



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

February 22, 2022

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

Steve Benz - Request No. 2022-016 – Install 60' of soft shoreline a 60' retaining wall, a 3'x20' walkway over wetlands, a 6'x120' pier with a 10' x20' platform, two boat lifts, two PWC lifts with all associated poles. Maximum channelward extension of 140'. This project is located at 64 Skyline Ct, Ocean Pines, also known as Tax Map 16, Parcel 15, Sec 19, Lot 64. 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 March 9, 2022.**

Sincerely,

Brandy Whitlock  
Environmental Inspector

cc: Interested Parties  
David Bradford, Deputy Director  
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2022-016
Submission Date: 2/22/22

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

Written Description of Proposed Improvement (include channelward distance):

Install 60' of soft shoreline, a 60' retaining wall, a 3' x 20' walkway over wetlands, a 6' x 120' pier with a 10' x 20' platform, two (2) boat lifts, two (2) PVC lifts with all associated poles. Maximum channel ward extension of 140'.

Property Description:

Map: 0016 Parcel: 0015 Lot: 64 Section: 19 Block: Tax District:
Street Address: 64 Skyline Court, Ocean Pines, MD 21811
Subdivision: 0019
Dwelling on lot: Dwelling under construction: Vacant: Commercial:

Owner: Steve Benz Phone No. 301-356-4815
Mailing Address: 11228 Chaucers Ridge Court, Laurel, MD 20723
E-Mail Address: s\_benz@msn.com

Contractor: To Be Determined Phone No.:
Mailing Address:
E-Mail Address:

Recorded Adjacent Property Owner: David Tanner
Property Address: 65 Skyline Court, Ocean Pines, MD 21811
Tax Map: 0016 Parcel: 0019 Lot: 65 Section: 19 Block:

Recorded Adjacent Property Owner: Peter Zweigbaum
Property Address: 63 Skyline Court, Ocean Pines, MD 21811
Tax Map: 0016 Parcel: 0015 Lot: 63 Section: 19 Block:

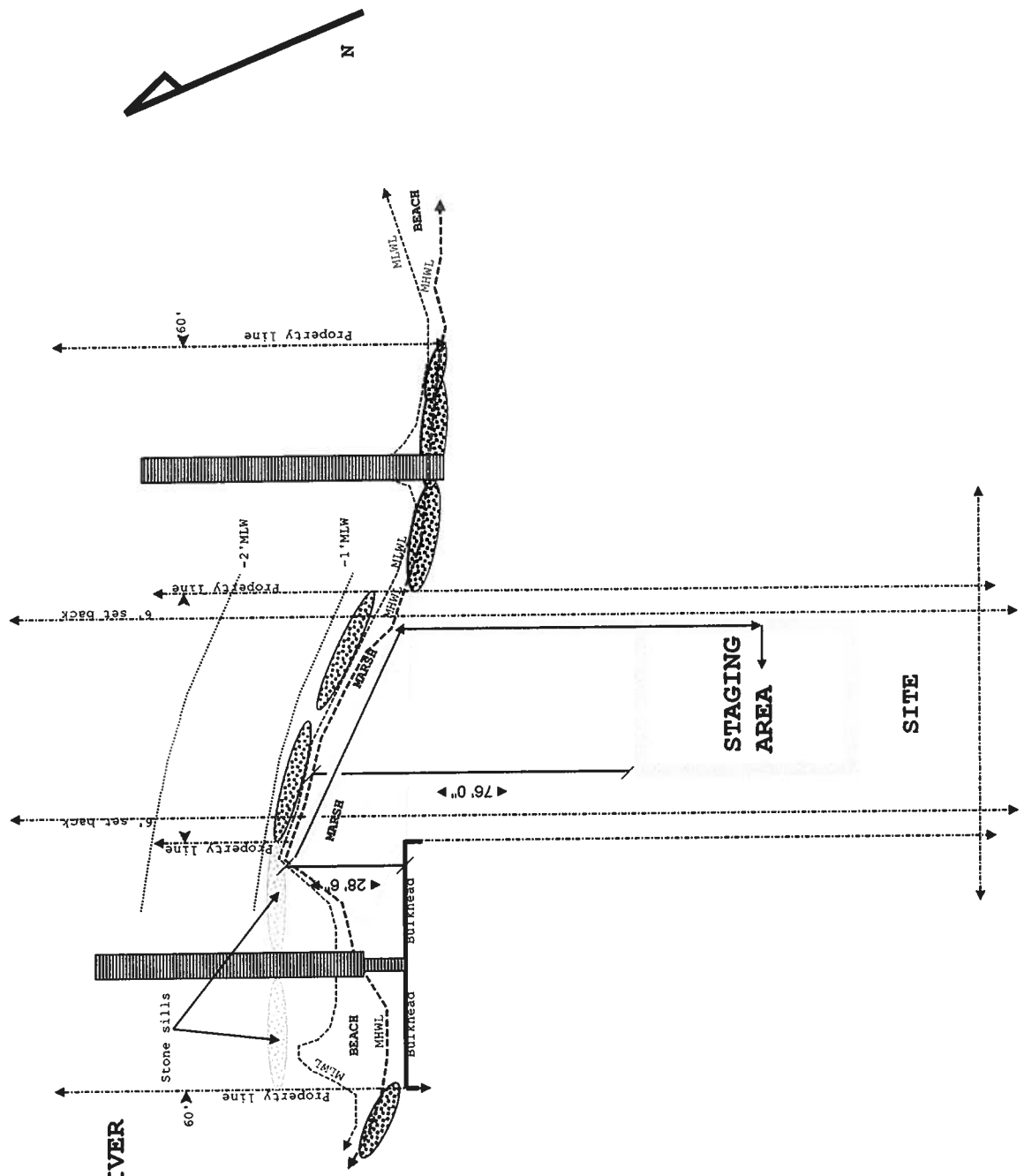
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

Signature: Steve Benz/RW Freund POA
Owner/Applicant's Signature Date

\*\*\*\*\*

DEPT. USE ONLY:
Notification Distribution Date: 2/22/22 Public Comment Deadline: 3/9/22 (15 calendar days)
Department Approval Date: Expiration:

ST MARTIN RIVER



Site:	64 Skyline Court, Ocean Pines MD	Drawing:	1	Project:	Benz	Drawn:	CAROUGE	Notes:	Hidden Oak Farms, LLC
Title:	PROPOSED STAGING AREA	Scale:	1/2"=20'0"	Date:	12/12/2021	Rev:	A		

