



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

April 11, 2025

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

Troy Cook - Request No. 2025-027 – Request to remove an existing parallel platform and construct 60' of replacement vinyl bulkhead. Install a 4'x34' parallel platform, a boatlift and PWC lift with all associated poles. Max channelward extension not to exceed 14'. This project is located at 10361 New Quay Rd, Ocean City, also known as Tax Map 21, Parcel 8, Section A, Blk 7, Lot 28. 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 April 26, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No. 2005-027
Submission Date: 4-11-25

☒ Major Construction (\$300.00)

☐ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Remove and existing parallel ploatform and construct 60' of replacement vinyl bulkhead. Install a 4'x 34' parallel platform, a boatlift and a PWC lift with all associated poles. Maximum channel ward extension of 14'.

Map: 0021 Parcel: 0008 Lot: 28 Section: A Block: 7 Tax District: _____
Street Address: 10361 New Quay Road
Subdivision: 71G3

Dwelling on lot: ☒ Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Troy Cook Phone No. 443-790-7727

Mailing Address: 18 Pafel Road, Annapolis, MD 21401
E-Mail Address: mdpinc72@gmail.com

Contractor: Newport Bay Marine Construction Phone No.: 724-372-3201

Mailing Address: South Main St., Berlin, MD 21811
E-Mail Address: info@newportconstruction.com

Recorded Adjacent Property Owner: Benjamin Bae

Property Address: 10359 New Quay Road, Ocean City, MD 21842 - 7377 Gardenview Dr Elkridge, MD 21075
Tax Map: 0021 Parcel: 0008 Lot: 29 Section: A Block: 7

Recorded Adjacent Property Owner: Brian Hoffman Donald + Karen Muckel

Property Address: 10431 New Quay Road, Ocean City, MD 21842
Tax Map: 0021 Parcel: 0008 Lot: 27 Section: A Block: 7

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.

Troy Cook/R. W. Freund POA
Owner/Applicant's Signature Date:

DEPT. USE ONLY:

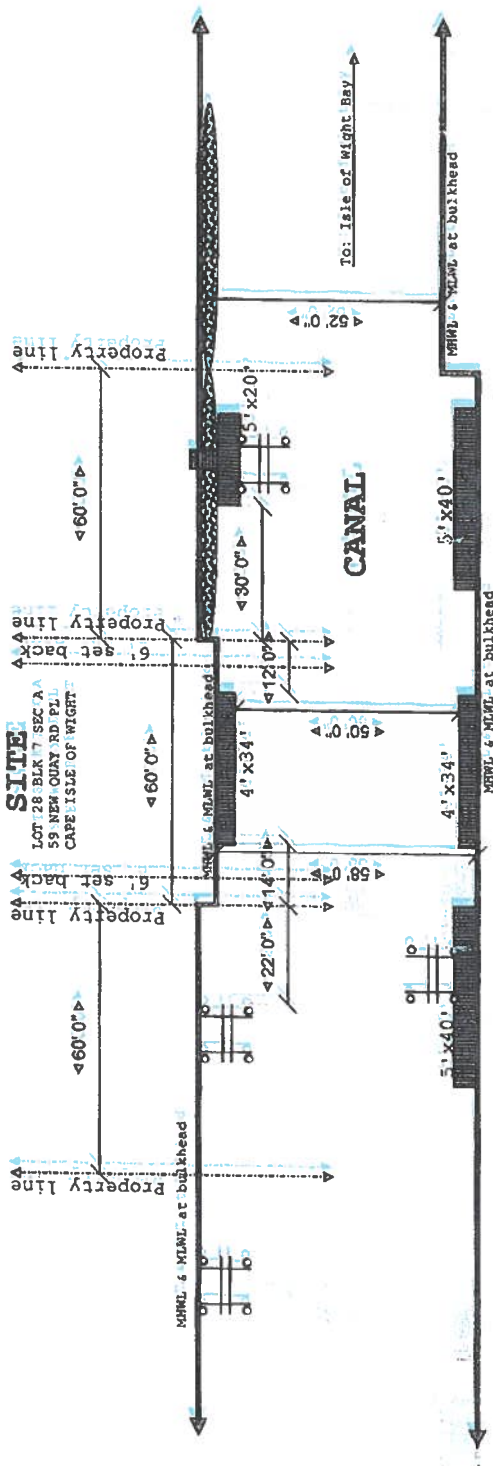
Notification Distribution Date: 4-11-25 Public Comment Deadline: 4-26-25 (15 calendar days)

Department Approval Date: _____ Expiration: _____

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1. There are no known SAV beds in the area.
2. The soundings were taken on 09/10/2022.
3. The maximum channelward extension is 14'.

