



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

July 11, 2023

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

Ron & sara Gorfinkel – Request No. 2023-072 – Request to install one 5x10 float along existing 5x30 dock and install one elevator style boat lift with associated pilings. Maximum of 24' channelward. This project is located at 12379 Hidden Bay Dr, Berlin, also known as Tax Map 33, Parcel 281, Lot 46. 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 July 26, 2023.**

Sincerely,

Brandy Whitlock  
Environmental Inspector

cc: Interested Parties  
David Bradford, Deputy Director  
File



WORCESTER COUNTY  
SHORELINE CONSTRUCTION  
APPLICATION

Request No.: 2023-672  
Submission Date: 7-11-23

XX Major Construction (\$300.00)

Minor Construction (\$150.00)

**Written Description of Proposed Improvement (include channelward distance):**

install one (1) ~5x10 float along an existing 5x30 dock and install one (1) elevator-style boat lift with associated pilings a maximum of 24' channelward of approximate MLW - channelward distance not to exceed existing of adjacent properties within development

**Property Description:**

Map: 33 Parcel: 281 Lot: 46 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Tax District: 10

Street Address: 12379 Hidden Bay Drive

Subdivision: The Landings

Dwelling on lot: xx Dwelling under construction: \_\_\_\_\_ Vacant: \_\_\_\_\_ Commercial: \_\_\_\_\_

Owner: Ron & Sara Gorfinkel Phone No. 917-214-2263

Mailing Address: 12379 Hidden Bay Drive, Berlin, MD 21811

E-Mail Address: ron\_gorfinkel@yahoo.com

Contractor: J. Stacey Hart & Associates, Inc. Phone No.: 410-390-8096

Mailing Address: PO Box 6, Snow Hill, MD 21863

E-Mail Address: stacey@jstaceyhart.com

Recorded Adjacent Property Owner: Ann & Dave Gordon

Property Address: 12377 Hidden Bay Drive, Berlin, MD 21811

Tax Map: 33 Parcel: 281 Lot: 45 Section: \_\_\_\_\_ Block: \_\_\_\_\_

Recorded Adjacent Property Owner: ~~NVR, Inc.~~ John + Sara Walters

Property Address: ~~32448 Royal Blvd, Ste 1, Dagsboro, DE 19939~~ 12381 Hidden Bay Dr

Tax Map: 33 Parcel: 281 Lot: 47 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.

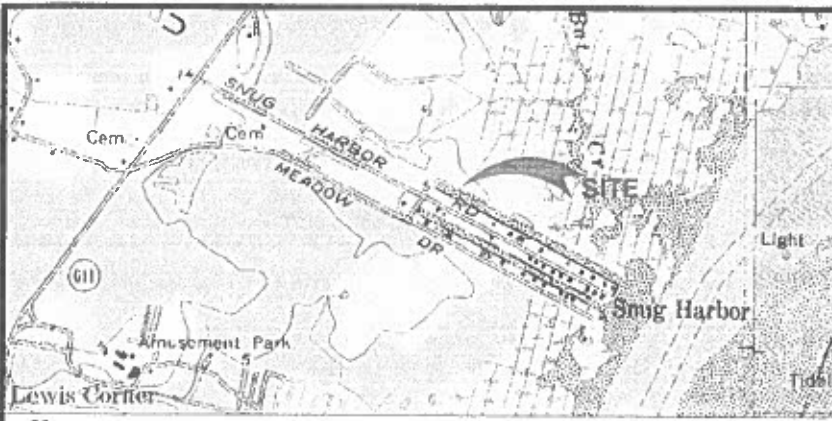
[Signature] 6/1/23  
Owner/Applicant's Signature Date

