



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

June 25, 2026

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

Julie & Damon Smith - Request No. 2026-043 – Request to construct a 3' x 6' fixed pier over existing revetment, 3' x 99' fixed pier over vegetated marsh with minimum clearance of 3' to the decking, 6' x 209' fixed pier, 8' x 25' "L" platform and installation of a boat lift with associated piles. Max channelward extension 217'. This project is located at Lot 28B Riggins Ridge Rd, Ocean City, also known as Tax Map 27, Parcel 570, Lot 28B, 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 July 10, 2026.**

Sincerely,

Brandy Whitlock  
Natural Resources Specialist II

cc: Interested Parties  
David Bradford, Deputy Director  
File



WORCESTER COUNTY  
SHORELINE CONSTRUCTION  
APPLICATION

Request No.: 2026-043  
Submission Date: 6-25-26

☒ Major Construction (\$300.00)

☐ Minor Construction (\$150.00)

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

Construction of a 3'x6' fixed pier over existing revetment, 3'x99' fixed pier over vegetated marsh w/ min clearance of 3' to the deck, 6'x204' fixed pier, 8'x25' L platform, and installation of a boat lift w/ associated piers all with max channelward encroachment of 217'

**Property Description:**

Map: 27 Parcel: 570 Lot: 28B Section: \_\_\_\_\_ Block: 6 Tax District: 10  
Street Address: Lot 28B Riffin Ridge Rd. West Ocean City, MD 21842  
Subdivision: \_\_\_\_\_  
Dwelling on lot: \_\_\_\_\_ Dwelling under construction: \_\_\_\_\_ Vacant: ☒ Commercial: \_\_\_\_\_

Owner: Julie + Ramon Smith Phone No. 703-966-7848  
Mailing Address: 327 Sherwood Dr. Vienna, VA 22180  
E-Mail Address: dsmith@bigeyedirect.com

Contractor: RG Murphy LLC Phone No.: 410-353-5015  
Mailing Address: 10773 Bishopville Rd. Bishopville, MD 21813  
E-Mail Address: rgmurphy@comcast.net

Recorded Adjacent Property Owner: Lenzy + Gwendolyn Graefe  
Property Address: 13018 Riffin Ridge Rd. Ocean City, MD 21842  
Tax Map: 27 Parcel: 570 Lot: 14 Section: \_\_\_\_\_ Block: 6

Recorded Adjacent Property Owner: Michael + Kathleen Marshall  
Property Address: 13020 Riffin Ridge Rd. West Ocean City, MD 21842 - 12111 Pimlico Ln  
Tax Map: 27 Parcel: 570 Lot: 27B Section: \_\_\_\_\_ Block: 6 Berlin, MD 21811