Install 60' of replacement vinyl bulkhead, and replace a 4 x 34' parallel platform in a new position, stepped out with the new bulkhead lift and one (1) new PWC lift w/t all associated poles. Maximum channel ward extension of 14'.



Site:	10361 New Quay Road, OC MD	Drawing:	1	Project:	Foley	Drawn:	Carouge	Notes:	HIDDEN OAK FARMS, LLC
Title:	EXISTING CONDITIONS	Scale:	1/4"=10'0"	Date:	09/13/2022	Rev:	A		

24-CIP-0972
202461462
176489
11-7-2024
JNC

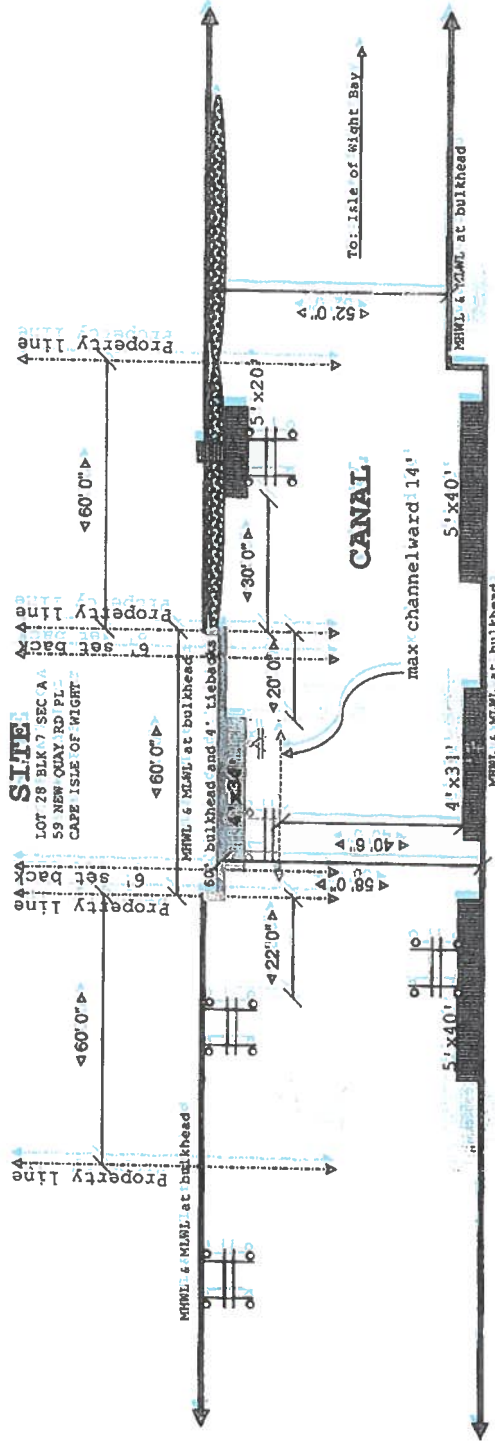
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NOTES

1. There are no known SAV beds in the area.
2. The soundings were taken on 09/10/2022.
3. The maximum channelward extension is 14'.

SCOPE

Install 60' of replacement vinyl bulkhead, and replace a 4' x 34' parallel platform in a new position, stepped out with the new bulkhead. Install one (1) new boat lift and one (1) new PWC lift w/ all associated poles. Maximum channelward extension of 14'.



Site: 10361 New Quay Road, OC MD

Title: PROPOSED CONDITIONS

Drawing: 1

Scale: 1/4"=10'0"

Project: Foley

Date: 09/13/2022

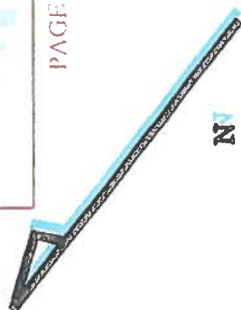
Drawn: Carouge

Rev: A

Notes:

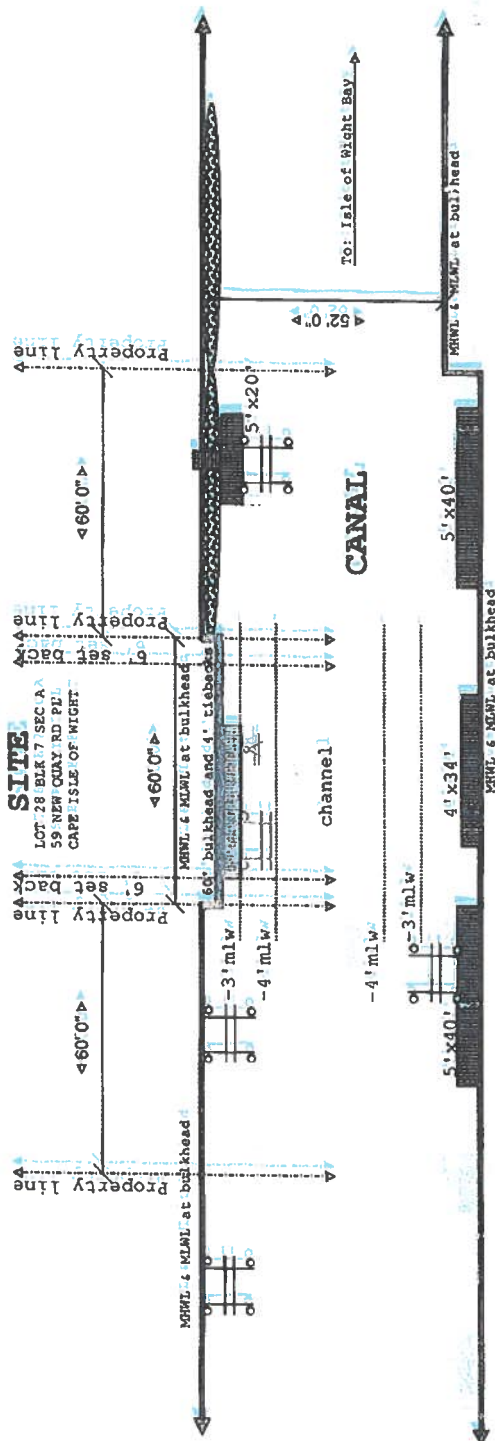
HIDDEN OAK FARMS, LLC

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1. There are no known SAV beds in the area.
2. The soundings were taken on 09/10/2022.
3. The maximum channelward extension is 14'.

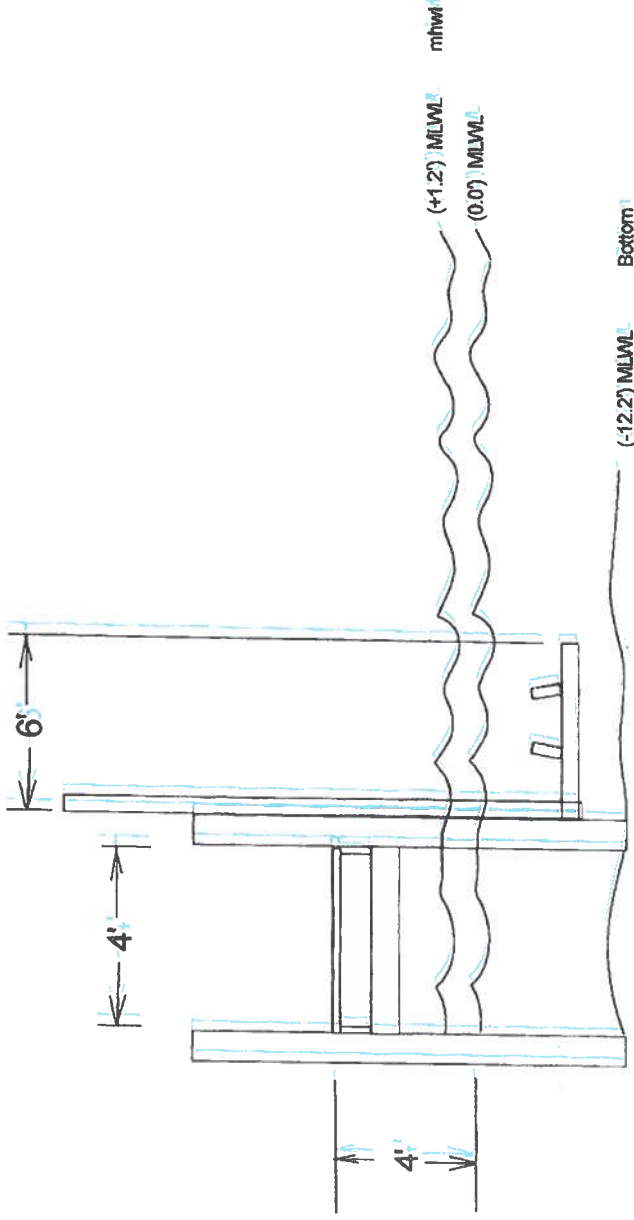
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Install 160' of replacement vinyl bulkhead, and replace a 4 x 34' parallel platform in a new position, stepped out with the new bulkhead. Lift and one (1) new PWC lift w/t all associated poles. Maximum channel ward extension of 14'.
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Site:	10361 New Quay Road, OC MD	Drawing:	1	Project:	Foley	Drawn:	Carouge	Notes:	HIDDEN OAK FARMS, LLC
Title:	DEPTHS	Scale:	1/4"=10'0"	Date:	09/13/2022	Rev:	A		