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**DEPT. USE ONLY:**

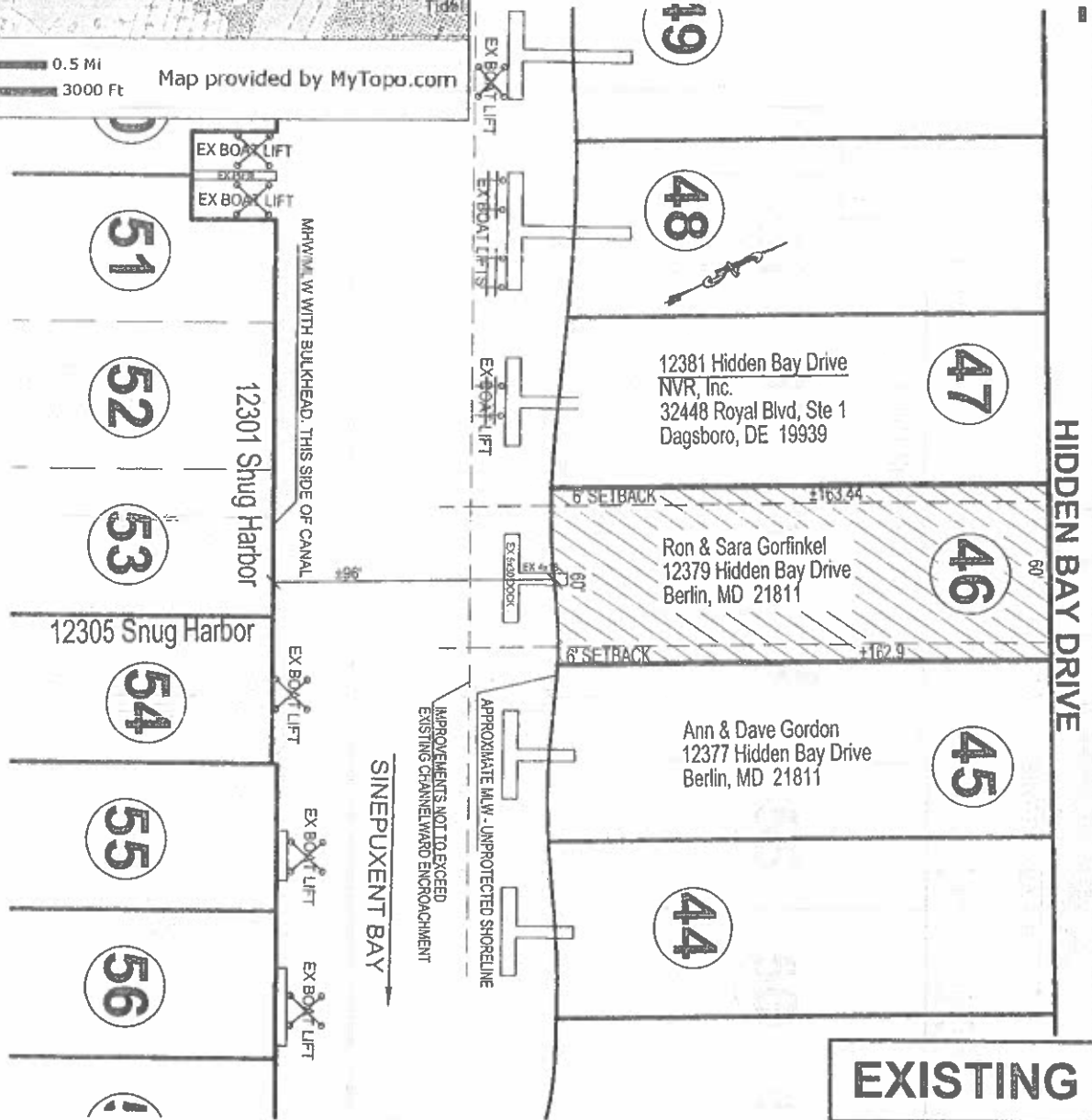
Notification Distribution Date: 7-11-23 Public Comment Deadline: 7-26-23 (15 calendar days)

Department Approval Date: \_\_\_\_\_ Expiration: \_\_\_\_\_



Map provided by MyTopo.com

**PROJECT DESCRIPTION**  
 INSTALL A 5x10 (50 SF)  
 FLOAT AT THE EXISTING  
 5x30 DOCK & INSTALL  
 ONE (1) ELEVATOR-STYLE  
 BOAT LIFT A MAXIMUM OF  
 24' CHANNELWARD OF  
 THE APPROXIMATE MLW.



