



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

October 31, 2025

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

Miguel & Tammy Rivera - Request No. 2025-084 – Request to replace in kind 16.3' x 14.2' boat house and pier over water. Max channelward extension 45.6'. This project is located at 12230 Brant Rd, Bishopville, also known as Tax Map 10, Parcel 166, Lot ISLE, Fifth 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 November 15, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-084
Submission Date: 10-31-25

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

Written Description of Proposed Improvement (include channelward distance):

To replace in kind a 16.3 foot by 14.2 foot existing boat house and pier over water in kind with a maximum channelward distance of 45.6 feet as shown on the attached site plan

Property Description:

Map: 10 Parcel: 166 Lot: ISLE Section: _____ Block: _____ Tax District: _____

Street Address: 12230 Brant Road, Bishopville MD 21813

Subdivision: Frank Savage ReSubdivision

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

Owner: Manuel and Tammy Rivera Phone No. 443 250 4019

Mailing Address: 21010 York Road, Parkton MD 21120

E-Mail Address: trivera@designandintegration.com

Contractor: Owner to construct at this time Phone No.: _____

Mailing Address: _____

E-Mail Address: _____

Recorded Adjacent Property Owner: Crab Shanty LLC Lynn Ann Donnelly

Property Address: 206 Henrys Mill Drive, Berlin MD 21811 12232 Cygnet Lane Bishopville

Tax Map: 0010 Parcel: 166 Lot: 2113 Section: _____ Block: _____

Recorded Adjacent Property Owner: Brenda Scott Michael + Nancy Gawlas

Property Address: 7868 PARSONSBURG RD PARSONSBURG MD 21849-2564 612 South Market St

Tax Map: 0010 Parcel: 166 Lot: 289 Section: _____ Block: _____ Mechanicsburg, PA 17055

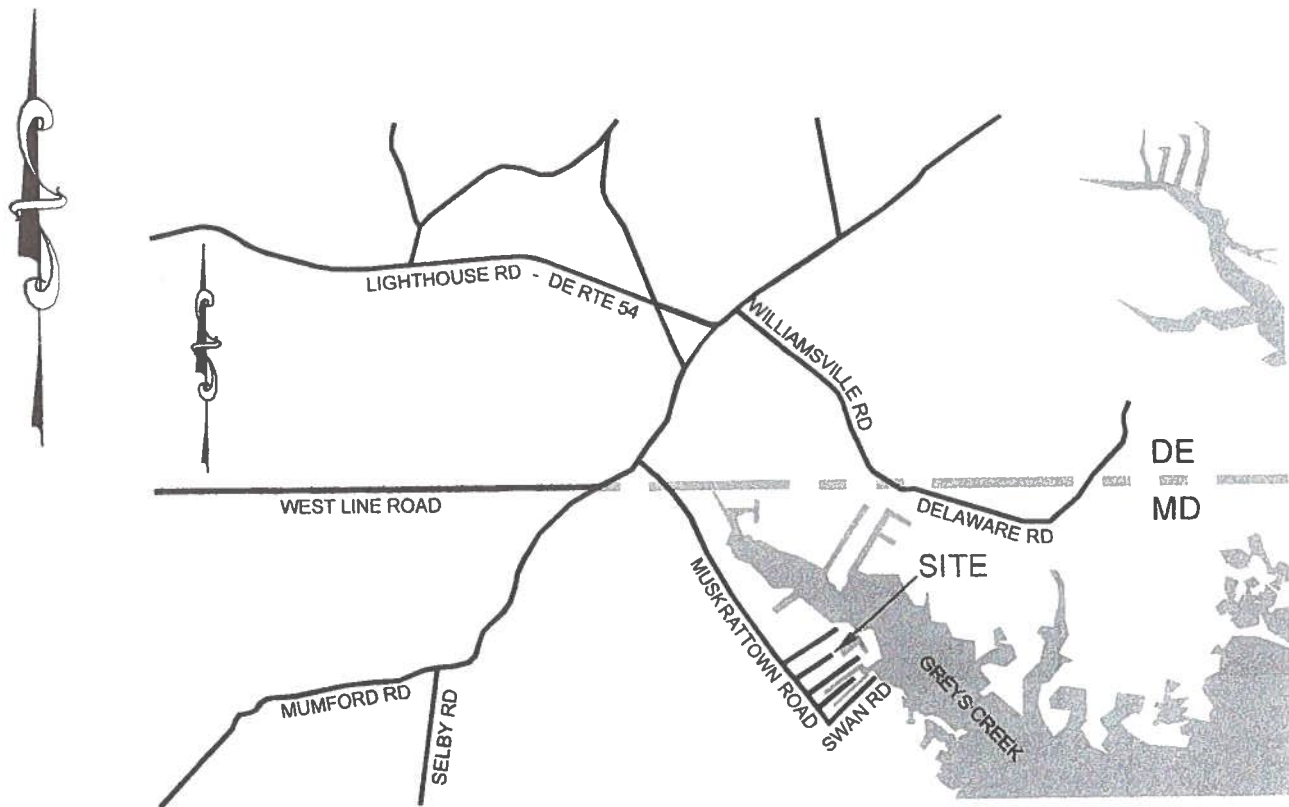
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department. 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.

