



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

May 6, 2025

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

Lino & Bonnie Cressotti - Request No. 2025-030 – Request to remove existing 6.5 x 20 dock and reconstruct a new 8x18 dock. Request to install one boat lift. Max channelward extension not to exceed 17'. This project is located at 13 Wharf Court, Berlin, also known as Tax Map 16, Parcel 42, Lot 211. 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 May 21, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-030
Submission Date: 5-6-25

X Major Construction (\$300.00)

 Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

remove existing 6.5x20 dock and re-construct a 8x18 dock and install one (1) boat lift with associated
pilings a maximum of 17' channelward of existing bulkhead face/MHW/MLW

Property Description:

Map: 16 Parcel: 42 Lot: 211 Section: 5 Block: Tax District: 3

Street Address: 13 Wharf Court

Subdivision: Ocean Pines

Dwelling on lot: X Dwelling under construction: Vacant: Commercial:

Owner: Lino & Bonnie Cressotti Phone No. 301-233-1031

Mailing Address: 13 Wharf Court, Ocean Pines, MD 21811

E-Mail Address: lvc813@gmail.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: Roger & Donna Cochran

Property Address: 11 Wharf Court, Ocean Pines, MD 21811

Tax Map: 16 Parcel: 42 Lot: 210 Section: 5 Block:

Recorded Adjacent Property Owner: Antonio & Bonita Curro

Property Address: 15 Wharf Court, Ocean Pines, MD 21811

Tax Map: 16 Parcel: 42 Lot: 212 Section: 5 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.

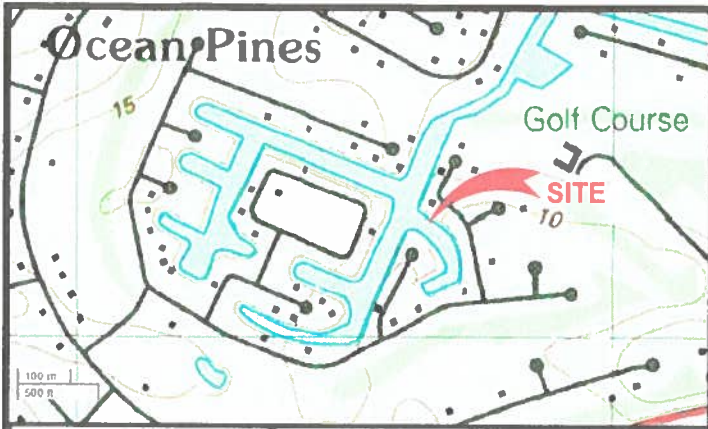
[Signature]
Owner/Applicant's Signature

03/20/2025
Date

DEPT. USE ONLY:

Notification Distribution Date: 5-6-25 Public Comment Deadline: 5-21-25 (15 calendar days)

Department Approval Date: Expiration:



PROJECT DESCRIPTION:

Remove existing 6.5x20 dock and re-construct a 8x18 dock and install a boat lift with associated pilings a maximum of 17' channelward of existing timber bulkhead/MHW/MLW.

EXISTING

WHARF COURT (50' R.O.W.)

A=8.46'
R=100'

A=64.86' R=375'

6' SETBACK

6' SETBACK

Antonio & Bonita Curro
15 Wharf Court
Ocean Pines, MD 21811

13 Wharf Court

Roger & Donna Cochran
11 Wharf Court
Ocean Pines, MD 21811

EX DOCK

EX BOAT LIFT

EX 6.5x20 DOCK

EX DOCK

A=59.18' R=212.50'

ST. MARTIN RIVER
MHW/MLW/BULKHEAD FACE, TYP

EX MOORING PILES

EX DOCK

21 DOCKSIDE COURT

EX DOCK

CRESSOTTI RESIDENCE PROPOSED DOCK AND LIFT 13 WHARF COURT OCEAN PINES

APPLICANT: Lino & Bonnie Cressotti
13 Wharf Court
Ocean Pines, MD 21811
Phone: 301-233-1031
Email: lvc813@gmail.com

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LOCATION: OCEAN PINES SECTION 5
WATERWAY: UNNAMED CANAL ON ST. MARTIN RIVER
WATER DEPTH MEASUREMENTS: 04/07/2025
REFERENCED TO MLW 3:00 P.M.

