



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 5, 2025

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

Philip Cianelli- Request No. 2025-015 – Request to install a 6'x20' fixed pier, 3'x9' gangway, 6'x77' floating pier with 2 PWC floats, and a 10'x20' floating platform with a floating boat port and floating pontoon port all extending a maximum of 106' channelward. Request also includes the installation of approx. 40' of replacement vinyl bulkheading extending 18" channelward and mechanical dredging of a 20'x 65' area to a depth of -3.5' MLW. This project is located at 12635 Quay Lane, Ocean City, also known as Tax Map 21, Parcel 8, Section A, Block 11, Lot 1. 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 March 20, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-015
Submission Date: 3-5-25

☒ Major Construction (\$300.00)

☒ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Construct a ~~floating~~ floating pier. Install 2 boat lifts. Construct replacement bulkhead. Dredge boat lifts area. - SEE ATTACHED

Property Description:

Map: 21 Parcel: 008 Lot: 1 Section: A Block: 11 Tax District: _____

Street Address: 12635 Quay Lane Ocean City, MD 21842

Subdivision: 71G3

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

Owner: Philip Anthony Cianelli Jr. Phone No. 443-807-9110

Mailing Address: 324 Flying Point Rd Edgewood, MD 21040

E-Mail Address: philspoint@aol.com

Contractor: Cianelli Construction, Inc. Phone No.: 443-807-9110

Mailing Address: 324 Flying Point Rd Edgewood, MD 21040

E-Mail Address: philspoint@aol.com

Recorded Adjacent Property Owner: The Clements Family Trust

Property Address: 12636 Quay Lane Ocean city, MD 21842 mailing address: 4635 Denpat Ct Annandale VA 22003

Tax Map: 21 Parcel: 008 Lot: 6 Section: A Block: 12

Recorded Adjacent Property Owner: Richard and Linda Sinclair

Property Address: 12633 Quay Ln OC - 3705 Oak Falls Way Baltimore MD 21236

Tax Map: 21 Parcel: 008 Lot: 3 Section: A Block: 11

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

2/21/2025
Date

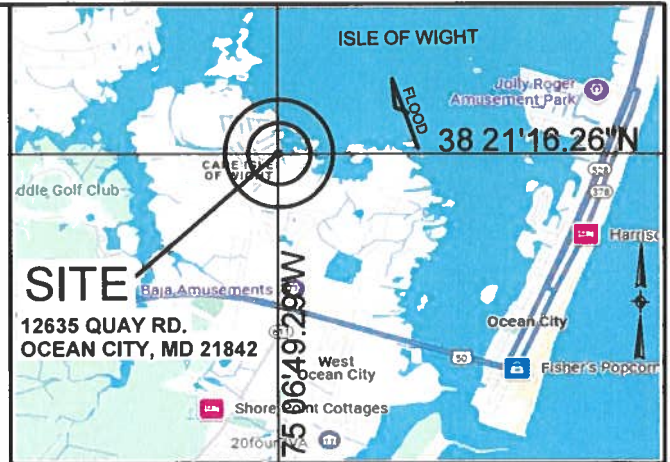
DEPT. USE ONLY:

Notification Distribution Date: 3-5-25 Public Comment Deadline: 3-20-25 (15 calendar days)

