



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:

Brain & Christine Selzer - Request No. 2022-019 – Construct a 3x99 pier over marsh with a 6x102 pier with 8x25 “L” over open water and install two boat lifts and two PWC lifts with associated pilings. Maximum of 124’ channelward from MHW. This project is located at 5830 South Point Rd, Berlin, also known as Tax Map 50, Parcel 54. 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 March 9, 2022.**

Sincerely,

Brandy Whitlock  
Environmental Inspector

cc: Interested Parties  
David Bradford, Deputy Director  
File



WORCESTER COUNTY  
SHORELINE CONSTRUCTION  
APPLICATION

Request No.: 2022-019  
Submission Date: 2-18-22

xx Major Construction (\$300.00)

Minor Construction (\$150.00)

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

construct a 3x99 pier over marsh with a 6x102 pier with 8x25 "L" over open water and install two (2) boat lifts and two (2) PWC lifts with associated pilings a maximum of 124 feet from MHW

**Property Description:**

Map: 50 Parcel: 54 Lot: \_\_\_\_\_ Section: \_\_\_\_\_ Block: \_\_\_\_\_ Tax District: 10

Street Address: 5830 South Point Road

Subdivision: \_\_\_\_\_

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

Owner: Brian & Christine Selzer

Phone No. 410-430-0310

Mailing Address: 5830 South Point Road, Berlin, MD 21811

E-Mail Address: bcselzer@comast.net

Contractor: J. Stacey Hart & Associates, Inc.

Phone No.: 410-390-8096

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

E-Mail Address: stacey@jstacehart.com

**Recorded Adjacent Property Owner:** Alexander Shandrowsky & Lauren Parker

Property Address: 5920 South Point Road, Berlin, MD 21811

Tax Map: 50 Parcel: 46 Lot: \_\_\_\_\_ Section: \_\_\_\_\_ Block: \_\_\_\_\_

**Recorded Adjacent Property Owner:** Worcester County Board of Commissioners

Property Address: South Point Boat Ramp, Berlin, MD 21811

Tax Map: 50 Parcel: 12 Lot: \_\_\_\_\_ 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.

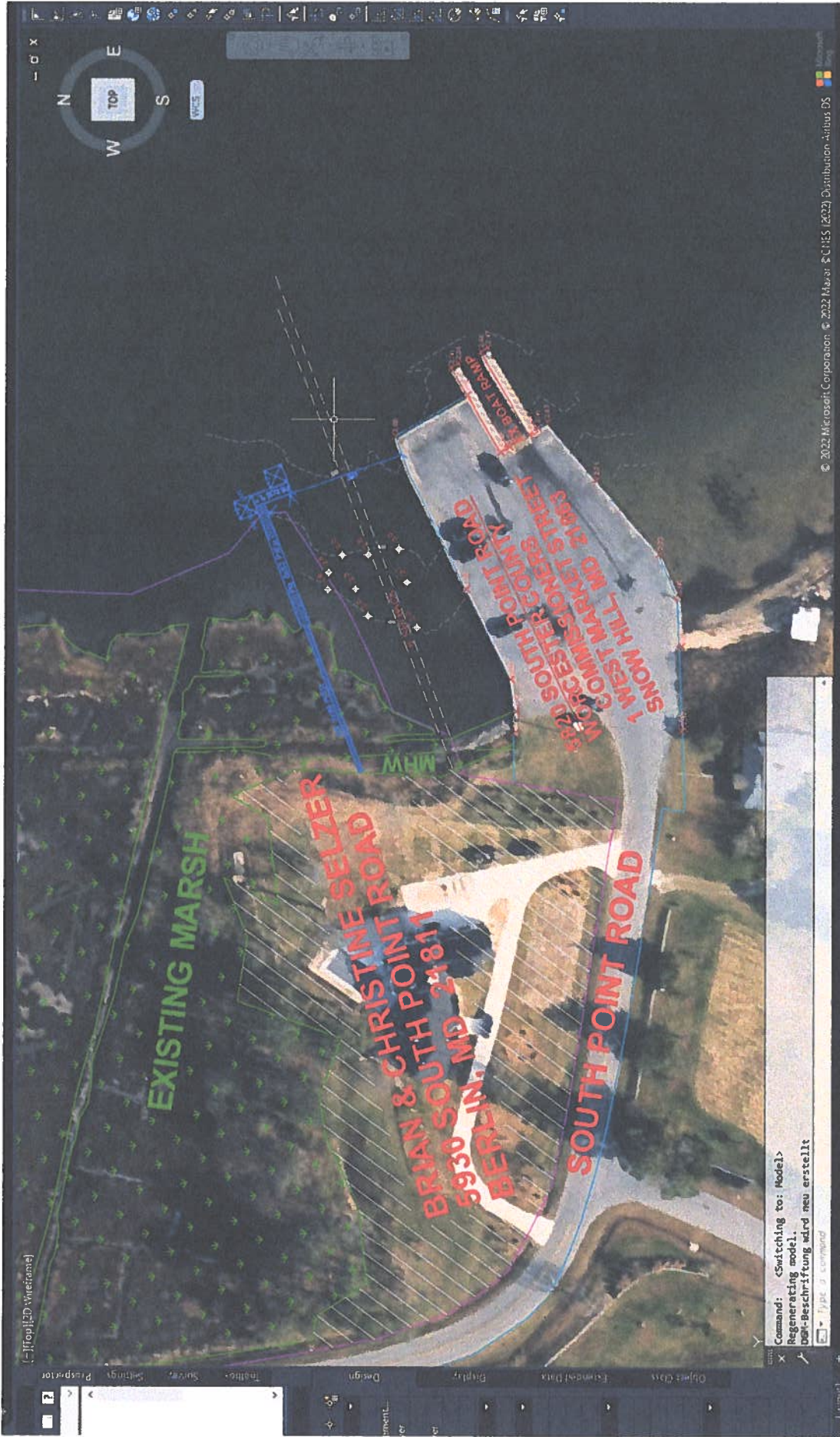
Christine Selzer  
Owner/Applicant's Signature

