



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

August 30, 2024

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

Michael Lukas— Request No. 2024-079 - Request to install one boat lift with associated pilings. Max channelward extension 140'. This project is located at Pines Point Marina Slip B64, Ocean Pines, also known as Tax Map 16, Parcel 113, Slip B64, 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 September 14, 2024.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2024-079
Submission Date: 8-30-24

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

Written Description of Proposed Improvement (include channelward distance):
Install one boat lift with associate pilings w/ a max Chnl distance 140

Property Description:

Map: 0016 Parcel: 0113 Lot: B64 Section: Block: Tax District: 03
Street Address: Pines Point Marina Slip B-64
Subdivision:
Dwelling on lot: Dwelling under construction: Vacant: Commercial:

Owner: Michael Lukas Phone No. 302-530-7104
Mailing Address: mjluk@verizon.net
E-Mail Address: 1012 Baybreeze Ln, Berlin, MD 21811

Contractor: Ocean City Boat Lifts & Marine Construction Phone No. 410-352-5095
Mailing Address: 12010 Industrial Park Rd., Unit 11, Bishopville, MD 21813
E-Mail Address: oceancitylifts.kayla@aol.com

Recorded Adjacent Property Owner: Naleppa Family Revocable Trust
Property Address: 253 Charleston Rd., Berlin, MD 21811
Tax Map: 0016 Parcel: 0113 Lot: B66 Section: Block:

Recorded Adjacent Property Owner: Robert & Margaret Richards
Property Address: 153 Kings Gate Dr., Lititz, PA 17543
Tax Map: 0016 Parcel: 0113 Lot: B62 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.

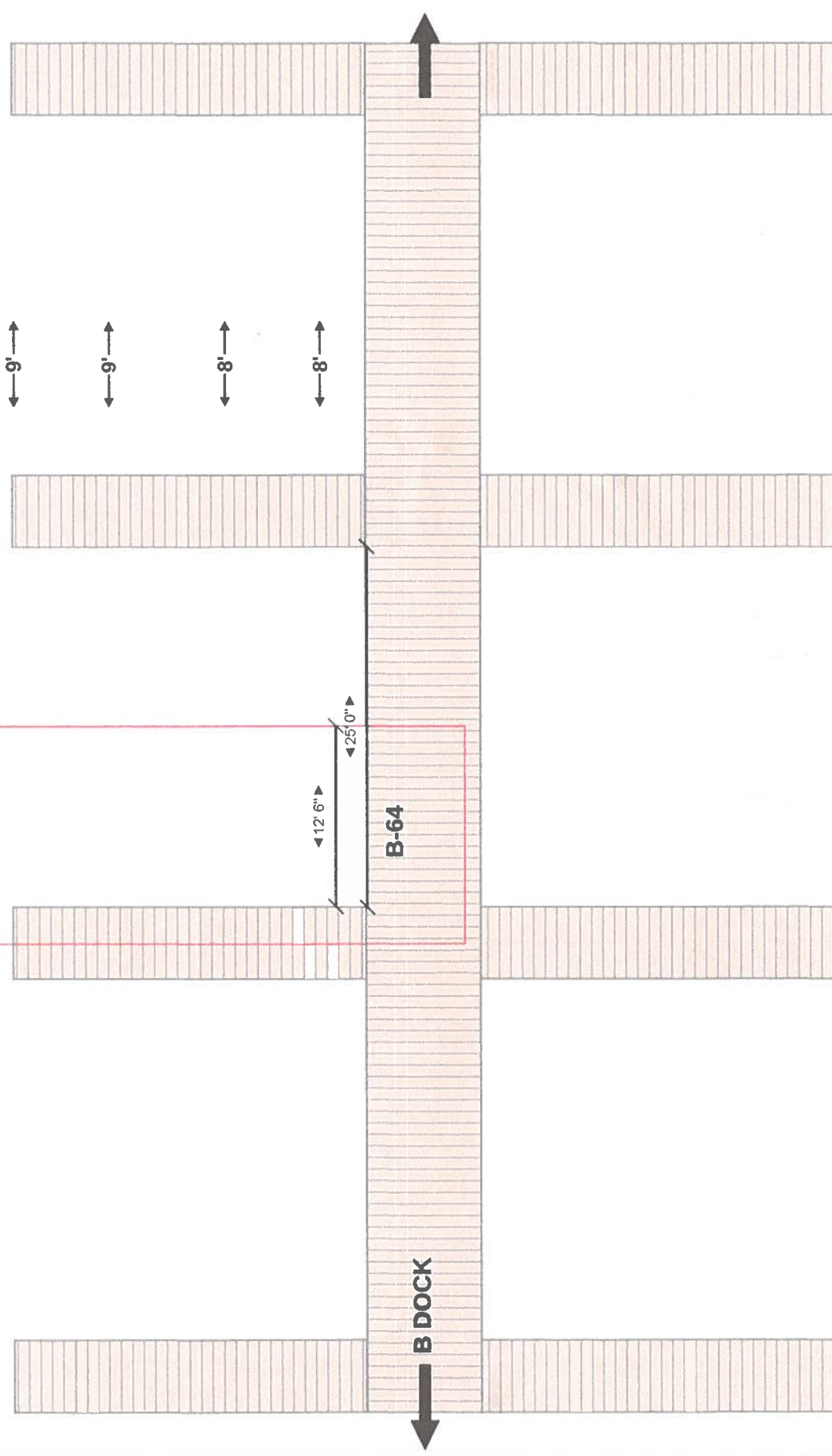
Michael Lukas 08-16-2024
Owner/Applicant's Signature Date

DEPT. USE ONLY:
Notification Distribution Date: 8-30-24 Public Comment Deadline: 9-14-24 (15 calendar days)
Department Approval Date: Expiration:

North Arrow

Apx. 49' to opposing shoreline structure

Max Chnl. apx. 140'



Pristine Permitting, LLC
 (443) 614-8477
 kayla@pristinepermitting.com
 12010 Industrial Park Rd.,
 Unit 11, Bishopville, MD
 21813

Notes:
 -No Known SAV
 -Max Chnl.