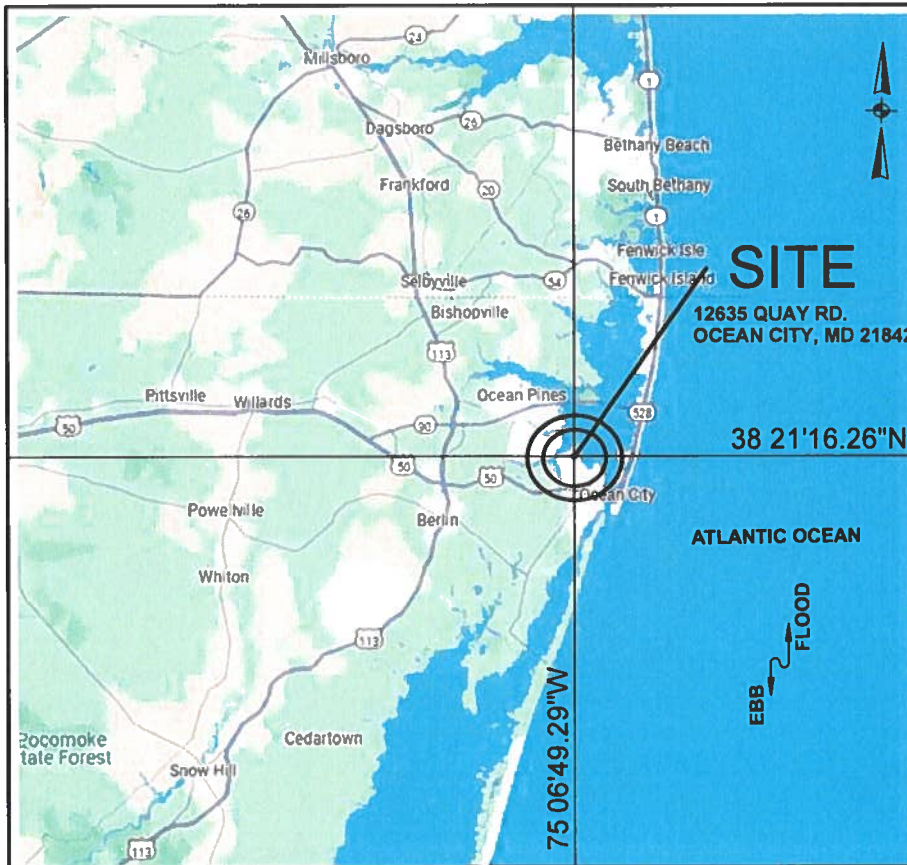
Department Approval Date: _____ Expiration: _____

Disclaimer:

The information shown hereon was taken from several sources including Google Earth aerial photos, Maryland Maps, photographs, tax maps and a site sketch. These sources are the best available information for marine permitting purposes. This is not a detailed on-site property survey. The owner is not responsible for any inaccuracies associated with the location of above referenced existing features and related lateral lines, setbacks, etc. this sketch is for permit purposes only and is not to be used as an accurate construction document.



VICINITY MAP WORCESTER COUNTY



PROPOSED BULKHEAD REPAIRS, FLOATING DOCK, PLATFORM, FLOATING BOATLIFTS, FLOATING JET SKI LIFTS, ANCHOR PILES AND SLIP DREDGING

OWNER : PHILLIP & ROSEMARY CIANELLI
MAILING ADDRESS: 501 FREYS RD.
EDGEWOOD, MD 21040
SITE ADDRESS: 12635 QUAY RD.
OCEAN CITY, MD 21842

MAP: 21 GRID: 18 PARCEL: 8 SEC A, BLK 11, LOT 1
SUBDIVISION : 71G3
DEED REFERENCE: 08598 / 00218
DISTRICT - 10 ACCOUNT NUMBER -294703
ZONING: RES. CRITICAL AREA -IDA