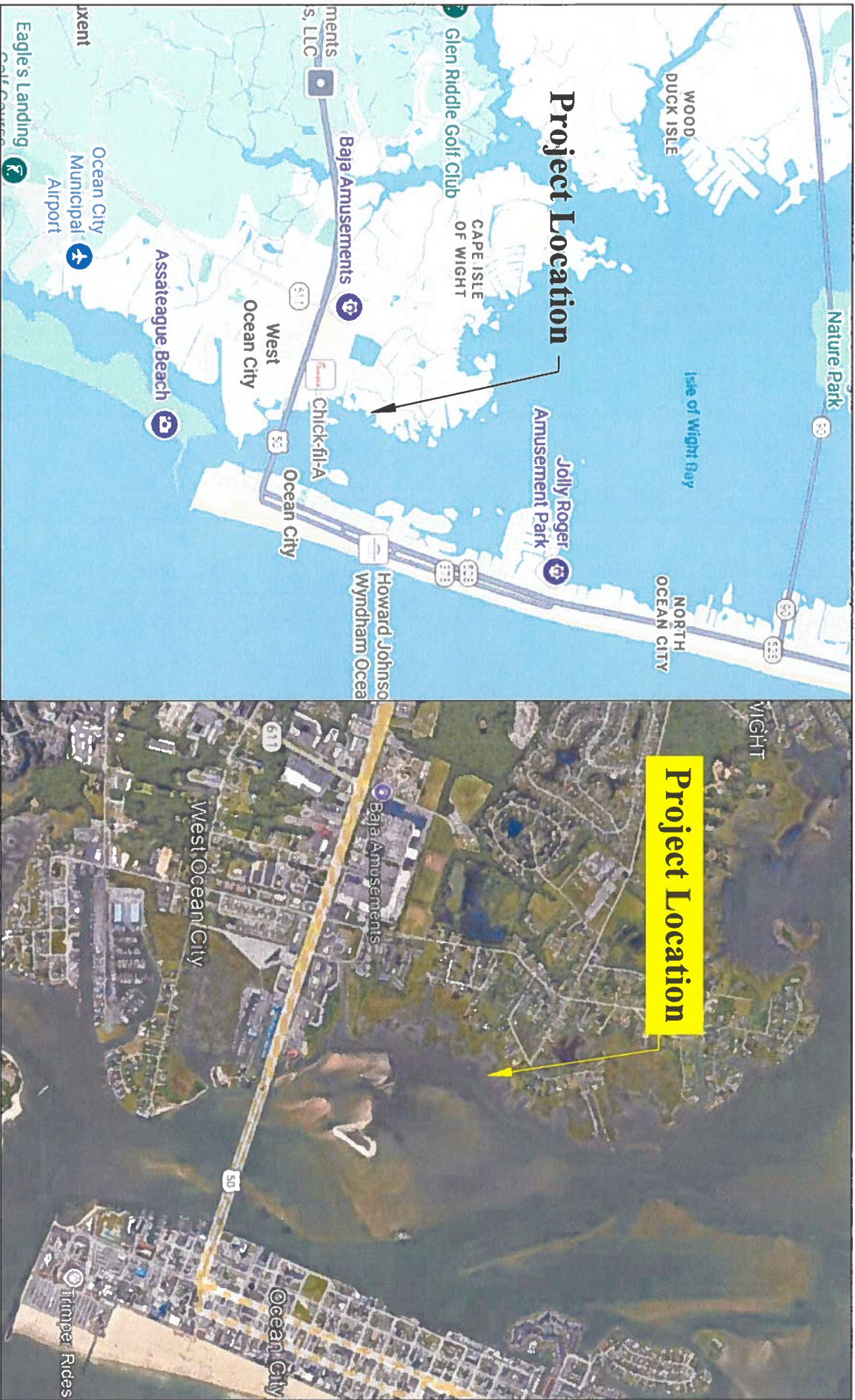
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

