



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

May 26, 2023

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

Jessica Short-Hubbard – Request No. 2023-058 – Request to install a 5'x40' parallel platform. Maximum channelward extension of 6'. This project is located at 301 Ocean Parkway, Berlin, also known as Tax Map 16, Parcel 38, Lot 504. Third 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 10, 2023.**

Sincerely,

Brandy Whitlock  
Environmental Inspector

cc: Interested Parties  
Joy S. Birch  
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2023-058
Submission Date: 5-26-23

Major Construction (\$300.00)

X Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Install a 5' x 40' parallel platform. Maximum channel ward extension of 6'.

Property Description:

Map: 0016 Parcel: 0038 Lot: 504 Section: 1 Block: Tax District:
Street Address: 301 Ocean Parkway, Ocean Pines, MD 21811
Subdivision: 0001
Dwelling on lot: X Dwelling under construction: Vacant: Commercial:

Owner: Jessica Short, Hubbard Phone No. 410-726-9405
Mailing Address: 7471 E. Longfield Drive, Herbron, MD 21830
E-Mail Address: djhub5@gmail.com

Contractor: R. G. Murphy Marine Construction Phone No.: 443-497-0271
Mailing Address: 13239 Rollie Road, Bishopville, MD 21813
E-Mail Address: rgmurphy11@comcast.net

Recorded Adjacent Property Owner: Marc Sinofsky

Property Address: 303 Ocean Parkway, Ocean Pines, MD 21811 - 7214 Verbena Rd Ballt. MD 21209
Tax Map: 0016 Parcel: 0038 Lot: 505 Section: 1 Block:

Recorded Adjacent Property Owner: Paul Wentzel

Property Address: 299 Ocean Parkway, Ocean Pines, MD 21811 - 328 Sheres Dr Lincoln University, PA 19353
Tax Map: 0016 Parcel: 0038 Lot: 503 Section: 1 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.

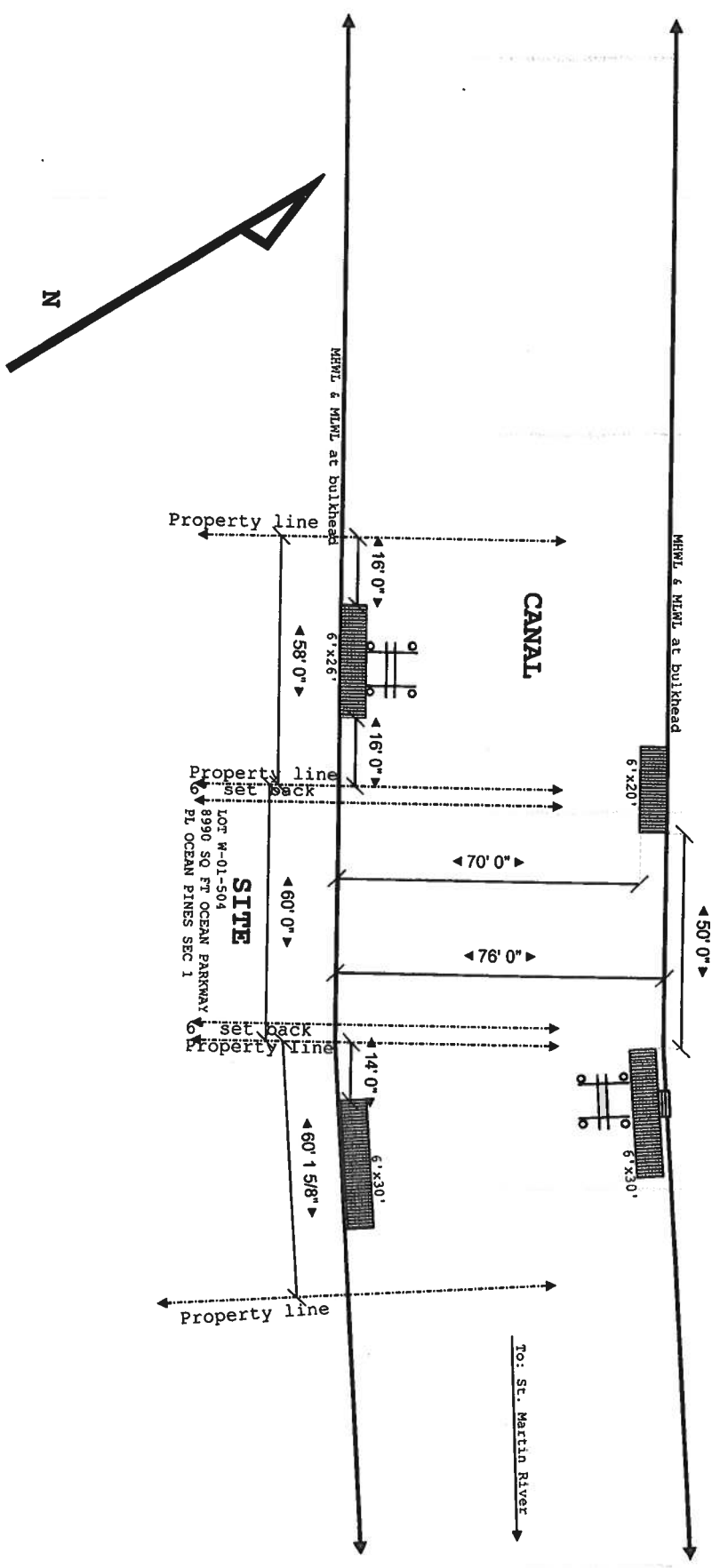
Jessica Short/RW Freund POA
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 5-26-23 Public Comment Deadline: 6-10-23 (15 calendar days)

