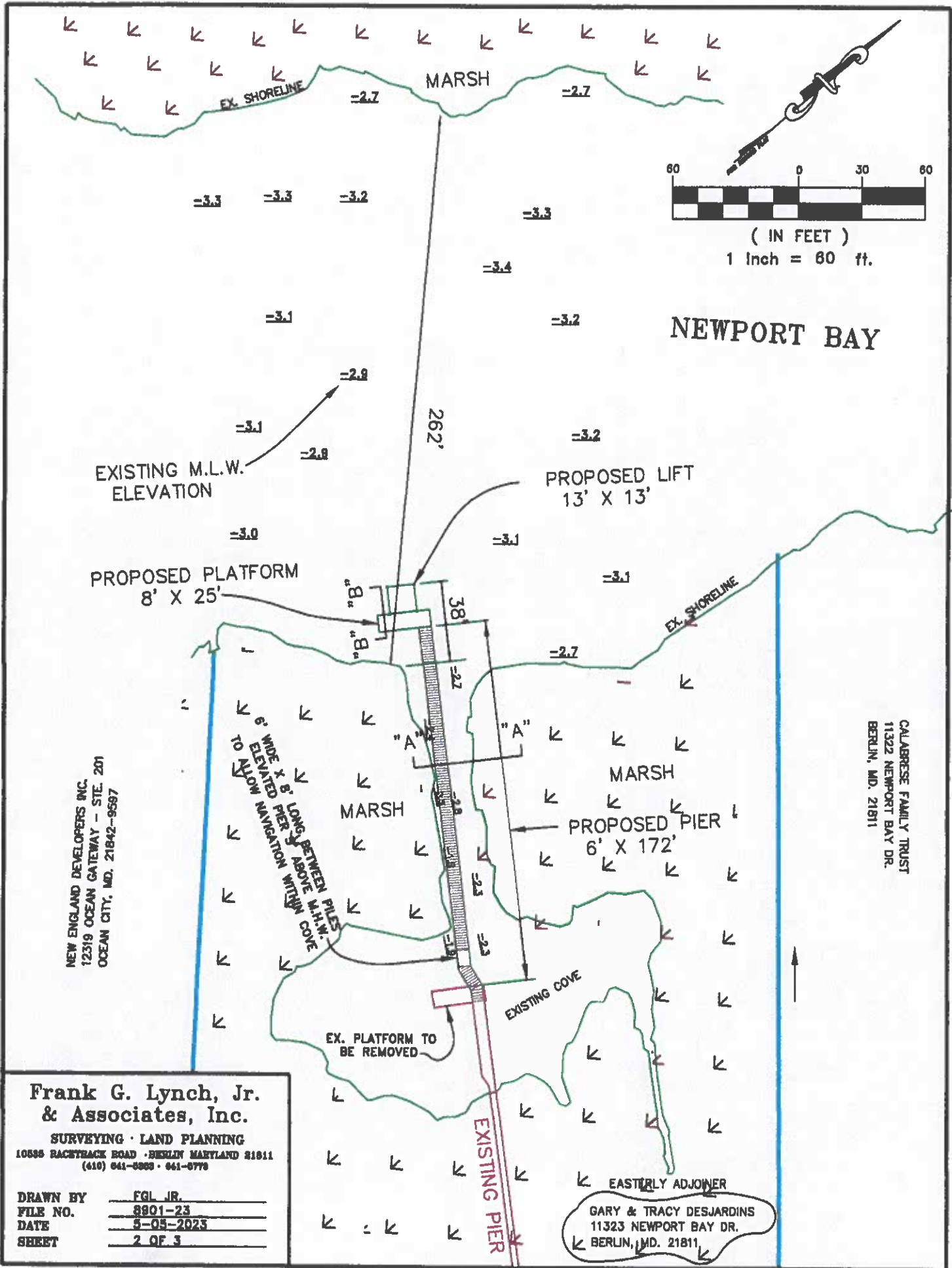
**NOTE : NO SAV EXIST WITHIN THIS PROJECT AREA
PER MAPPING BY VIRGINIA INSTITUTE OF
MARINE SCIENCE (2022)**