NO SAV'S

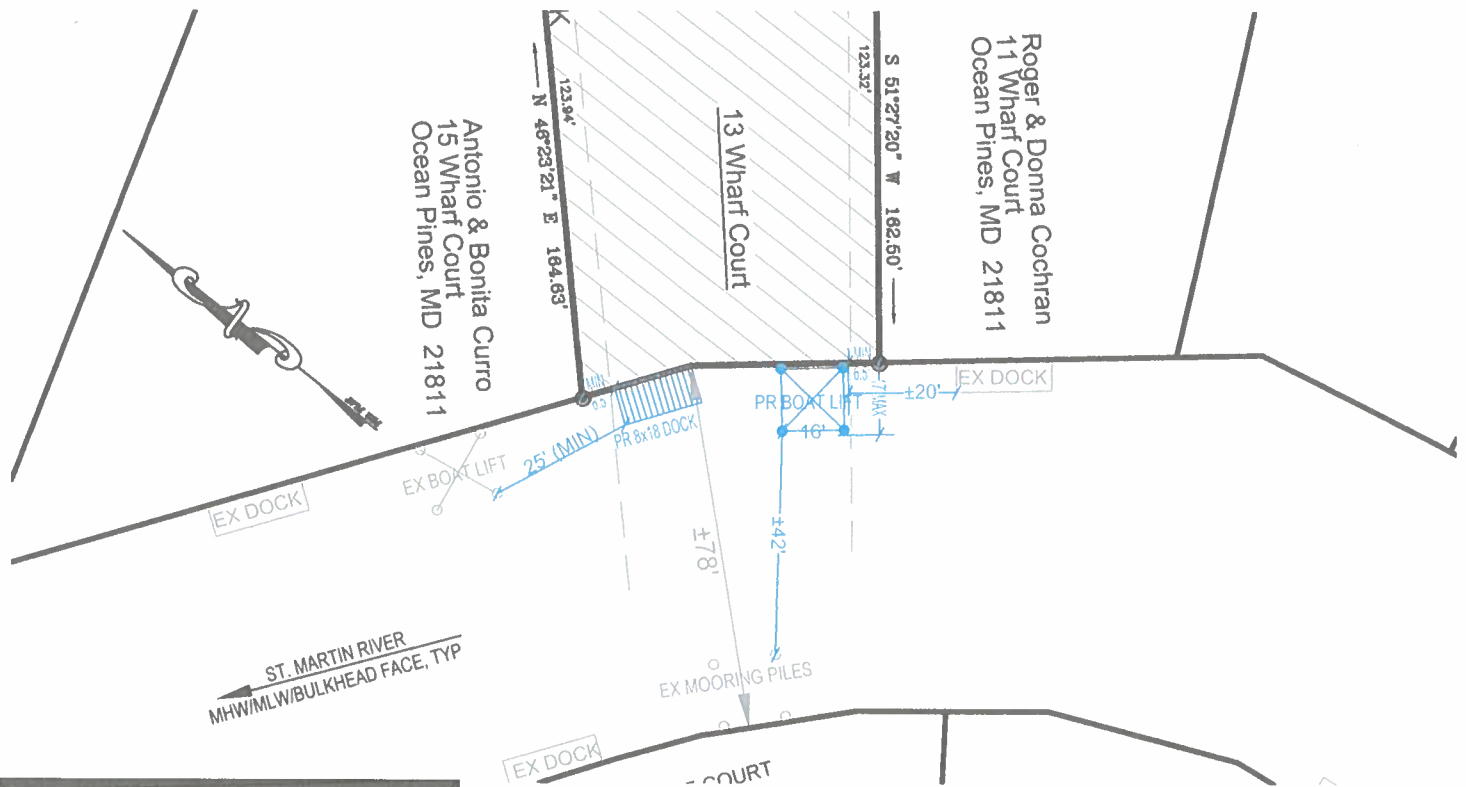
TAX MAP: 16
PARCEL: 42
SECTION: 5
LOT: 211