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COMPOSE

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Search Mail

### 64 Skyline ct

Today on AOL

Inbox 646

Drafts 42

Sent

Spam

Trash

Contacts

Calendar

Folders

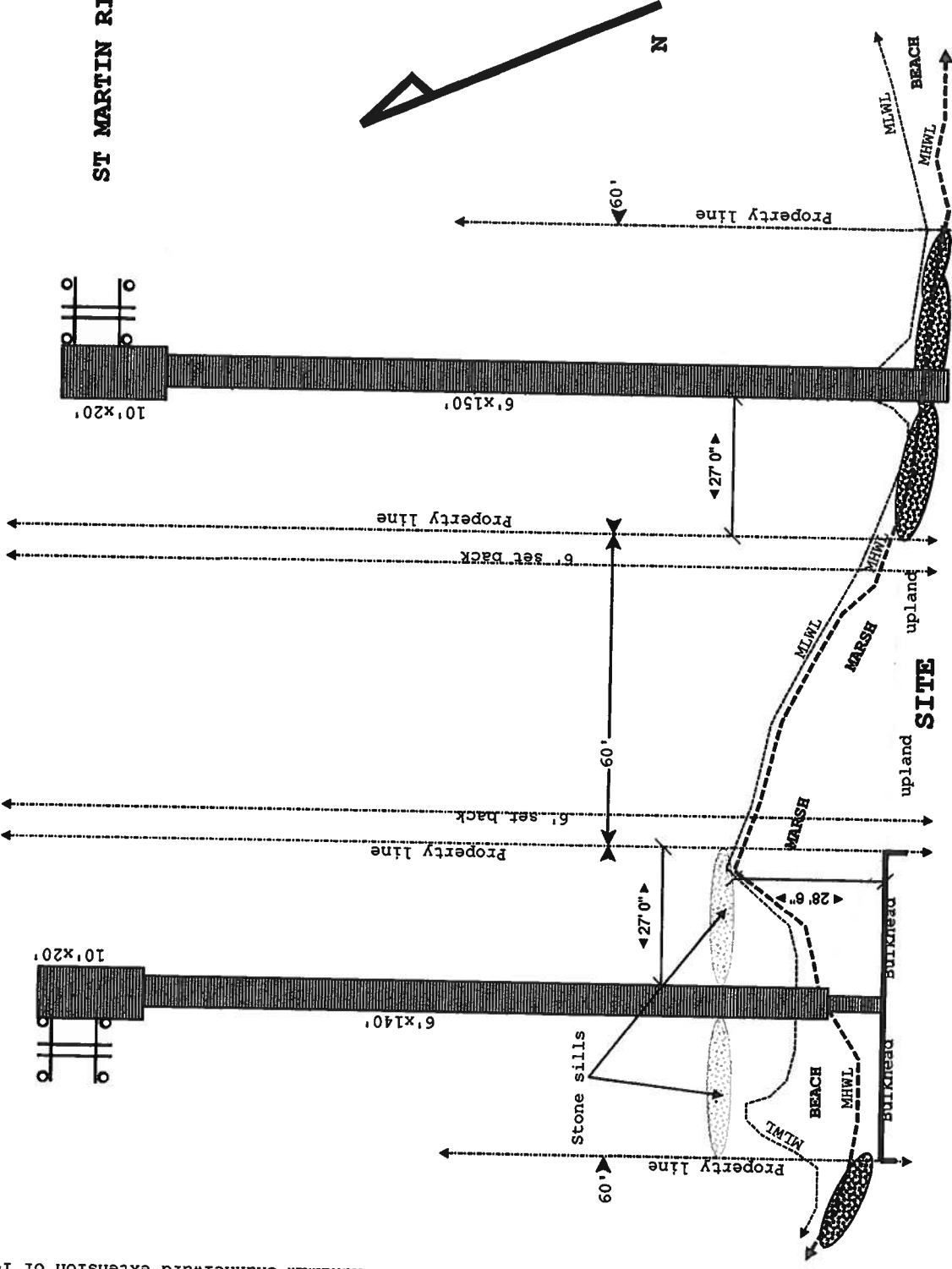
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ST MARTIN RIVER



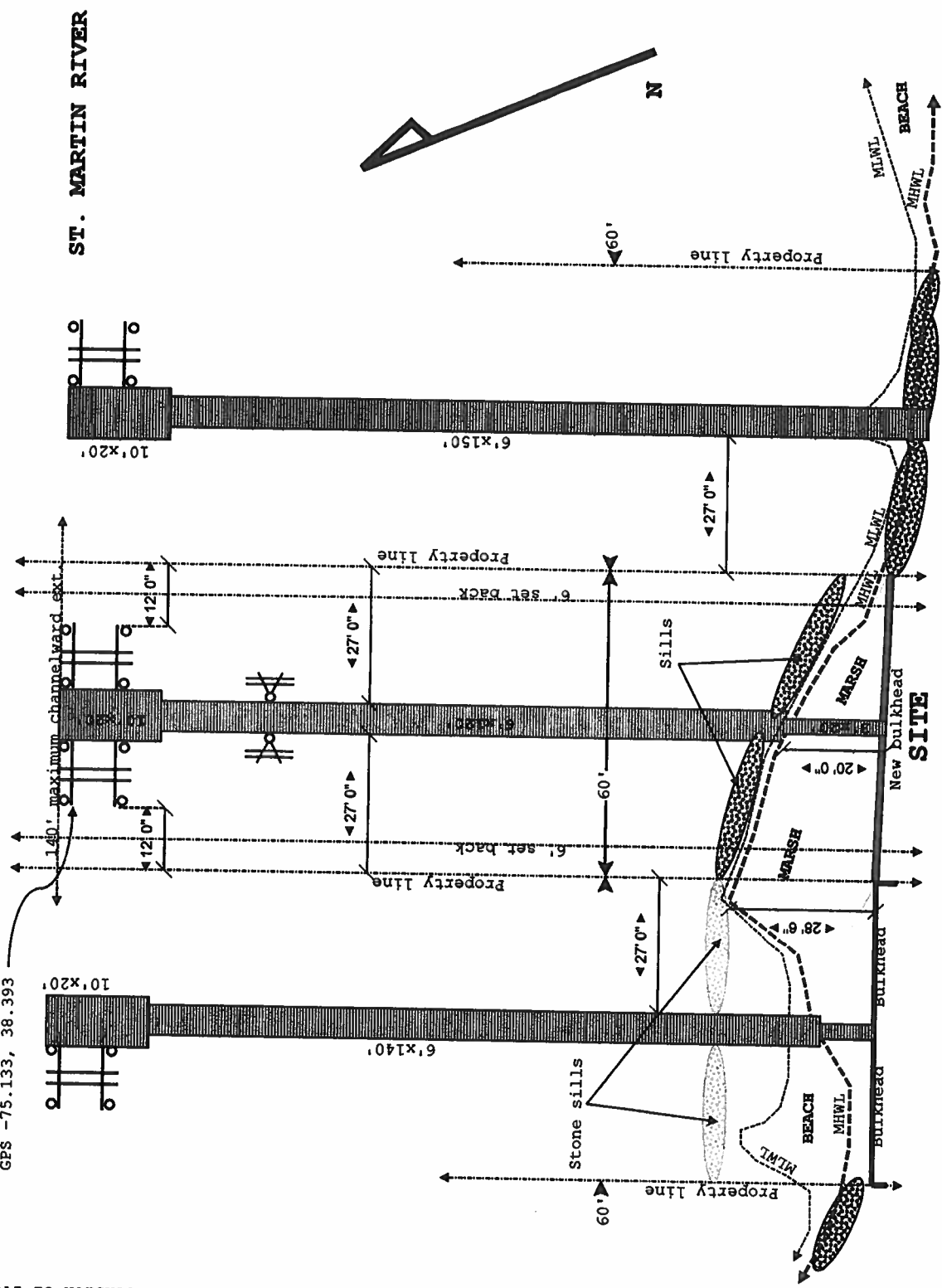
**SCOPE**  
 Install 60' of soft shoreline, a 60' retaining wall/bulkhead, a 6' x 120' pier, a 10' x 20' platform, two (2) boat lifts, and two (2) PWC lifts with all associated poles.  
 Maximum channelward extension of 140'.

