



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

March 12, 2024

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

Terry Koepsell– Request No. 2024-025 - Request to install a 8'x22' parallel platform attached to a 4'x6' parallel platform, a 6'x6' pier over the existing rip rap and one PWC lift with all associated poles. Maximum channelward distance not to exceed 11.5'. This project is located at 208 Breezy Creek Court, Berlin, also known as Tax map 21, Parcel 309, Lot 19. 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 27, 2024.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2024 025
Submission Date: 3-12-24

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

Written Description of Proposed Improvement (include channelward distance):

Install a 8' x 22' parallel platform attached to a 4' x 6' parallel platform, a 6' x 6' pier over the existing rip rap, and one (1) PWC lift with all associated poles. Maximum channel ward extension of 11.5'.

Map: 0021 Parcel: 0309 Lot: 19 Section: _____ Block: _____ Tax District: _____
Street Address: 208 Breezy Creek Court, Ocean Pines, MD 21811
Subdivision: 1237
Dwelling on lot: Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Terry Koepsell Phone No. 703-431-2775
Mailing Address: 208 Breezy Creek Court, Ocean Pines, MD 21811
E-Mail Address: twillie42@gmail.com

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

Recorded Adjacent Property Owner: Randy Winemiller
Property Address: 206 Breezy Creek Court, Ocean Pines, MD 21811
Tax Map: 0021 Parcel: 0309 Lot: 18 Section: _____ Block: _____

Recorded Adjacent Property Owner: James Lambert
Property Address: 209 Breezy Creek Court, Ocean Pines, MD 21811 • 9315 Elgin Ln Frederick, MD 21704
Tax Map: 0021 Parcel: 0309 Lot: 20 Section: _____ Block: _____

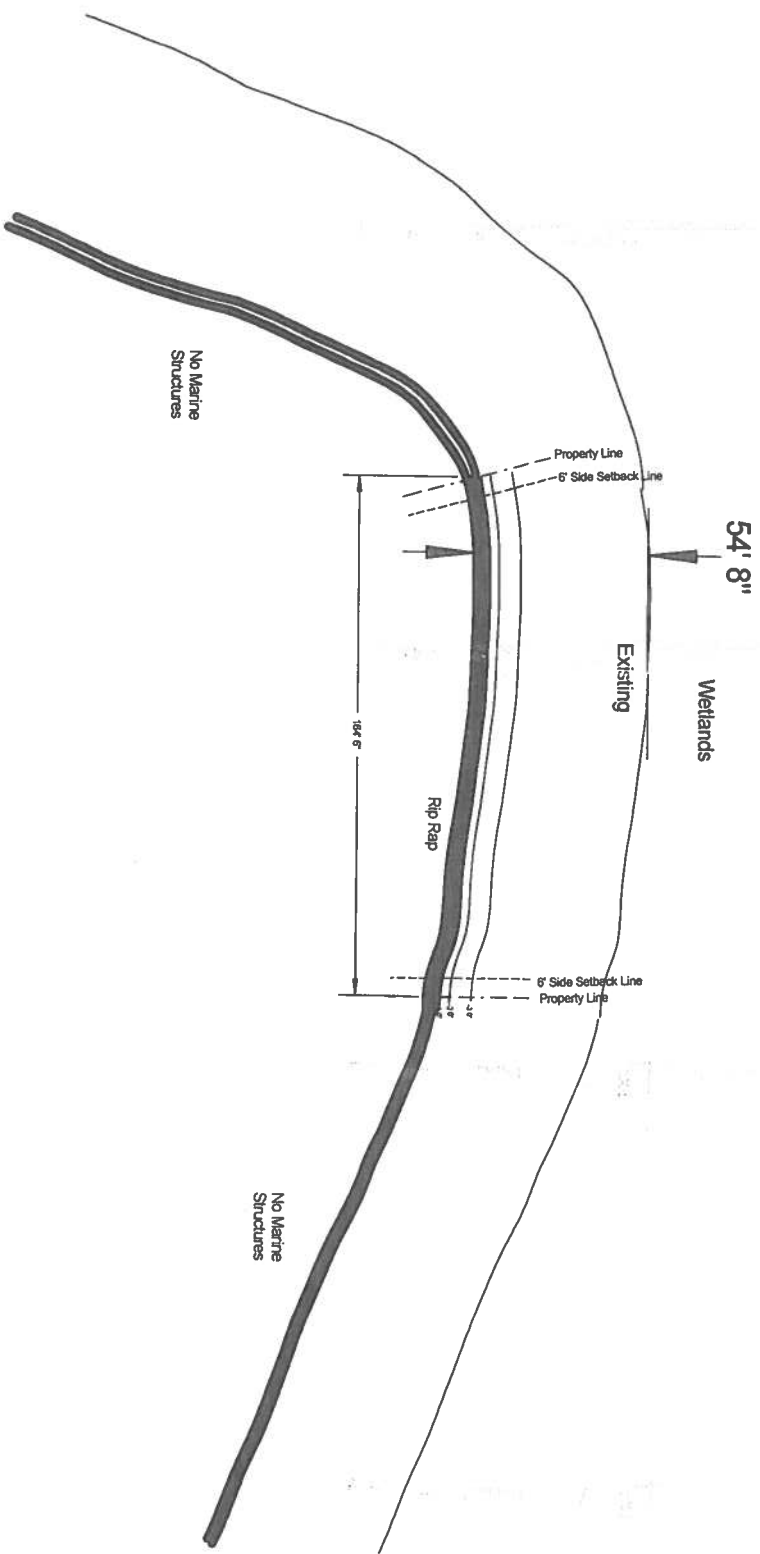
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

