



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 17, 2025

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

Charles Leonard - Request No. 2025-044 – Request to demo an existing 7'x20' platform and construct a 5'x20' pier extension with a 10' x 20' platform at the end. Max channelward extension 70'. This project is located at 62 Boston Drive, Ocean Pines, also known as Tax Map 16, Parcel 47, Section 11, Lot 59. 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 July 2, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-044
Submission Date: 6-17-25

☒ Major Construction (\$300.00)

☐ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Demo an existing 7' x 20' platform and construct a 5' x 20' pier extension with a 10' x 20' platform at the end. Maximum channel ward extension of 70'.

Map: 0016 Parcel: 0047 Lot: 59 Section: 11 Block: _____ Tax District: _____
Street Address: 62 Boston Drive, Ocean Pines, MD 21811
Subdivision: 0011

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

Owner: Charles Leonard Phone No. 410-409-1842

Mailing Address: 62 Boston Drive, Ocean Pines, MD 21811
E-Mail Address: _____

Contractor: Newport Bay Marine Construction Phone No.: 724-372-3201

Mailing Address: S. Main Street, Berlin, MD 21811

E-Mail Address: info@newportconstruction.com

Recorded Adjacent Property Owner: James Freeman

Property Address: 60 Boston Drive, Ocean Pines, MD 21811

Tax Map: 0016 Parcel: 0047 Lot: 58 Section: 11 Block: _____

Recorded Adjacent Property Owner: Lynn Strott

Property Address: 119 KM DR Naples, FL

Tax Map: 0016 Parcel: 0047 Lot: 60 Section: 11 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.