**NOTES**  
 1. There are no known SAV beds in the area.  
 2. The soundings were taken on 12/11/2021.  
 3. The nearest shoreline is approximately .6NM NE of the site.  
 4. The maximum channelward extension is 140'.

Site:	64 Skyline Court, Ocean Pines MD	Project:	Benz	Notes:	Hidden Oak Farms, LLC
Title:	EXISTING CONDITIONS	Scale:	1/2" = 15' 0"	Drawn:	CAROUGE
		Date:	12/12/2021	Rev:	A

**SCOPE**  
 Install 60' of soft shoreline, a 60' retaining wall/bulkhead, a 6' x 120' pier, a 10' x 20' platform, two (2) boat lifts, and two (2) PWC lifts with all associated poles. Maximum channelward extension of 140'.

GPS -75.133, 38.393

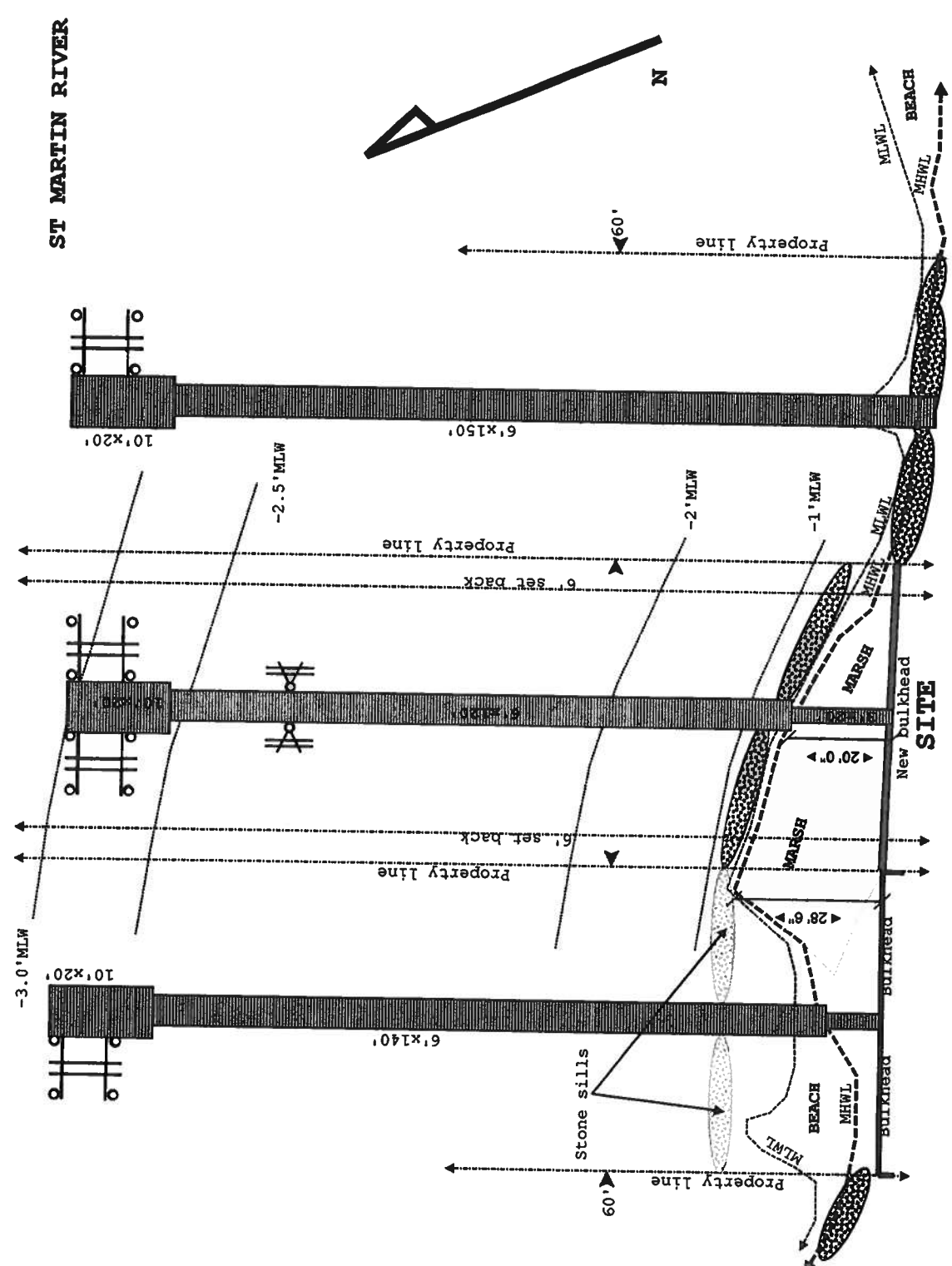


- NOTES**
1. There are no known SAV beds in the area.
  2. The soundings were taken on 12/11/2021.
  3. The nearest shoreline is approximately .6NM NE of the site.
  4. The maximum channelward extension is 140'.

Site:	64 Skyline Court, Ocean Pines MD	Project:	Benz	Notes:	Hidden Oak Farms, LLC
Title:	PROPOSED CONDITIONS	Scale:	1/2"=15'0"	Drawn:	CAROUGE
		Drawing:	1	Rev:	A
		Date:	12/12/2021		

**SCOPE**  
 Install 60' of soft shoreline, a 60' retaining wall/bulkhead, a 6' x 120' pier, a 10' x 20' platform, two (2) boat lifts, and two (2) PWC lifts with all associated poles. Maximum channelward extension of 140'.