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Work Scope: PWC on pier cross section, 10361 New Quay
Road, Ocean City, MD

Scale: 1" = 20'

Date:

Owner

Drawn By:

RWF

Lot

Blk

Sec

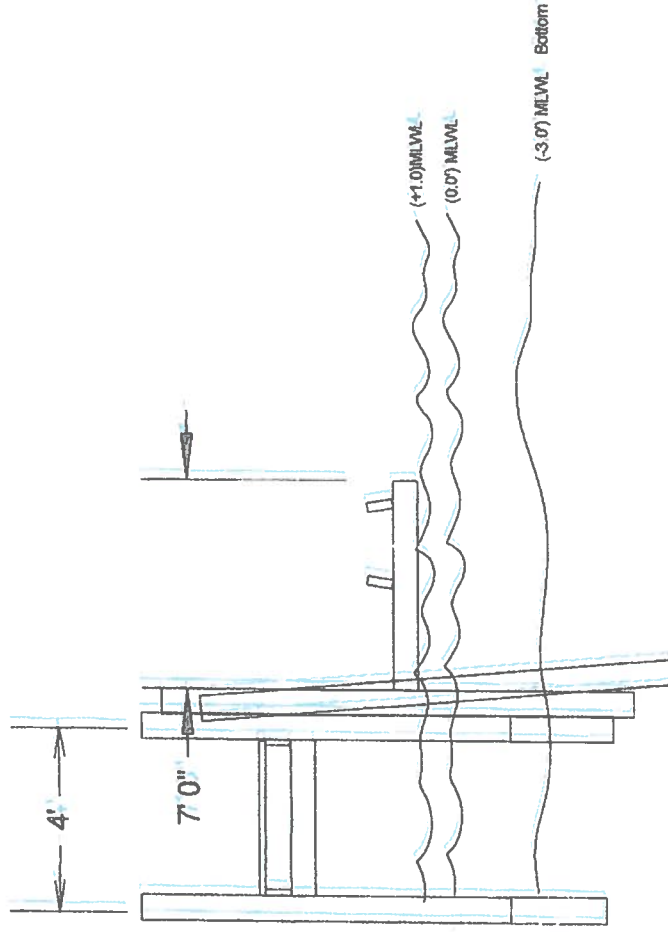
T. Map

Parcel

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10361 New Quay Road Ocean City, MD

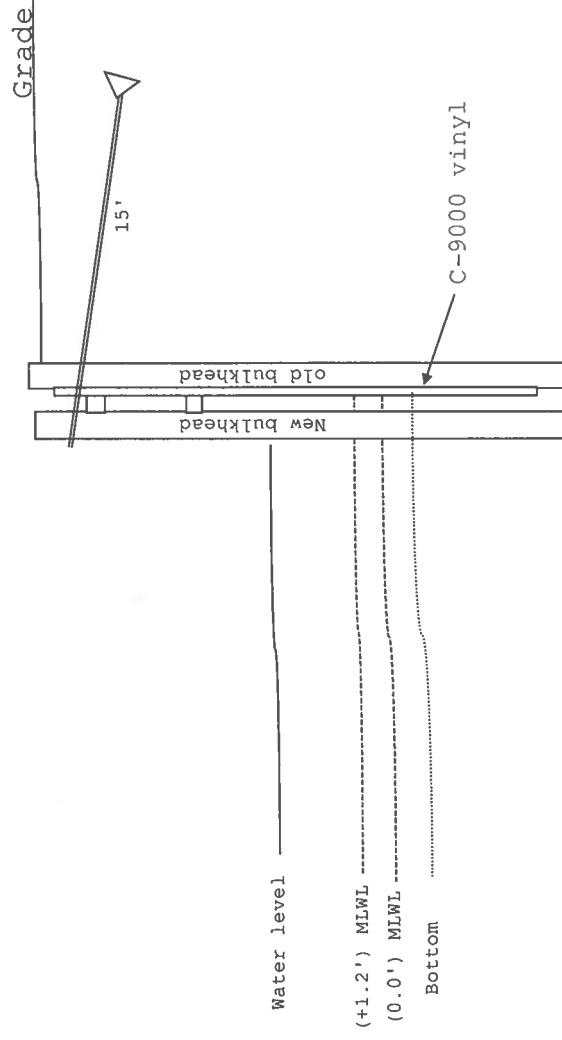


Scale: 1" = 6'

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Bulkhead Cross Section



10361 New Quay

Scale: 1" = 10'



