



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 22, 2021

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

Robert Drocella - Request No. 2021-036 – Install a 3' x 124' walkway over the wetlands, a 6' x 46' pier, a 8' x 25' platform and eight mooring poles. Maximum channel ward extension of 72'. This project is located at 6112 South Point Rd, Berlin, also known as Tax Map 50, Parcel 34, Lot 25A. 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 October 8, 2021.**

Sincerely,

Brandy Whitlock  
Environmental Inspector

cc: Interested Parties  
David Bradford, Deputy Director  
File

**Postponed to October**

**Case No. 21-42**, on the application of Hugh Cropper, IV, Esq., on the lands of Stephen & Sandra Hadley, requesting a variance to the Ordinance Prescribed rear yard setback from 30 feet to 19.46 feet (an encroachment of 10.54 feet) and a variance to the front yard setback of 50 feet to the center of the road right-of-way to 44.7 feet (an encroachment of 5.3 feet), associated with a proposed single family dwelling, in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(b)(2), and ZS 1-305 located on the south side of Snug Harbor Road, approximately 406 feet east of Meadow Drive, Tax Map 33, Parcel 346, Section A, Lot 9 in the Tenth Tax District of Worcester County, Maryland.

**6:55 p.m.**

**Case No. 21-43**, on the application of Hugh Cropper, IV Esq., on the lands of William & Amy Romeo, requesting a variance to reduce the rear yard setback from 30 feet to 15.3 feet (an encroachment of 14.7 feet) and a variance to reduce the front yard setback from 50 feet from the center of the road right-of-way, to 45.4 feet (an encroachment of 4.6 feet), associated with a proposed single family dwelling, in the R-2 Suburban Residential District pursuant to Zoning Code Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(b)(2), and ZS 1-305 located on the south side of Snug Harbor Road, approximately 688 feet east of Meadow Drive, Tax Map 33, Parcel 346, Lot 14 in the Tenth Tax District of Worcester County, Maryland.

**OUTCOME:** Granted

**CONDITIONS OF APPROVAL:**

**7:06 p.m.**

**Case No. 21-41**, on the application of Hugh Cropper, IV Esq., on the lands of Robert & Pamela Drocella, requesting a variance to the Atlantic Coastal Bays Critical Area Ordinance to exceed the allowable 100 feet tidal wetland crossing by 24 feet for a proposed 3 foot by 124 foot walkway over tidal wetlands, pursuant to Natural Resources Section NR 3-125(b)(1) and Zoning Code Section ZS 1-116(m)(1), located at 6112 South Point Road, approximately 616 feet west of South Point Drive, Tax Map 50, Parcel 34, Block F, Lot 25A, of the Bay Shores subdivision, in the Tenth Tax District of Worcester County, Maryland.

**OUTCOME:** Granted

**CONDITIONS OF APPROVAL:**

**Postponed**

**Case No. 21-49**, on the application of Hugh Cropper, IV, Esq., on the lands of Kathleen Clark, requesting a variance to the Ordinance prescribed front yard setback from 25 feet to 0 feet (an encroachment of 25 feet) and a variance to the Ordinance prescribed rear yard setback from 30 feet to 6 feet (an encroachment of 24 feet) associated with a proposed single-family dwelling and accessory apartment in the R-3 Multi-Family Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-207(b)(2), and ZS 1-305, located on Golf Course Road approximately 170 feet south of Townsend Road, Tax Map 27, Parcel 301, Lot 20, in the Tenth Tax District of Worcester County, Maryland.



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2021-036
Submission Date: 3/24/21

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

Written Description of Proposed Improvement (include channelward distance):
Install a 3' x 124' walkway over the wetlands, a 6 x 46' pier, a 8' x 25' platform and eight (8) mooring poles.
Maximum channel ward extension of 72'.

Property Description:
Map: 0050 Parcel: 0034 Lot: 25A Section: Block: F Tax District:
Street Address: 6112 South Point Rd, Ocean City, MD 21842
Subdivision: 75C8
Dwelling on lot: Dwelling under construction: Vacant: Commercial:

Owner: Robert Drocella Phone No. 410-903-0989
Mailing Address: 1605 Carnoustic Drive, Pasadena, MD 21122
E-Mail Address: rental.owner@yahoo.com

Contractor: R. G. Murphy Marine Construction Phone No.: 443-497-0271
Mailing Address: Ryan Murphy
E-Mail Address: rgmurphy11@comcast.net

Recorded Adjacent Property Owner: Metinda Walker Brian + Scott Huffman
Property Address: Seventh Street, Ocean City, MD 21842 13 Castlegate Ct Newark De 19702
Tax Map: 0050 Parcel: 0024 Lot: 67 Section: Block:

Recorded Adjacent Property Owner: Giovanni David
Property Address: 6110 South Point Road, Berlin, MD 21811
Tax Map: 0050 Parcel: 0034 Lot: 4 Section: 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.