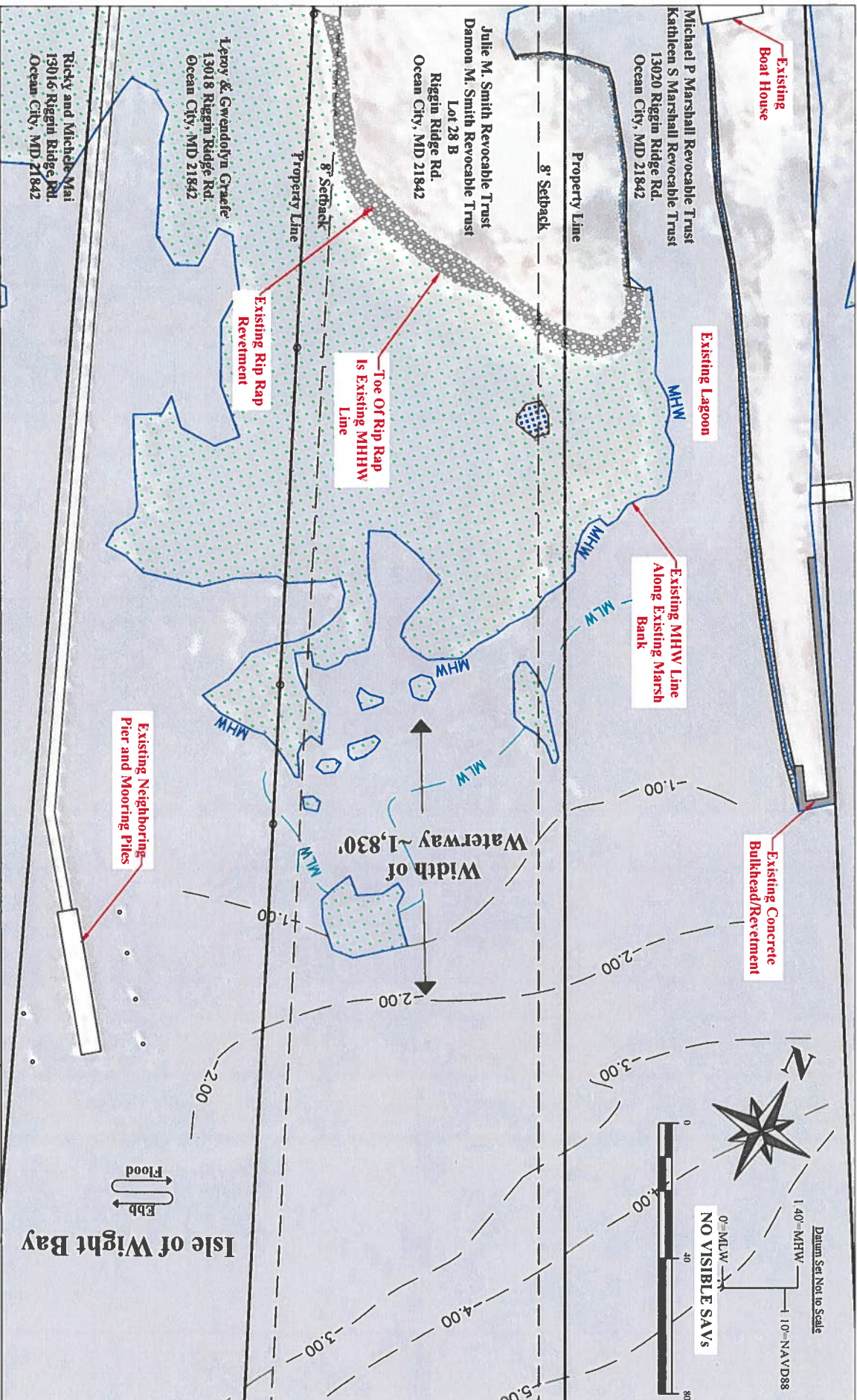
6/11/2026  
Date

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**DEPT. USE ONLY:**

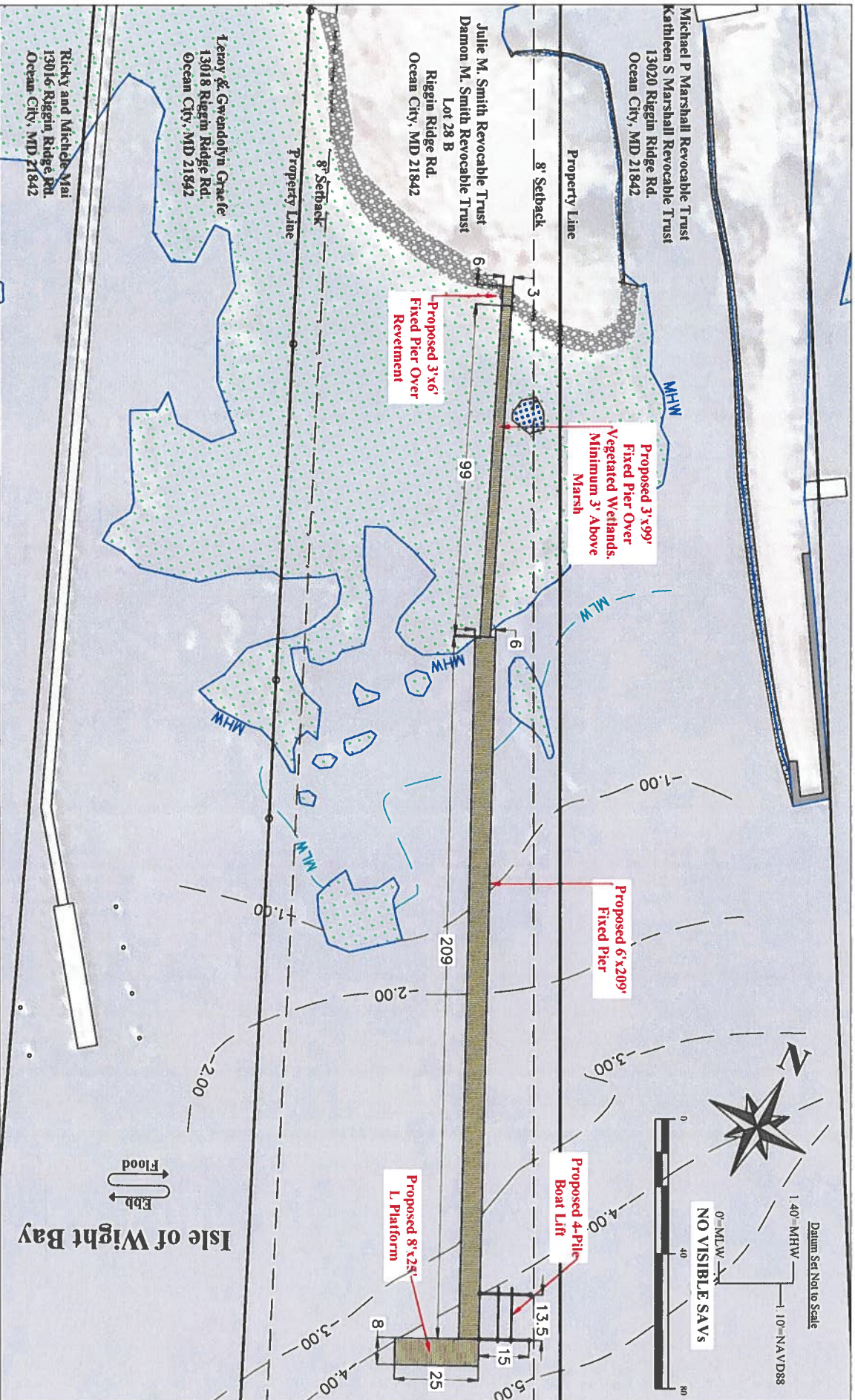
Notification Distribution Date: 6-25-26 Public Comment Deadline: 7-10-26 (15 calendar days)  
Department Approval Date: \_\_\_\_\_ Expiration: \_\_\_\_\_



