



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

August 21, 2023

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

Karen Cropper – Request No. 2023-078 – Request to install 76’ of replacement vinyl bulkhead and repair and replace in kind and in same foot print a 8’x50’ existing pier . Maximum of 1.5’ channelward. This project is located at 13040 North Shore Rd, Ocean City, also known as Tax Map 22, Parcel 367, Lot 18. 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 September 5, 2023.**

Sincerely,

Brandy Whitlock  
Environmental Inspector

cc: Interested Parties  
Joy Birch  
File



WORCESTER COUNTY  
SHORELINE CONSTRUCTION  
APPLICATION

Request No.: 2023-078  
Submission Date: 8-21-23

Major Construction (\$300.00)

Minor Construction (\$150.00)

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

Install 76' of replacement vinyl bulkhead and repair and replace in kind and in the same foot print a 8' x 50' existing pier. Maximum channel ward extension of 1.5'

Map: 0022 Parcel: 0367 Lot: 18 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Tax District: \_\_\_\_\_

Street Address: 13040 North Shore Road, Ocean City, MD 21842

Subdivision: 71D2

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

Owner: Karen Cropper Phone No. 443-235-3450

Mailing Address: 13040 North Shore Road, Ocean City, MD 21842

E-Mail Address: krcropper@comcast.net

Contractor: Bayshore Marine Construction Phone No.: 410-726-6658

Mailing Address: 9808 Stephen Decatur Hwy, Unit 6, Ocean City, MD 21842

E-Mail Address: bayshoremarine@comcast.net

Recorded Adjacent Property Owner: Mark Leiner

Property Address: 13044 North Shore Road, Ocean City, MD

Tax Map: 0022 Parcel: 0367 Lot: 16 Section: \_\_\_\_\_ Block: \_\_\_\_\_

Recorded Adjacent Property Owner: Jeremy Duffie

Property Address: 13038 North Shore Road, Ocean City, MD 21942 - 57 Randolph Rd Site 200

Tax Map: 0022 Parcel: 0367 Lot: 19 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Silver Spring, MD 20902

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.

Karen Cropper/RW Freund POA  
Owner/Applicant's Signature Date:

