



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 17, 2024

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

Joseph Ozalas– Request No. 2024-039 - Request to replace 75’ of vinyl bulkhead. Max channelward extension 18”. This project is located at 19 Alton Point, Ocean Pines, also known as Tax map 16, Parcel 96, Section 14B, Lot 144. 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 2, 2024.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
Joy S. Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2024-039
Submission Date: 4-17-24

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

Written Description of Proposed Improvement (include channelward distance):
75'ft of vinyl replacement bulkhead within 18" channelward

Property Description:

Map: 0016 Parcel: 0096 Lot: 144 Section: 14B Block: — Tax District: Plat 121025
Street Address: 19 Alton Point Rd, Berlin, Md. 21811
Subdivision: 014B Terns Landing
Dwelling on lot: ✓ Dwelling under construction: Vacant: Commercial:

Owner: Joseph G. Ozalas Phone No. 301-800-1191
Mailing Address: 19 Alton Point Rd, Berlin, Md. 21811
E-Mail Address: Archie90210@yahoo.com

Contractor: Just-Rite Marine Inc. Phone No.: 410-641-9961
Mailing Address: 9316 Carcy Rd, Berlin, Md. 21811
E-Mail Address: mike@justritemarine.com

Recorded Adjacent Property Owner: Jimmy W. Trout
Property Address: 17 Alton Point Rd, Berlin, Md. 21811 - 8606 Hunters Dr
Tax Map: 0016 Parcel: 0096 Lot: 145 Section: 14B Block: Frederick, MD 21701

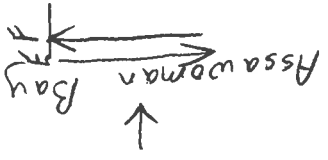
Recorded Adjacent Property Owner: Nancy M. Cannady
Property Address: 21 Alton Point Rd Berlin, Md. 21811
Tax Map: 0016 Parcel: 0096 Lot: 143 Section: 14B Block:

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] 4/13/2024
Owner/Applicant's Signature Date

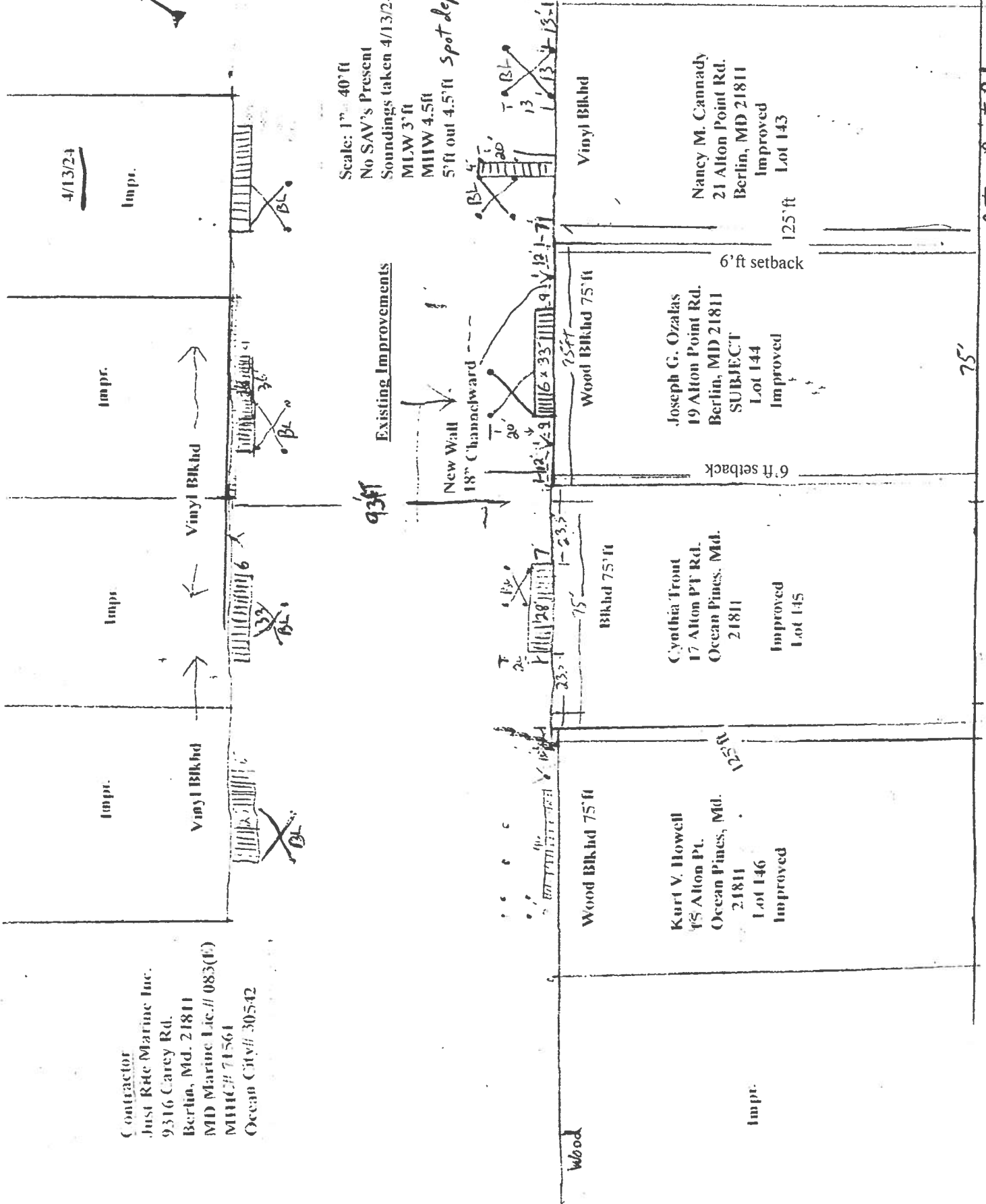
DEPT. USE ONLY:

Notification Distribution Date: 4-17-24 Public Comment Deadline: 5-2-24 (15 calendar days)
Department Approval Date: Expiration:



Contractor
 Just Rite Marine Inc.
 9316 Carey Rd.
 Berlin, Md. 21811
 MD Marine Lic. # 083(F)
 MHIC# 71561
 Ocean City# 30542

Scale: 1" = 40' ft
 No SAV's Present
 Soundings taken 4/13/24
 MLW 3' ft
 MHW 4.5' ft
 5' ft out 4.5' ft Spot depths



Art. 21-21-1

75'

Impr.

Kurt V. Howell
 15 Alton Pt.
 Ocean Pines, Md.
 21811
 Lot 146
 Improved

Cynthia Front
 17 Alton Pt Rd.
 Ocean Pines, Md.
 21811
 Improved
 Lot 145

Joseph G. Ozalas
 19 Alton Point Rd.
 Berlin, MD 21811
 SUBJECT
 Lot 144
 Improved

Nancy M. Cannady
 21 Alton Point Rd.
 Berlin, MD 21811
 Improved
 Lot 143

Wood

Wood BKhd 75' ft

BKhd 75' ft

Wood BKhd 75' ft

Vinyl BKhd

Existing Improvements

New Wall 18" Channelward

93' ft

6' ft setback

6' ft setback

125' ft

23.5'

23.5'

23.5'

23.5'

23.5'

23.5'

23.5'

23.5'

23.5'

23.5'

23.5'

23.5'

23.5'

23.5'

23.5'

23.5'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

4'

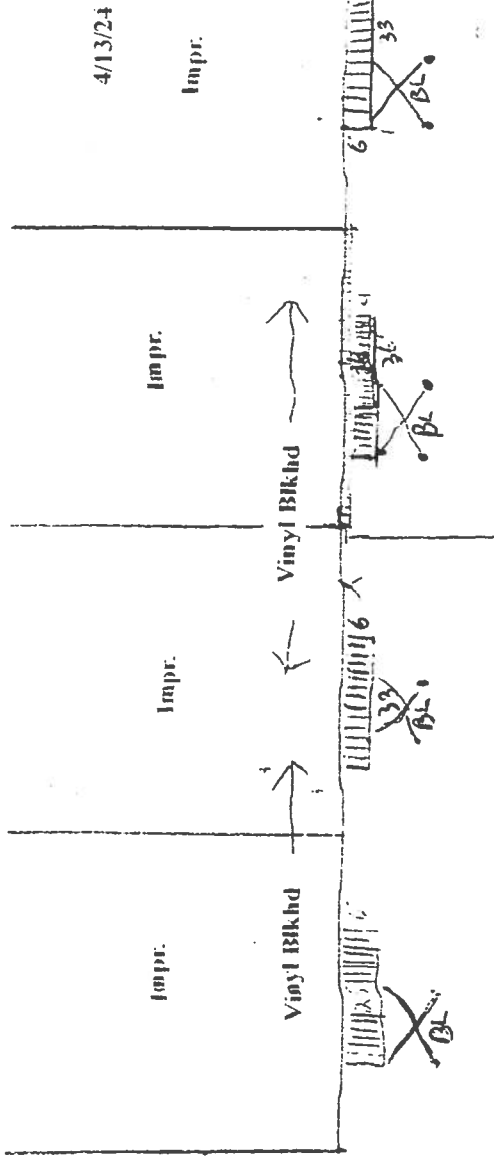
4'