**Frank G. Lynch, Jr.
& Associates, Inc.**

**SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN MARYLAND 21811
(410) 841-5558 · 841-8773**

DRAWN BY FGL JR.
FILE NO. 8901-23
DATE 5-05-2023
SHEET 1 OF 3



NEW ENGLAND DEVELOPERS INC.
 12319 OCEAN GATEWAY - STE. 201
 OCEAN CITY, MD. 21842-9697

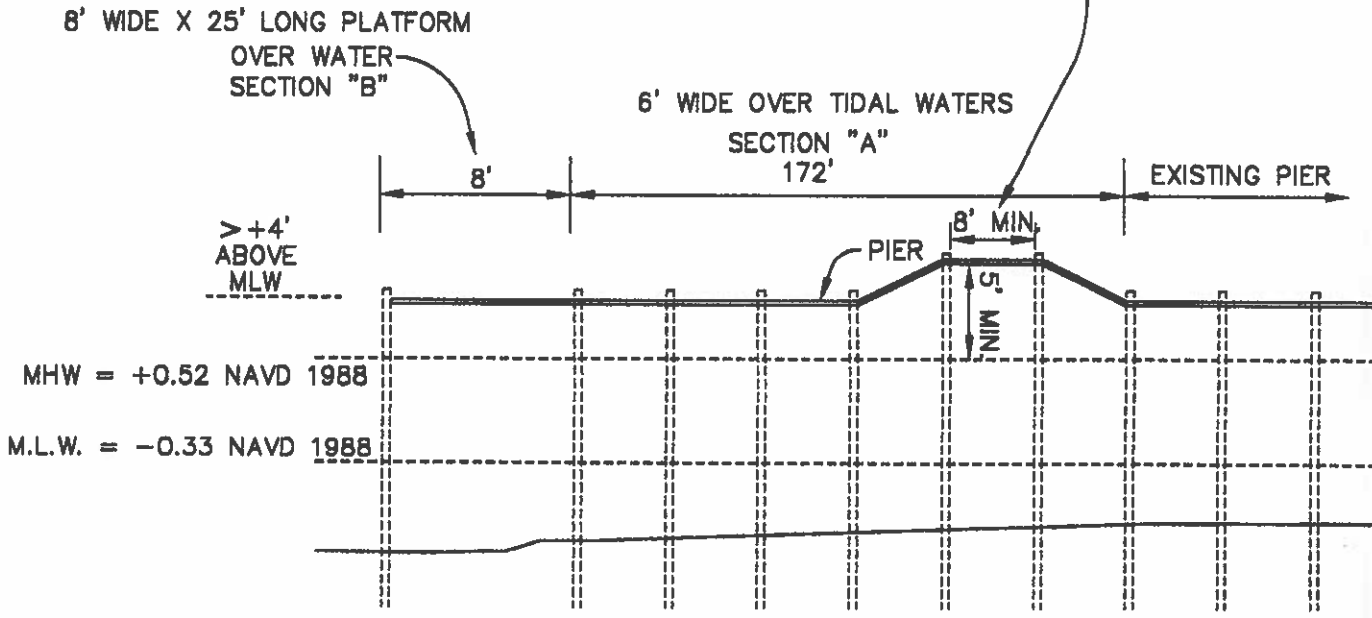
CALABRESE FAMILY TRUST
 11322 NEWPORT BAY DR.
 BERLIN, MD. 21811

GARY & TRACY DESJARDINS
 11323 NEWPORT BAY DR.
 BERLIN, MD. 21811

Frank G. Lynch, Jr. & Associates, Inc.
 SURVEYING · LAND PLANNING
 10886 RACETRACK ROAD · BERLIN MARYLAND 21811
 (410) 641-5888 · 641-6779

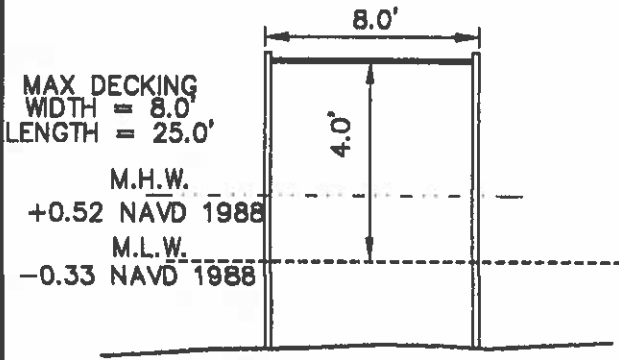
DRAWN BY	FGL JR.
FILE NO.	8901-23
DATE	5-05-2023
SHEET	2 OF 3

THE ELEVATED PIER IS 5' ABOVE M.H.W.
 6' WIDE X 8' LONG BETWEEN PILES
 TO ALLOW NAVIGATION WITHIN COVE

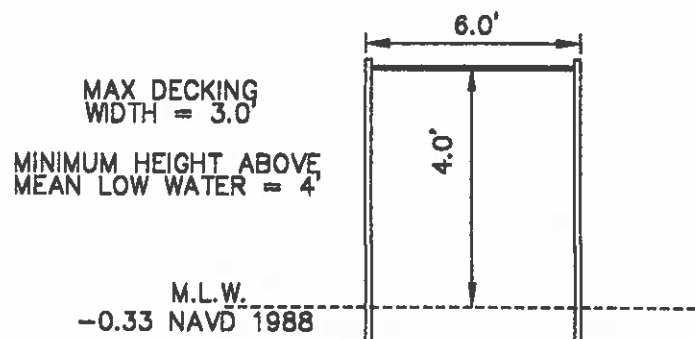


N.T.S.

SECTION "B" PLATFORM



SECTION "A" PIER



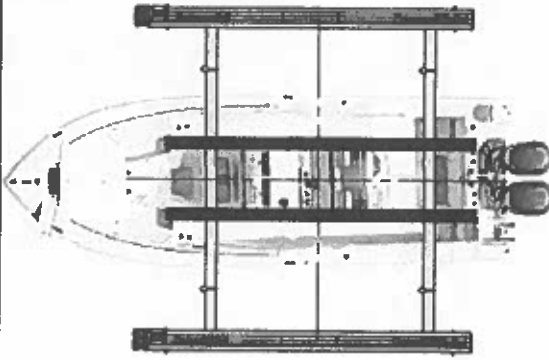
CROSS SECTIONS

LOT 19 - INDIAN CREEK ESTATES
 TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

**Frank G. Lynch, Jr.
 & Associates, Inc.**

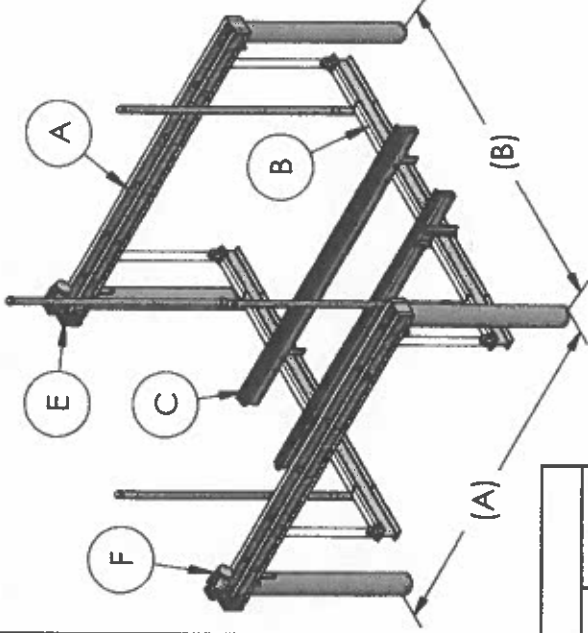
SURVEYING LAND PLANNING
 10588 RACETRACK ROAD HERLIN MARYLAND 21811
 (410) 641-6355 641-6778

DRAWN BY FGL JR.
 FILE NO. 8901-23
 DATE 5-05-2023
 SHEET 3 of 3



MOUNTING OPTIONS:		CABLE ROUTING:	
PILING MOUNT	SIDE MOUNT	SINGLE PULL	DOUBLE PULL
5K - 24K LIFTS	5K - 16K LIFTS	5K - 7K LIFTS	10K - 16K LIFTS
(A1) 2X 1/2" SS LAG BOLT 7" MIN LENGTH (B1) 2X 1/2" SS HEX NUT	MOUNT HARDWARE: 5/8" X PILING DIA. DETERMINED BY CONTRACTOR 2X 1/2" X 2 SS HEX BOLT W/ LOCKS AND NUTS	20K - 24K LIFTS	