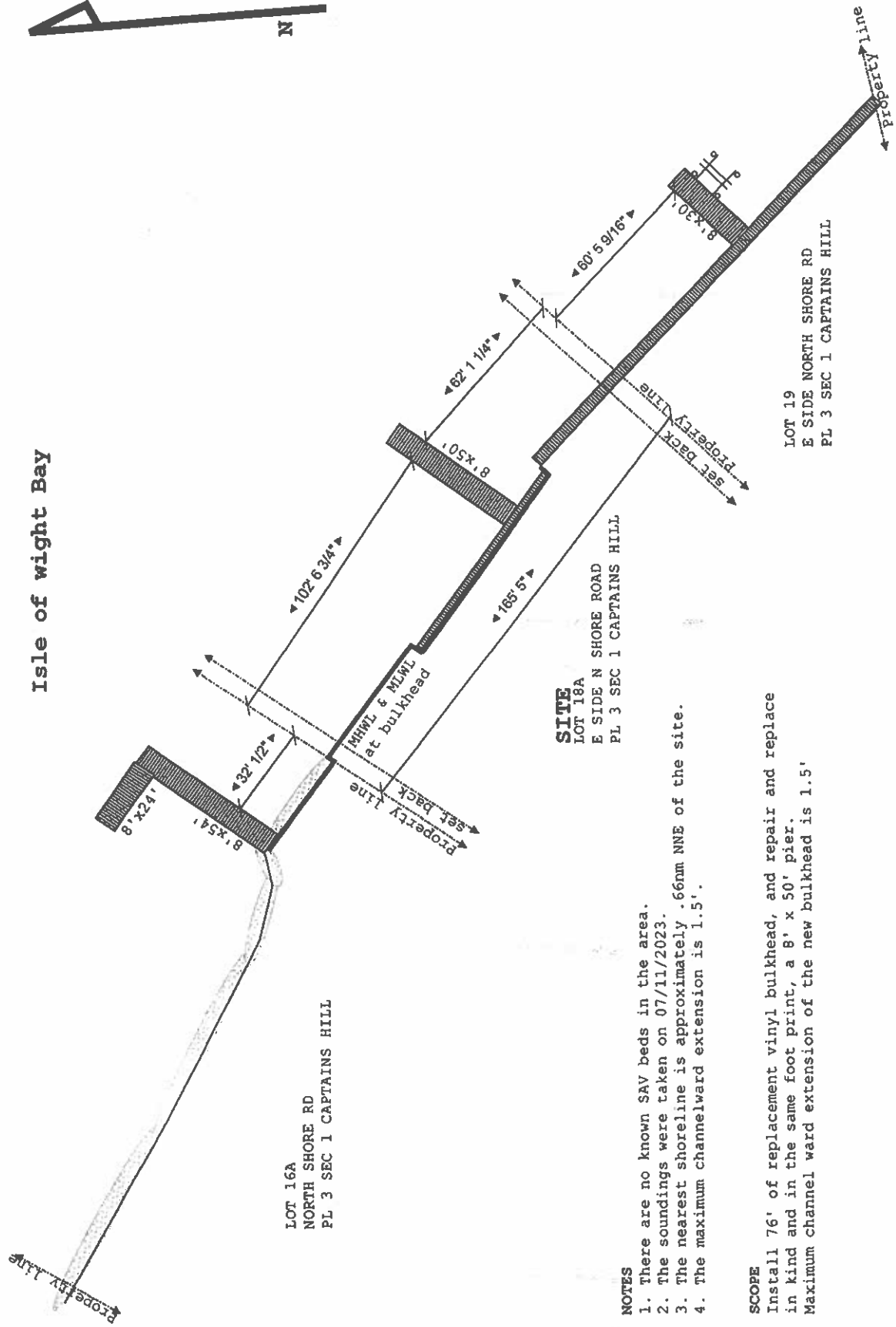
\*\*\*\*\*

DEPT. USE ONLY:

Notification Distribution Date: 8-21-23 Public Comment Deadline: 9-5-23 (15 calendar days)