|                                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                            |               |                                                                                                                                                                                                                                                                                                                                      |                  |                                                                         |  |
|-----------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------|--|
| <b>Sheet</b><br><b>1 of 6</b>                                                                                   |  | <b>Drawing Details</b>                                                                                                                                                                                                                                                                                                                                     |               | <b>Work Scope</b>                                                                                                                                                                                                                                                                                                                    |                  | <b>Vicinity</b>                                                         |  |
| <b>Scale</b><br><b>NTS</b>                                                                                      |  | <b>Date Drawn:</b> 1/2/2026<br><b>Survey Date:</b> 12/20/2025<br><b>Drawn By:</b> TJ<br><b>File Name:</b> Lot 28B Rieggin Ridge Rd.<br><b>Notes:</b> Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to ML W Using NOAA's VDATUM with interpolations from local tide data. |               | Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'. |                  | <b>Tidal Solutions, LLC</b><br>12314 Bette Dr.<br>Bishopville, MD 21813 |  |
| <b>Owner:</b> Damon & Julie Smith<br>Lot 28 B Rieggin Ridge Rd.<br>Ocean City, MD 21842<br>Worcester County, MD |  | <b>Lot</b>                                                                                                                                                                                                                                                                                                                                                 | <b>Parcel</b> | <b>Map</b>                                                                                                                                                                                                                                                                                                                           | <b>Plot Book</b> |                                                                         |  |
| 28B                                                                                                             |  | 0570                                                                                                                                                                                                                                                                                                                                                       | 27            | MSA C2157-9504                                                                                                                                                                                                                                                                                                                       | 250/10           |                                                                         |  |



|                                                                                                          |  |                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                                                                                      |  |                                                                         |  |
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| <b>Sheet</b><br><b>2 of 6</b>                                                                            |  | <b>Drawing Details</b>                                                                                                                                                                                                                                                                                                                                      |  | <b>Work Scope</b>                                                                                                                                                                                                                                                                                                                    |  | <b>Existing Conditions</b>                                              |  |
| <b>Scale</b><br><b>1"=40'</b>                                                                            |  | <b>Date Drawn:</b> 1/27/2026<br><b>Survey Date:</b> 12/20/2025<br><b>Drawn By:</b> TJ<br><b>File Name:</b> Lot 28B Rieggin Ridge Rd.<br><b>Notes:</b> Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELEV's converted to MLW Using NOAA's VDATUM with interpolations from local tide data. |  | Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'. |  | <b>Tidal Solutions, LLC</b><br>12314 Bette Dr.<br>Bishopville, MD 21813 |  |
| Owner: Damon & Julie Smith<br>Lot 28 B Rieggin Ridge Rd.<br>Ocean City, MD 21842<br>Worcester County, MD |  | Lot: 28B<br>Parcel: 0570<br>Map: 27<br>Plot Book: 250/10<br>MSA C2157-9504                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                                                                                                                                                      |  |                                                                         |  |



#### Drawing Details

**Sheet**  
**3 of 6**

**Scale**  
**1"=40'**

**Date Drawn:** 1/2/2026  
**Survey Date:** 12/20/2025  
**Drawn By:** TJ  
**File Name:** Lot 28B Riggins Ridge Rd.  
**Notes:** Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.