JOB NUMBER: P25-025	SCALE: 1"=40'	SHEET NO: 1 of 2	DATE: 04/2025	REVISED: n/a
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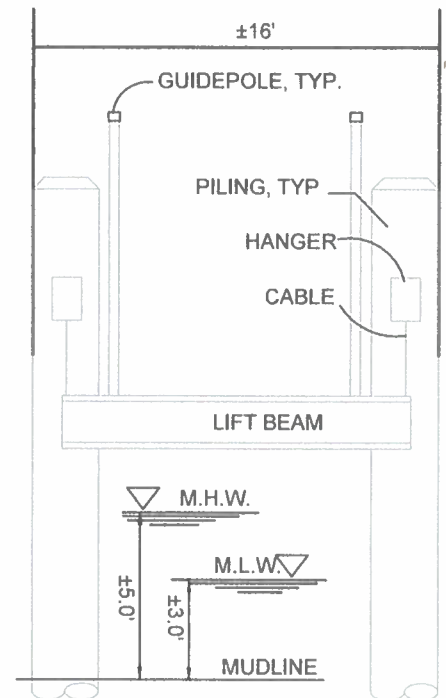
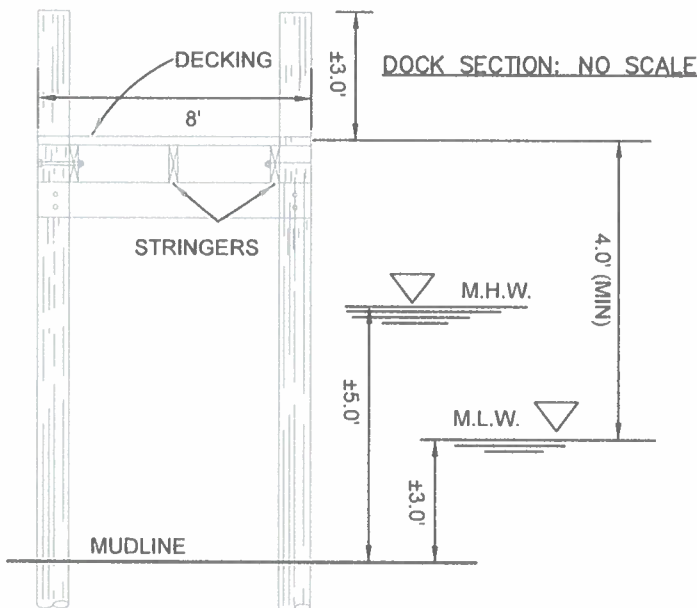
**J. STACEY HART
& ASSOCIATES, INC.**

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



PROPOSED

LIFT SECTION: NO SCALE



**CRESSOTTI RESIDENCE
PROPOSED DOCK AND LIFT
13 WHARF COURT
OCEAN PINES**

APPLICANT: Lino & Bonnie Cressotti
13 Wharf Court
Ocean Pines, MD 21811
Phone: 301-233-1031
Email: lvc813@gmail.com

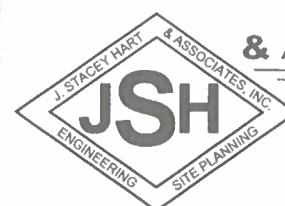
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WATERWAY: UNNAMED CANAL ON ST. MARTIN RIVER
WATER DEPTH MEASUREMENTS: 04/07/2025
REFERENCED TO MLW 3:00 P.M.

NO SAV'S

TAX MAP: 16
PARCEL: 42
SECTION: 5
LOT: 211

JOB NUMBER: P25-025	SCALE: 1"=20'	SHEET NO: 2 of 2	DATE: 04/2025	REVISED: n/a
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