4'

4'



Assawomen Bay
←
←

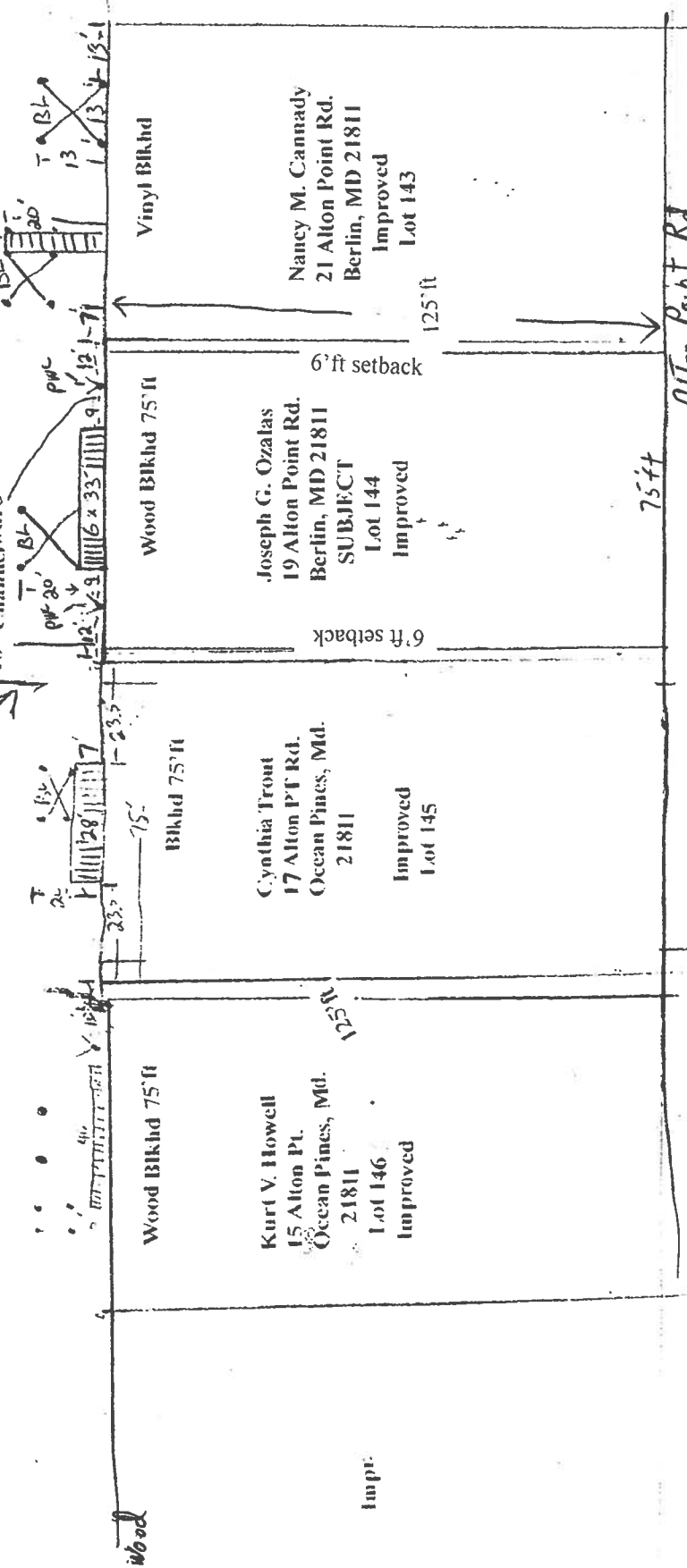


Scale: 1" = 40' ft
 No SAV's Present
 Soundings taken 4/13/24
 MLW 3' ft
 MHW 4.5 ft
 5' ft out 4.5' ft