NOTE: LOAD SHOULD BE EVENLY
DISTRIBUTED BY POSITIONING THE CENTER
OF GRAVITY DIRECTLY IN THE CENTER OF THE
LIFTING BEAMS AS SHOWN IN THE ILLUSTRATION



4 PILING BOAT LIFT SPECIFICATION SHEET

2018	TOP BEAM (A)	CRADLE BEAM (B)	BUNKS (C)	CABLE SIZE (D)	DRIVE (E)	H.P. MOTOR (F)	DRIVE SHAFT	MINIMUM PILING (SIZE & QTY.)	STANDARD DRIVE	HIGH SPEED DRIVE	4 PILING BOAT LIFT PILING SPACING			
											FOUR PILING LIFTS	(A) BOW TO STERN (OUTSIDES)	(B) PORT TO STARBOARD (CENTERS)	
5,000 LB.	5" CHANNEL X 12' 6"	4" X 6" X 10'	8" ALUM	5/16" SS 7/19 (.313) SINGLE PULL	DIRECT DRIVE	3/4 H.P. (QTY. 2) 220V 4.9A EACH	1-1/2" (SCH 40)	8" (QTY. 4)	31.5 IN/MIN	65.0 IN/MIN	10 FT	12 FT 6 IN	14 FT	15 FT
7,000 LB.	6" CHANNEL X 12' 6"	4" X 6" X 12' 6"				1 H.P. (QTY. 2) 220V 6.8A EACH			39.0 IN/MIN					
10,000 LB.	7" CHANNEL X 12' 6"	5" X 8" X 12' 6"	10" ALUM	5/16" SS 7/19 (.313) DOUBLE PULL	DIRECT DRIVE	3/4 H.P. (QTY. 2) 220V 4.9A EACH	1-1/2" (SCH 40)	10" (QTY. 4)	15.75 IN/MIN	32.75 IN/MIN	12 FT 6 IN	14 FT	15 FT	16 FT
13,000 LB.	8" CHANNEL X 12' 6"	6" X 10" X 14'				1 H.P. (QTY. 2) 220V 6.8A EACH			19.5 IN/MIN					
16,000 LB.	8" CHANNEL X 12' 6"	6" X 10" X 14'	10" ALUM	5/16" SS 7/19 (.313) TRIPPLE PULL	DIRECT DRIVE	3/4 H.P. (QTY. 2) 220V 4.9A EACH	1-1/2" (SCH 40)	10" (QTY. 4)	13.0 IN/MIN	21.75 IN/MIN	12 FT 6 IN	14 FT	15 FT	16 FT
20,000 LB.	9" CHANNEL X 14' 6"	6" X 10" X 15'				1 H.P. (QTY. 2) 220V 6.8A EACH			13.0 IN/MIN					
24,000 LB.	9" CHANNEL X 14' 6"	7" X 12" X 16'												

ENGINEERING SEAL AFFIXED HERE TO VALIDATE STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, E.I. OR IDENTIFIERS & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FORM DEVIATIONS OF THIS PLAN, EXCEPT AS EXPRESSLY PROVIDED IN HEREIN, NO CERTIFICATION OR AFFIRMATIONS ARE INTENDED.

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PH: 800-325-1116
FAX: 252-747-4377
TIDETAMER.COM
P.O. BOX 1118
SNOW HILL, NC 28580

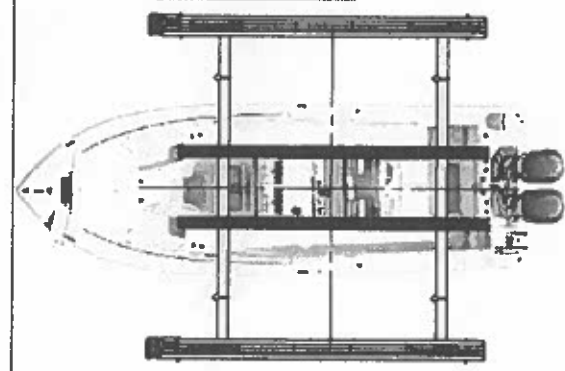
PROPRIETARY AND CONFIDENTIAL
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TITLE: **5K-24K 4 POLE BOAT LIFT ENGINEERING SHEET**

SIZE: **A** DWG. NO. **ENGINEERING** REV **1**

SCALE: AS NOTED ACC DATE: 7-7-20 SHEET 1 OF 1

ENGINEERS SEAL



MOUNTING OPTIONS:

PILING MOUNT	SIDE MOUNT
5K - 24K LIFTS	5K - 16K LIFTS

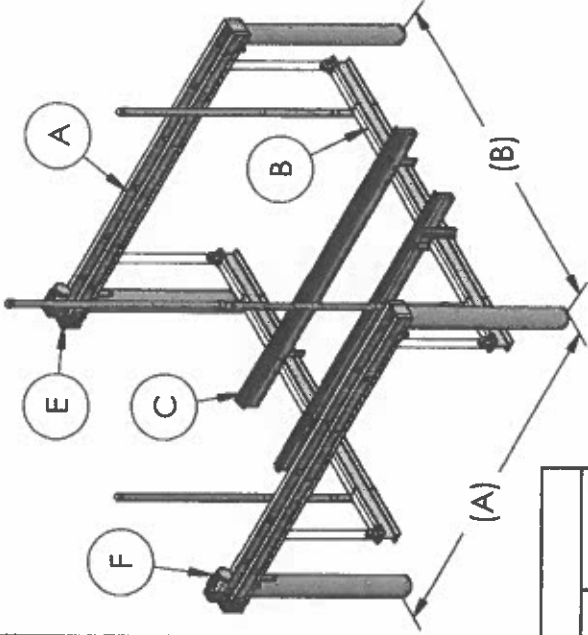
MOUNT HARDWARE: 5/8" X PILING DIA. DETERMINED BY CONTRACTOR 2X 1/2" X 2 SS HEX BOLT W/ LOCKS AND NUTS

(A) 1) 2X 1/2" SS LAG BOLT 2) MIN. TENSILE (B) 1) 2X 1/2" SS HEX NUT

NOTE: LOAD SHOULD BE EVENLY DISTRIBUTED BY POSITIONING THE CENTER OF GRAVITY DIRECTLY IN THE CENTER OF THE LIFTING BEAMS AS SHOWN IN THE ILLUSTRATION

CABLE ROUTING:

SINGLE PULL	DOUBLE PULL	TRIPLE PULL
5K - 7K LIFTS	10K - 16K LIFTS	20K - 24K LIFTS



4 PILING BOAT LIFT SPECIFICATION SHEET

2018	TOP BEAM (A)	CRADLE BEAM (B)	BUNKS (C)	CABLE SIZE (D)	DRIVE (E)	H.P. MOTOR (F)	DRIVE SHAFT	MINIMUM PILING (SIZE & QTY.)	STANDARD DRIVE	HIGH SPEED DRIVE
5,000 LB.	5" CHANNEL X 12' 6"	4" X 6" X 10'	8" ALUM	5/16" SS 7/19 (.313) SINGLE PULL	DIRECT DRIVE	3/4 H.P. (QTY. 2) 220V 4.9A EACH	1-1/2" (SCH 40)	8" (QTY. 4)	31.5 IN/MIN	65.0 IN/MIN
7,000 LB.	6" CHANNEL X 12' 6"	4" X 6" X 12' 6"				1 H.P. (QTY. 2) 220V 6.8A EACH			39.0 IN/MIN	
10,000 LB.	7" CHANNEL X 12' 6"	5" X 8" X 12' 6"	10" ALUM	5/16" SS 7/19 (.313) DOUBLE PULL	DIRECT DRIVE	3/4 H.P. (QTY. 2) 220V 4.9A EACH	1-1/2" (SCH 40)	10" (QTY. 4)	15.75 IN/MIN	32.75 IN/MIN
13,000 LB.	8" CHANNEL X 12' 6"	6" X 10" X 14'				1 H.P. (QTY. 2) 220V 6.8A EACH			19.5 IN/MIN	
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20,000 LB.	9" CHANNEL X 14' 6"	6" X 10" X 15'				1 H.P. (QTY. 2) 220V 6.8A EACH			13.0 IN/MIN	
24,000 LB.	9" CHANNEL X 14' 6"	7" X 12" X 16'				1 H.P. (QTY. 2) 220V 6.8A EACH			13.0 IN/MIN	

4 PILING BOAT LIFT PILING SPACING

FOUR PILING LIFTS	(A) BOW TO STERN (OUTSIDES)	(B) PORT TO STARBOARD (CENTERS)
5,000 LB.		10 FT
7,000 LB.		
10,000 LB.	12 FT 6 IN	12 FT 6 IN
13,000 LB.		
16,000 LB.		14 FT
20,000 LB.	14 FT 6 IN	15 FT
24,000 LB.	14 FT 6 IN	16 FT

ENGINEERING SEAL AFFRIVED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, E.T. AL. IDENTIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE & FEDERAL CODES & FORM DEVIATIONS OF THIS PLAN, EXCEPT AS EXPRESSLY PROVIDED IN HEREIN, NO CERTIFICATION OR AFFIRMATIONS ARE INTENDED.

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PROPRIETARY AND CONFIDENTIAL

