



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

March 22, 2023

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

Kenneth Molczan – Request No. 2023-027 – Request to install a 8.3' x 10' floating dock with a ladder to existing platform and a 6'x 3.3' pier from platform to the dock. Max channelward ext of 19.5'. This project is located at 86 Watertown Rd, Berlin also known as Tax Map 16, Parcel 47, lot 331. 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 April 6, 2023.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2023-027
Submission Date: 3-22-23

☒ Major Construction (\$300.00)

☐ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Install a 8.3' x 10' floating dock with a ladder to an existing platform, and a 6' x 3.3' pier from the platform to the dock.
Maximum channel ward extension of 19.5'.

Property Description:

Map: 0016 Parcel: 0047 Lot: 331 Section: 11 Block: _____ Tax District: 3

Street Address: 86 Watertown Road, Ocean Pines, MD 21811

Subdivision: 0011

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

Owner: Kenneth Molczan

Phone No. 609-041-4002

Mailing Address: 8 Green Hill Lane, Wynnewood, PA 19096

E-Mail Address: molczan@comcast.net

Contractor: A-Plus Marine

Phone No.: 302-436-5320

Mailing Address: 32953 Lighthouse Road, Unit 10, Selbyville, DE 19975

E-Mail Address: a_plusmarine@yahoo.com

Recorded Adjacent Property Owner: Dexter Stannard

Property Address: 88 Watertown Road, Ocean Pines, MD 21811

Tax Map: 0016 Parcel: 0047 Lot: 330 Section: 11 Block: _____

Recorded Adjacent Property Owner: John Reynolds

Property Address: 84 Watertown Road, Ocean Pines, MD 21811

Tax Map: 0016 Parcel: 0047 Lot: 332 Section: 11 Block: _____

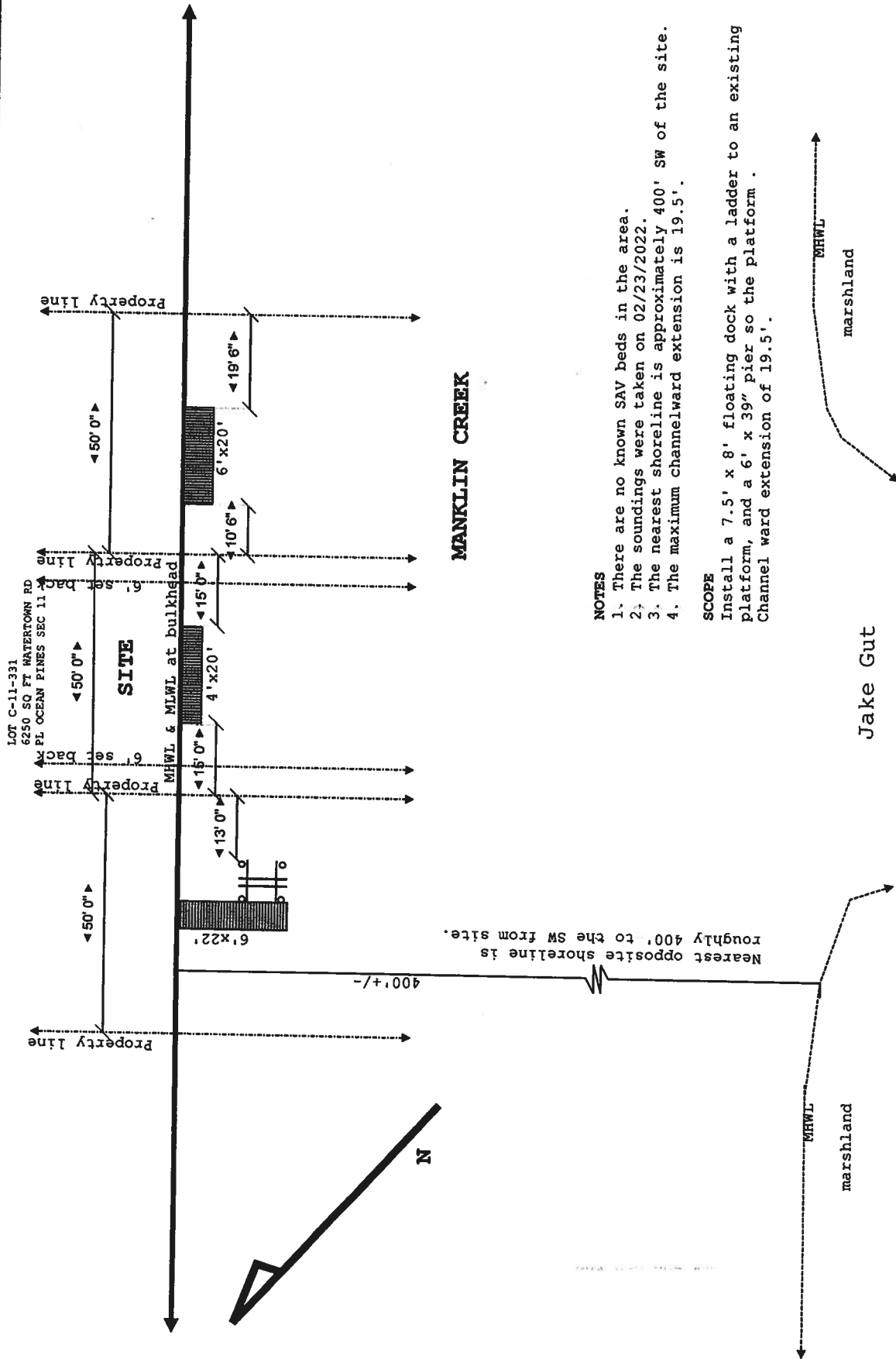
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