[Signature] CCSL 6-30-25
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 10-31-25 Public Comment Deadline: 11-15-25 (15 calendar days)

Department Approval Date: _____ Expiration: _____



BOATHOUSE REPLACEMENT PLAN
LANDS OF
MANUEL & TAMMY RIVERA
BRANT ROAD
TAX MAP 10, PARCEL 166
FIFTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND

OWNER:

MANUEL AND TAMMY RIVERA
 21010 YORK ROAD
 PARKTON, MD 21120
 PHONE: 443-250-4019

GENERAL NOTES:

DEED REF.: SRB 7605/358
 PLAT REF.: F.W.H. 3/84, E.W.R. 2/65 & F.W.H. 56/39
 LOT AREA: 51,075 S.F. ± PER WILKINS-NOBLE LLC
 EX. ZONING: R-4

FLOOD ZONE AE (BASE FLOOD ELEV. = 5.0' & 6.0')
 PER FIRM NO. 240083 0055 H &
 PER FIRM NO. 240083 0035 H
 DATED JULY 16, 2015.



SHEET 1 OF 3

RUSSELL T. HAMMOND
Surveying, L.L.C.
SURVEYING - LAND PLANNING
 10310 Hotel Road Bishopville, MD 21813
 (410) 352-5674 - (410) 726-8076

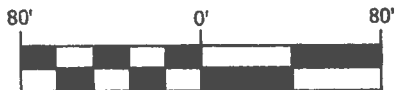
DRAWN BY	R.T. HAMMOND
FILE NO.	2023-3458
DATE	07/02/2024

TIE-LINE TABLE

LINE	BEARING	DISTANCE
L1	N 27°37'00" E	78.00'
L2	N 60°26'02" E	66.59'
L3	N 49°29'04" E	166.24'
L4	N 30°38'29" E	107.65'
L5	N 23°55'41" E	194.90'
L6	N 28°16'13" E	61.59'
L7	N 55°05'16" E	49.92'
L8	S 51°40'49" E	74.85'
L9	S 25°19'25" W	92.62'
L10	S 40°04'55" W	67.13'
L11	S 27°21'52" W	102.82'
L12	S 00°30'11" W	59.79'
L13	S 50°04'57" W	109.99'
L14	N 49°42'58" E	210.10'
L15	N 86°56'04" W	35.90'
L16	S 27°15'33" W	32.53'
L17	S 63°49'55" E	10.74'
L18	S 57°37'00" W	11.50'
L19	N 32°23'00" W	40.00'
L20	S 57°37'00" W	40.00'

APPROXIMATE MEAN HIGH WATER
LINE PER "EXISTING CONDITIONS PLAN"
PREPARED BY WILKINS-NOBLE LLC
DATED 07/15/2019

NOTE: TIE-LINE ONLY.
BOUNDARY LINES RUN ALONG
MEAN HIGH WATER LINE OF LAGOON
AND GREY'S CREEK.