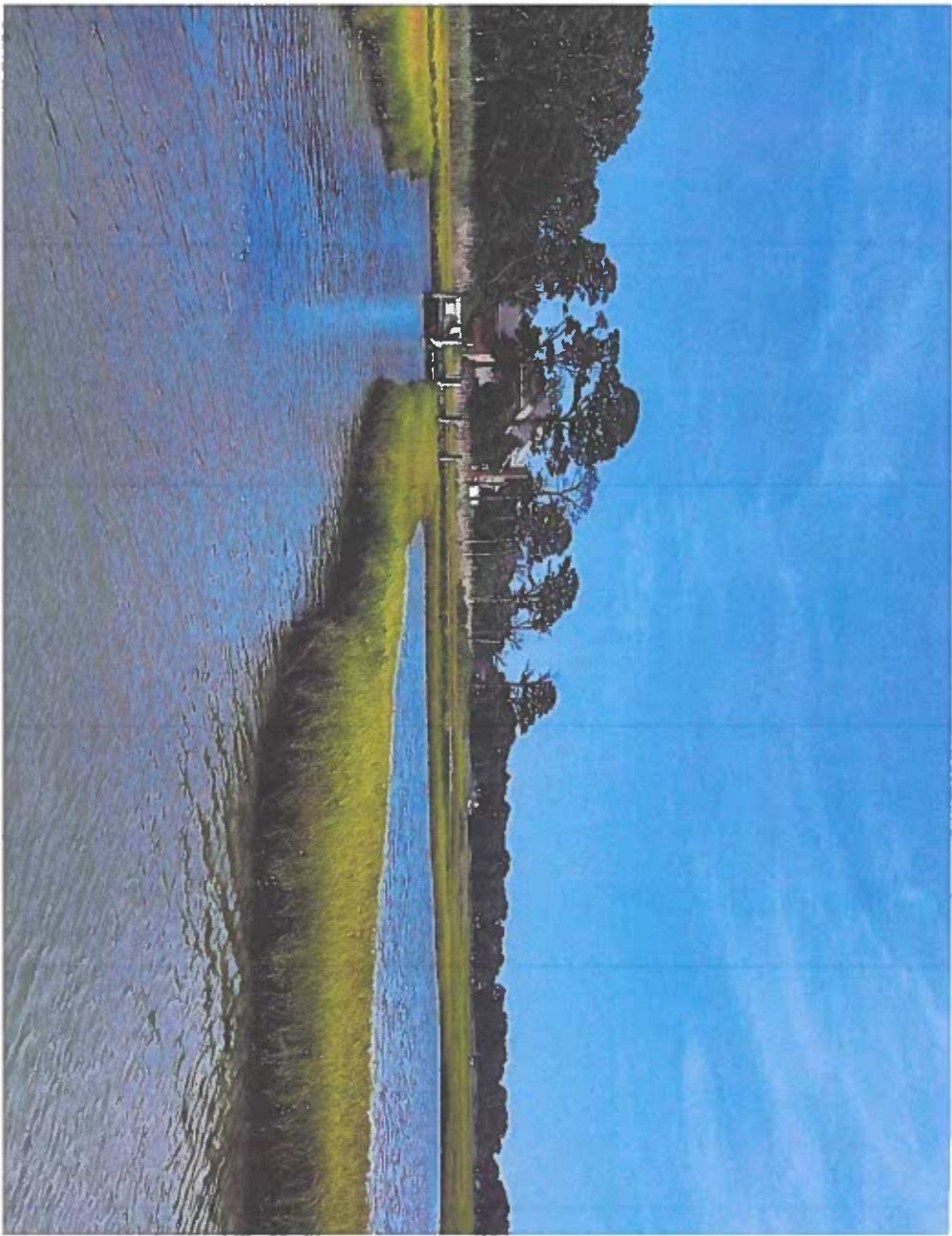
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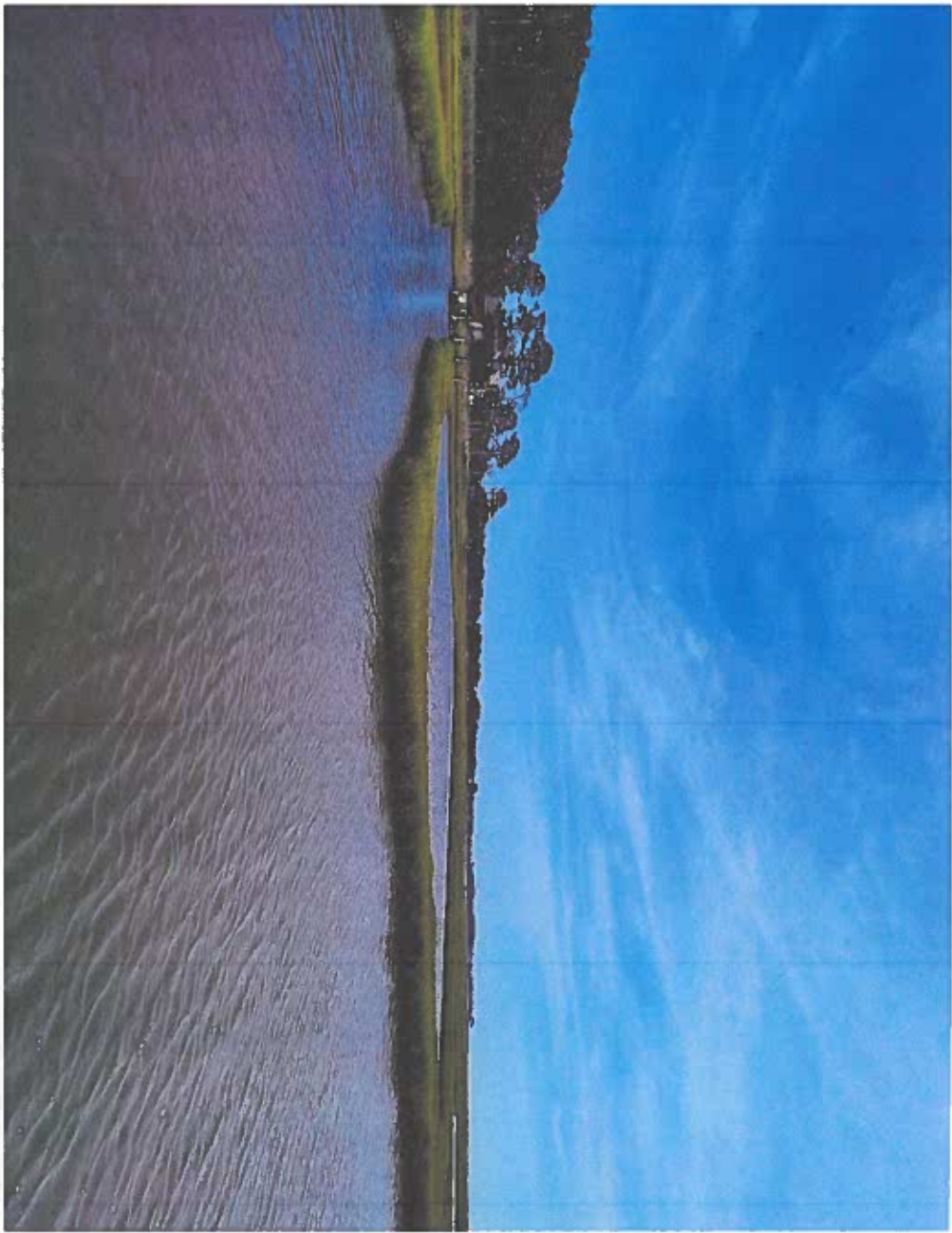
TITLE: **5K-24K 4 POLE BOAT LIFT ENGINEERING SHEET**

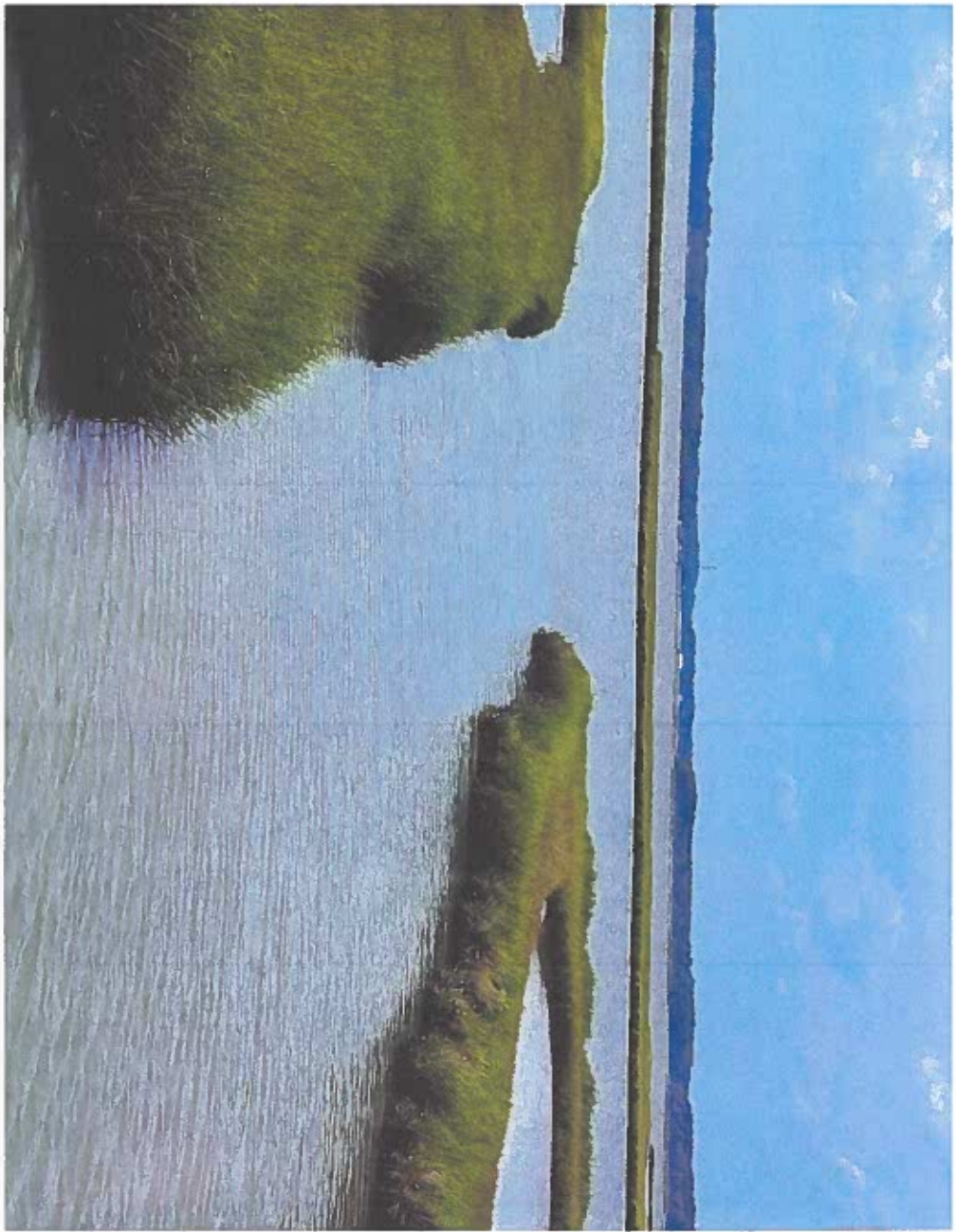
SIZE: **A** DWG. NO. **ENGINEERING** REV **1**