Terry Koepsell/RW Freund POA
Owner/Applicant's Signature Date:

DEPT. USE ONLY:

Notification Distribution Date: 3-12-24 Public Comment Deadline: 3-27-24 (15 calendar days)
Department Approval Date: _____ Expiration: _____

Existing

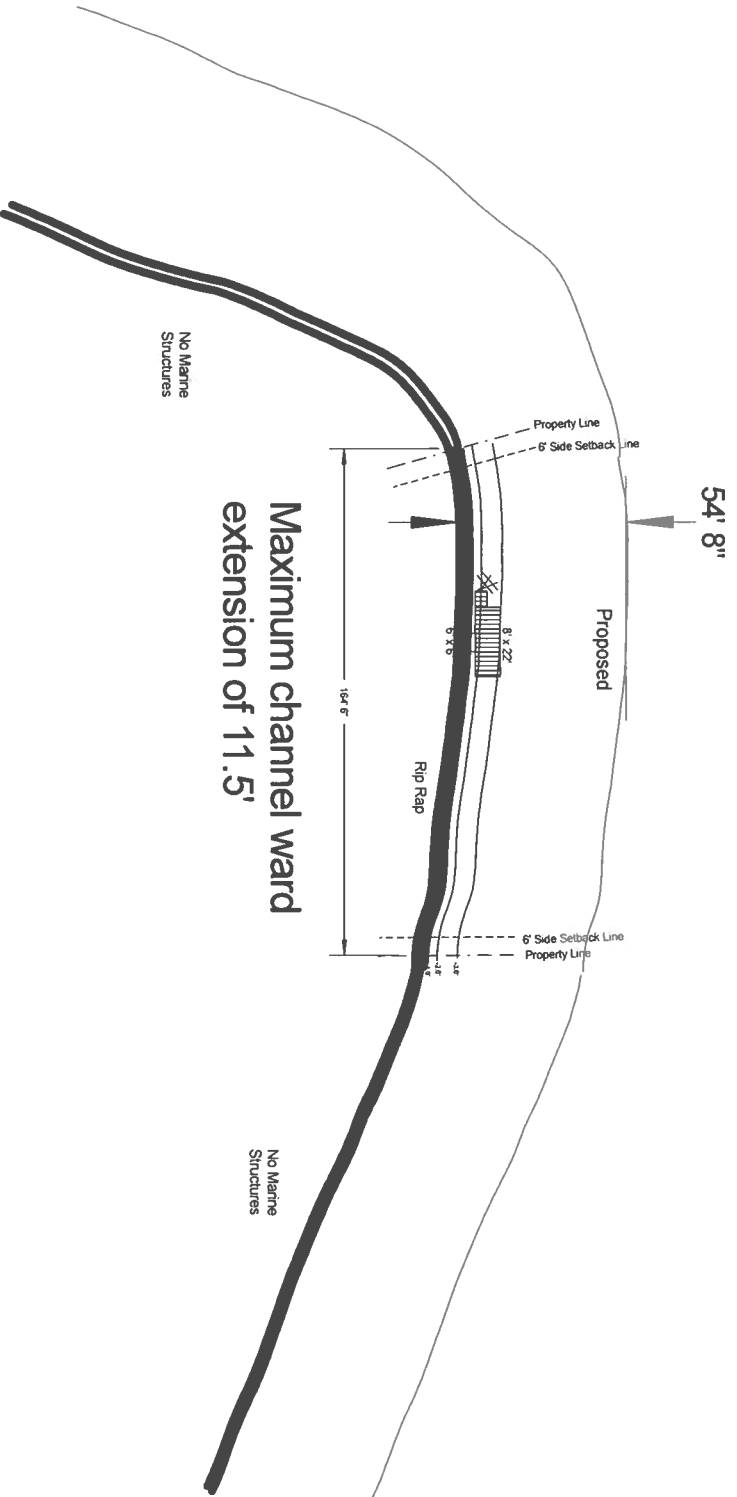


- 1. There are no known SAV beds in the area.
- 2. The soundings were taken 10/12/20.

Work Scope:

Scale:	1" = 60'	Approved by:	Drawn By:
Date:	November 8, 2020		RMF
Owner:	Ken/Karpisell Ray/Chick Ocean Pines, MD	Ltd	Parcel
Part	MAUV Output	EK	Parcel
		Sac	Parcel
		T. Map	Parcel
		Drawing Number:	