93ft

Proposed Improvements
 75' ft of vinyl replacement bulkhead
 Within 18" channelward per engineered drawing

New Wall
 18" Channelward



Wood

Kurt V. Howell
 15 Alton Pt.
 Ocean Pines, Md.
 21811
 Lot 146
 Improved

Cynthia Trout
 17 Alton Pt Rd.
 Ocean Pines, Md.
 21811
 Improved
 Lot 145

Joseph G. Ozalas
 19 Alton Point Rd.
 Berlin, MD 21811
 SUBJECT
 Lot 144
 Improved

Nancy M. Cannady
 21 Alton Point Rd.
 Berlin, MD 21811
 Improved
 Lot 143

Impr.

6' ft setback

6' ft setback

125' ft

75ft

Alton Point Rd.

4/13/24

3 of 3

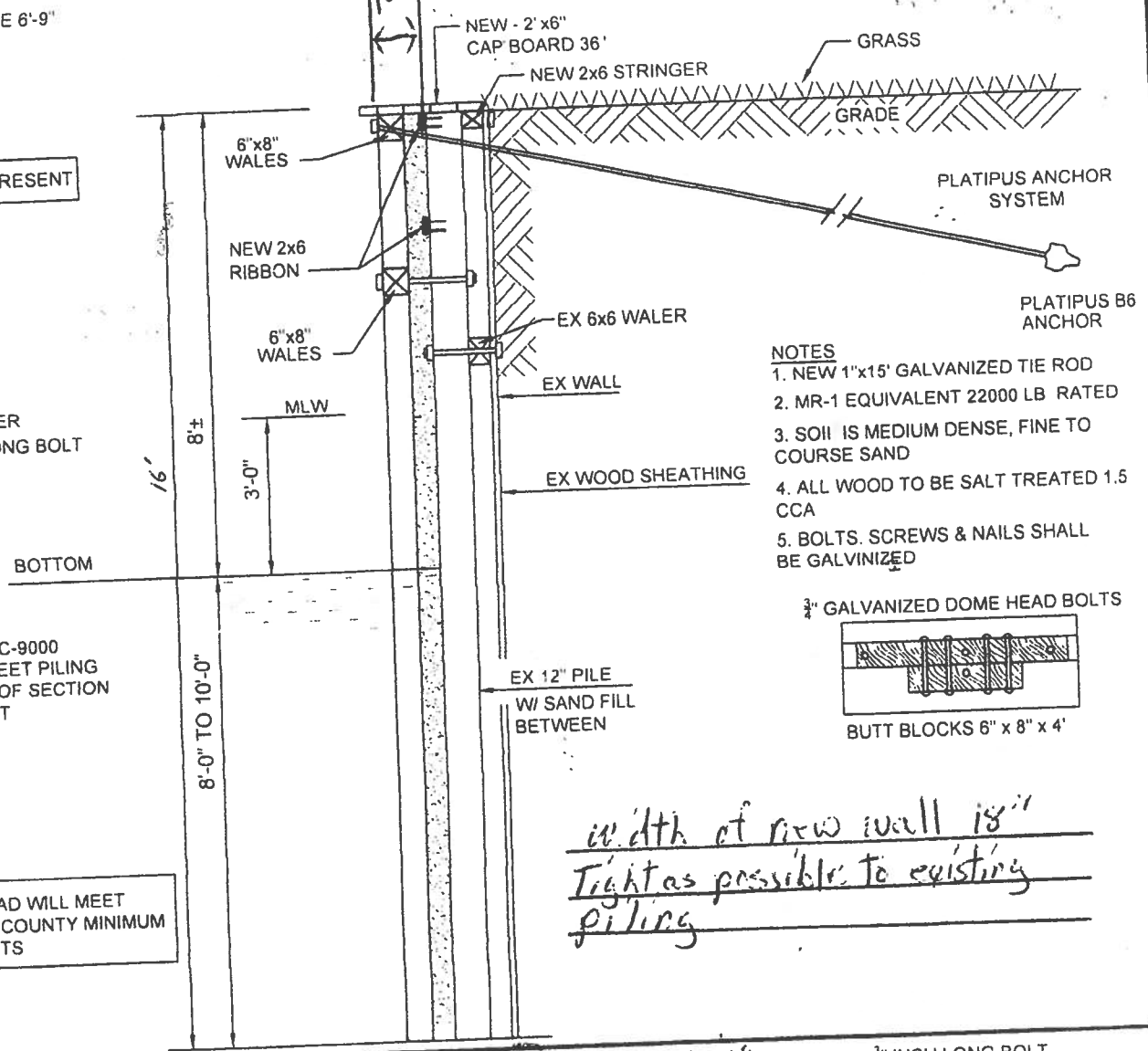
BULKHEAD FACE 6'-9"
MAXIMUM 8'-0"
MLW 3'-0"
MHW 4'-6"