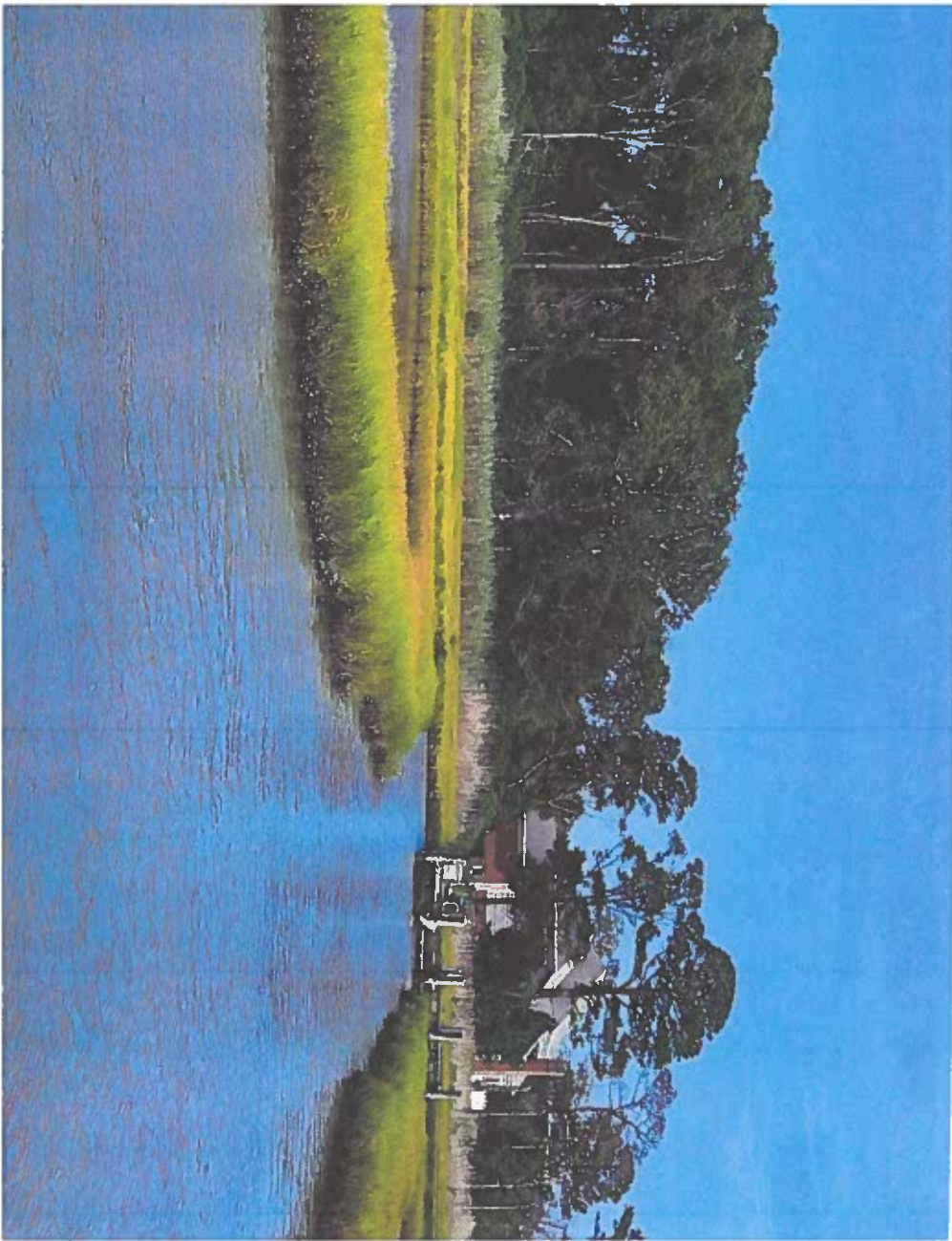
SCALE: AS NOTED DRAWN BY: DATE: 7-7-20 SHEET 1 OF 1