(IN FEET)

1" = 80'

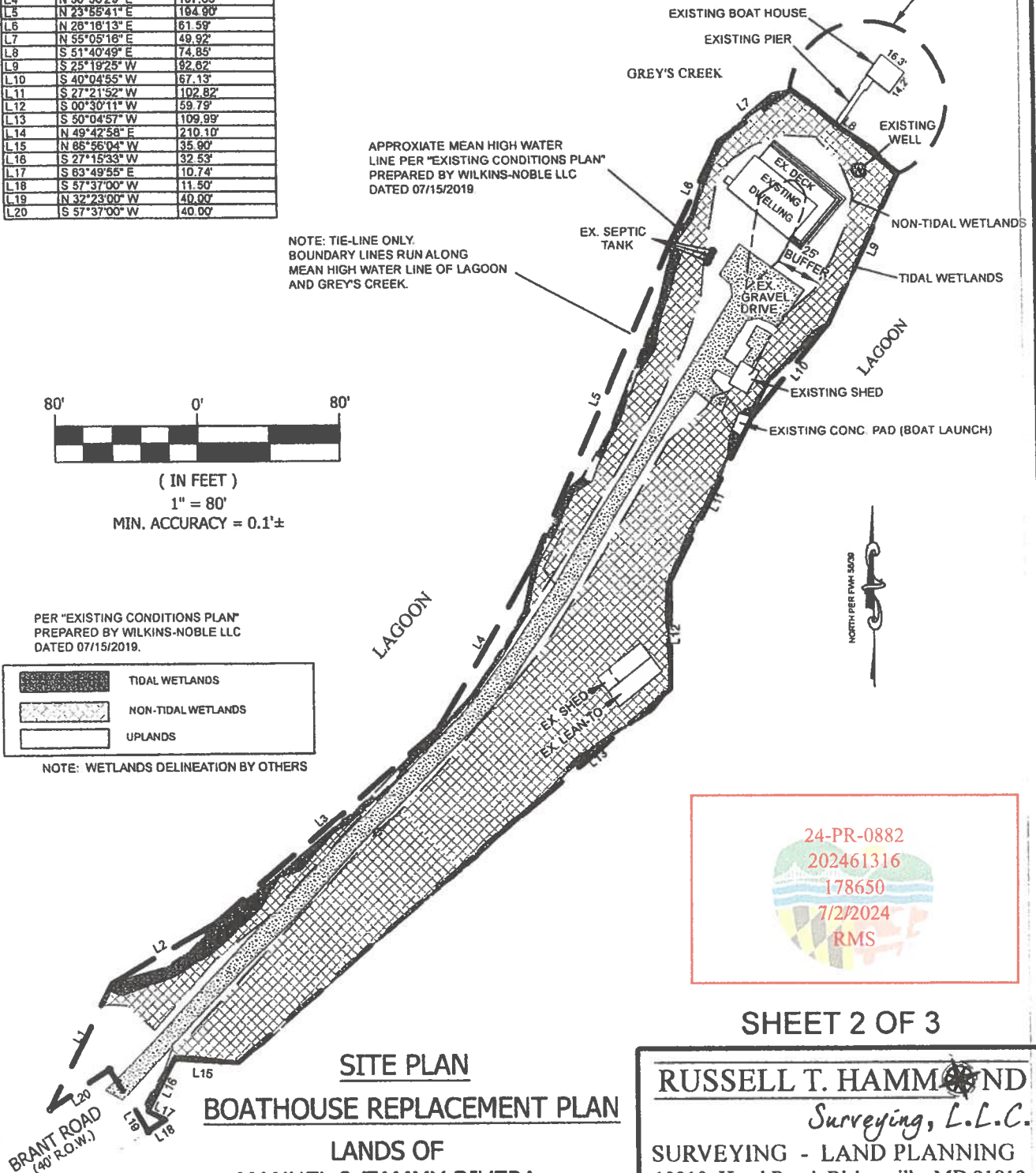
MIN. ACCURACY = 0.1'±

PER "EXISTING CONDITIONS PLAN"
PREPARED BY WILKINS-NOBLE LLC
DATED 07/15/2019.