#### Work Scope

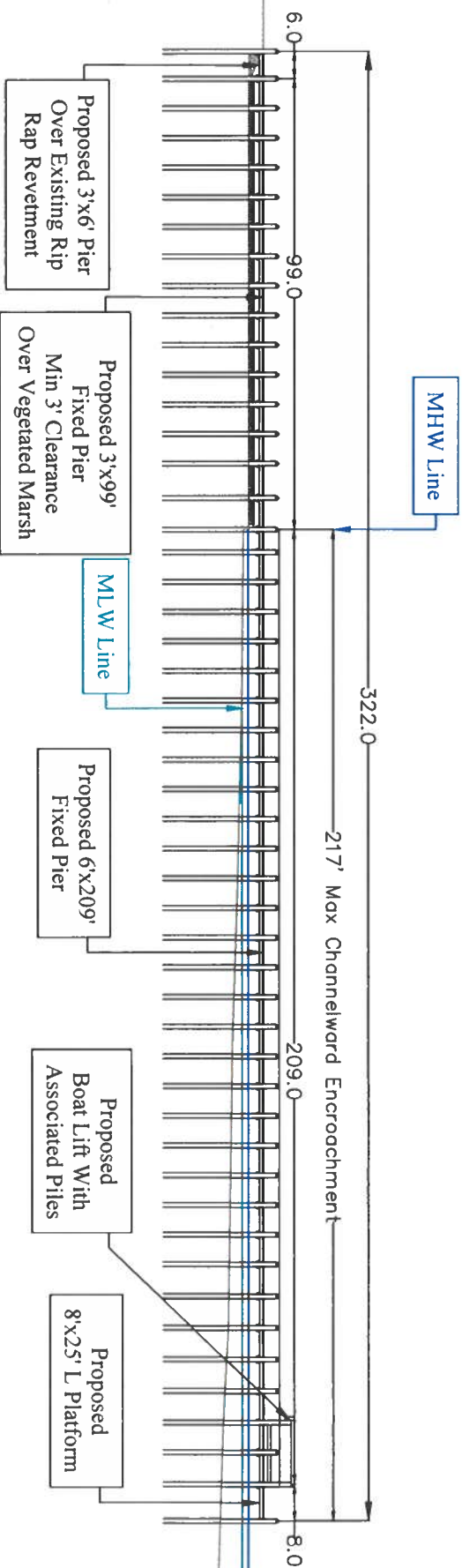
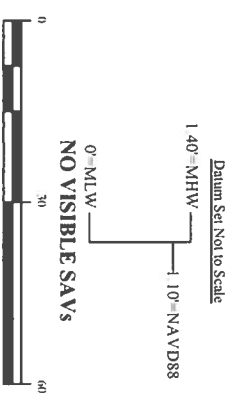
Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.