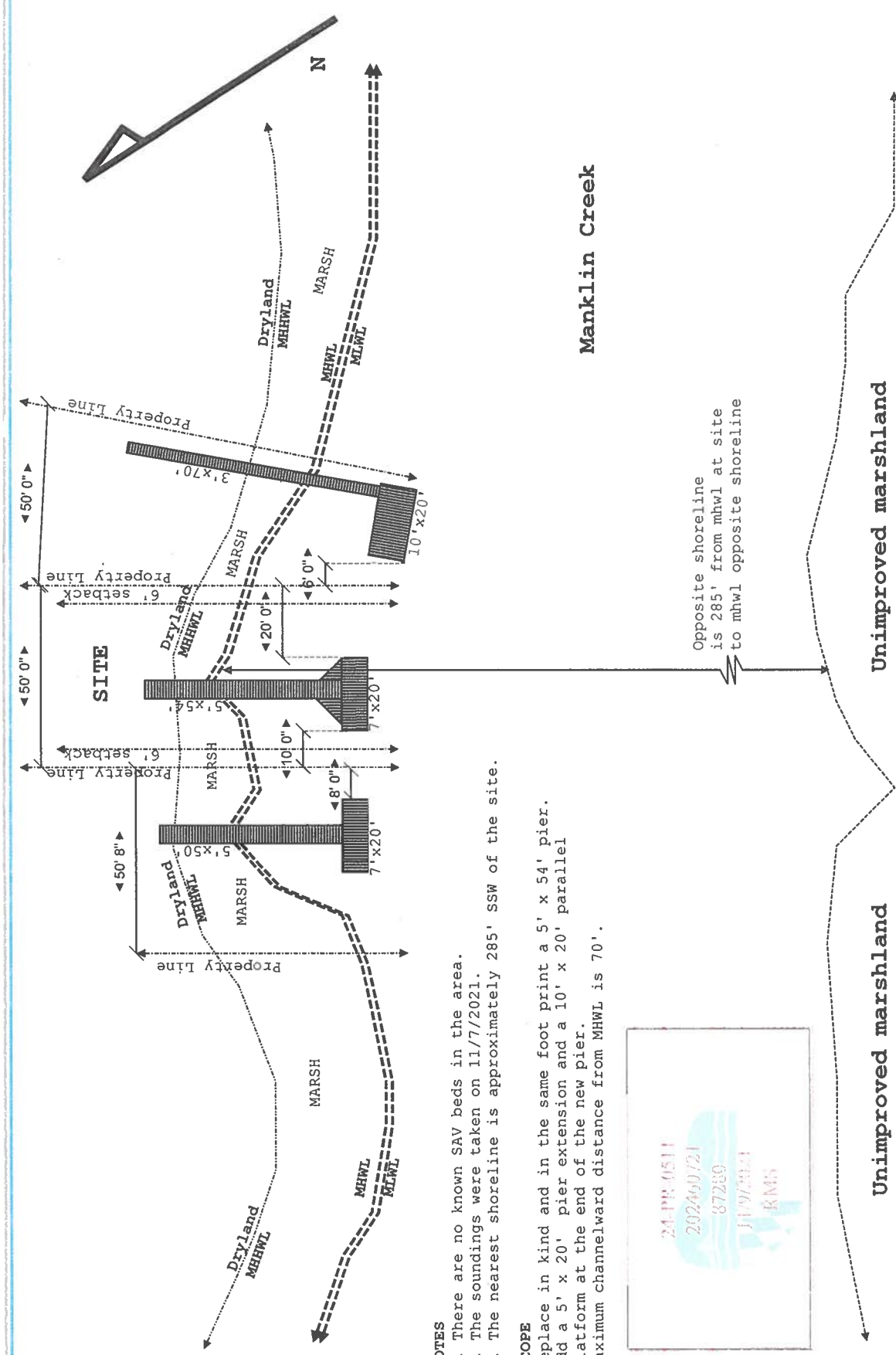
Charles Leonard/RW Freund POA

Owner/Applicant's Signature Date:

DEPT. USE ONLY:

Notification Distribution Date: 6-17-25 Public Comment Deadline: 7-2-25 (15 calendar days)

Department Approval Date: _____ Expiration: _____



Manklin Creek

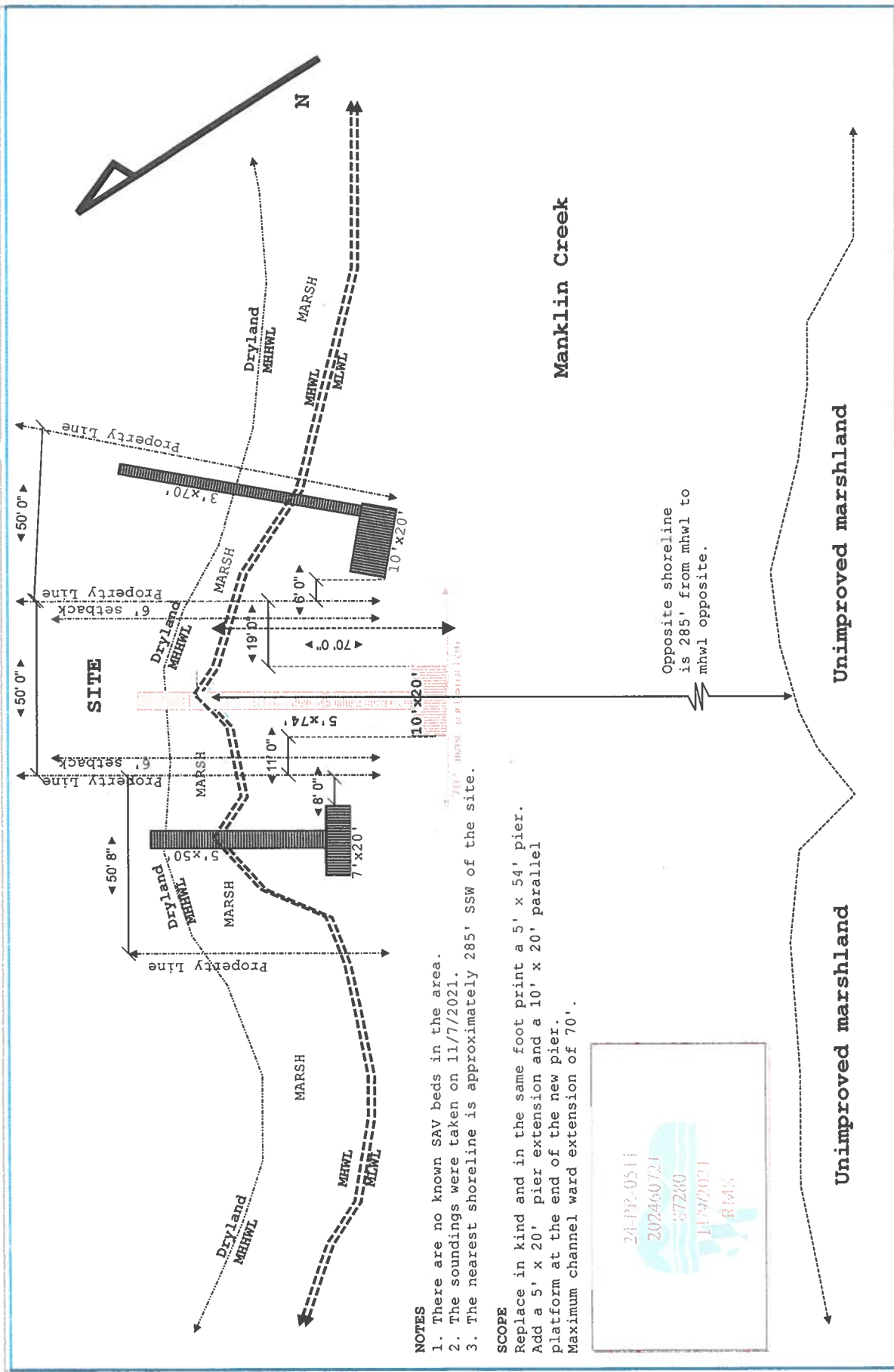
- NOTES**
1. There are no known SAV beds in the area.
 2. The soundings were taken on 11/7/2021.
 3. The nearest shoreline is approximately 285' SSW of the site.
- SCOPE**
- Replace in kind and in the same foot print a 5' x 54' pier. Add a 5' x 20' pier extension and a 10' x 20' parallel platform at the end of the new pier. Maximum channelward distance from MHWL is 70'.