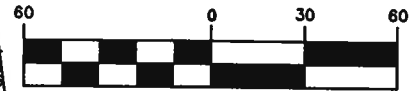
Bob Drocella/RWF Freund POA
Owner/Applicant's Signature Date

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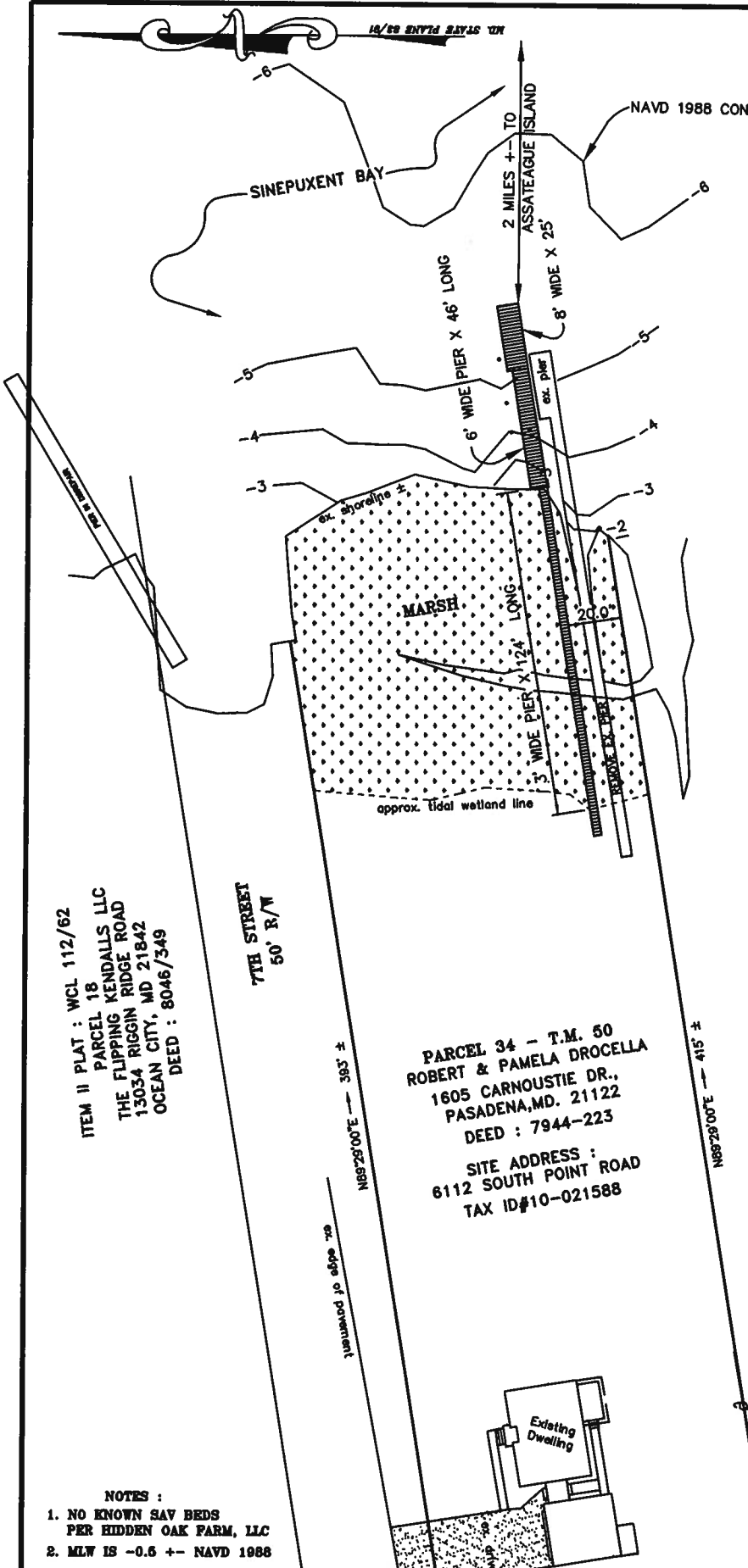
DEPT. USE ONLY:
Notification Distribution Date: Public Comment Deadline: (15 calendar days)
Department Approval Date: Expiration:

# PERMIT PLAN

ROBERT & PAMELA DROCELLA  
6112 SOUTH POINT ROAD  
PARCEL 34 - T.M. 50



( IN FEET )  
1 inch = 60 ft.