Proposed

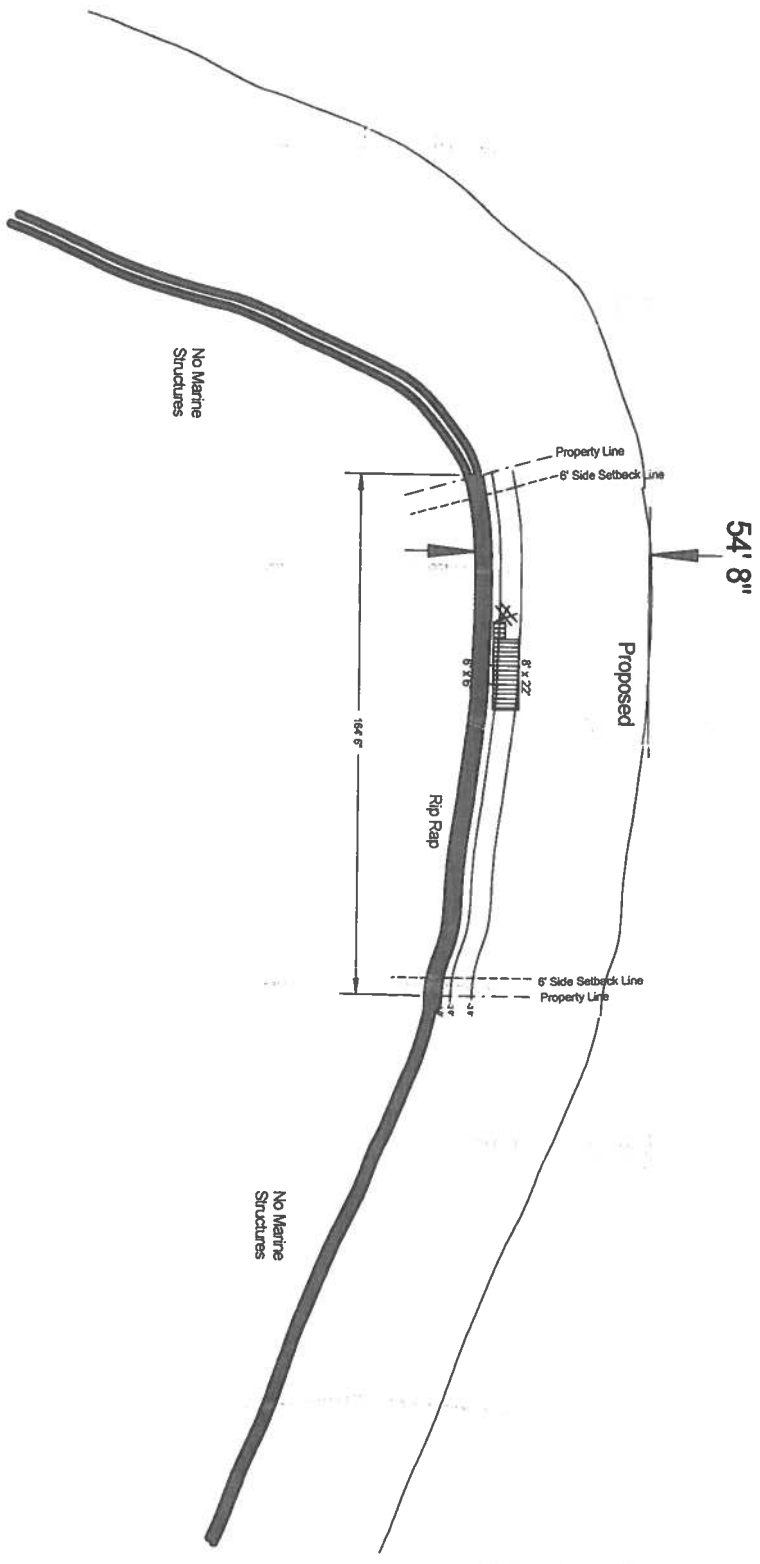


1. There are no known SAV beds in the area.
2. The soundings were taken 10/12/20.

Work Scope:

Scale:	1" = 60'	Approved By:	Drawn By:
Date:	November 6, 2020		RMF