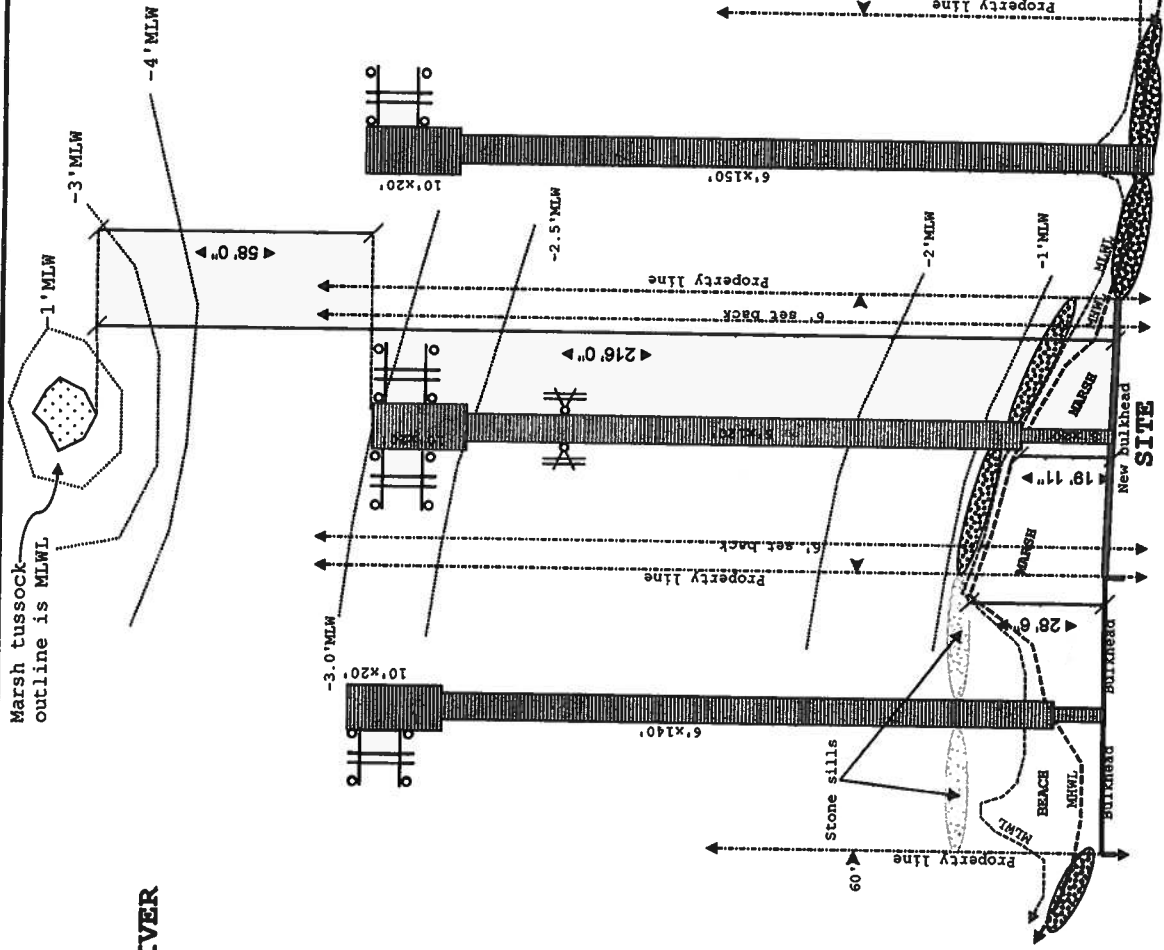
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ST MARTIN RIVER

Site:	64 Skyline Court, Ocean Pines MD	Project:	Benz	Notes:	Hidden Oak Farms, LLC
Title:	DEPTHS	Scale:	1/2"=15'0"	Drawn:	CAROUGE
		Drawing:	1	Rev:	A
		Date:	12/12/2021		