02/29/2022  
Date

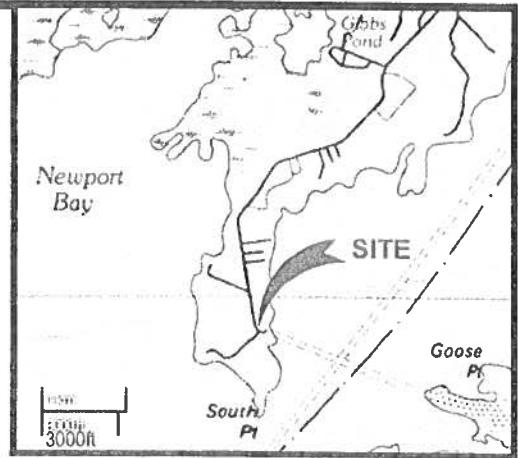
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**DEPT. USE ONLY:**

Notification Distribution Date: 2/22/22 Public Comment Deadline: 3/9/22 (15 calendar days)

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







ANDREW SHANDROWSKY  
5920 SOUTH POINT ROAD  
BERLIN, MD 21811

EXISTING MARSH

EXISTING MARSH

BRIAN & CHRISTINE SELZER  
5830 SOUTH POINT ROAD  
BERLIN, MD 21811

SOUTH POINT ROAD

5820 SOUTH POINT ROAD  
WORCESTER COUNTY  
COMMISSIONERS  
1 WEST MARKET STREET  
SNOW HILL, MD 21863

EXT. BOAT RAMP

SEE SHEET 2

PROJECT DESCRIPTION:

CONSTRUCT A 3x99 PIER OVER MARSH WITH A 6x102 PIER OVER OPEN WATER WITH AN 8x25 "L" AND INSTALL TWO (2) BOAT LIFTS AND TWO (2) PWC LIFTS WITH ASSOCIATED PILINGS A MAXIMUM OF 124' CHANNELWARD OF MHW.

**SELZER RESIDENCE  
PROPOSED MARINE IMPROVEMENTS  
5830 SOUTH POINT ROAD  
BERLIN / WORCESTER COUNTY**

**APPLICANT:**

BRIAN & CHRISTINE SELZER  
5830 SOUTH POINT ROAD  
BERLIN, MD 21811

LOCATION: SOUTH POINT  
WATERWAY: SINEPUXENT BAY

NO SAV'S

WATER DEPTH MEASUREMENTS: 10/4/2021  
1:00 P.M.

TAX MAP: 50  
PARCEL: 54  
GRID: 24

JOB NUMBER:  
P21-034

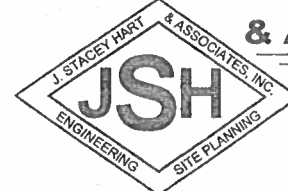
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SHEET NO:  
1 of 3