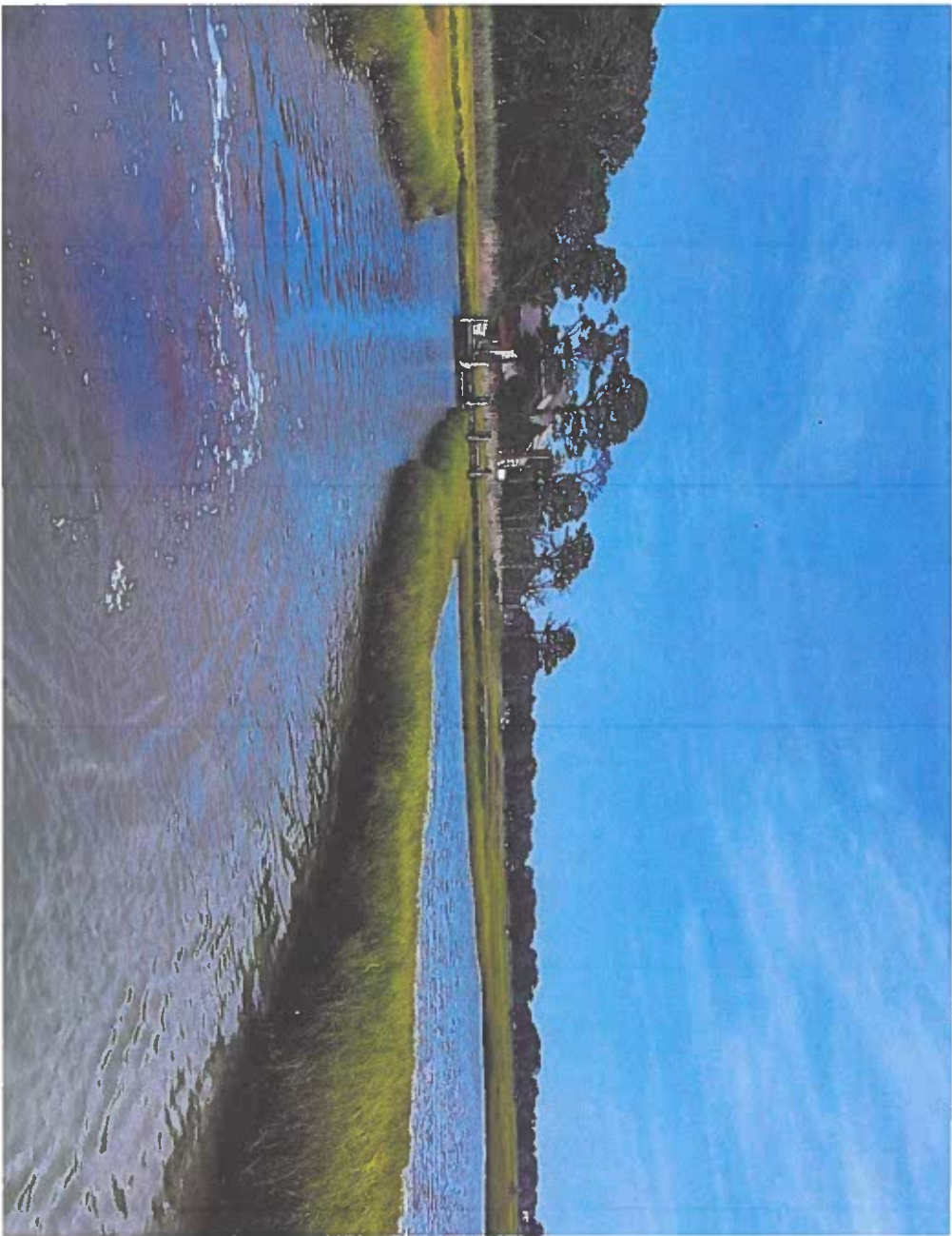
ENGINEERS SEAL













Maryland
Department of
the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary

July 28, 2023

Dan Tourgee
c/o Frank Lynch
Frank G. Lynch & Associates, Inc.
10535 Racetrack Road
Berlin, MD 21811

Via email: franklynchjr@verizon.net

Re: Agency Interest Number: 177334
Tracking Number: 202360725
Tidal Authorization Number: 23-PR-0458

Dear Dan Tourgee:

Your application to alter tidal wetlands has been evaluated by the Tidal Wetlands Division. Your State wetlands license or permit authorizing work in tidal wetlands is attached. Please take a moment to read and review your authorization to ensure that you understand the limits of the authorized work and all of the general and special conditions.

Your project qualifies for federal approval under the Maryland State Programmatic General Permit (MDSPGP) under the Category A limits. The federal permit is not attached. The MDSPGP permit, general conditions, and activity specific special conditions must be downloaded from the Department's website at https://mde.maryland.gov/programs/Water/WetlandsandWaterways/Pages/MDSPGP6_conditions.aspx. You will need to download the following: Cover Letter, MDSPGP General Conditions, and the following MDSPGP-6 Activity-Specific Conditions (GP6) A3. You should not begin any work until you have obtained all necessary State, local, and federal authorizations.

This State authorization is a final agency decision; there is no further opportunity for administrative review. Any person with standing, who is either the applicant or who participated in the public participation process through the submission of written or oral comments, may petition for judicial review in the circuit court in the county where the authorized activity will occur. The petition for judicial review must be filed with the court within 30 days of receipt of this decision. Please contact Robert M Simmons at robertm.simmons@maryland.gov or 410-901-4044 with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jonathan Stewart".

Jonathan Stewart, Chief
Eastern Region
Tidal Wetlands Division



STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
GENERAL TIDAL WETLANDS LICENSE



Pier, Piling and Boat Lift Construction

LICENSE NUMBER: **23-PR-0458**

EFFECTIVE DATE: **July 28, 2023**

EXPIRATION DATE: **July 27, 2026**

LICENSEE: **Dan Tourgee**

ADDRESS: **11321 Newport Bay Dr
Berlin, MD 21811**

PROJECT LOCATION: **11321 Newport Bay Dr
Berlin, MD 21811**

Newport Bay in Worcester County

PURSUANT TO THE AUTHORITY OF THE BOARD OF PUBLIC WORKS, TITLE 16 OF THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MARYLAND, AND CODE OF MARYLAND REGULATIONS 26.24 AND 23.02.04, **Dan Tourgee** ("LICENSEE") IS AUTHORIZED BY THE WATER AND SCIENCE ADMINISTRATION ("ADMINISTRATION") TO CONDUCT THE FOLLOWING REGULATED ACTIVITY IN STATE TIDAL WETLANDS, IN ACCORDANCE WITH THE CONDITIONS OF THIS LICENSE AND THE ATTACHED PLANS DATED **May 5, 2023**, PREPARED BY **Frank G. Lynch, Jr. and Associates, Inc.** AND APPROVED BY THE ADMINISTRATION'S TIDAL WETLANDS DIVISION ON **July 28, 2023**, AND INCORPORATED HEREIN:

1. *Remove an existing platform*
2. *Construct a 172-foot long by 6-foot wide pier extension with 8-foot long by 6-foot wide bridge a minimum of 5 feet above the mean high water line, an 8-foot long by 25-foot wide "L" head platform, and a boat lift with associated piles, all extending a maximum of 244 feet channelward of the mean high water line.*

SPECIAL CONDITIONS

- A. The Licensee shall remove an existing platform and associated structures prior to the commencement of the construction of a new pier.
- B. The total platform area shall not exceed 200 square feet.
- C. The Licensee shall construct the pier, platform, and associated structures from the uplands, open water, or the structure itself wherever possible. Marsh mats shall be used if any equipment or materials are placed in vegetated wetlands.
- D. The Licensee shall not attach accessory platforms to any existing or proposed boat lifts.