**ST MARTIN RIVER**



Site: **64 Skyline Court, Ocean Pines MD**

Title: **PANNED OUT**

Drawing: **1**

Scale: **1/2"=20'0"**

Project: **Benz**

Date: **12/12/2021**

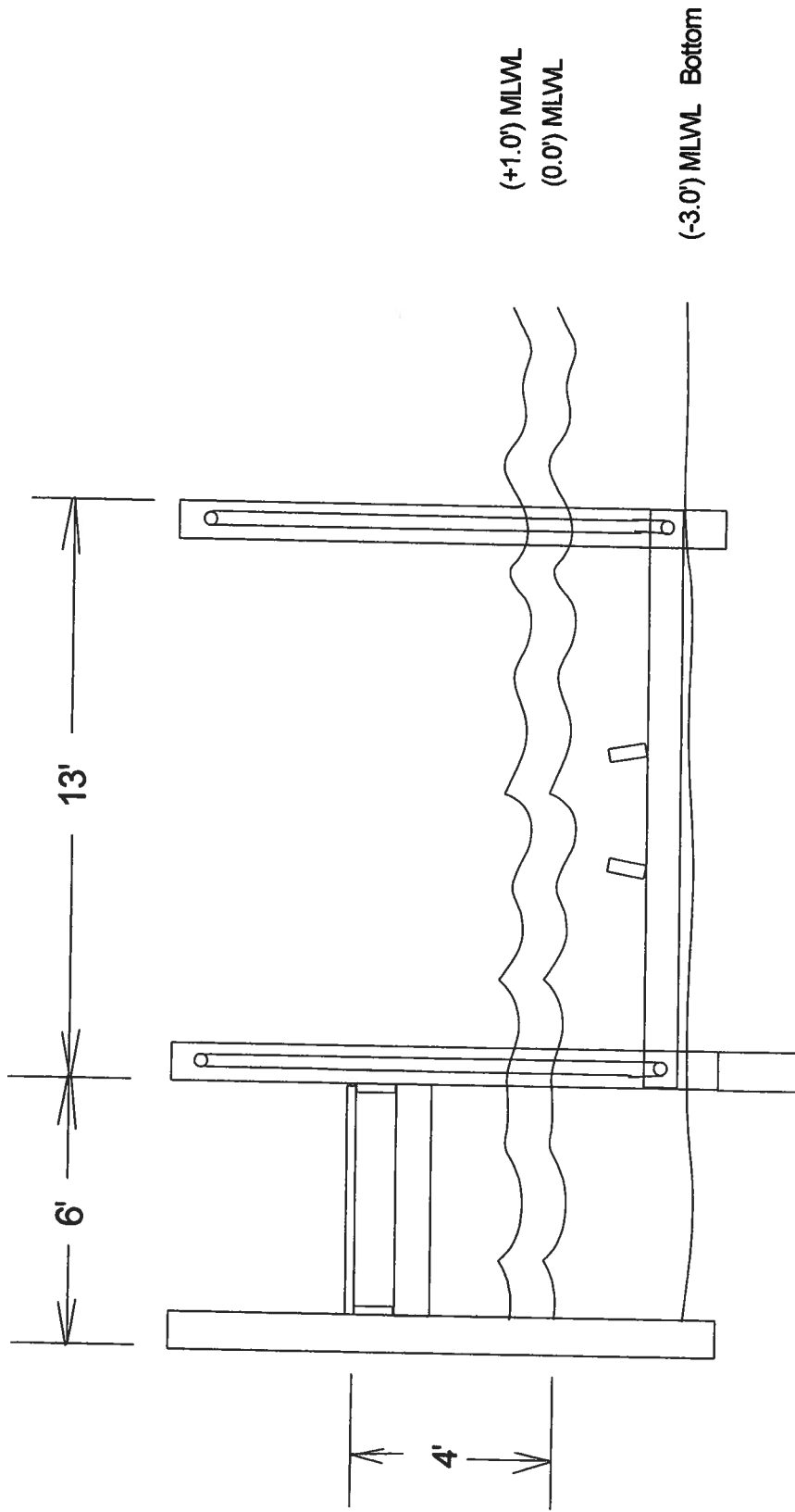
Drawn: **CAROUGE**

Rev: **A**

Notes:

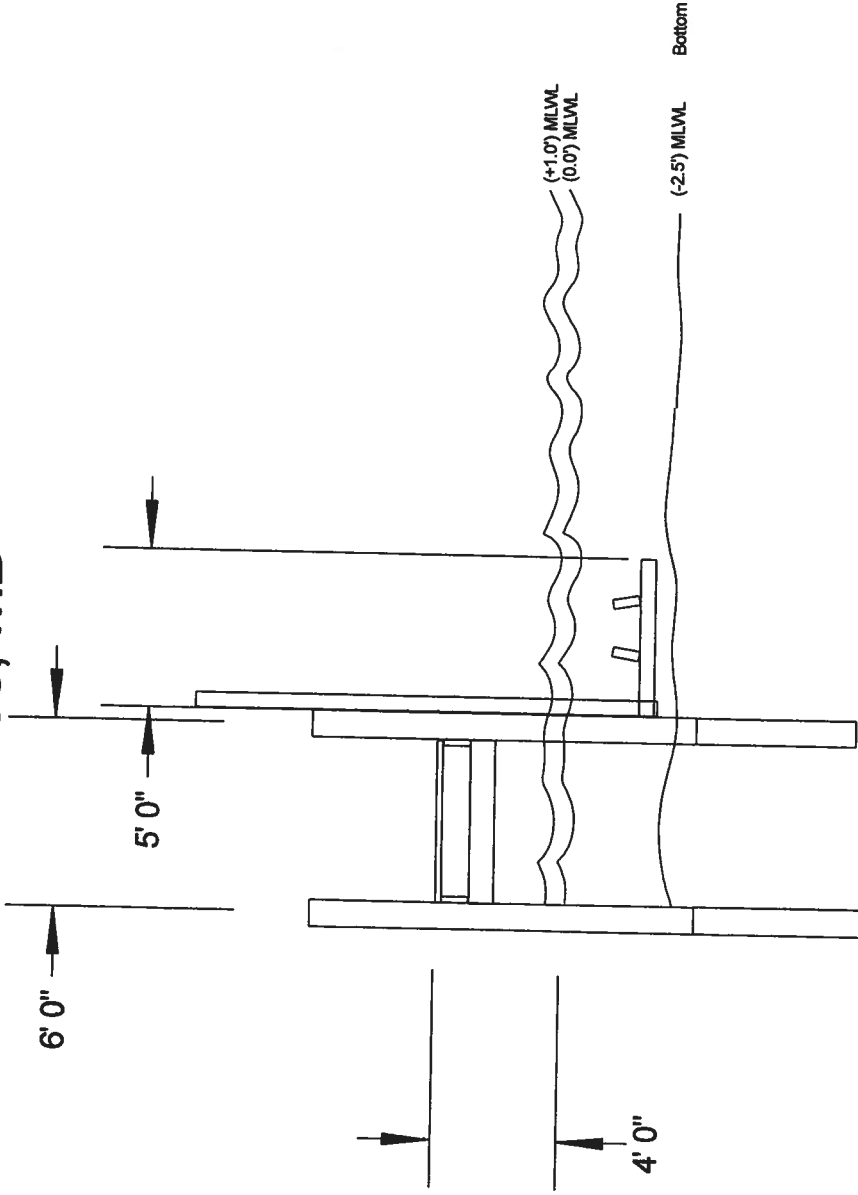
Hidden Oak Farms, LLC





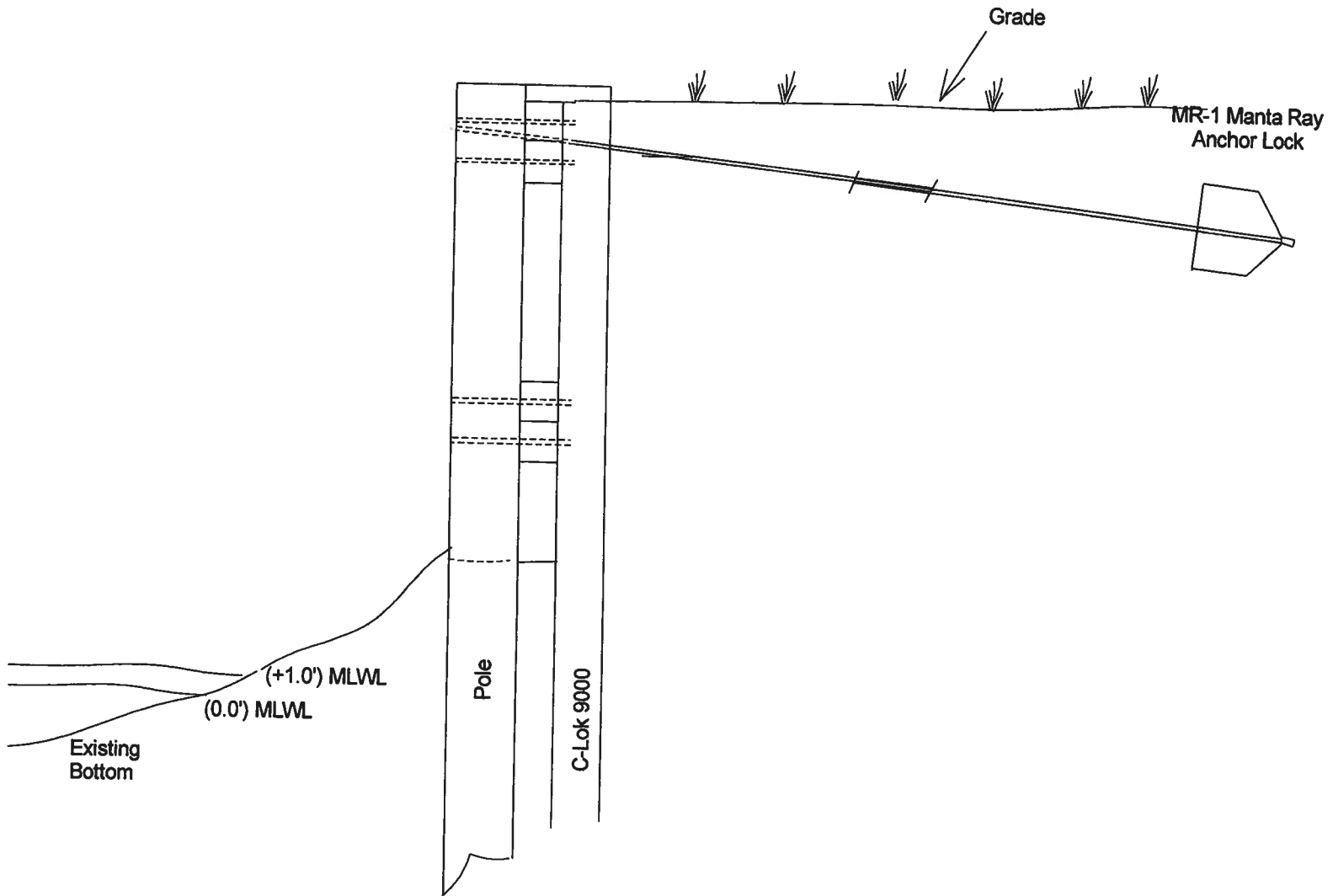
Work Scope: Boat lift and pier cross section for 64 Skyline Court, Ocean Pines, MD 21811				
Scale: 1" = 20'				
Date:				
Owner:				
Lot	Blk	T. Map	Parcel	

# PWC lift Cross Section 64 Skyline Court Ocean Pines, MD



Scale: 1" = 6'

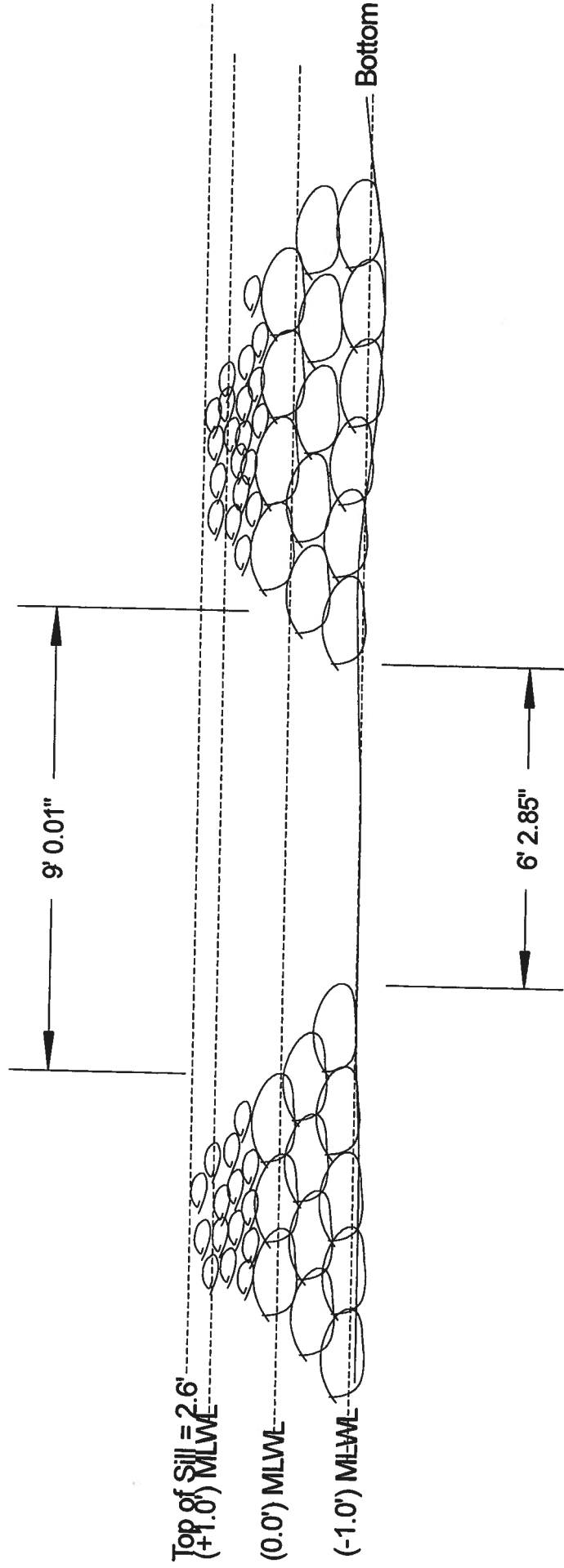
# 64 Skyline Court Ocean Pines



## General Notes:

1. Bulkhead design will Meet or exceed Worcester County Specifications and Standards.
2. The tie back system shall be the Manta Ray MR-1 with 1" tierods.
3. The sheathing will be the C-Lok 9000 system.
4. Scale: 1/2" = 1'