DATE:  
1/31/2022

REVISED:  
n/a

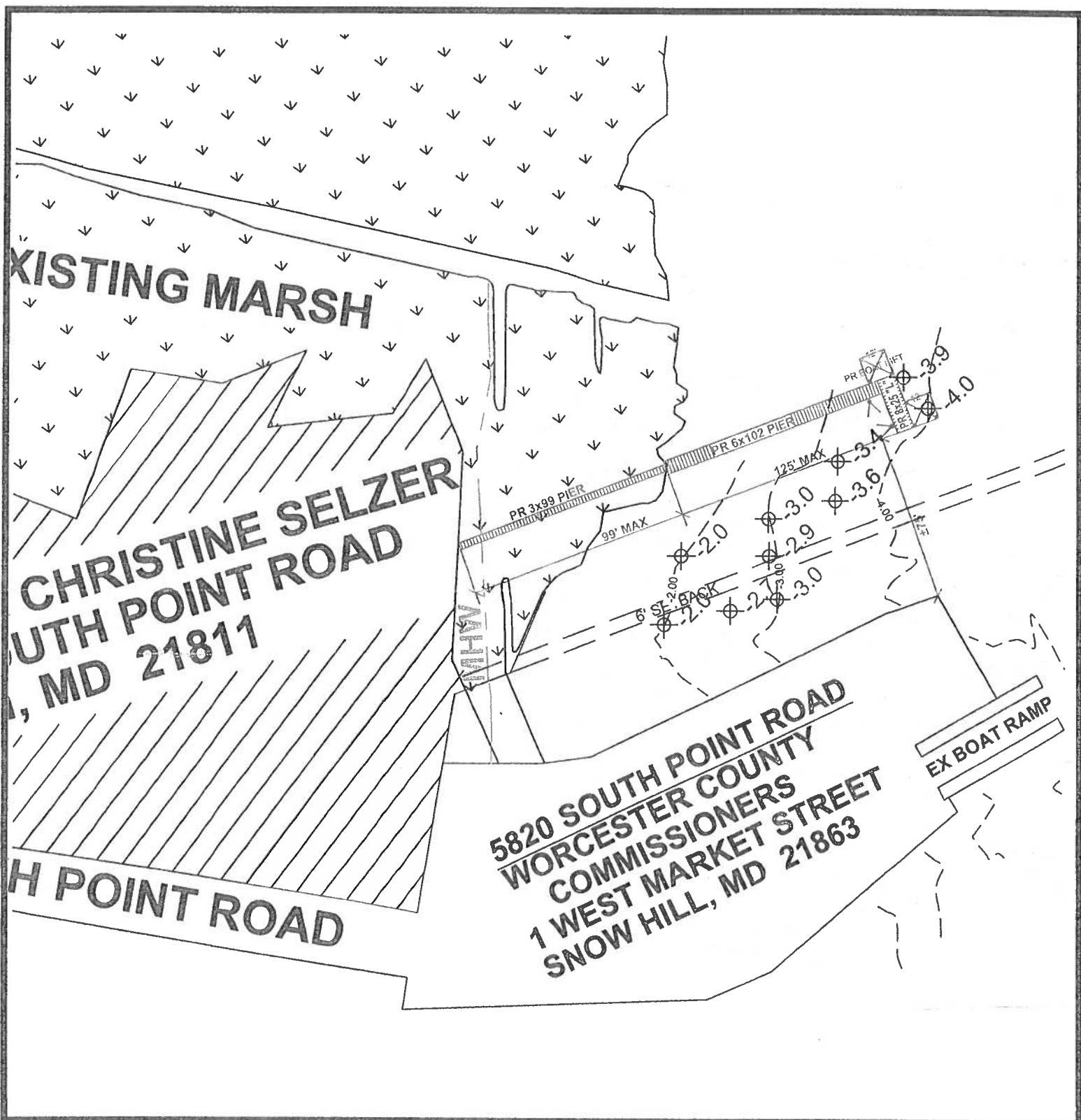
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**J. STACEY HART  
& ASSOCIATES, INC.**

POST OFFICE BOX 6  
SNOW HILL, MD 21863  
PHONE: 410-390-8096  
FAX: 877-646-4365

EMAIL: [stacey@jstaceyhart.com](mailto:stacey@jstaceyhart.com)



**SELZER RESIDENCE  
PROPOSED MARINE IMPROVEMENTS  
5830 SOUTH POINT ROAD  
BERLIN / WORCESTER COUNTY**

**APPLICANT:**

BRIAN & CHRISTINE SELZER  
5830 SOUTH POINT ROAD  
BERLIN, MD 21811

LOCATION: SOUTH POINT  
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NO SAV'S

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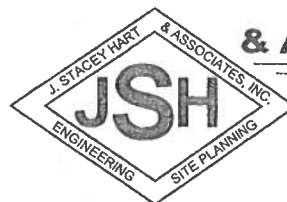
SCALE:  
1"=60'