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

# Isle of Wight Bay



LOT 16A  
NORTH SHORE RD  
PL 3 SEC 1 CAPTAINS HILL

**SITE**  
LOT 18A  
E SIDE N SHORE ROAD  
PL 3 SEC 1 CAPTAINS HILL

LOT 19  
E SIDE NORTH SHORE RD  
PL 3 SEC 1 CAPTAINS HILL

**NOTES**

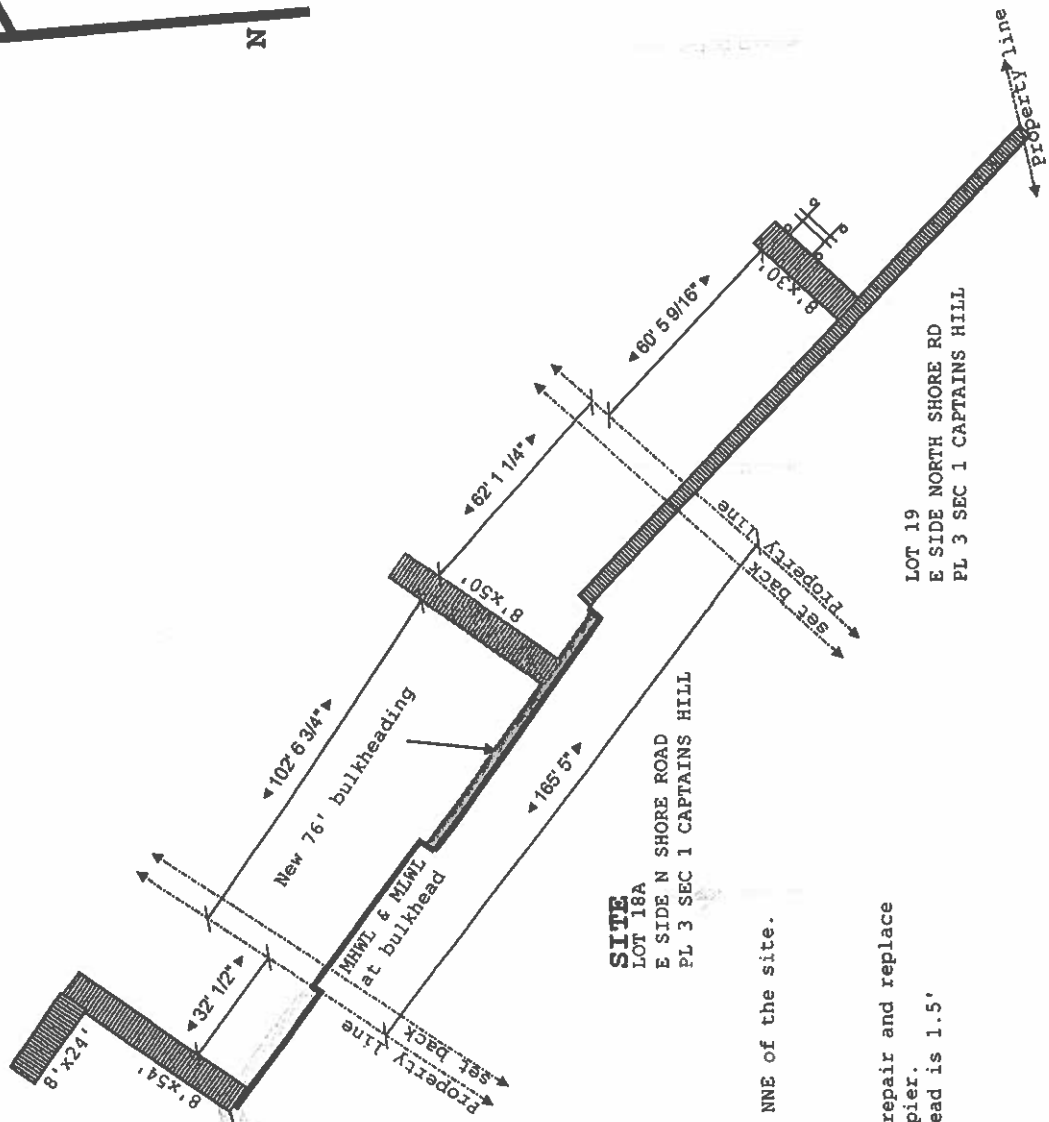
1. There are no known SAV beds in the area.
2. The soundings were taken on 07/11/2023.
3. The nearest shoreline is approximately .66mm NNE of the site.
4. The maximum channelward extension is 1.5'.

**SCOPE**

Install 76' of replacement vinyl bulkhead, and repair and replace in kind and in the same foot print, a 8' x 50' pier. Maximum channel ward extension of the new bulkhead is 1.5'

Site: 13040 North Shore Road, OC MD	Project: Cropper	Notes:	Hidden Oak Farms, LLC
	Drawing: 1	Drawn: Carouge	
Title: EXISTING CONDITIONS	Date: 01/30/2017	Rev: A	
	Scale: 1/2"=25'0"		

Isle of Wight Bay



LOT 16A  
NORTH SHORE RD  
PL 3 SEC 1 CAPTAINS HILL

**SITE**  
LOT 18A  
E SIDE N SHORE ROAD  
PL 3 SEC 1 CAPTAINS HILL

LOT 19  
E SIDE NORTH SHORE RD  
PL 3 SEC 1 CAPTAINS HILL

**NOTES**

1. There are no known SAV beds in the area.
2. The soundings were taken on 07/11/2023.
3. The nearest shoreline is approximately .66mm NNE of the site.
4. The maximum channelward extension is 1.5'.

**SCOPE**

Install 76' of replacement vinyl bulkhead, and repair and replace in kind and in the same foot print, a 8' x 50' pier. Maximum channel ward extension of the new bulkhead is 1.5'

Site: 13040 North Shore Road, OC MD

Drawing: 1

Project: Cropper

Drawn: Carouge

Notes:

Hidden Oak Farms, LLC

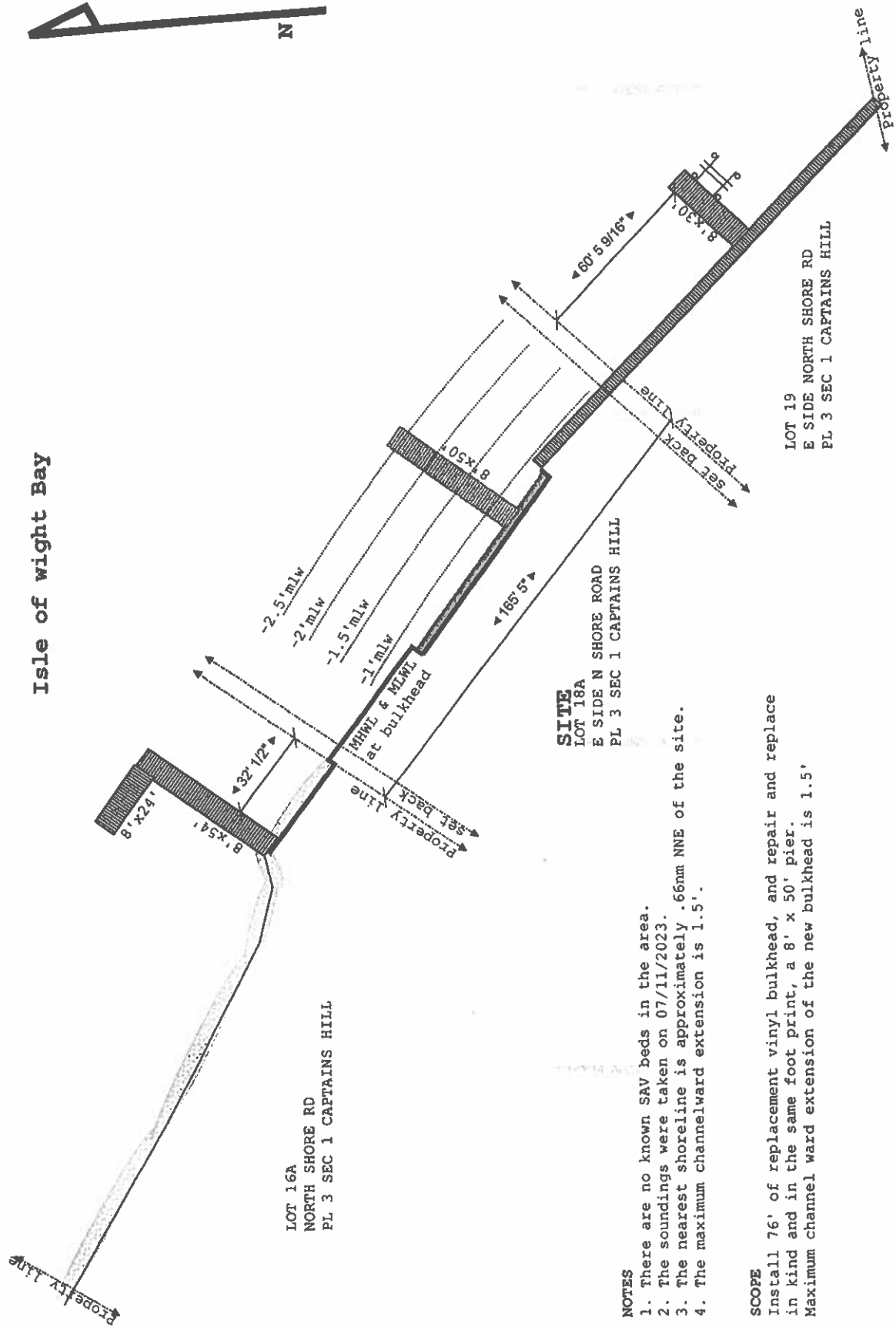
Title: PROPOSED CONDITIONS

Scale: 1/2"=25'0"