VICINITY MAPS

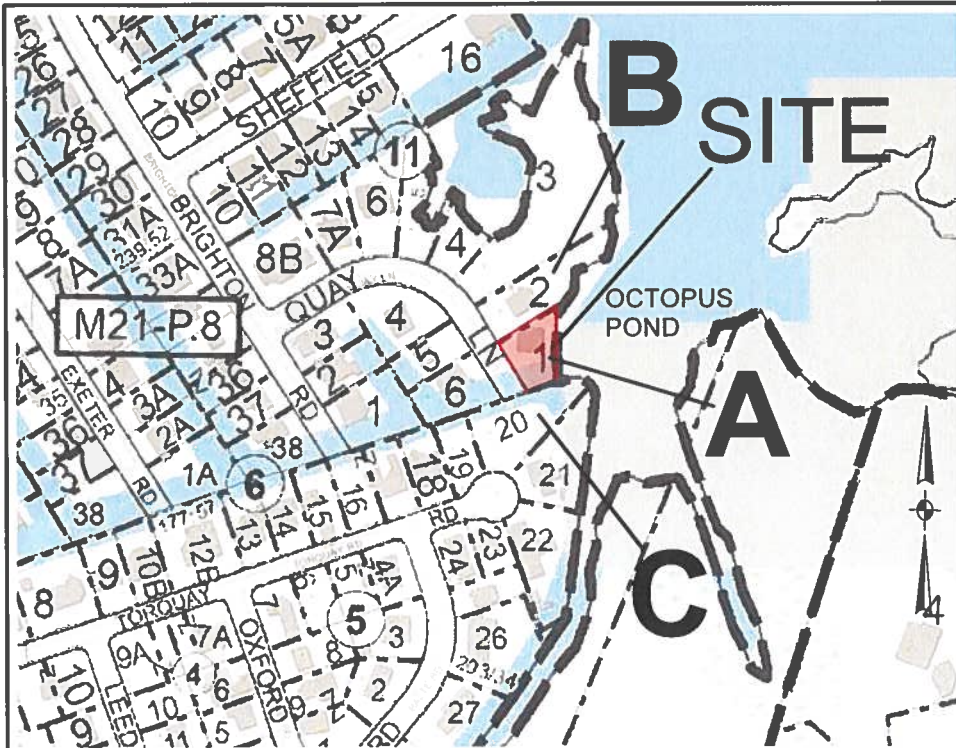
NOTES:

1. TIDAL WATERS, TIDE RANGE IS +2.1', MAX. DIST. FROM MHW IS 106'
2. ELEVATIONS BASED ON 0 MLW, USING THE NOAA TIDE GAUGE AT OCEAN CITY, MD
3. PROPOSED WORK: INSTALL A NEW BULKHEAD 18" CHANNELWARD OF AN OLD BULKHEAD, 20 CY FILL. MECHANICALLY DREDGE AN EX. CANAL AREA TO -3.5' MLW 20'X65', 42 CY. TAKEN TO AN APPROVED SPOIL SITE. INSTALL A FIXED PIER 6'X20', A 3'X9' GANGWAY, FLOATING PIER 6'X77', FLOATING PLATFORM 10'X20', 2 PWC FLOATS, 1-BOAT FLOAT AND 1-PONTOON BOAT FLOAT
4. ALL ACCESS IS BY WATER.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: ISLE OF WIGHT
TOWN: OCEAN CITY
COUNTY: WORCESTER
STATE: MARYLAND
APPL. BY: PHILLIP CIANELLI
501 FREYS RD.
EDGEWOOD, MD 21040

