



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 16, 2023

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

Gregory Decker – Request No. 2023-048 – Request to demo existing platform and install a 6'x32' pier, one boat lift and two PWC lifts with all associated poles. Maximum channelward extension of 32'. This project is located at 7 Ivanhoe Court, Berlin, also known as Tax Map 16, Parcel 41, Lot 603. 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 May 31, 2023.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2023-048
Submission Date: 5-16-23

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

Written Description of Proposed Improvement (include channelward distance):

Demo and existing platform and install a 6' x 32' pier, one (1) boat lift and two (2) PWC lifts with all associated poles.
Maximum channel ward extension of 32'

Property Description:

Map: 0016 Parcel: 0041 Lot: 603 Section: 4 Block: Tax District:

Street Address: 7 Ivanhoe Ct. Ocean Pines, MD 21811

Subdivision: 0004

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

Owner: Gregory Decker Phone No. 301-461-5348

Mailing Address: 5 Forrest Street, Alexandria, VA 22305

E-Mail Address: gdecker7@gmail.com

Contractor: To Be Determined Phone No.:

Mailing Address:

E-Mail Address:

Recorded Adjacent Property Owner: Elaine Slusser

Property Address: 1 Ivanhoe Ct, Ocean Pines, MD 21811 - 66 Duncan St. Lancaster PA 17602

Tax Map: 0016 Parcel: 0041 Lot: 604 Section: 4 Block:

Recorded Adjacent Property Owner: Andrew Perkin

Property Address: 11 Ivanhoe Court, Ocean Pines, MD 21811

Tax Map: 0016 Parcel: 0041 Lot: 602 Section: 4 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.

Greg Decker/RW Freund POA
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 5-16-23 Public Comment Deadline: 5-31-23 (15 calendar days)

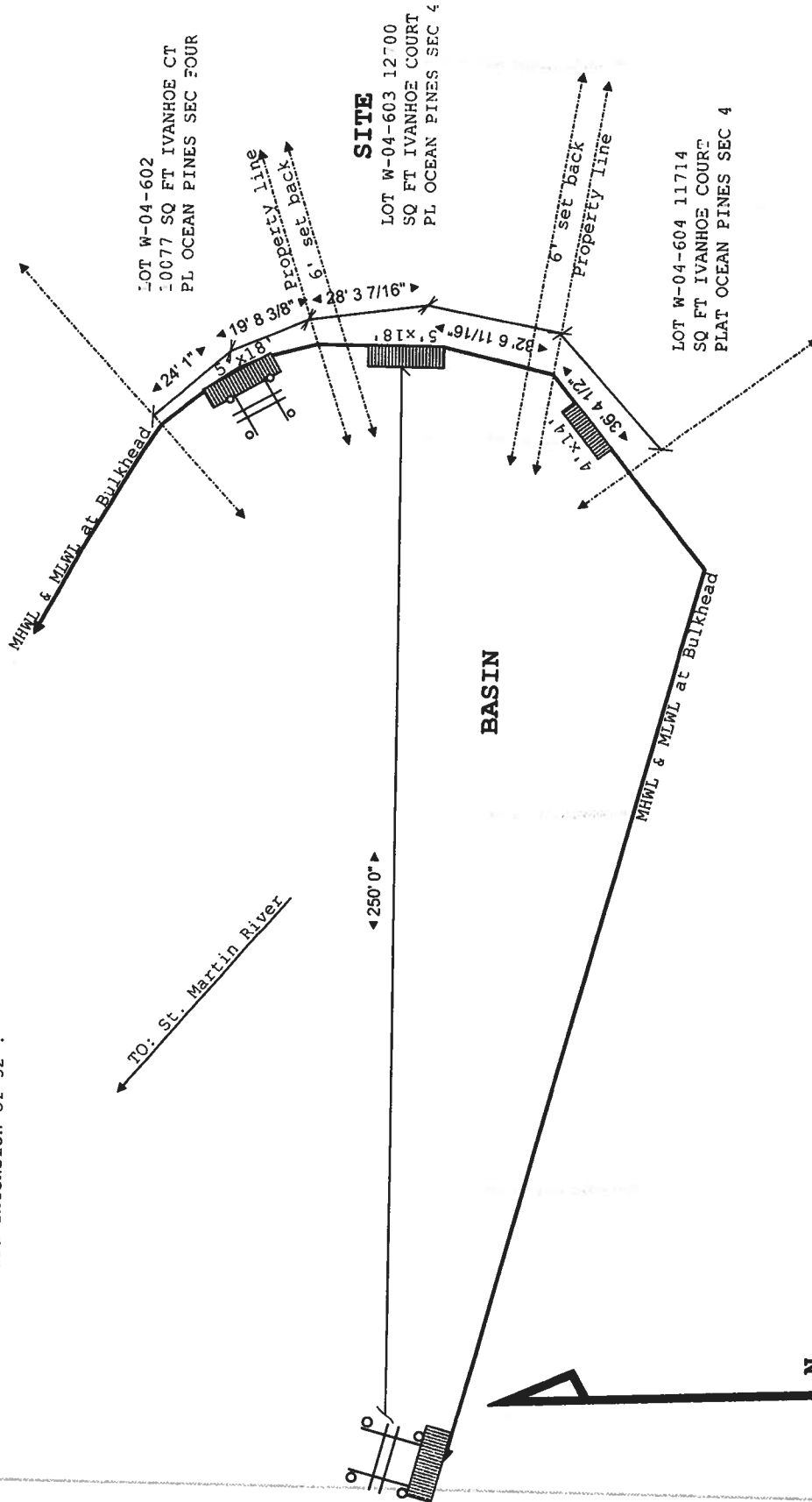
Department Approval Date: Expiration:

NOTES

1. There are no known SAV beds in the area.
2. The soundings were taken on 04/23/2023.
3. The maximum channelward extension is 32'.

SCOPE

Demo an existing platform and install a 6' x 32' Pier, one (1) boat lift, and two (2) PWC lift. Maximum channel ward extension of 32'.



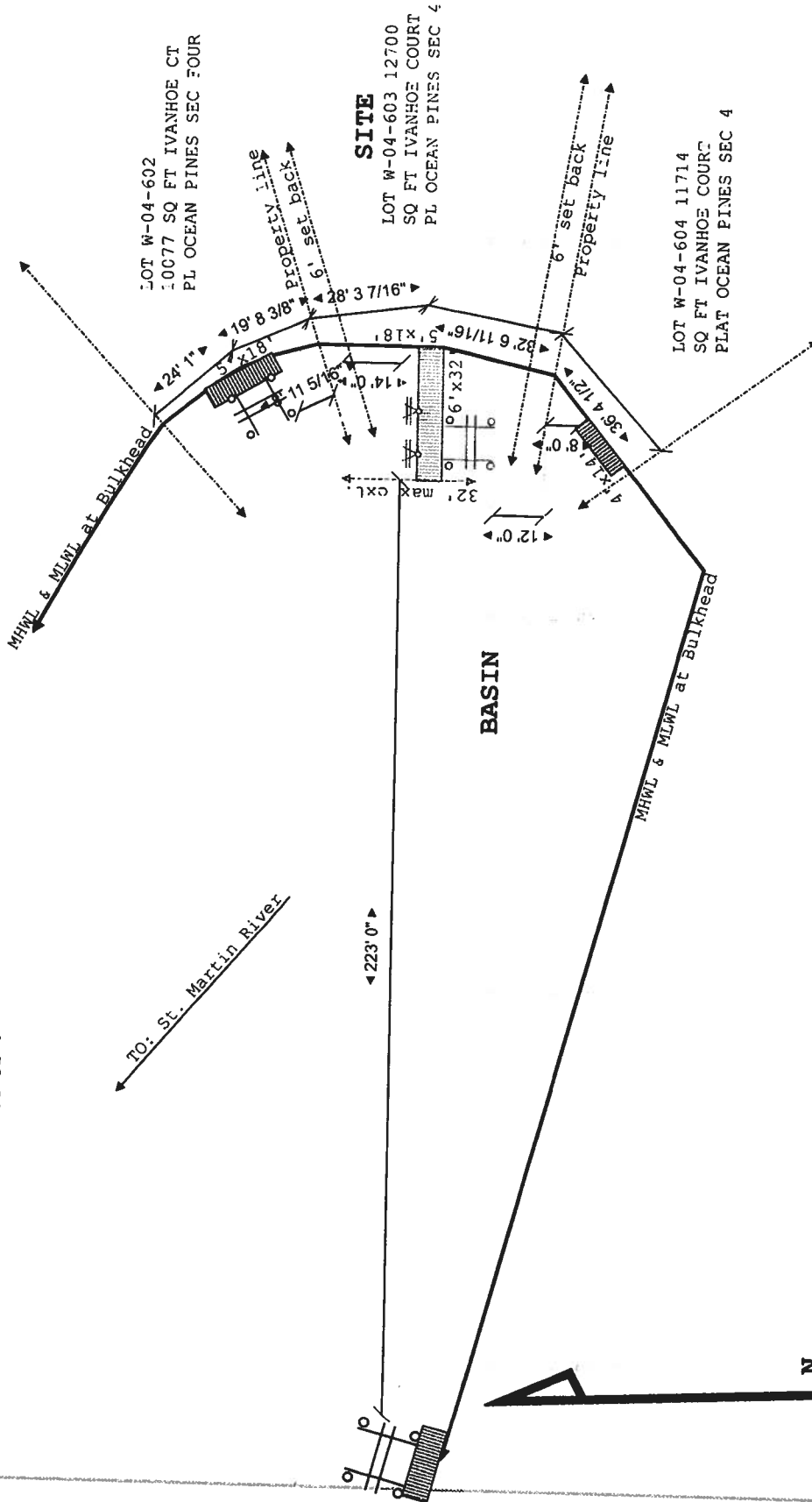
Site:	7 Ivanhoe Court, Berlin MD	Drawing:	1	Project:	Decker	Drawn:	Carouge	Notes:	Hidden Oak Farms, LLC
Title:	EXISTING CONDITIONS	Scale:	1/4" = 10' 0"	Date:	04/24/2023	Rev:	A		