Opposite shoreline is 285' from mhwL at site to mhwL opposite shoreline

Unimproved marshland

Site: 62 Boston Drive, Berlin MD	Project: Leonard	Drawn: Carouge	Notes:
Title: EXISTING CONDITIONS	Date: 11/09/2021	Rev: A	

Hidden Oak Farms, LLC



NOTES

1. There are no known SAV beds in the area.
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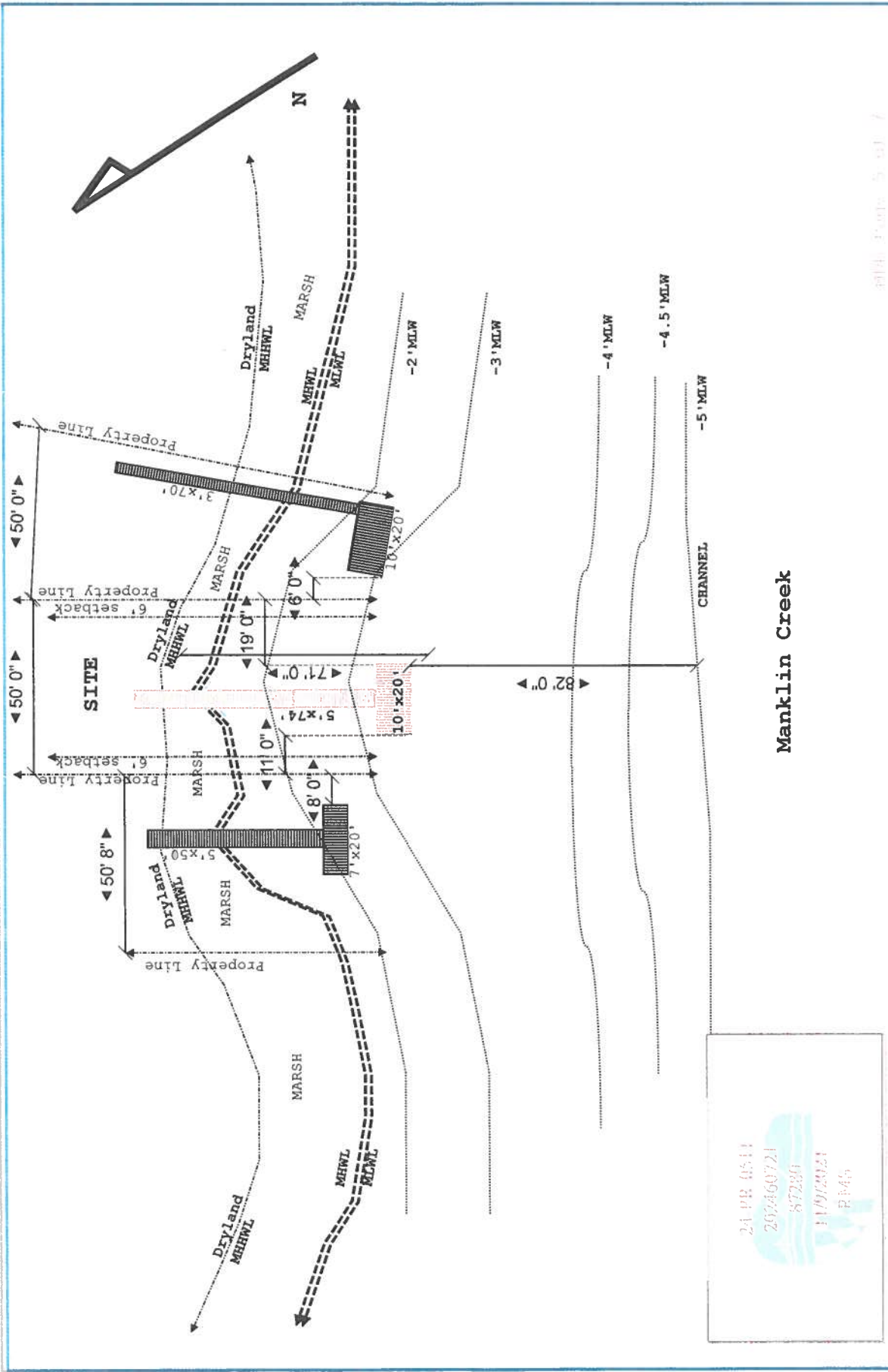
SCOPE