**Owner:** Damon & Julie Smith  
Lot 28 B Riggins Ridge Rd  
Ocean City, MD 21842  
Worcester County MD

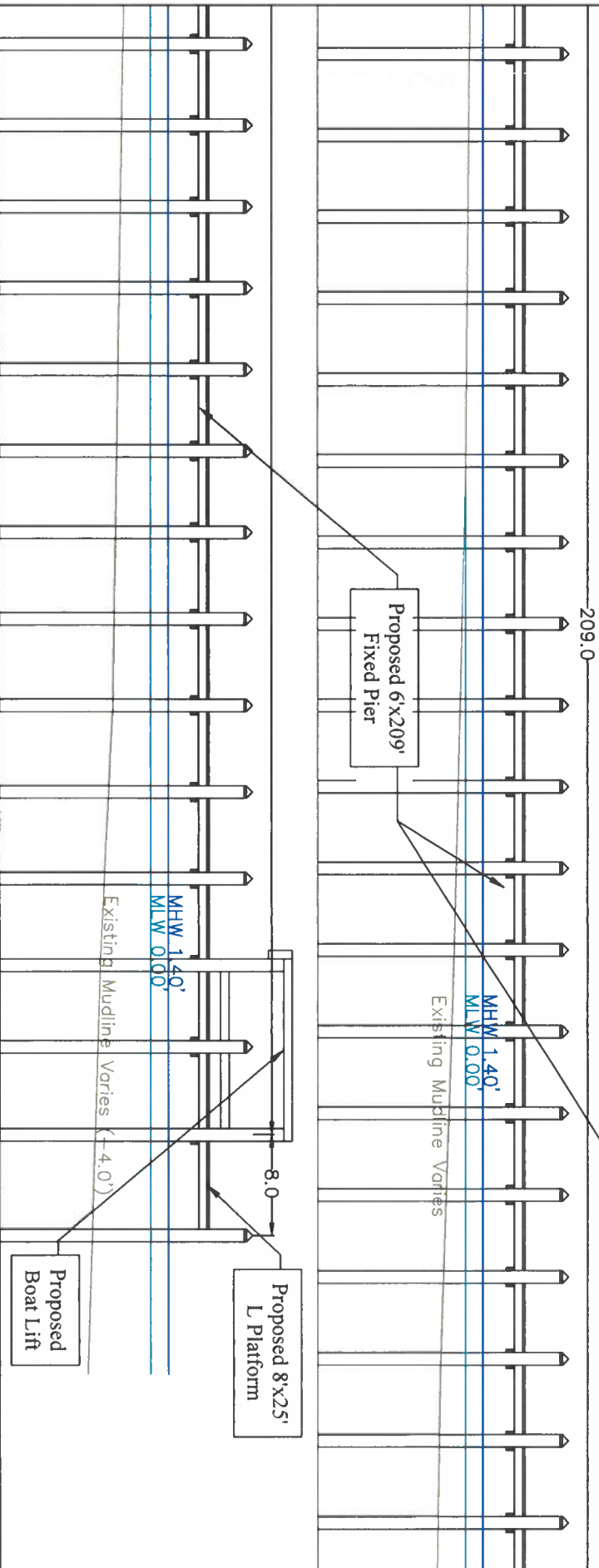
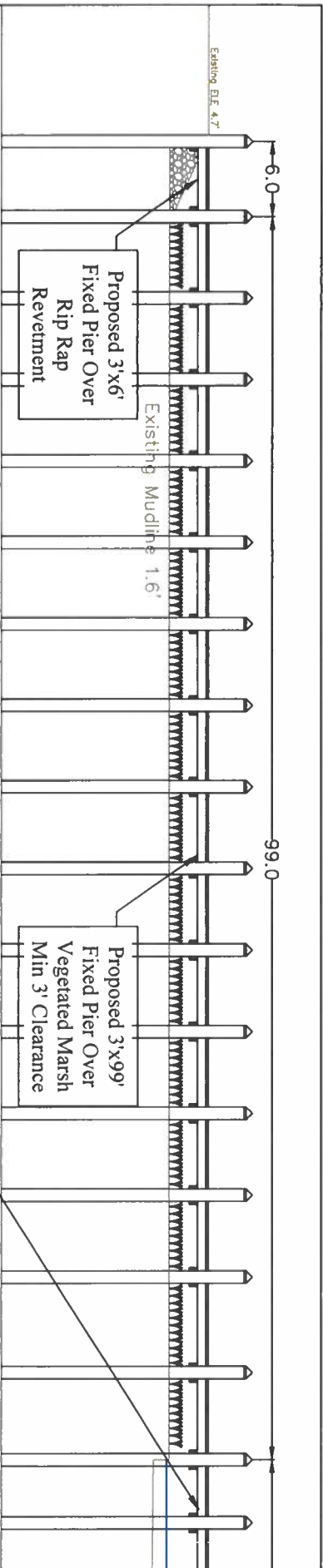
**Lot** 28B  
**Parcel** 0570  
**Map** 27  
**Pitt Book** 250/10  
**MSA** C2157-9504