ITEM II PLAT : WCL 112/62  
PARCEL 18  
KENDALLS LLC  
THE FLIPPING RIDGE ROAD  
13034 RIGGIN RIDGE ROAD  
OCEAN CITY, MD 21842  
DEED : 8046/349

7TH STREET  
50' R/W

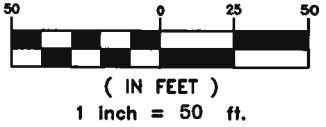
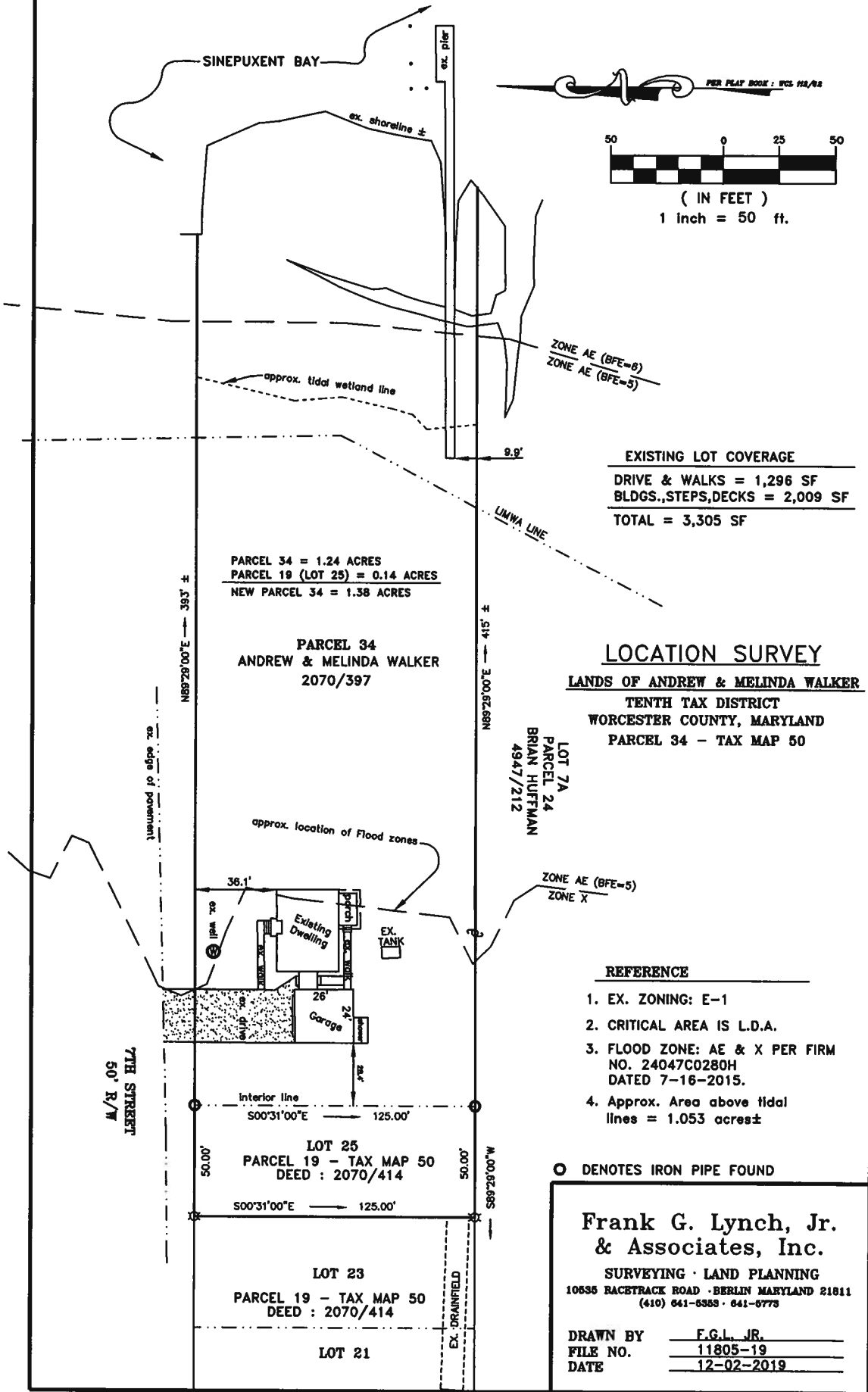
PARCEL 34 - T.M. 50  
ROBERT & PAMELA DROCELLA  
1605 CARNOUSTIE DR.,  
PASADENA, MD. 21122  
DEED : 7944-223  
SITE ADDRESS :  
6112 SOUTH POINT ROAD  
TAX ID#10-021588