Kenneth Molczan/RW Freund POA
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 3-22-23 Public Comment Deadline: 4-6-23 (15 calendar days)

Department Approval Date: _____ Expiration: _____



NOTES

1. There are no known SAV beds in the area.
2. The soundings were taken on 02/23/2022.
3. The nearest shoreline is approximately 400' SW of the site.
4. The maximum channelward extension is 19.5'.

SCOPE

Install a 7.5' x 8' floating dock with a ladder to an existing platform, and a 6' x 39" pier so the platform .
Channel ward extension of 19.5'.

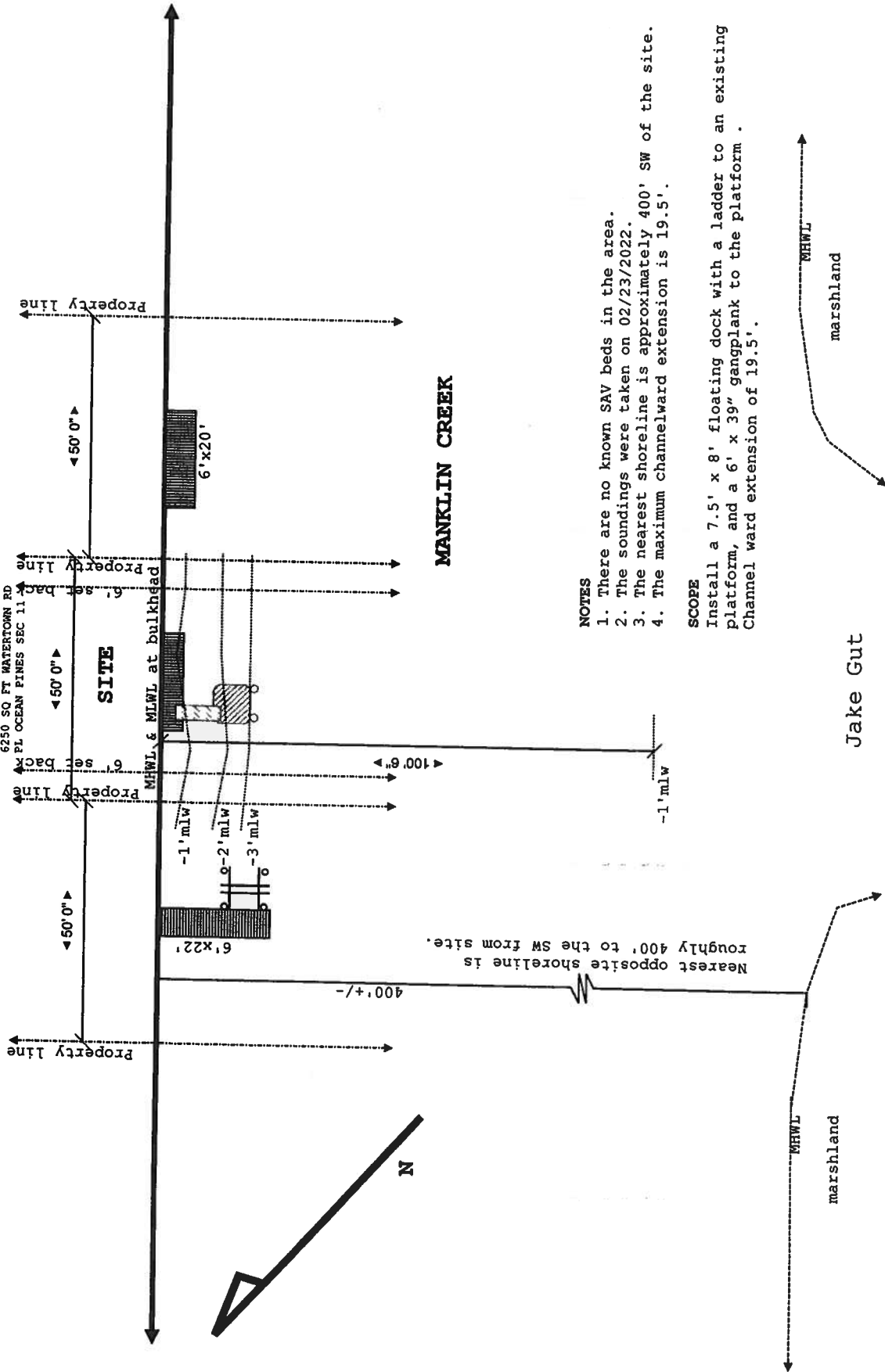
Site:	86 Waterfront Road, Berlin MD	Drawing: 1	Project: Molczan	Drawn: Carouge	Notes:	Hidden Oak Farms, LLC
Title :	EXISTING CONDITIONS	Scale: 1/2"=15'0"	Date: 02/26/2023	Rev: A		