DATE: MARCH 2025

DRAWING 1

**A**

APPLICANT :
PHILLIP CIANELLI
501 FREYS RD.
EDGEWOOD, MD 21040

C

JOHN & SHARON MICK
12638 TORQUAY RD.
OCEAN CITY, MD 21842

B

RICHARD & LINDA SINCLAIR
3705 OAKFALLS WAY
BALTIMORE, MD 21236

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TAX MAP

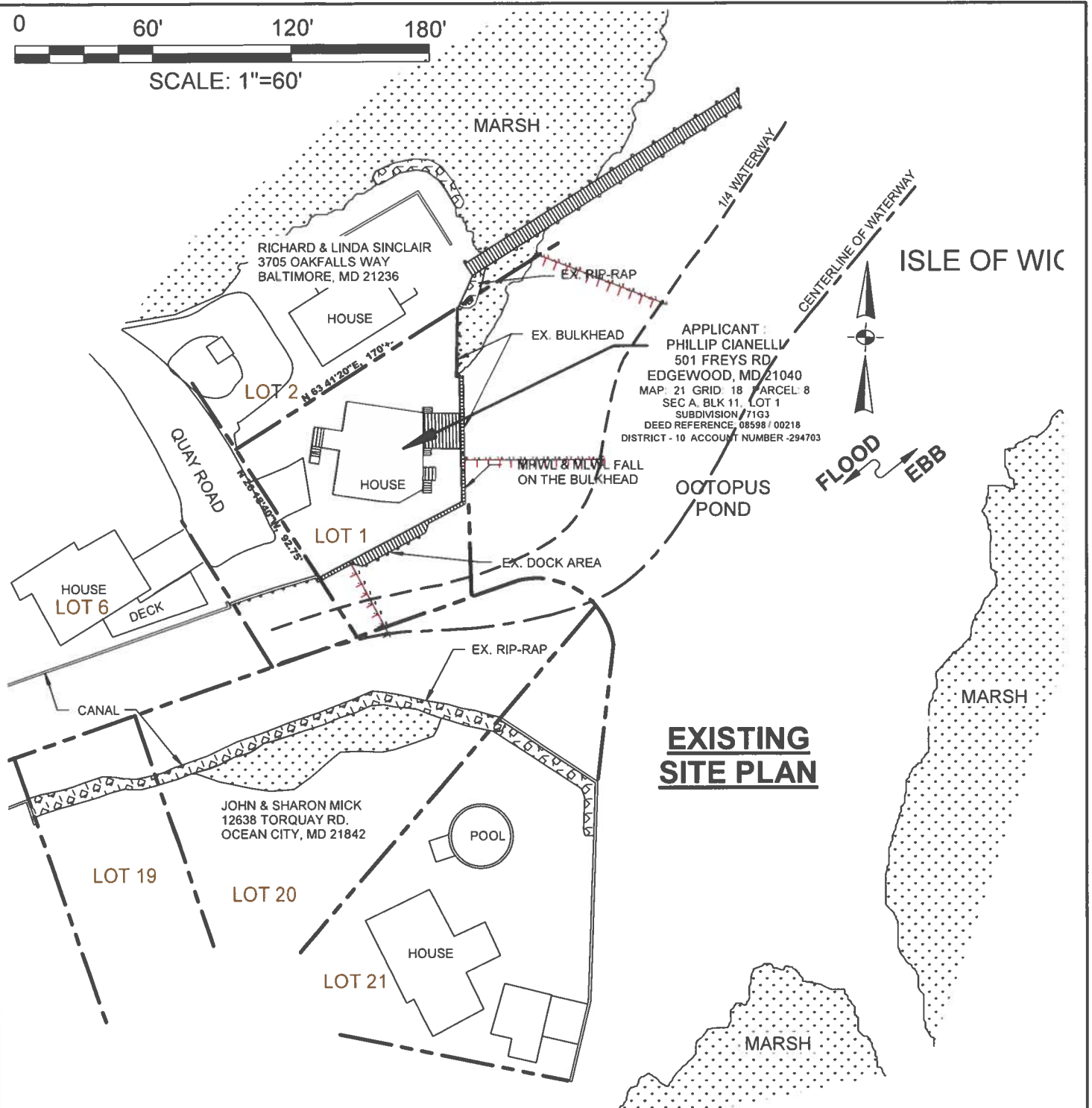
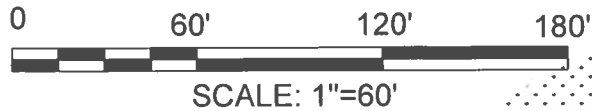
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DRAWING 2