Plan:
 Existing

Contractor:
 OC Boat Lifts

Project ID:
 209

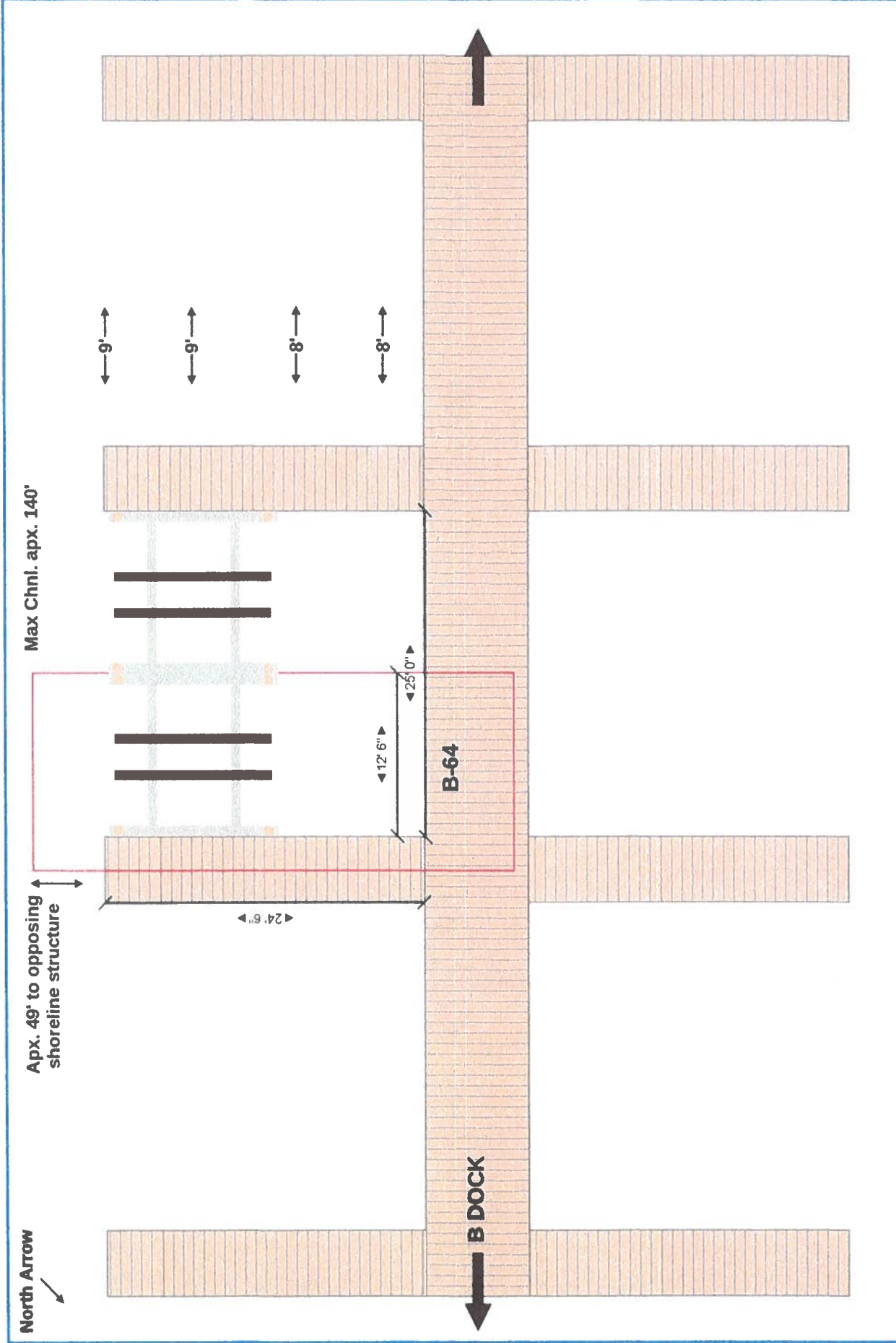
Date:
 08/14/2024

Property Owner:
 M. Lukas

Scale:
 1"=20'

Site: Pines Point Marina Slip B-64

Scope of Work: Install (1) Boat Lift with Associate pilings



Site: Pines Point Marina Slip B-64 Scope of Work: Install (1) Boat Lift with Associate pilings	Property Owner: M. Lukas Scale: 1"=20'	Project ID: 209 Date: 08/14/2024	Plan: Proposed Contractor: OC Boat Lifts	Notes: -No known SAV -Max Chnl. 140'	Pristine Permitting, LLC (443) 614-8477 kayla@pristinepermitting.com 12010 Industrial Park Rd., Unit 11, Bishopville, MD 21813
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