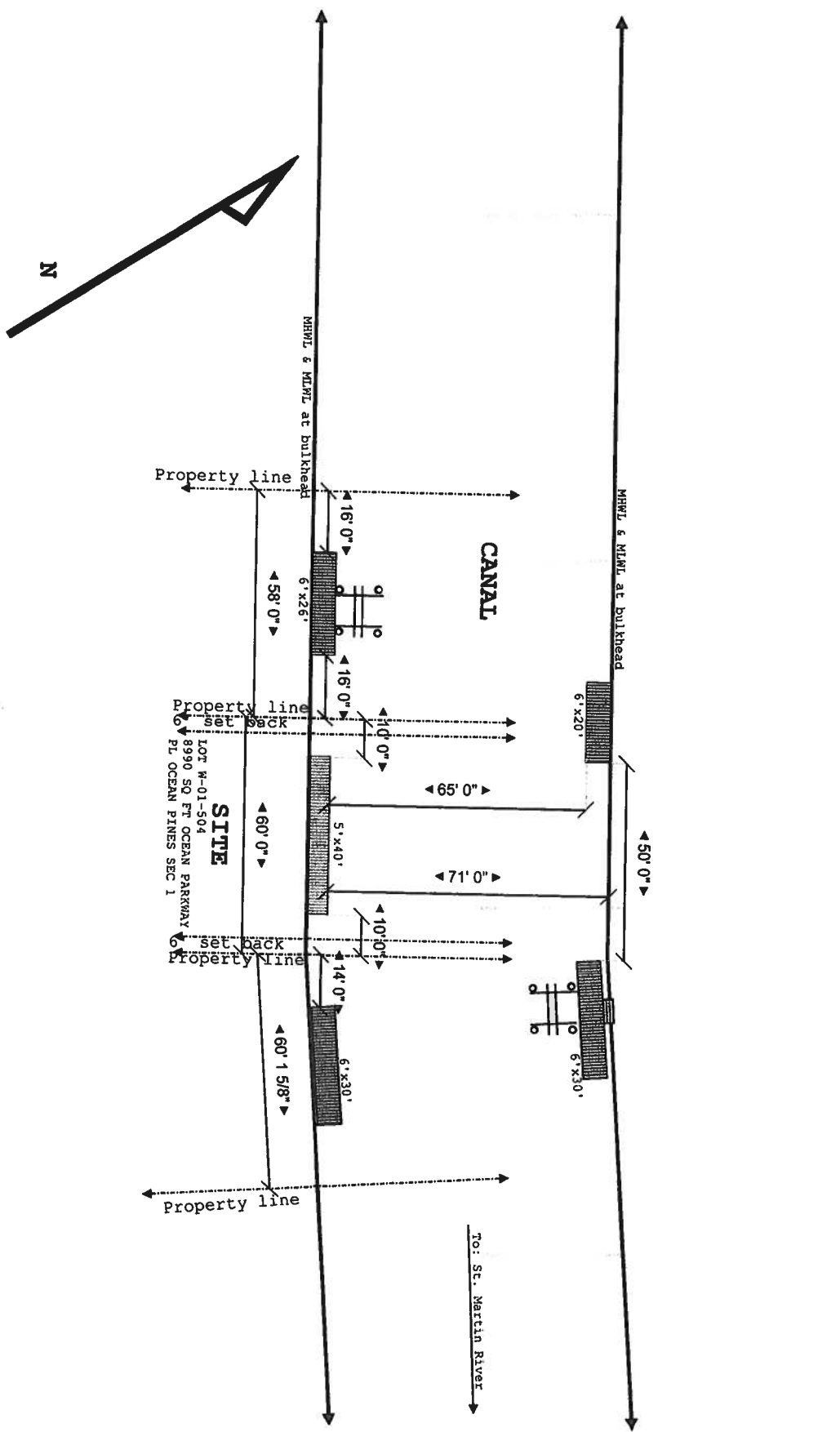
Department Approval Date: Expiration:

- NOTES**
1. There are no known SAV beds in the area.
  2. The soundings were taken on 03/06/2023.
  3. The maximum channelward extension is 6'.
- SCOPE**
- Install a 5' x 40' parallel platform. Maximum channel ward extension of 6'.