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EXISTING SITE PLAN

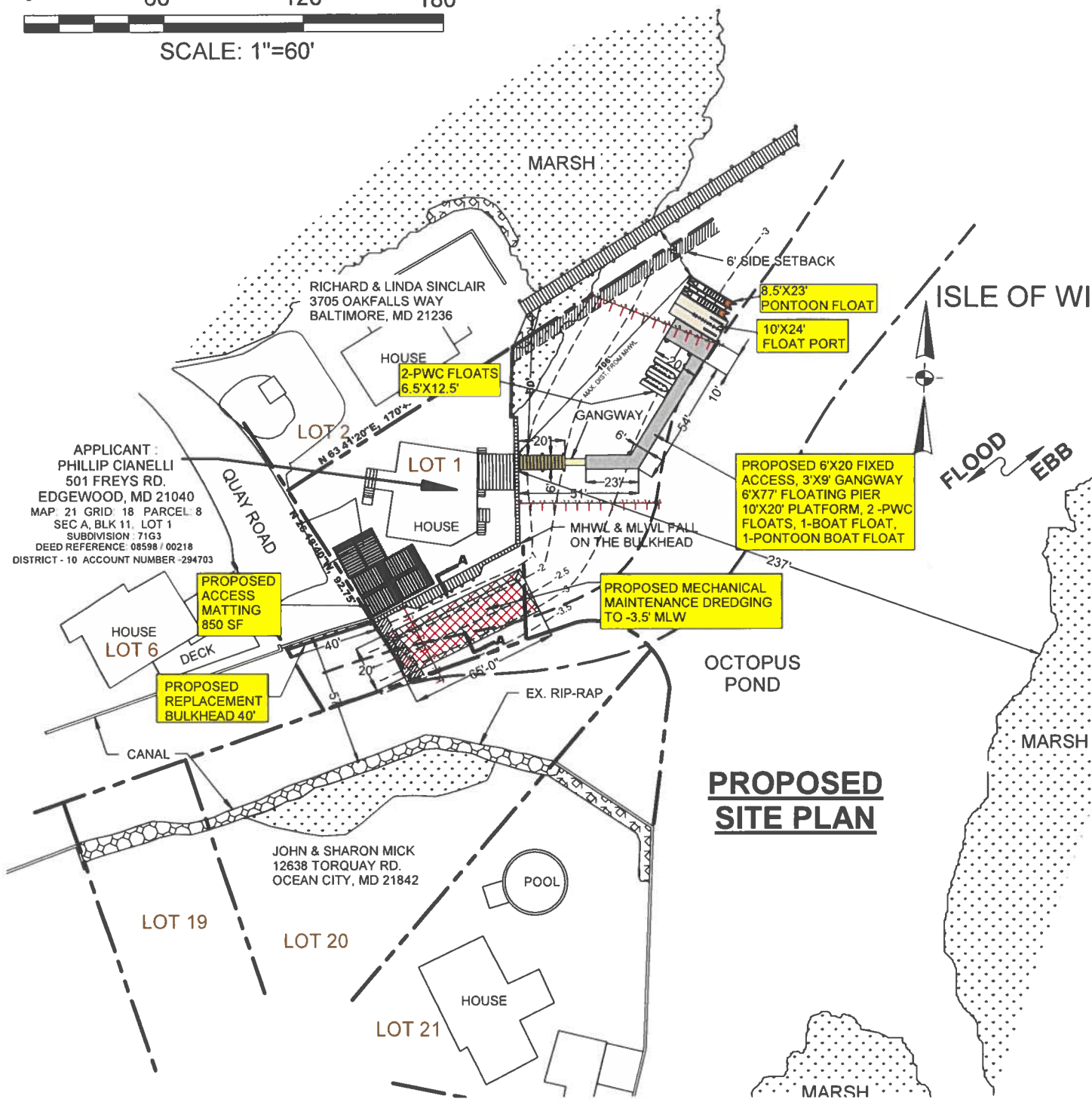
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DRAWING 4