Date: 01/30/2017

Rev: A

Isle of Wight Bay



LOT 16A  
NORTH SHORE RD  
PL 3 SEC 1 CAPTAINS HILL

**SITE**  
LOT 18A  
E SIDE N SHORE ROAD  
PL 3 SEC 1 CAPTAINS HILL

LOT 19  
E SIDE NORTH SHORE RD  
PL 3 SEC 1 CAPTAINS HILL

**NOTES**

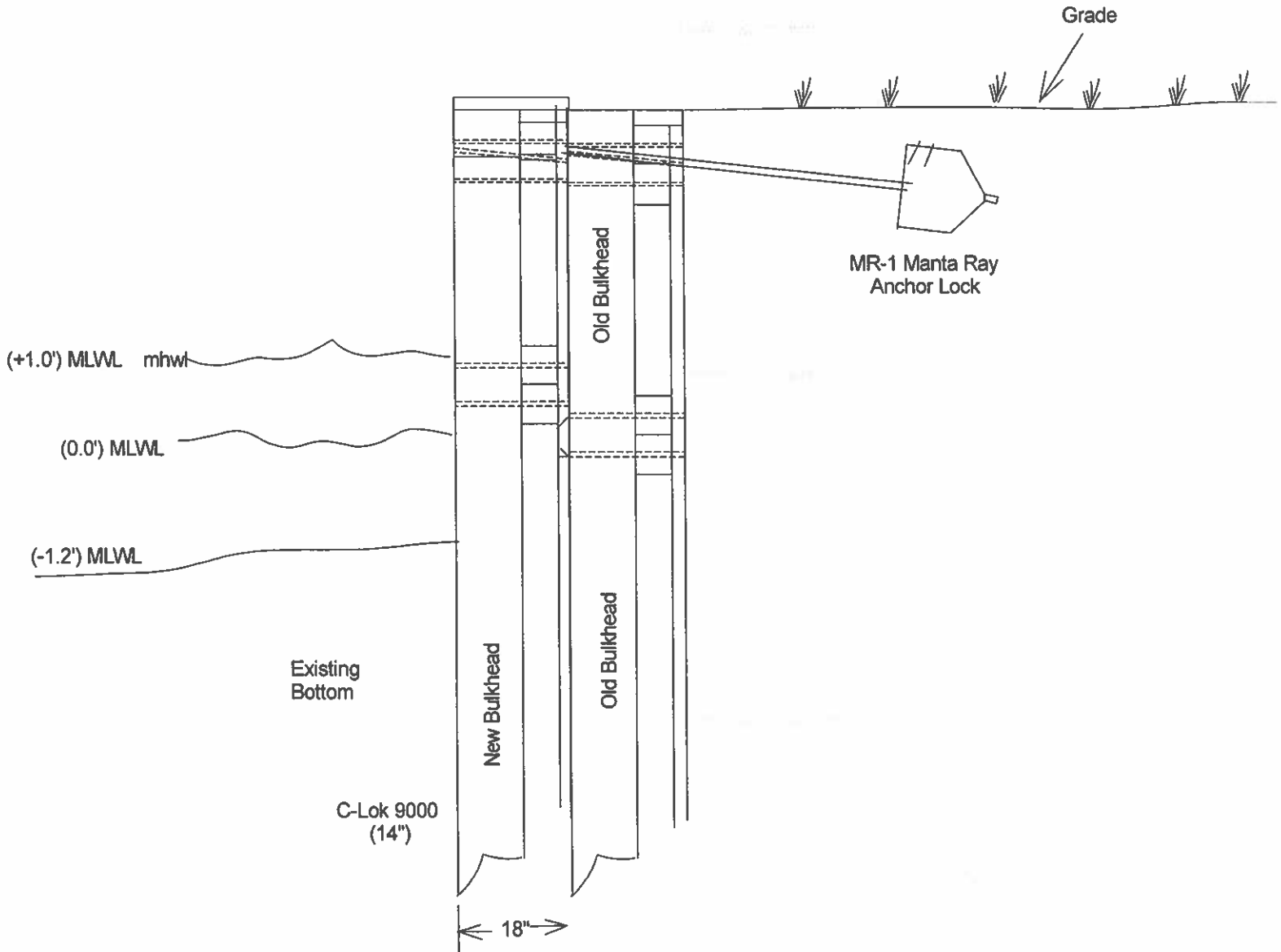
1. There are no known SAV beds in the area.
2. The soundings were taken on 07/11/2023.
3. The nearest shoreline is approximately .66mm NNE of the site.
4. The maximum channelward extension is 1.5'.

**SCOPE**

Install 76' of replacement vinyl bulkhead, and repair and replace in kind and in the same foot print, a 8' x 50' pier. Maximum channel ward extension of the new bulkhead is 1.5'.

Site: 13040 North Shore Road, OC MD	Project: Cropper	Notes: Hidden Oak Farms, LLC
Title DEPTHS	Drawing: 1	Drawn: Carouge
	Scale: 1/2" = 25' 0"	Date: 01/30/2017
		Rev: A

# 13040 North Shore Road Ocean City, MD Tierod Bulkhead System



## 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'