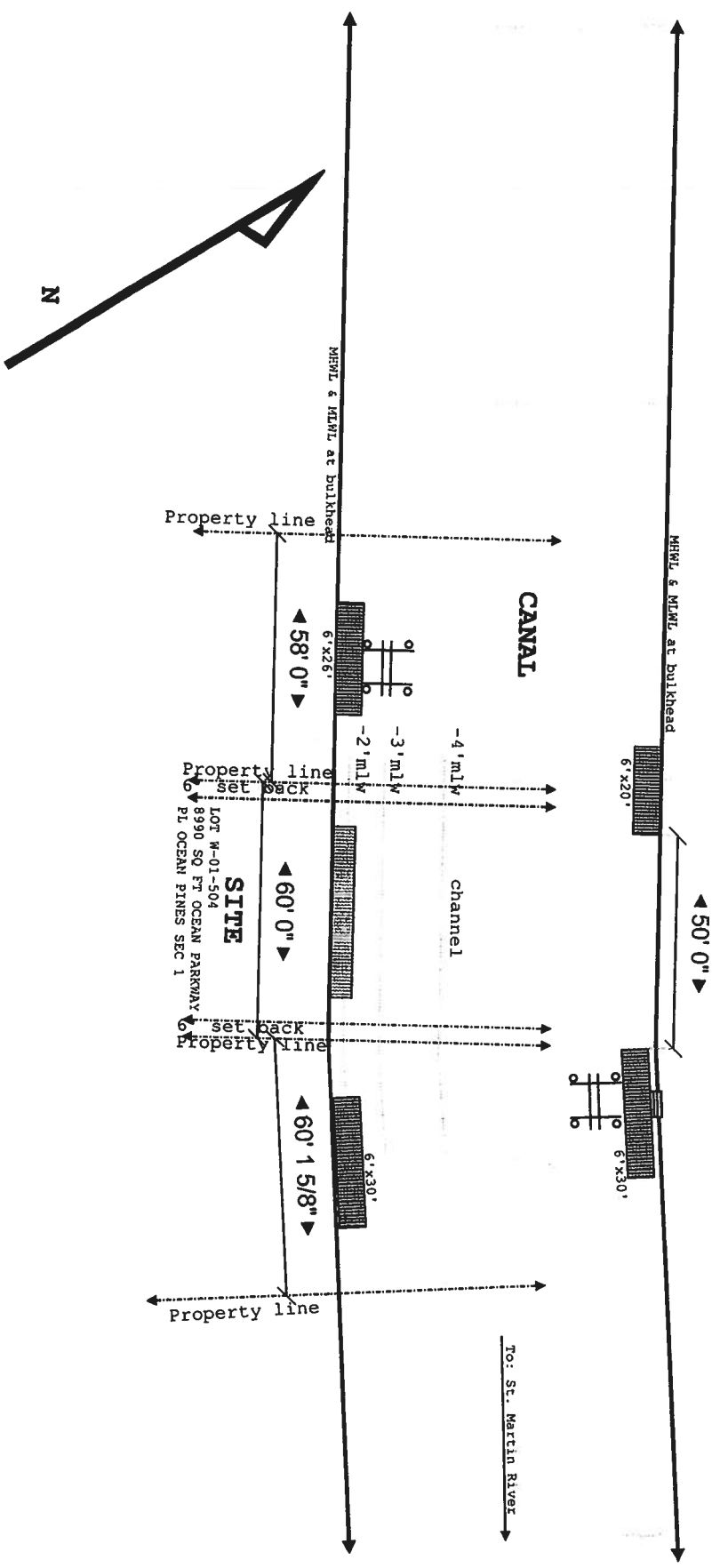
Site: 301 Ocean Parkway, Berlin MD		Drawing: 1	Project: SHORT	Drawn: Carouge	Notes:
Title: EXISTING CONDITIONS	Scale: 1/4" = 10' 0"	Date: 03/06/2023	Rev: A	HIDDEN OAK FARMS, LLC	