LOT 7A  
PARCEL 24  
BRIAN HUFFMAN  
13 CASTLEGATE CT., NEWARK, DEL. 19702-2152  
DEED : 4947/212

- NOTES :
- 1. NO KNOWN SAV BEDS PER HIDDEN OAK FARM, LLC
  - 2. MLW IS -0.5 +- NAVD 1988

**Frank G. Lynch, Jr.**  
**& Associates, Inc.**  
SURVEYING · LAND PLANNING  
10535 RACETRACK ROAD · BERLIN MARYLAND 21811  
(410) 641-5353 · 641-5773  
DRAWN BY FGL JR.  
FILE NO. 11805-21  
DATE 6-09-2021  
SCALE 1" = 60'

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT OF WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.



**EXISTING LOT COVERAGE**

DRIVE & WALKS =	1,296 SF
BLDGS., STEPS, DECKS =	2,009 SF
<b>TOTAL =</b>	<b>3,305 SF</b>

PARCEL 34 = 1.24 ACRES  
 PARCEL 19 (LOT 25) = 0.14 ACRES  
 NEW PARCEL 34 = 1.38 ACRES

**PARCEL 34**  
**ANDREW & MELINDA WALKER**  
**2070/397**

**LOCATION SURVEY**  
**LANDS OF ANDREW & MELINDA WALKER**  
 TENTH TAX DISTRICT  
 WORCESTER COUNTY, MARYLAND  
 PARCEL 34 - TAX MAP 50

LOT 7A  
 PARCEL 24  
 BRIAN HUFFMAN  
 4947/212

**REFERENCE**

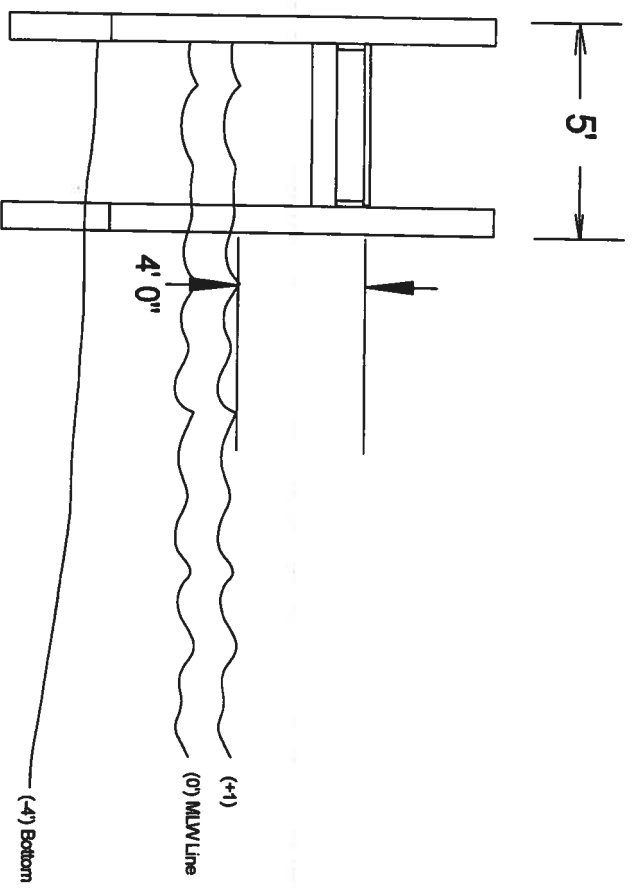
1. EX. ZONING: E-1
2. CRITICAL AREA IS L.D.A.
3. FLOOD ZONE: AE & X PER FIRM NO. 24047C0280H DATED 7-16-2015.
4. Approx. Area above tidal lines = 1.053 acres±

○ DENOTES IRON PIPE FOUND

**Frank G. Lynch, Jr.**  
**& Associates, Inc.**  
 SURVEYING · LAND PLANNING  
 10636 RACETRACK ROAD · BERLIN MARYLAND 21811  
 (410) 641-5353 · 641-6773

DRAWN BY F.G.L. JR.  
 FILE NO. 11805-19  
 DATE 12-02-2019

6112 South Point Road  
Berlin, MD  
Dock cross section



Scale: 1" = 6'