Replace in kind and in the same foot print a 5' x 54' pier.
 Add a 5' x 20' pier extension and a 10' x 20' parallel platform at the end of the new pier.
 Maximum channel ward extension of 70'.

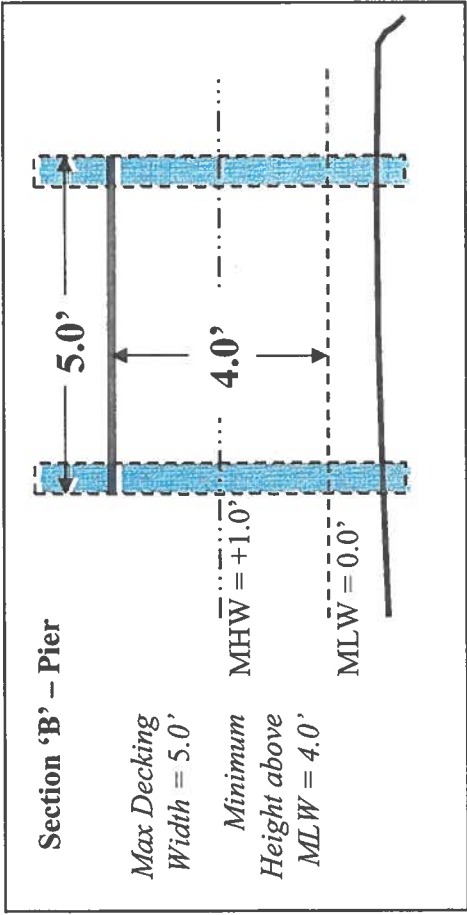
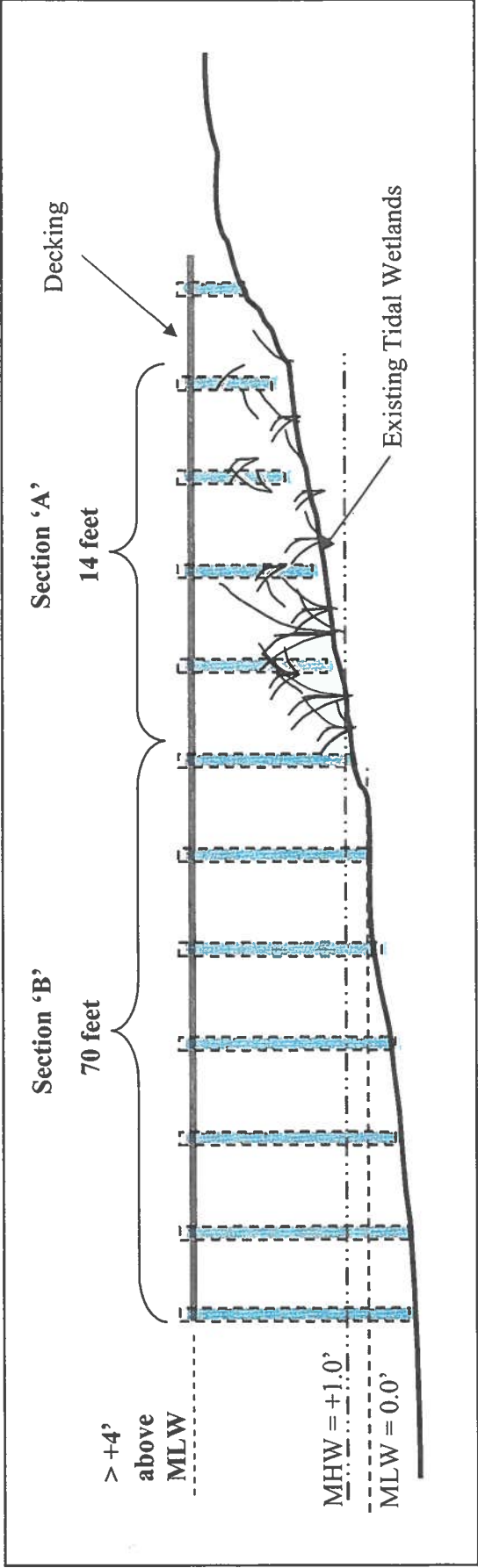