**EXISTING**

**GORFINKEL PWC FLOAT**  
**12379 HIDDEN BAY DRIVE**  
**THE LANDINGS**  
**BERLIN, MARYLAND**

**APPLICANT:** Ron & Sara Gorfinkel  
 12147 Landings Blvd, Unit 101  
 Berlin, MD 21811  
 ron\_gorfinkel@yahoo.com  
 917-214-2263

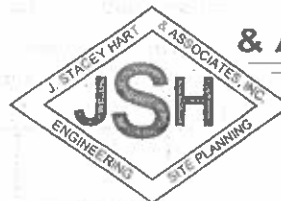
**LOCATION:** THE LANDINGS DEVELOPMENT  
**WATERWAY:** CANAL ON SINEPUXENT BAY  
**WATER DEPTH MEASUREMENTS:** 5/31/2023  
 REFERENCED TO MLW 1:30 P.M.

NO SAV'S

TAX MAP 33  
 GRID 11  
 PARCEL 281  
 LOT 46

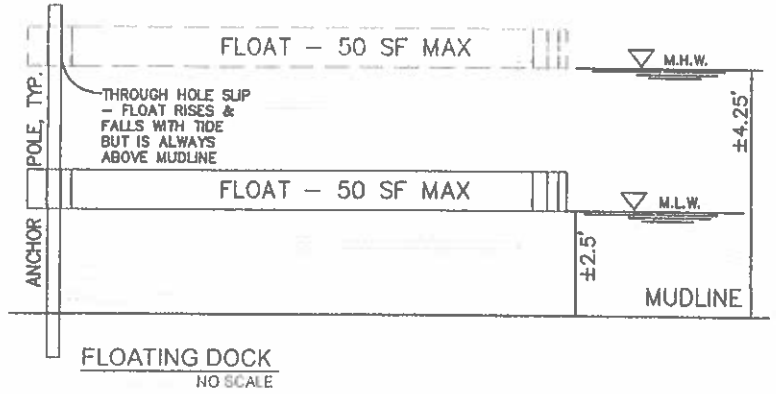
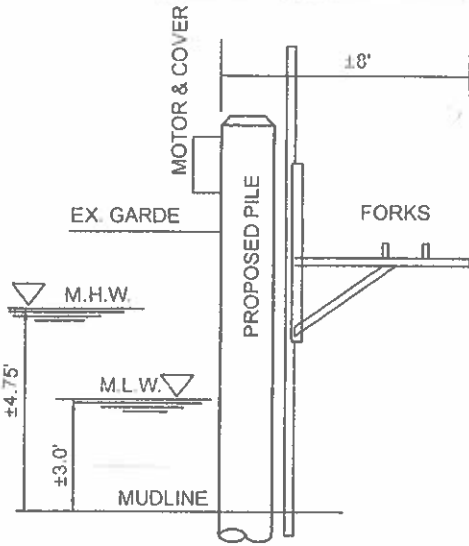
<b>JOB NUMBER:</b> P23-039	<b>SCALE:</b> 1"=60'	<b>SHEET NO.:</b> 1 of 2	<b>DATE:</b> 06/2023	<b>REVISED:</b> N/A
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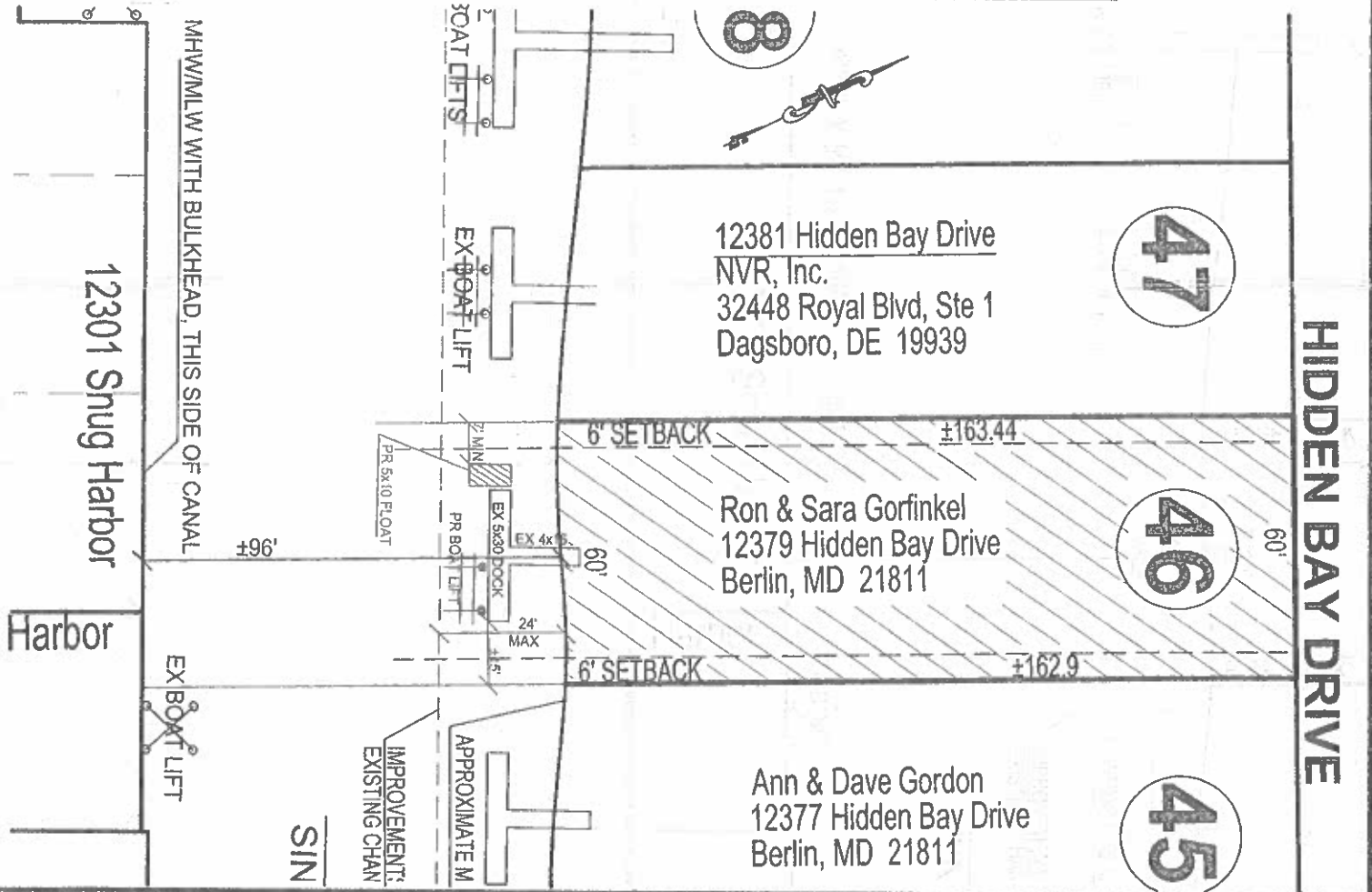


**J. STACEY HART & ASSOCIATES, INC.**

POST OFFICE BOX 6  
 SNOW HILL, MD 21863  
 PHONE: 410-390-8096  
 EMAIL: stacey@jstaceyhart.com



**PROPOSED**



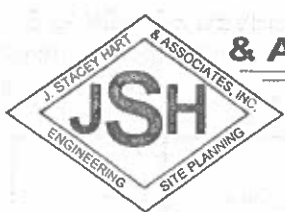
**GORFINKEL PWC FLOAT  
12379 HIDDEN BAY DRIVE  
THE LANDINGS  
BERLIN, MARYLAND**

APPLICANT: Ron & Sara Gorfinkel  
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Berlin, MD 21811  
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LOCATION: THE LANDINGS DEVELOPMENT  
WATERWAY: CANAL ON SINEPUXENT BAY  
WATER DEPTH MEASUREMENTS: 5/31/2023  
REFERENCED TO MLW 1:30 P.M.

NO SAV'S  
TAX MAP: 33  
GRID: 11  
PARCEL: 281  
LOT: 46

JOB NUMBER: P23-039	SCALE: 1"=40'	SHEET NO: 2 of 2	DATE: 06/2023	REVISED: N/A
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**J. STACEY HART  
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