SHEET NO:  
2 of 3

DATE:  
1/30/2022

REVISED:  
n/a

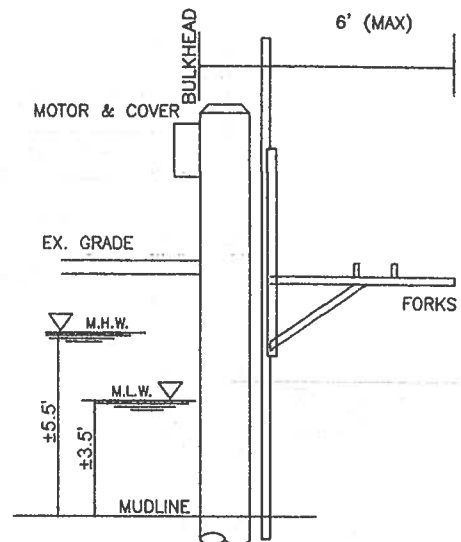
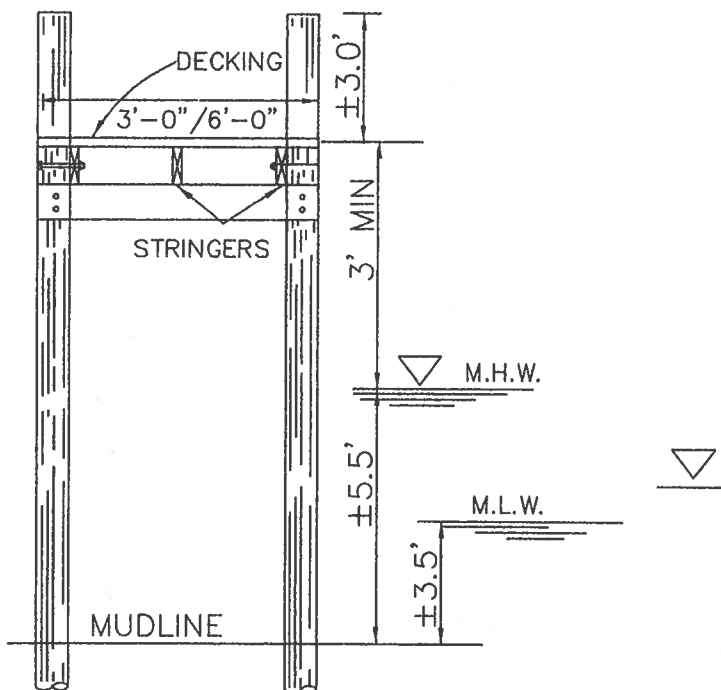
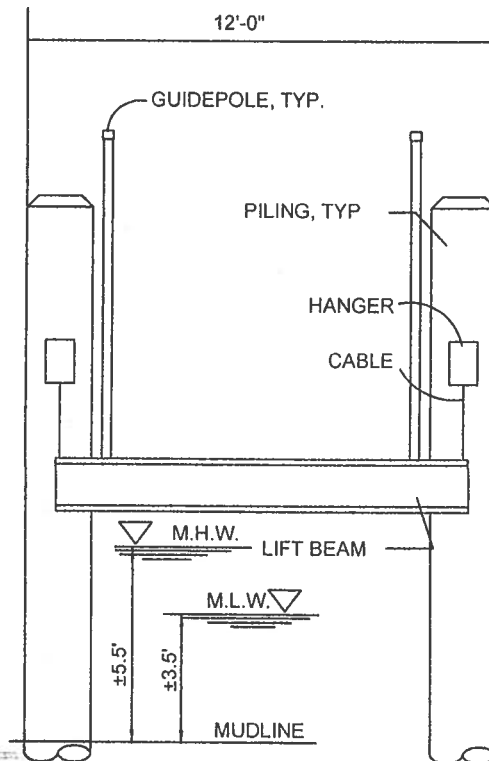
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EMAIL: [stacey@jstaceyhart.com](mailto:stacey@jstaceyhart.com)



PWC LIFTS SECTION: NO SCALE

**SELZER RESIDENCE  
PROPOSED MARINE IMPROVEMENTS  
5830 SOUTH POINT ROAD  
BERLIN / WORCESTER COUNTY**

APPLICANT:

BRIAN & CHRISTINE SELZER  
5830 SOUTH POINT ROAD  
BERLIN, MD 21811

LOCATION: SOUTH POINT  
WATERWAY: SINEPUXENT BAY

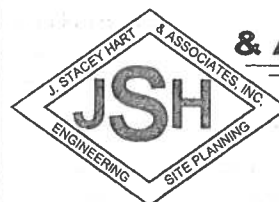
NO SAV'S

WATER DEPTH MEASUREMENTS: 10/4/2021  
1:00 P.M.