	TIDAL WETLANDS
	NON-TIDAL WETLANDS
	UPLANDS

NOTE: WETLANDS DELINEATION BY OTHERS

AREA OF INTEREST
(SEE SHEET 3 OF 3)



SHEET 2 OF 3

SITE PLAN **BOATHOUSE REPLACEMENT PLAN**

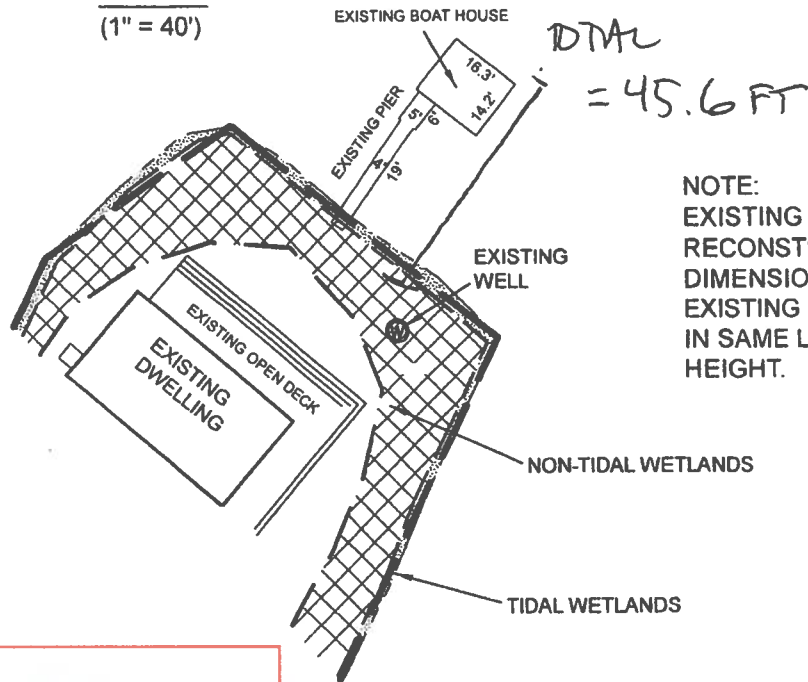
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TAX MAP 10, PARCEL 166
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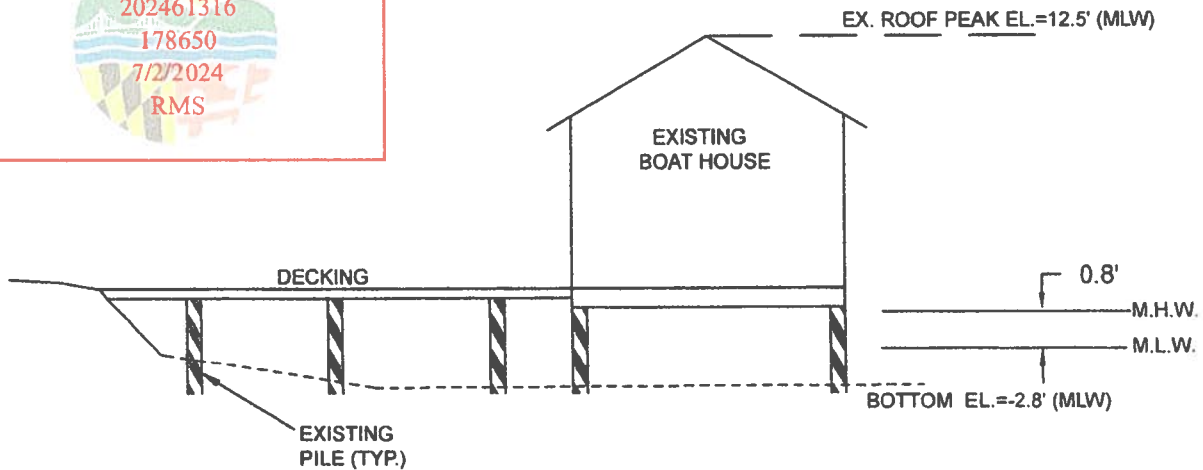
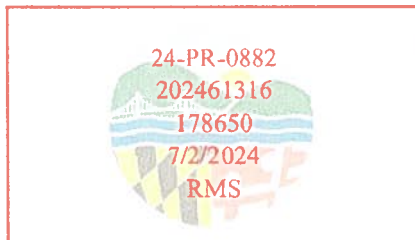
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DATE 07/02/2024

24-PR-0882
202461316
178650
7/2/2024
RMS

INSET
(1" = 40')



NOTE:
EXISTING BOAT HOUSE TO BE
RECONSTRUCTED IN SAME LOCATION,
DIMENSIONS AND HEIGHT.
EXISTING PIER TO BE RECONSTRUCTED
IN SAME LOCATION, DIMENSIONS AND
HEIGHT.



SHEET 3 OF 3

RUSSELL T. HAMMOND

Surveying, L.L.C.