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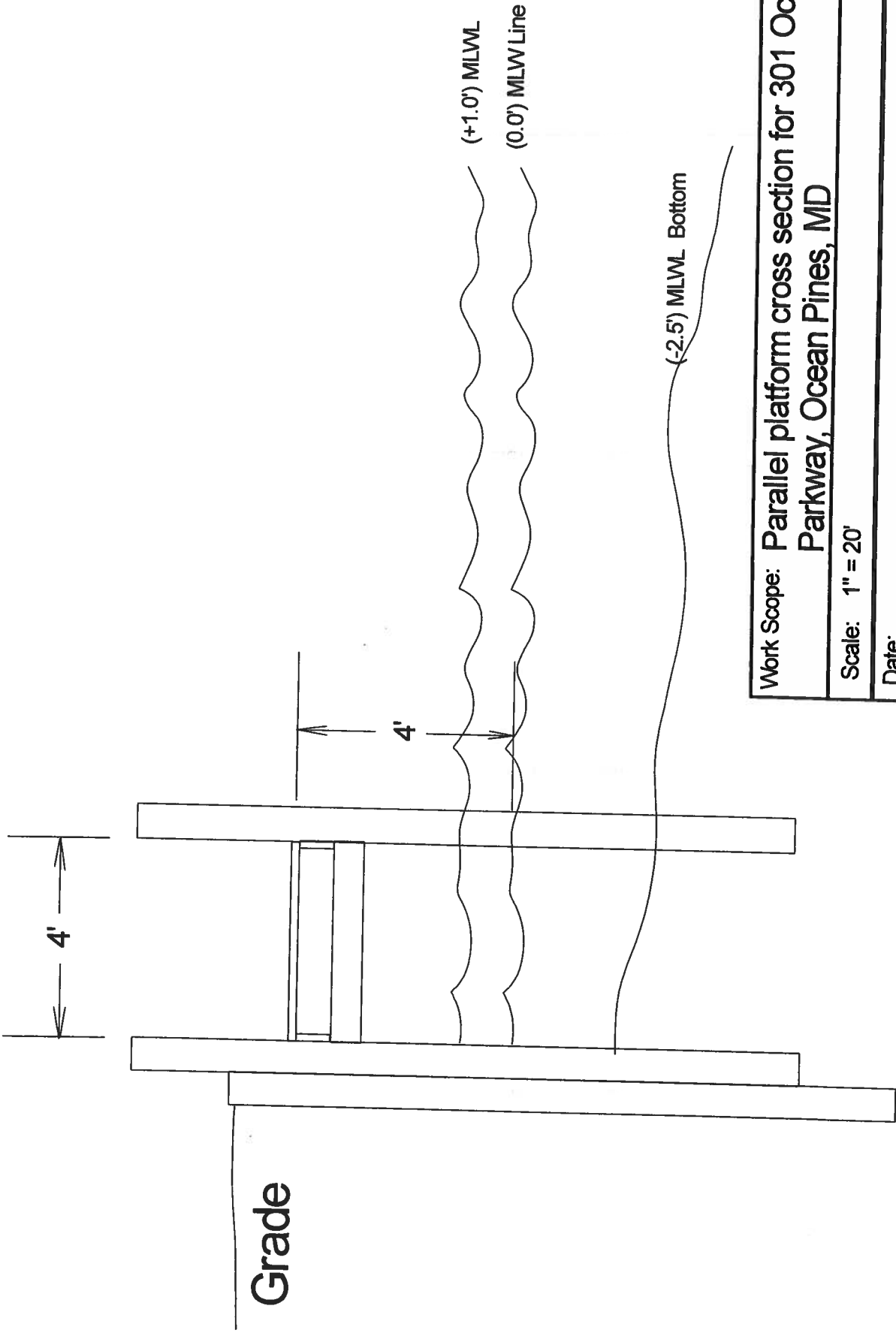


Site:	301 Ocean Parkway, Berlin MD		Drawing:	1	Project:	SHORT	Drawn:	Carouge	Notes:	HIDDEN OAK FARMS, LLC
Title:	PROPOSED CONDITIONS		Scale:	1/4" = 10' 0"	Date:	03/06/2023	Rev:	A		

- NOTES**
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Site:	301 Ocean Parkway, Berlin MD		Notes:	HIDDEN OAK FARMS, LLC	
Title:	DEPTHS	Scale:	1/4" = 10' 0"	Project:	SHORT
		Date:	03/06/2023	Rev:	A
		Drawing:	1	Drawn:	Carouge



Work Scope: Parallel platform cross section for 301 Ocean Parkway, Ocean Pines, MD			
Scale: 1" = 20'			
Date:			
Owner:	Lot	Blk	T. Map
			Parcel