Owner:	Darren Berntsen 724 A South Surf Rd Ocean City, MD	Lot:	Sec:
Plot:	MLW Outpoint	Blk:	T. Map
			Parcel
			Drawing Number

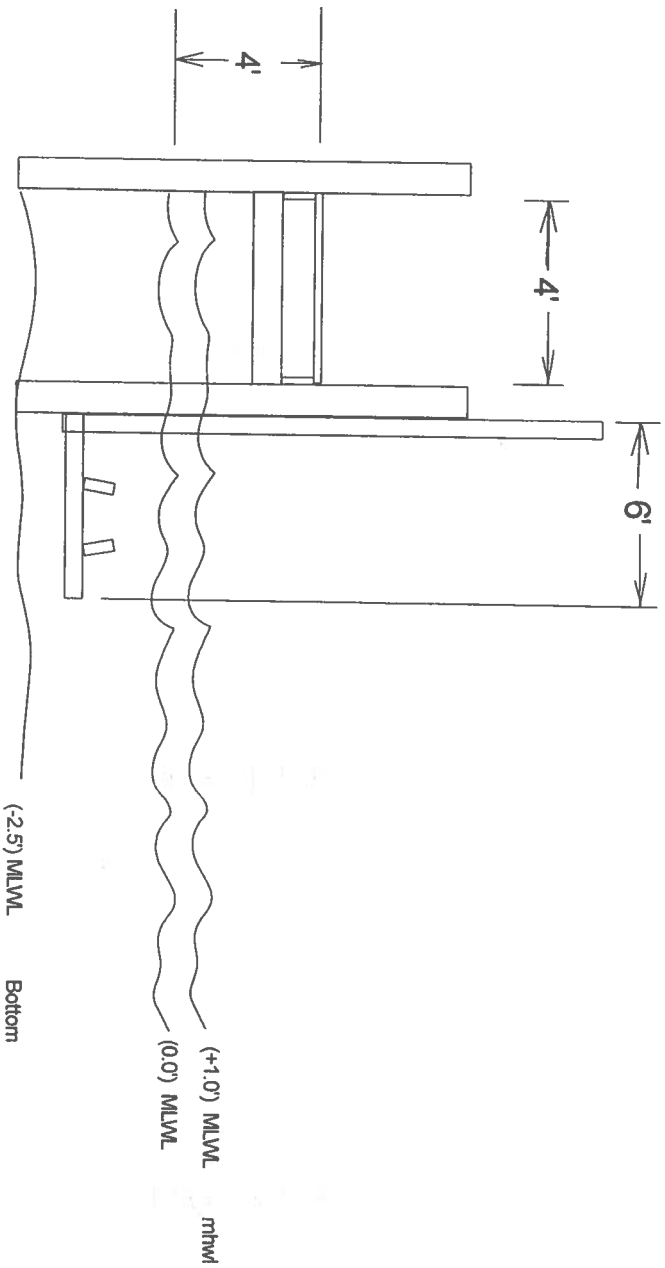
Proposed



1. There are no known SAV beds in the area.
2. The soundings were taken 10/12/20.

Work Scope:

Scale:	1" = 60'	Approved by:	Drawn By:
Date:	November 9, 2020		RWF
Owner:	Barni Bergesen 724 A South Sun Rd Ocean City, MD	Lot:	Parcel
Part:	MLW Output	EK:	T. Map
		Sec:	Drawing Number:



Work Scope: **PWC on pier cross section, 208 Breezy Creek Court, Ocean Pines.**

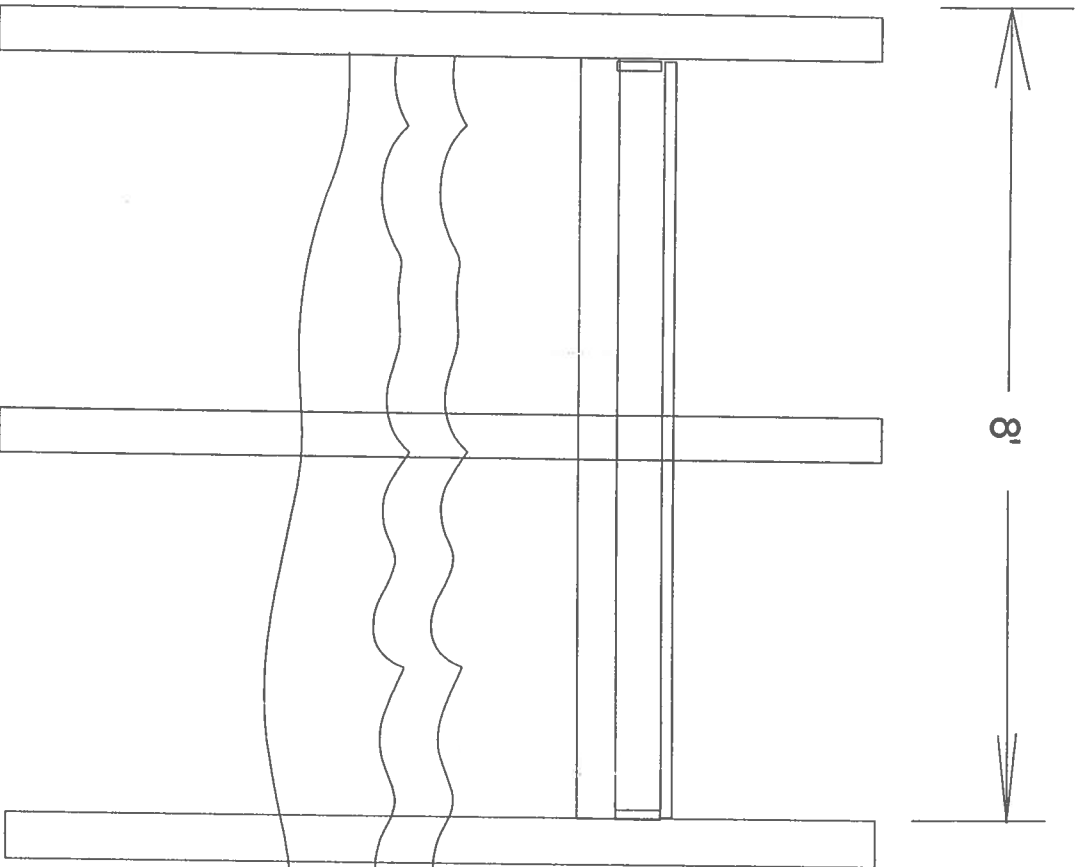
Scale: 1" = 20'

Date:

Drawn By:

RWF

Owner	Lot	Blk	Sec	T. Map	Parcel



**Work Scope: Pier cross section for 208 Breezy Creek
Court, Ocean Pines.**

Scale: 1" = 20'

Date:

Owner:

Lot	Blk	T. Map	Parcel