# 64 Skyline Court Ocean Pines, MD

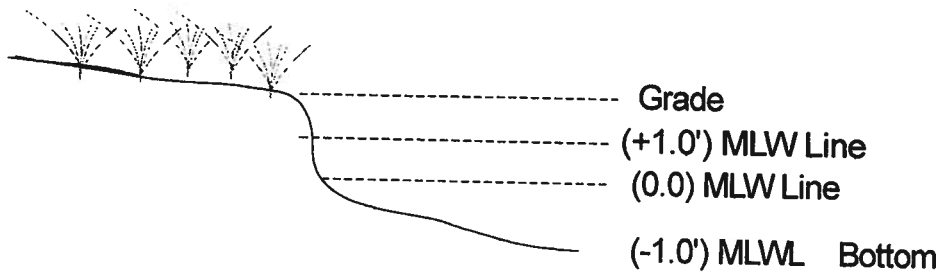


Min. 6' @ MLW

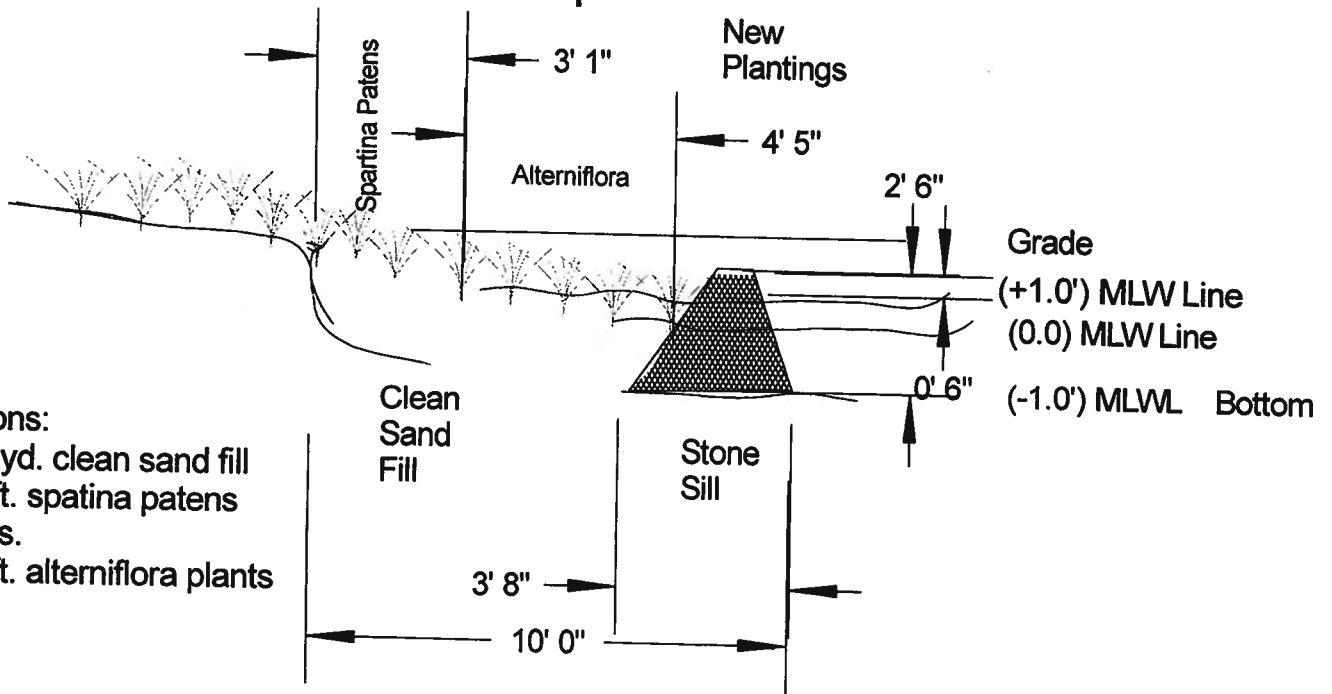
Scale: 1" = 3'

# 64 Skyline Court Ocean Pines, MD

## Existing



## Proposed



### Specifications:

1. 10.5 cu.yd. clean sand fill
2. 180 sq.ft. spatina patens plantings.
3. 270 sq.ft. alterniflora plants

Scale: 1" = 3'

<b>FOR AGENCY USE ONLY</b>		<b>ABBREVIATED JOINT FEDERAL / STATE APPLICATION FOR THE ALTERATION OF ANY TIDAL WETLAND AND/OR TIDAL WATERS IN MARYLAND</b>								MDE Permit #:	
MDSPPG Category:		<input type="checkbox"/> Major	<input type="checkbox"/> Minor	<input type="checkbox"/> 240-day	<input type="checkbox"/> 90-Day	<input type="checkbox"/> MHT	<input type="checkbox"/> WHD	<input type="checkbox"/> PN	Tracking #:		
This abbreviated application should only be used for projects that are eligible for federal authorization under the Maryland State Programmatic General Permit (MDSPPG).									MDE AI #:		
Pre-Application Meeting Held? <input type="checkbox"/> with MDE <input type="checkbox"/> with USACE						AI# (if given):			MDE Reviewer:	County:	
Reviewer's Name(s):						*MAILING INSTRUCTIONS LOCATED ON 2 <sup>ND</sup> PAGE OF THIS APPLICATION*					
Applying for:		<input type="checkbox"/> Authorization <input type="checkbox"/> Modification									
<b>MDE APPLICATION REVIEW FEE REQUIRED: PLEASE REFER TO THE MDE WEBSITE:</b> <a href="http://mde.maryland.gov/programs/Water/WetlandsandWaterways/Documents/FeeSchedule.pdf">http://mde.maryland.gov/programs/Water/WetlandsandWaterways/Documents/FeeSchedule.pdf</a>											
<b>(Applicant will be copied on all correspondence, unless they opt out, BY INITIAL AND SIGNATURE, in Section 12)</b>											
<b>1. APPLICANT INFORMATION:</b> (Please note that the applicant is not the contractor/agent applying on behalf of a property owner)											
Name: <u>Steven Benz</u>				Home Telephone: <u>301-356-4815</u>							
Address: <u>64 Skyline Court</u>				Email Address: <u>s_benz@msn.com</u>							
City: <u>Ocean Pines</u>				State: <u>MD</u>			Zip: <u>21811</u>				
<b>2. PROPERTY OWNER INFORMATION:</b> (If different from the Applicant)											
Name: <u>Steven Benz</u>				Home Telephone: <u>301-356-4815</u>							
Address: <u>11228 Chaucers Ridge Court</u>				Email Address: <u>s_benz@msn.com</u>							
City: <u>Laurel</u>				State: <u>MD</u>			Zip: <u>20723</u>				
<b>3. AUTHORIZED AGENT / PRINCIPAL CONTACT INFORMATION:</b>											
Name: <u>Hidden Oak Farm, LLC</u>				Telephone: <u>410-603-5666</u>							
Address: <u>P.O. Box 1262</u>				Email Address: <u>hiddenoakfarmllc@aol.com</u>							
City: <u>Cambridge</u>				State: <u>MD</u>			Zip: <u>21613</u>				
<b>4. CONTRACTOR INFORMATION</b> (If currently unknown, required to be provided to MDE's Tidal Wetland Division prior to construction of project)											
Company Name: <u>To be determined</u>											
Principal Contact:				Email Address:							
Maryland Marine Contractor License #:				Telephone:							
<b>5. PROJECT DESCRIPTION:</b> (Attach additional pages if necessary)											
<u>Install 60' of soft shoreline, a 60' retaining wall/bulkhead, a 3' x 20' walkway over wetlands, 6' x 120' pier, a 10' x 20' platform, two boat lifts, and two (2) PWC lifts with all associated poles. Maximum channel ward extension of 140'.</u>											
<b>6. PROJECT PURPOSE:</b> (Check all that apply)											
<input type="checkbox"/> Improve Navigable Access			<input type="checkbox"/> Shore Erosion Control			<input type="checkbox"/> Fill					
<input type="checkbox"/> Beach Nourishment			<input type="checkbox"/> Create/Improve Habitat			<input type="checkbox"/> Erosion/Sediment Control			<input type="checkbox"/> Marina		
<input type="checkbox"/> Create/Improve Infrastructure			<input type="checkbox"/> Utility Installation			<input checked="" type="checkbox"/> Residential/Commercial Development					
<input type="checkbox"/> Other: (describe)											
<b>7. PROJECT LOCATION:</b> (If project site has no address, please include the lot # and/or nearest address with a clear description of the site)											
County: <u>Worcester</u>				Name of Waterway: <u>St. Martin River</u>							
Site Address or Location: <u>64 Skyline Court, Ocean Pines, MD 21811</u>											
				Latitude: <u>38°23'33" N</u>			Longitude: <u>75°07'59" W</u>				
Directions from nearest intersection of two state roads: <u>From Berlin Dover Rd and Racetrack Rd/MD-589, turn left on Ocean Pkwy.</u>											
Turn left on Village Way and stay to the left. Take the 1st right on Boatswain Dr. Take the 1st right on Skyline Ct.											
<b>8. FEDERALLY AUTHORIZED CIVIL WORKS PROJECTS:</b> Is the project located in, on, or adjacent to a U.S. Army Corps of Engineers' federally authorized civil works project, structure, property, or easement (e.g., federal navigation channel, flood control levees, dams and reservoirs, lake property, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No											
If yes, has a review pursuant to 33 U.S.C. 408 (Section 408) been initiated? <input type="checkbox"/> Yes <input type="checkbox"/> No											
<b>9. BEST MANAGEMENT PRACTICES VERIFICATION:</b> I verify that my project will meet all Endangered Species Act Best Management Practices applicable to work in tidal waters and wetlands as required by the MDSPPG (see Section VII.B.4.c.i-iii).											
<input checked="" type="checkbox"/> Yes			<input type="checkbox"/> No			<input type="checkbox"/> Unknown					
<i>Refer to the application instructions and the MDSPPG for additional information regarding these Best Management Practices.</i>											