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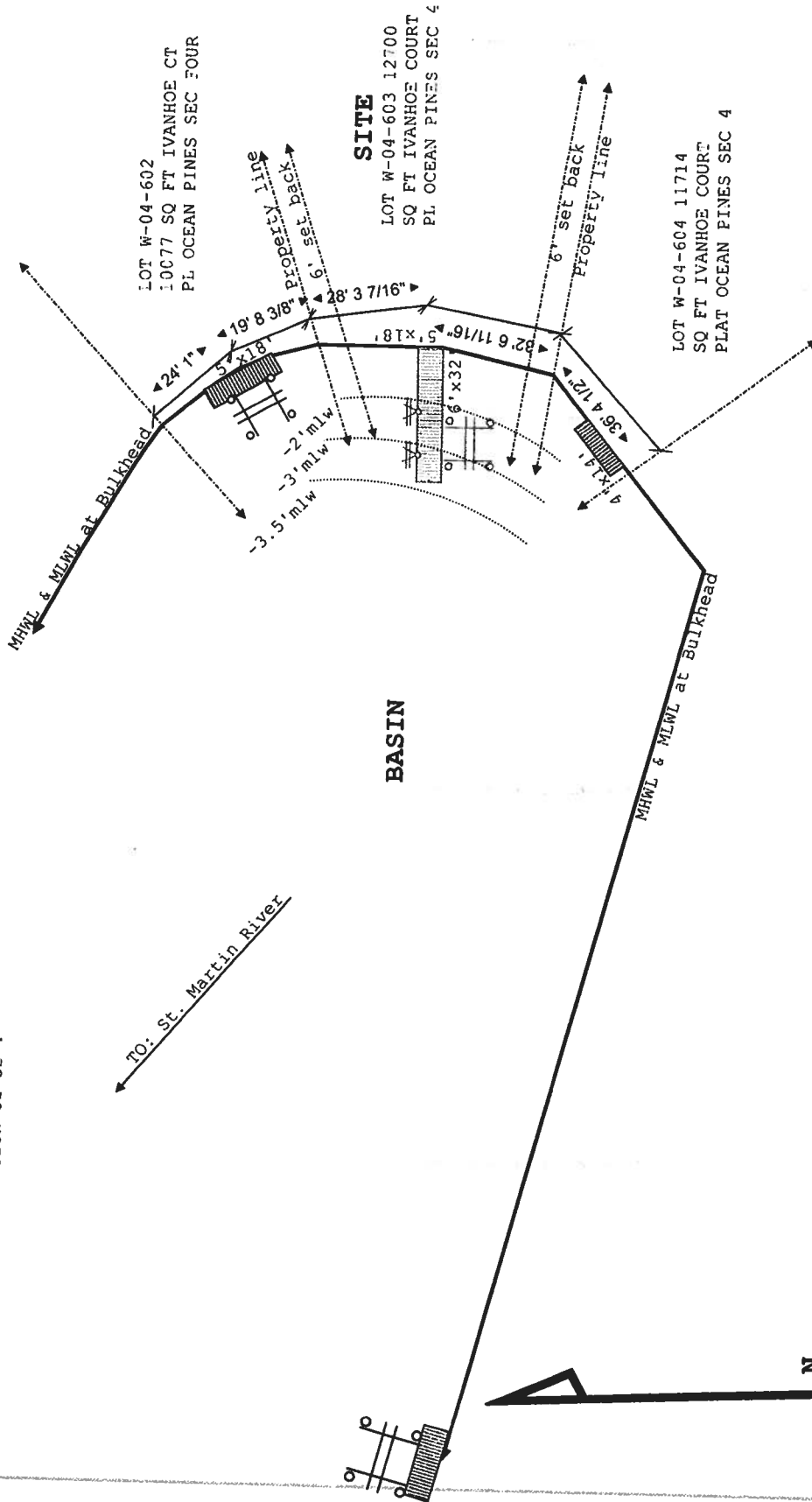
Site: 7 Ivanhoe Court, Berlin MD	Drawing: 1	Project: Decker	Drawn: Carouge	Notes:	Hidden Oak Farms, LLC
Title: PROPOSED CONDITIONS	Scale: 1/4" = 10' 0"	Date: 04/24/2023	Rev: A		