GENERAL CONDITIONS

- A. The Maryland Department of the Environment has determined that the proposed activities comply with, and will be conducted in a manner consistent with the State's Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.
- B. The Licensee shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This License does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.
- C. If the authorized work is not performed by the property owner, all work performed under this Tidal Wetlands License shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland. A list of licensed marine contractors may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at MDE.MCLB@maryland.gov or by accessing the Maryland Department of the Environment, Environmental Boards webpage.
- D. The Licensee certifies real property interest in the contiguous upland.
- E. The issuance of this permit is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Licensee of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
- F. The Licensee acknowledges that this authorization is based on current water depths that are existing and indicated on the attached plan sheet. This License proposes no dredging and this license provides no justification or assurances for future dredging. All dredging projects will be evaluated on the biological and physical characteristics of the site at the time an application is made.
- G. The Licensee shall obtain an approved sediment and erosion control plan from the local soil conservation district when the area disturbed is greater than 5000 square feet or 100 cubic yards of fill.
- H. The Licensee shall ensure that a copy of this License, including the approved plans, is available at the site until the authorized work is complete.
- I. The Licensee shall make every reasonable effort to design and construct the structure or perform the activity authorized in this License in a manner which minimizes adverse impacts on natural resource values, including water quality, plants, wildlife, plant and wildlife habitat, and on historic property values.
- J. The Secretary of the Environment may suspend or revoke a License if the Secretary finds that the Licensee has not complied with any condition or limitation in the License or has exceeded the scope of the authorized activities.

- K. The Licensee shall indemnify, defend and hold harmless the State of Maryland, its officials, officers, and employees from and against any and all liability, suits, claims and actions of whatever kind, caused by or arising from the work authorized by the License.
- L. The Licensee acknowledges that this License does not transfer any property interest in State tidal wetlands. This License allows the Licensee to use State tidal wetlands only for the structure or activity authorized herein and in no way limits the use of waters of the State by the public.
- M. This License is valid only for use by the Licensee. Permission for transfer of the License shall be obtained from the Water and Science Administration, Tidal Wetland Division. The terms and conditions of this License shall be binding on any assignee or successor in interest of the License.
- N. The Licensee shall allow representatives of the Maryland Department of the Environment to inspect the authorized activities.
- O. The Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at least 10 days before starting the authorized activities at (410) 901-4020.
- P. The Licensee shall complete construction of the activity authorized under this License by the expiration date, otherwise a new General License shall be obtained.
- Q. Upon completion of the authorized activities, the Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at (410) 901-4020.

By authority of the Secretary of the Environment:



Heather L. Nelson, Program Manager
Wetlands and Waterways Protection Program

Aug 1, 2023

Date

Tidal Wetland Reviewer: *RMS*

Supervisor Concurrence: *JES*

Tracking Number: 202360725

Agency Interest Number: 177334

Enclosure: Plans dated **May 5, 2023**

cc: WSA Inspection & Compliance Program



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL: 410.632.1200 / FAX: 410.632.3008

<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

July 14, 2023

Hugh Cropper, IV
9927 Stephen Decatur Hwy. F-12
Ocean City, MD 21842

Re: Case No. 23-49, on the lands of Roberta L. Tourgee Revocable Trust, on the application of Hugh Cropper, IV, requesting a modification to extend a waterfront structure in excess of 125 feet by 125 feet for the installation of a proposed pier extension, platform, and boatlift with associated pilings extending a total of 250 feet channelward, pursuant to Natural Resources Code §§ NR 2-102(e)(1) and Zoning Code §§ ZS 1-116(n)(2), located at 11321 Newport Bay Drive, Tax Map 50, Parcel 50, Lot 13, Tax District 10, Worcester County, Maryland.

Dear Mr. Cropper,

Enclosed please find a copy of the opinion as rendered by the Board of Zoning Appeals for Worcester County in regards to the above referenced case. I trust you will find this opinion self-explanatory.

Please do not hesitate to contact me at (410) 632-1200, extension 1136 with any questions.

Sincerely,

Cathy Zirkle
DRP Specialist

Enclosure
cc: File

IN THE MATTER OF HUGH CROPPER, IV

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BEFORE THE BOARD OF ZONING

*

APPEALS FOR WORCESTER COUNTY,

*

MARYLAND

*

Case No. 23-49

* * * * *

OPINION

A hearing was held before the Board of Zoning Appeals for Worcester County, Maryland on Thursday, June 8, 2023, upon the application of Hugh Cropper, IV, on the lands of Roberta L. Tourgee Revocable Trust, requesting a modification to extend a waterfront structure in excess of 125 feet by 125 feet for the installation of a proposed pier extension, platform, and boatlift with associated pilings extending a total of 250 feet channelward, pursuant to Natural Resources Code §§ NR 2-102(e)(1) and Zoning Code §§ ZS 1-116(n)(2). The property is located at 11321 Newport Bay Drive, Tax Map 50, Parcel 50, Lot 13, Tax District 10, Worcester County, Maryland.

Kristen Tremblay, Zoning Administrator presented the application to the Board.

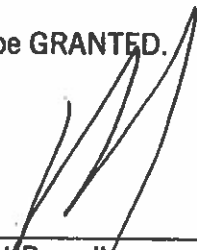
Dan E. Tourgee testified before the Board along with Frank Lynch, Jr.. There were no protestants to the Application.

After duly considering the application and the testimony and other evidence offered and presented in connection therewith, the Board finds that the additional extension of the pier will not adversely affect navigation or have adverse environmental impacts.

Accordingly, upon a Motion made by Mr. Dypsky which was seconded by Mr. Fykes the Board unanimously passed the following resolution


BE IT RESOLVED, that the requested modification be GRANTED.

7-13-23
Date



Robert Purcell
Chairperson

7-13-23
Date



David Dypsky