Install a 7.5' x 8' floating dock with a ladder to an existing platform, and a 6' x 39" gangplank to the platform. Channel ward extension of 19.5'.

Site:	86 Waterfront Road, Berlin MD	Drawing: 1	Project: Molczan	Drawn: Carouge	Notes:	Hidden Oak Farms, LLC
Title :	PROPOSED CONDITIONS	Scale: 1/2"=15'0"	Date: 02/26/2023	Rev: A		

LOT C-11-331
6250 SO FT WATERTOWN RD
FL OCEAN PINES SEC 11



NOTES

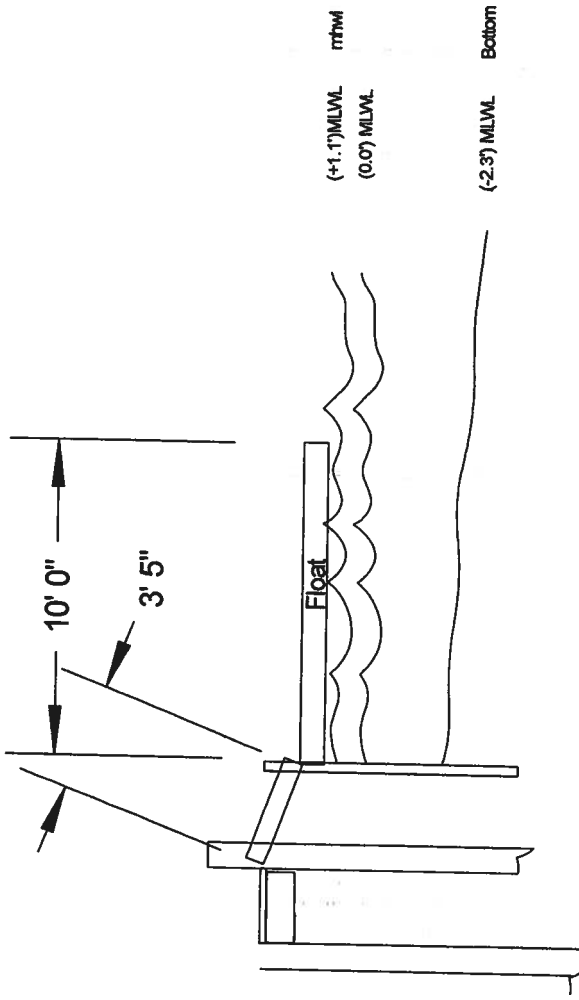
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Site:	86 Waterfront Road, Berlin MD	Drawing:	1	Project:	Molczan	Drawn:	Carouge	Notes:	Hidden Oak Farms, LLC
Title:	DEPTHS	Scale:	1/2"=15'0"	Date:	02/26/2023	Rev:	A		

PWC Float Cross Section 86 Watertown Road Ocean Pines, MD



Scale: 1" = 6'