**10. TYPE OF PROJECT** (check all that apply and provide all applicable information):

**This abbreviated application should only be used for projects that are eligible for federal authorization under the Maryland State Programmatic General Permit (MDSPGP). Please refer to the MDSPGP for eligible activities.**

Work Proposed	Overall Length (Ft.)	Average Width (Ft.)	Volume of Fill Material (cu. yards)	Total Area Impacted (Sq. Ft.)		Maximum Distance Channelward from Mean High Water Line (Ft.)	New Work	Maintenance/Repair	Work Started/Completed
				Permanent	Temporary				
<input type="checkbox"/> Bulkhead							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Revetment							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Breakwater							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Groins, Jetties, or Low Profile Sill							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input checked="" type="checkbox"/> Living Shoreline (vegetated area)	200 60						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input checked="" type="checkbox"/> Pier	150 120	6					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Finger Pier							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input checked="" type="checkbox"/> Platform	20	10				160 140	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Pile(s) (#: )   <input type="checkbox"/> Osprey Pole							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input checked="" type="checkbox"/> Boat Lift (including support piles)	13	13					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Boat Ramp							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Utility Line							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Construction Access/Mats							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Dredging (Maintenance or New Minor)							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Hydraulic / <input type="checkbox"/> Mechanical							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Other: (2) PWC lifts	6	6					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *

\*For any work started or completed, please clearly and accurately depict those portions of the project on the plans

**11. DESCRIPTION OF AVOIDANCE, MINIMIZATION, AND COMPENSATION:** Please be advised that unavoidable losses of tidal wetlands and/or aquatic resources may require compensatory mitigation. Please provide a separate sheet(s) that addresses the proposed project's avoidance, minimization, and compensation (if required) which includes any clearing, grading, or excavation required before, during, and after the proposed project.

**12. STATE CERTIFICATION AND FEDERAL PRIVACY ACT STATEMENT:**

Application is hereby made for a permit or permits to authorize the work described in this application. I hereby designate and authorize the agent named above to act on my behalf in the processing of this application and to furnish any information that is requested. I certify that the information on this form and on the attached plans and specifications is true and accurate to the best of my knowledge and belief. I understand that any of the agencies involved in authorizing the proposed works may request information in addition to that set forth herein as may be deemed appropriate in considering this proposal. I grant permission to the agencies responsible for authorization of this work, or their duly authorized representative, to enter the project site for inspection purposes during working hours. I will abide by the conditions of all permit(s) or license(s) if issued and will not begin work without the appropriate authorization. I also certify that the proposed works are consistent with Maryland's Coastal Zone Management Plan.

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers, 33 CFR 320-332. Principal Purpose: Information provided on this JPA will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice. Submission of requested information is voluntary, however, if information is not provided, the permit application cannot be evaluated nor can a permit be issued.

All information, including permit applications and related materials, submitted to MDE may be subject to public disclosure consistent with the Maryland Public Information Act, §4-101 et seq., General Provisions Article of the Maryland Code.

I am the property owner/applicant and do not want to be contacted by MDE. All correspondence should occur with my authorized agent /principal contact designated in Section 3, located on the 1<sup>st</sup> page of this application. (By initializing the box, you are acknowledging that you will not receive any correspondence directly from MDE). I understand a copy of MDE's final decision regarding this application will be sent to me. This opt-out option does not apply to the U.S. Army Corps' correspondence, which will continue to be with the applicant/permittee.

PROPERTY OWNER MUST SIGN:

*Atina Berg*

Date: 12/7/2021

**IMPORTANT:**

PLEASE MAIL SEVEN (7) COPIES OF THE APPLICATION, SITE PLAN, AND VICINITY MAP (WITH PROJECT LOCATION PINPOINTED) TO:

MDE/WATER AND SCIENCE ADMINISTRATION  
REGULATORY SERVICES SECTION  
MONTGOMERY PARK BUSINESS CENTER - STE 430  
1800 WASHINGTON BOULEVARD  
BALTIMORE, MD 21230-1708  
(410) 537-3762

SEND THE APPLICABLE APPLICATION FEE AND A COPY OF THE FIRST PAGE OF THE APPLICATION TO:

MDE  
P.O. BOX 2057  
BALTIMORE, MD 21203-2057  
PCA: 13910 OBJ: 4142  
FOR FURTHER INSTRUCTIONS, PLEASE REFER TO OUR WEBSITE  
<http://mde.maryland.gov/programs/Water/WetlandsandWaterways>