Manklin Creek

Site:	62 Boston Drive, Berlin MD	Drawing:	Project:	Drawn:	Notes:
		1	Leonard	Carouge	
Title	PROPOSED CONDITIONS	Scale:	Date:	Rev:	
		1/2":20'0"	11/09/2021	A	
:					



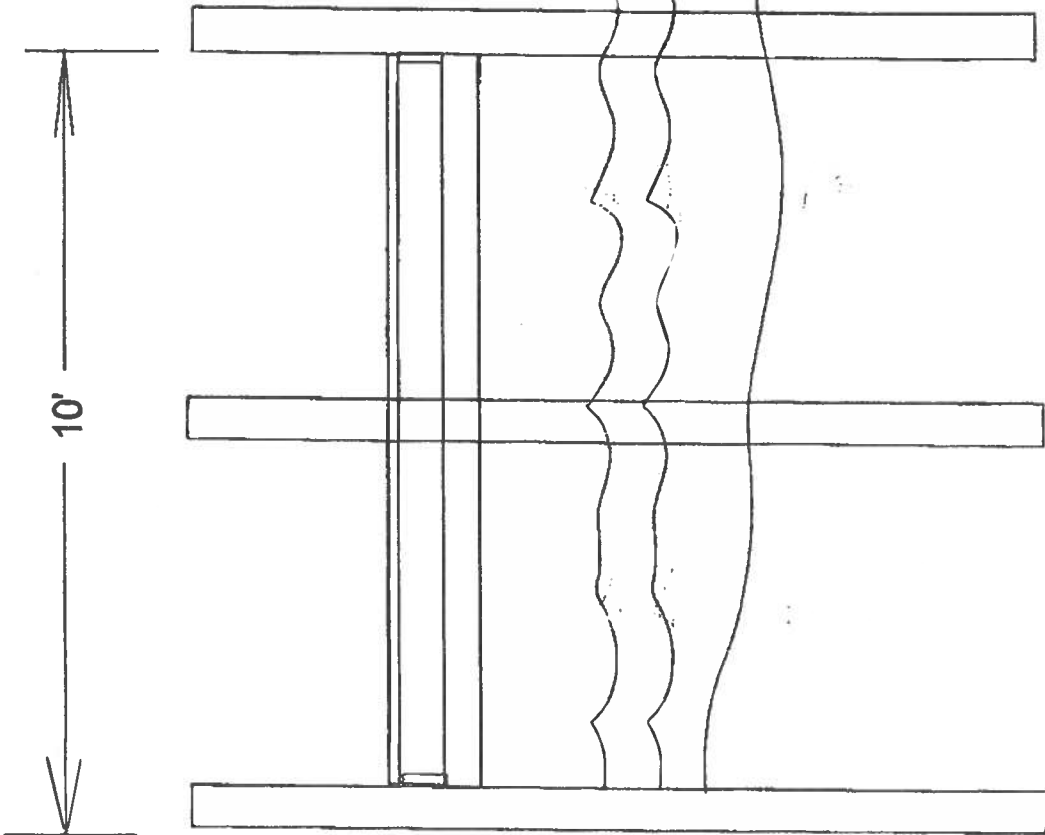
Site: 62 Boston Drive, Berlin MD	Drawing: 1	Project: Leonard	Drawn: Carouge	Notes:	
Title: DEPTHS	Scale: 1/2"=20'0"	Date: 11/09/2021	Rev: A	Hidden Oak Farms, LLC	



Pier Project

Proposed Project Cross-section for:
 Charles Leonard
 62 Boston Drive
 Berlin, MD 21811

Scale : NTS



Work Scope: Platform cross section for 62 Boston Drive				
Ocean Pines, MD				
Scale: NTS				
Date:				
Owner:		Lot	Blk	T. Map
Parcel				