NO S.A.V.'S PRESENT

NEW
6"x8" WALER
3/4" INCH LONG BOLT

NEW C-LOC-9000
VINYL SHEET PILING
9" DEPTH OF SECTION
16' LENGTH

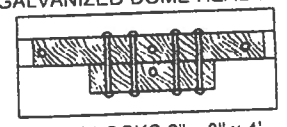
THIS BULKHEAD WILL MEET
WORCESTER COUNTY MINIMUM
REQUIREMENTS



NOTES

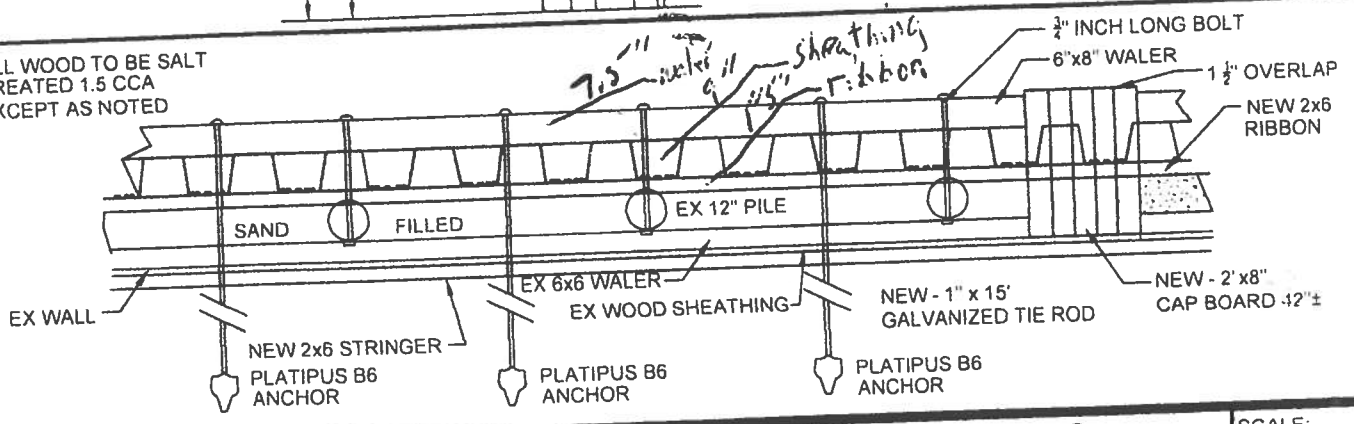
1. NEW 1"x15' GALVANIZED TIE ROD
2. MR-1 EQUIVALENT 22000 LB RATED
3. SOIL IS MEDIUM DENSE, FINE TO COURSE SAND
4. ALL WOOD TO BE SALT TREATED 1.5 CCA
5. BOLTS, SCREWS & NAILS SHALL BE GALVANIZED