**Proposed**  
**Conditions**

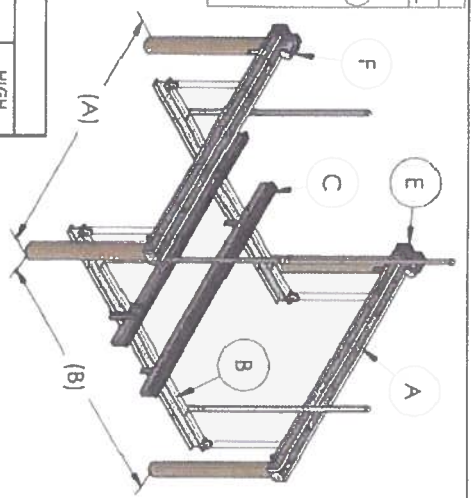
**Tidal Solutions, LLC**  
12314 Bette Dr.  
Bishopville, MD 21813



|                 |                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                         |            |                |           |                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |                                                                                                                             |  |
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| Sheet<br>4 of 6 | <div>Drawing Details</div> <div>Date Drawn: 1/2/2026<br/>Survey Date: 12/20/2025<br/>Drawn By: TJ<br/>File Name: Lot 28B Riggins Ridge Rd.<br/>Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.</div> |                                                                                                         |            |                |           | <div>Work Scope</div> <div>Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'.</div> |  |  |  |  | <div>Proposed<br/>Conditions: X-Section</div> <div>Tidal Solutions, LLC<br/>12314 Bette Dr.<br/>Bishopville, MD 21813</div> |  |
|                 | Scale<br>1"=30'                                                                                                                                                                                                                                                                                                                                                  | Owner: Damon & Julie Smith<br>Lot 28 B Riggins Ridge Rd<br>Ocean City, MD 21842<br>Worcester County, MD | Lot<br>28B | Parcel<br>0570 | Map<br>27 | Plot Book<br>250/10<br>MSA C2157-9504                                                                                                                                                                                                                                                                                                                                 |  |  |  |  |                                                                                                                             |  |



|                               |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                            |
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| <b>Sheet</b><br><b>5 of 6</b> | <b>Drawing Details</b><br><b>Date Drawn:</b> 1/2/2026<br><b>Survey Date:</b> 12/20/2025<br><b>Drawn By:</b> TJ<br><b>File Name:</b> Lot 28B Riggin Ridge Rd.<br><b>Notes:</b> Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data. | <b>Work Scope</b><br>Construction of a 3'x6' fixed pier over existing rip rap revetment, 3'x99' fixed pier over vegetated marsh with a min clearance of 3' to the decking, 6'x209' fixed pier over tidal waters, 8'x25' L platform, and installation of a boat lift with associated piles all with a maximum channelward encroachment not to exceed 217'. | <b>Proposed</b><br><b>Conditions: X-Section</b><br><b>Tidal Solutions, LLC</b><br>12314 Bette Dr.<br>Bishopville, MD 21813 |
| <b>Scale</b><br><b>1"=12'</b> |                                                                                                                                                                                                                                                                                                                                                                                    | <b>Owner:</b> Damon & Julie Smith<br>Lot 28 B Riggin Ridge Rd<br>Ocean City, MD 21842<br>Worcester County, MD                                                                                                                                                                                                                                             |                                                                                                                            |
|                               |                                                                                                                                                                                                                                                                                                                                                                                    | <b>Lot</b> 28B<br><b>Parcel</b> 0570<br><b>Map</b> 27<br><b>Plan Book</b> 250/10<br>MSA C2157-9504                                                                                                                                                                                                                                                        |                                                                                                                            |



|                                                                                                                                                                                                                                                                                                                                                                  |  |      |        |                          |                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |
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| Owner: Damon & Julie Smith<br>Lot 38 B Riggins Ridge Rd.<br>Ocean City, MD 21826<br>Worcester County, MD                                                                                                                                                                                                                                                         |  | Lot  | Parcel | Map                      | Pin Book                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |
| 28B                                                                                                                                                                                                                                                                                                                                                              |  | 0570 | 27     | 250/10<br>MSA C2157-9504 |                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |

|                                                           |  |                                 |  |
|-----------------------------------------------------------|--|---------------------------------|--|
| <div>Tidal Solution</div> <div>Proposed Conditions:</div> |  | <div>Proposed Conditions:</div> |  |
| 12314 Bethesda<br>Bishopville, N                          |  |                                 |  |

**Proposed  
Conditions: Boat Lift  
Tidal Solutions, LLC**  
12314 Bette Dr.  
Bishopville, MD 21813

**Lot 28B Riggin Ridge Rd. Site Photos**