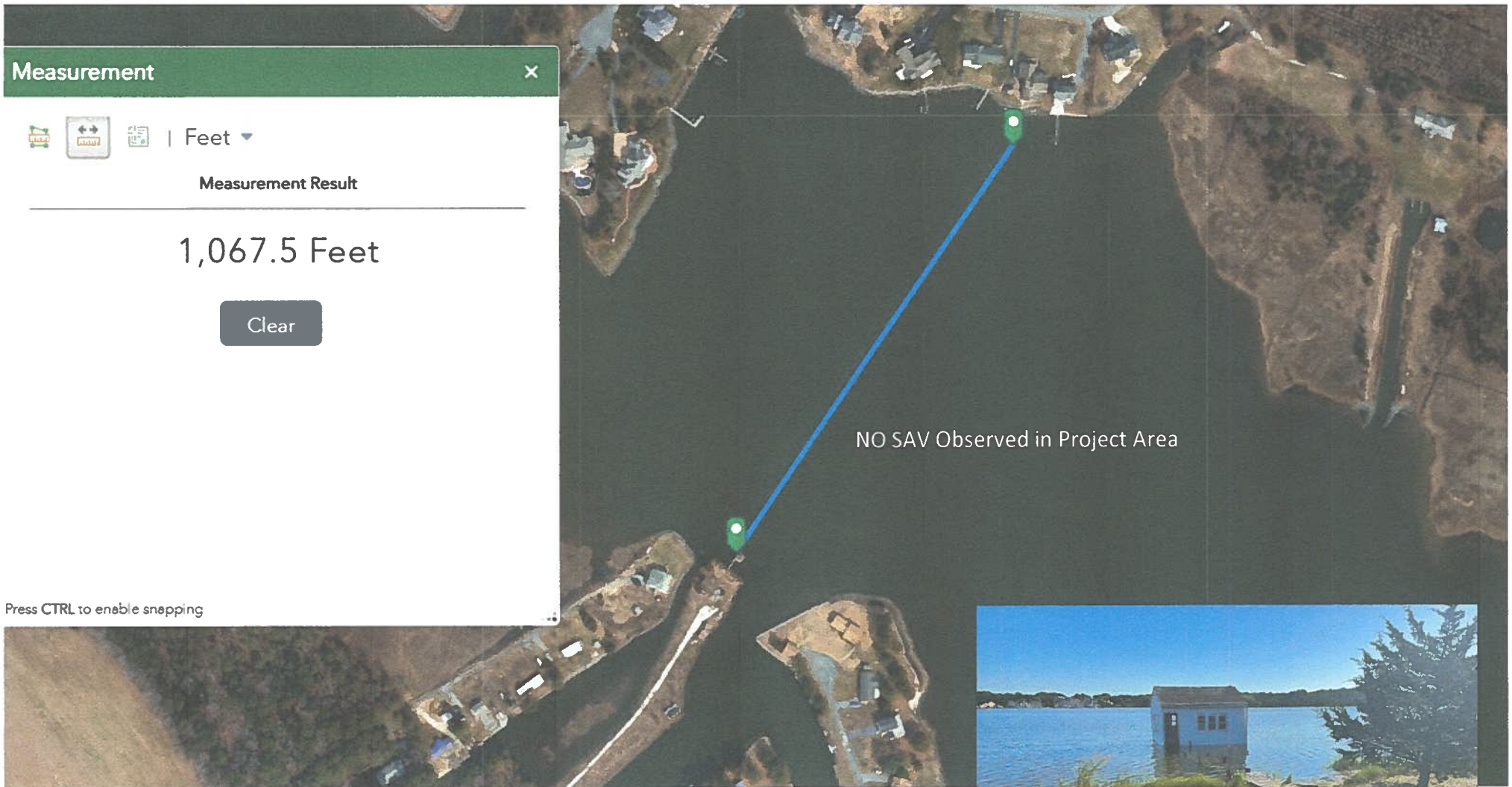
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DETAILS

BOATHOUSE REPLACEMENT PLAN

LANDS OF
MANUEL & TAMMY RIVERA
BRANT ROAD
TAX MAP 10, PARCEL 166
FIFTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND



Rivera Brant Road, Bishopville, MD—
Boathouse Replacement in Kind