3/4" GALVANIZED DOME HEAD BOLTS



*width of new wall is 18"
Tight as possible to existing
piling*

ALL WOOD TO BE SALT
TREATED 1.5 CCA
EXCEPT AS NOTED



BULK HEAD REPLACEMENT SECTION

FOR:
Joseph G. Ozalas, Jr.
19 Alton Point Rd.
Berlin, MD 21811

SUBJECT
Improved

BUILDER:
JUST RITE MARINE INC.
9318 CAREY ROAD
BERLIN - MARYLAND
WORCESTER COUNTY
410.641.9961
MRIC LICENSE # 083(E)

SCALE:

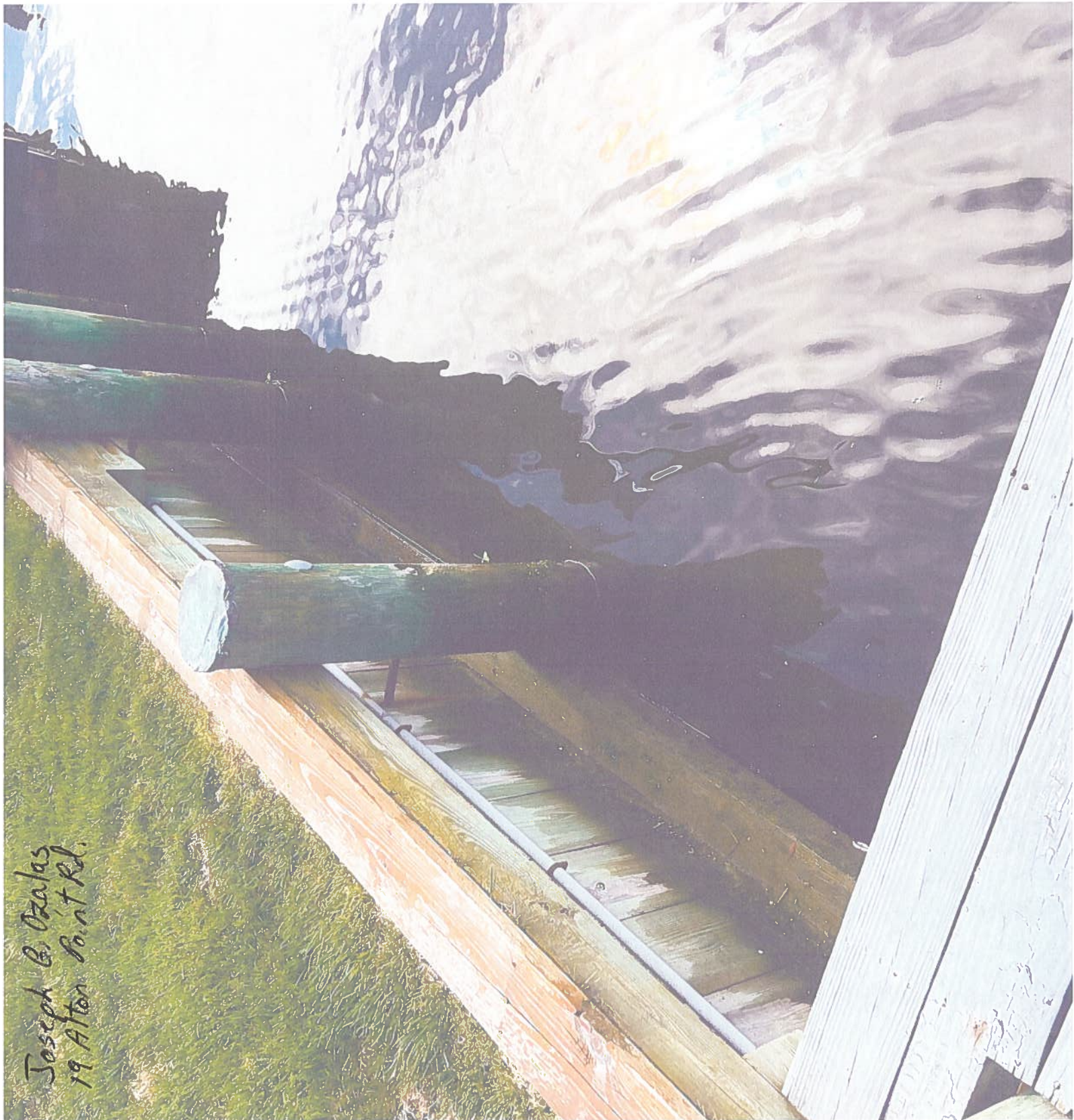
DRAWN BY
JRW

DESIGNED BY
JRW

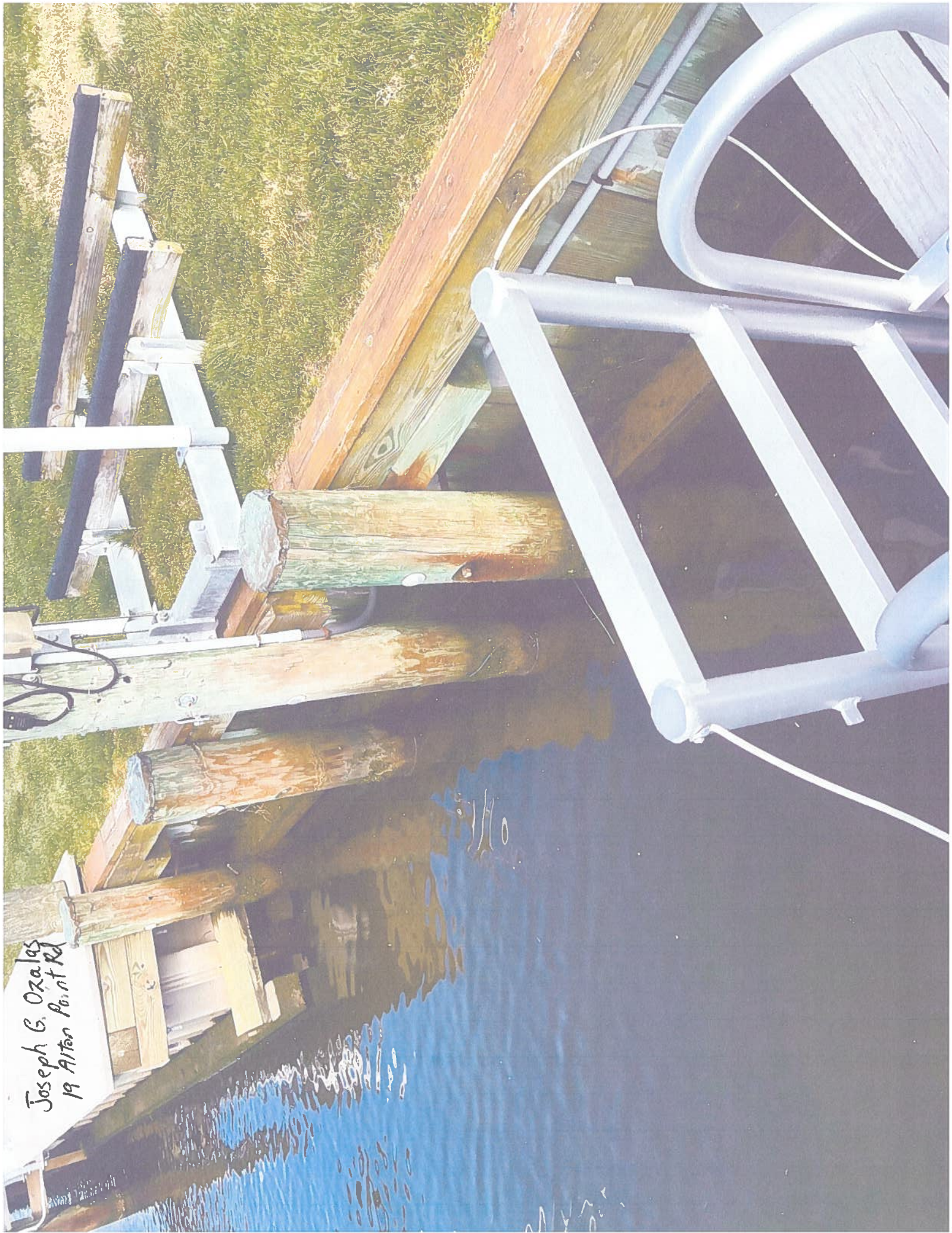
DATE:
12-09-2021



Joseph B. Ozolas
19 Hittor Point Rd.



Joseph B. Ozalas
19 Alton Point Rd.



Joseph G. Ozalas
19 Arden Point Rd