NOTES

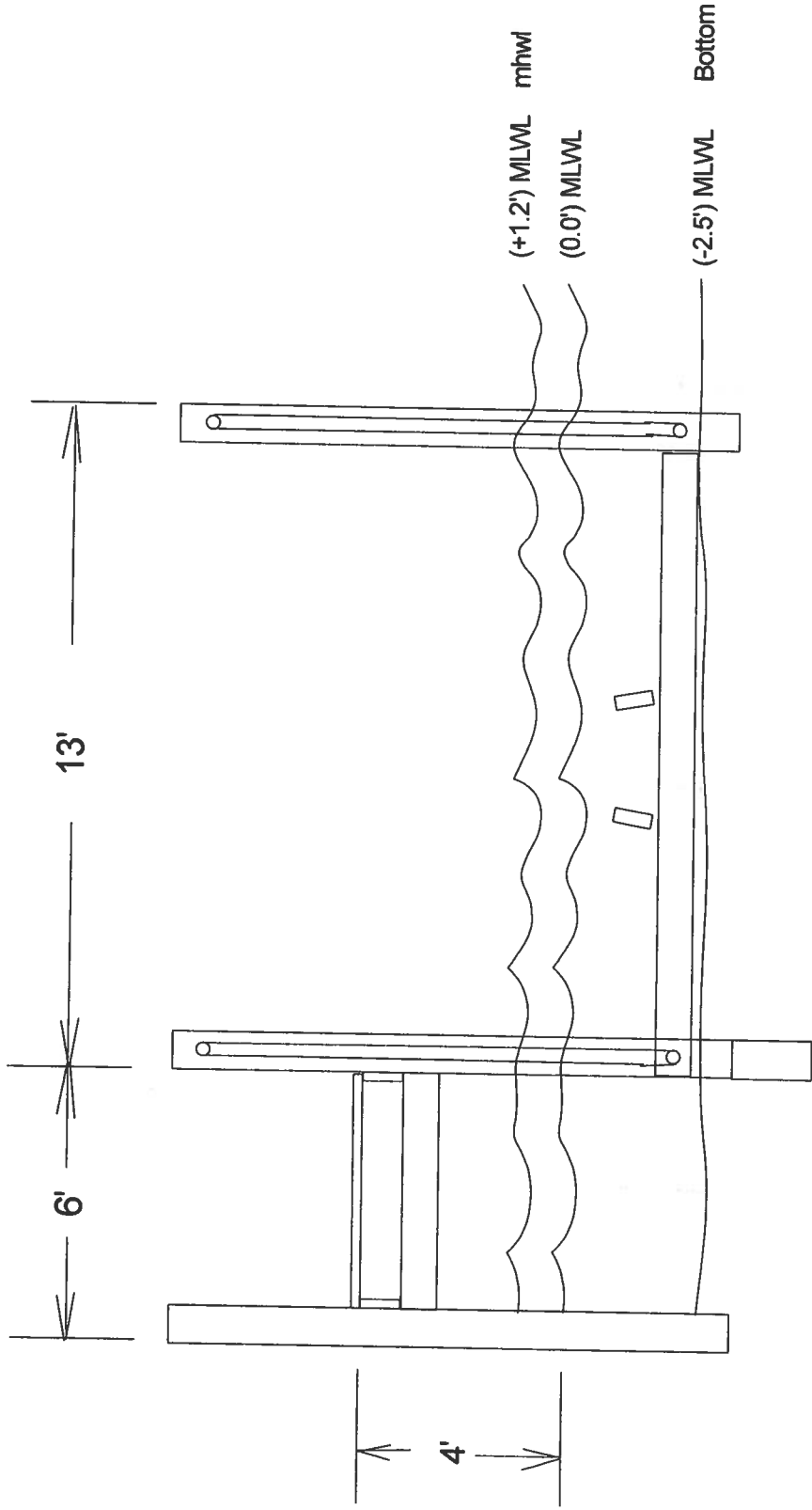
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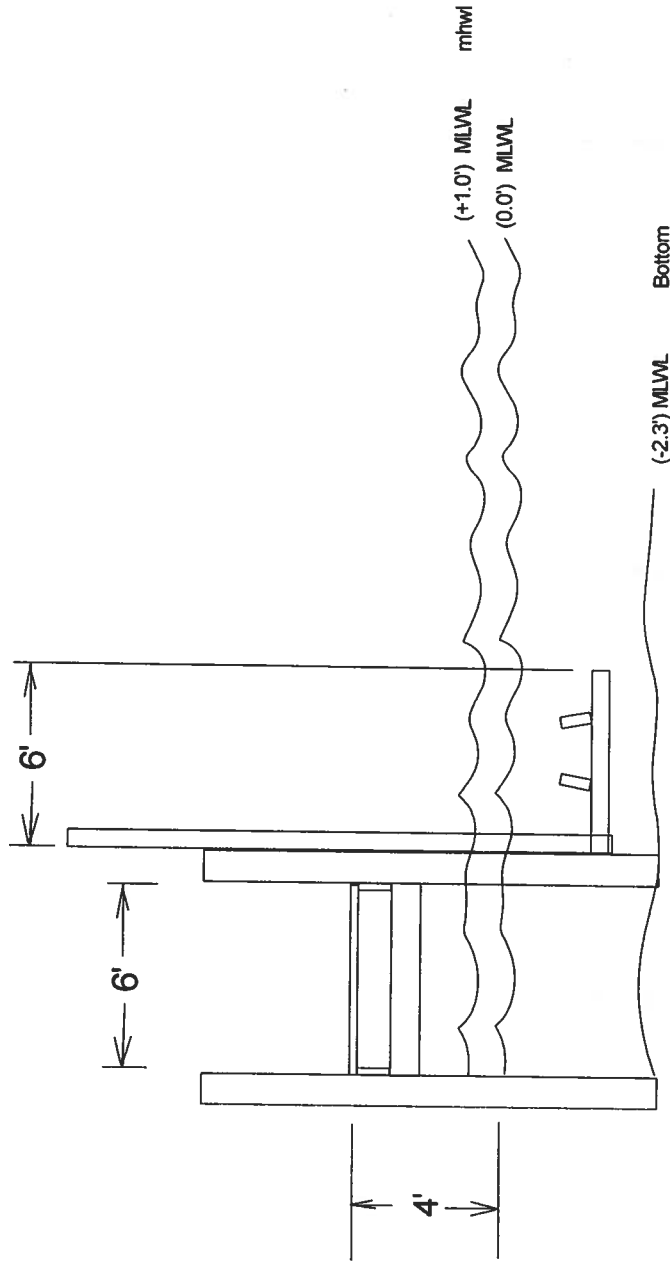
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Site:	7 Ivanhoe Court, Berlin MD	Drawing:	1	Project:	Decker	Drawn:	Carouge	Notes:	Hidden Oak Farms, LLC
Title:	DEPTHS	Scale:	1/4" = 10'0"	Date:	04/24/2023	Rev:	A		



Work Scope: 13' Boat lift and pier cross section for 7 Ivanhoe Ct. Ocean Pines, MD			
Scale: 1" = 20'			
Date:			
Owner:	Lot	Blk	T. Map
			Parcel



Work Scope: PWC on dock cross section, 7 Ivanhoe Ct. Ocean Pines, MD		Drawn By: RWF	Parcel
Scale: 1" = 20'	Date:		T. Map
Owner	Lot	Bik	Sec