TAX MAP: 50  
PARCEL: 54  
GRID: 24

JOB NUMBER: P21-034	SCALE: none	SHEET NO: 3 of 3	DATE: 1/30/2022	REVISED: n/a
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PHONE: 410-390-8096  
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EMAIL: [stacey@jstaceyhart.com](mailto:stacey@jstaceyhart.com)

<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 #:	
												Tracking #:	
MDSPGP 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				MDE AI #:	
This abbreviated application should only be used for projects that are eligible for federal authorization under the Maryland State Programmatic General Permit (MDSPGP).										MDE Reviewer:		County:	

Pre-Application Meeting Held? <input type="checkbox"/> with MDE <input type="checkbox"/> with USACE		AI# (if given):	<b>*MAILING INSTRUCTIONS LOCATED ON 2<sup>ND</sup> PAGE OF THIS APPLICATION*</b>
Reviewer's Name(s):			

Applying for:	<input checked="" 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>
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**(Applicant will be copied on all correspondence, unless they opt out, BY INITIAL AND SIGNATURE, in Section 12)**

**1. APPLICANT INFORMATION:** *(Please note that the applicant is not the contractor/agent applying on behalf of a property owner)*

Name: Brian & Christine Selzer Home Telephone: 410-430-0310

Address: 5830 South Point Road Email Address: bcselzer@comcast.net

City: Berlin State: MD Zip: 21811

**2. PROPERTY OWNER INFORMATION:** *(If different from the Applicant)*

Name: same Home Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**3. AUTHORIZED AGENT / PRINCIPAL CONTACT INFORMATION:**

Name: J. Stacey Hart & Associates, Inc. Telephone: 410-430-4169

Address: PO Box 6 Email Address: stacey@jstaceyhart.com

City: Snow Hill State: MD Zip: 21863

**4. CONTRACTOR INFORMATION** *(If currently unknown, required to be provided to MDE's Tidal Wetland Division prior to construction of project)*

Company Name: Blue Fin Construction, LLC

Principal Contact: John Parry Email Address: bluefinconstruct@aol.com

Maryland Marine Contractor License #: 153-E Telephone: 410-430-8553

**5. PROJECT DESCRIPTION:** *(Attach additional pages if necessary)*

construct a 3x99 pier over marsh with a 6x102 pier over open water with a 8x25 "L" and install two (2) boat lifts and two (2) PWC lifts with associated pilings a maximum of 124' channelward of MHW

**6. PROJECT PURPOSE:** *(Check all that apply)*

<input type="checkbox"/> Beach Nourishment	<input type="checkbox"/> Create/Improve Habitat	<input type="checkbox"/> Shore Erosion Control	<input type="checkbox"/> Fill
<input type="checkbox"/> Create/Improve Infrastructure	<input type="checkbox"/> Utility Installation	<input type="checkbox"/> Erosion/Sediment Control	<input type="checkbox"/> Marina
<input type="checkbox"/> Other: (describe)		<input type="checkbox"/> Residential/Commercial Development	

**7. PROJECT LOCATION:** *(If project site has no address, please include the lot # and/or nearest address with a clear description of the site)*

County: Worcester Name of Waterway: Sinepuxent Bay

Site Address or Location: 5830 South Point Road

Latitude: 38.217103 Longitude: -75.190954

Directions from nearest intersection of two state roads: @ 611 & 376: travel S. on 611 ~2.3 miles and bear right on South Point Road - dwelling is at end of road, ~3.7 miles on left

**8. FEDERALLY AUTHORIZED CIVIL WORKS PROJECTS:** 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.)? ☐ Yes ☒ No

If yes, has a review pursuant to 33 U.S.C. 408 (Section 408) been initiated? ☐ Yes ☐ No

**9. BEST MANAGEMENT PRACTICES VERIFICATION:** 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 MDSPGP (see Section VII.B.4.c.i-iii).

☒ Yes ☐ No ☐ Unknown

*Refer to the application instructions and the MDSPGP for additional information regarding these Best Management Practices.*

**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. yds.)	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 type="checkbox"/> Living Shoreline (vegetated area)							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input checked="" type="checkbox"/> Pier	201	3/6	n/a	n/a	n/a	104	<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	25	8	n/a	n/a	n/a	112	<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) (2)	12	12	n/a	n/a	n/a	124	<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"/> Hydraulic / <input type="checkbox"/> Mechanical							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input checked="" type="checkbox"/> Other: PWC Lifts	6	6	n/a	n/a	n/a	100	<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:**

Date: 9-27-21

**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>