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PROPOSED SITE PLAN

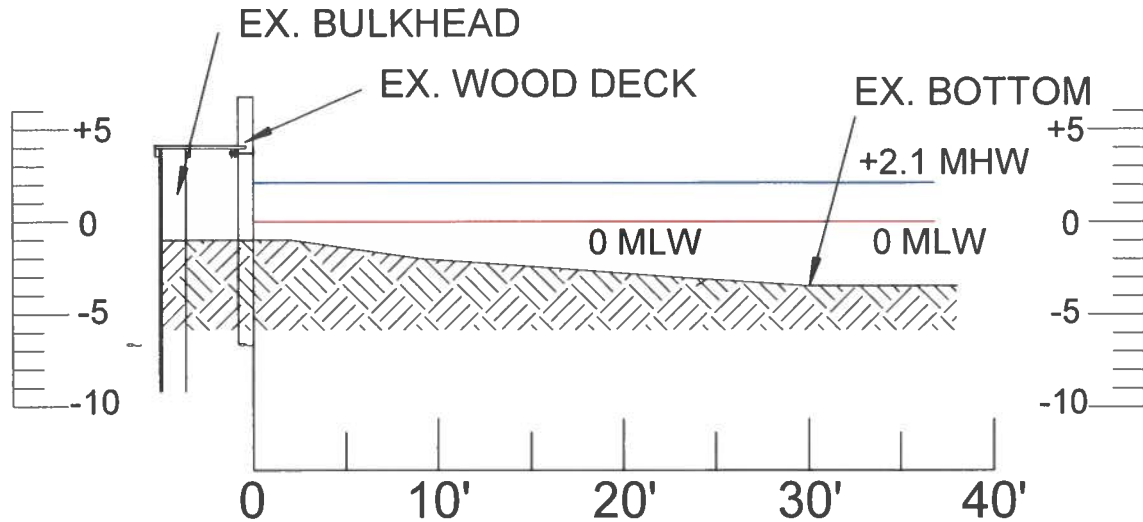
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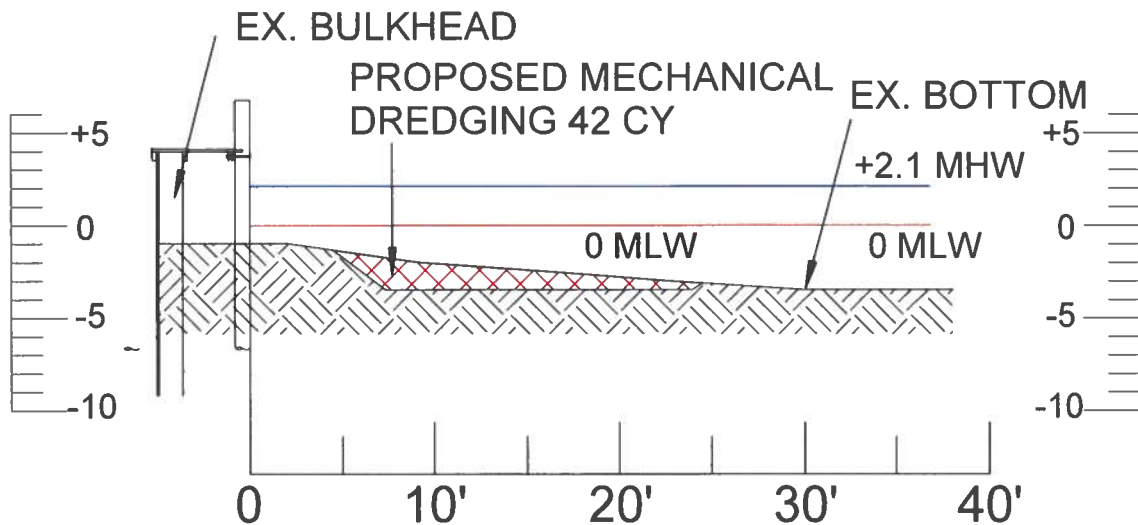
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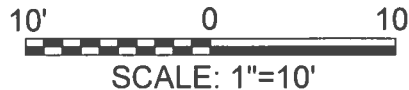
DRAWING 5



EXISTING SECTION A-A



PROPOSED SECTION A-A



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DREDGING SECTION A-A

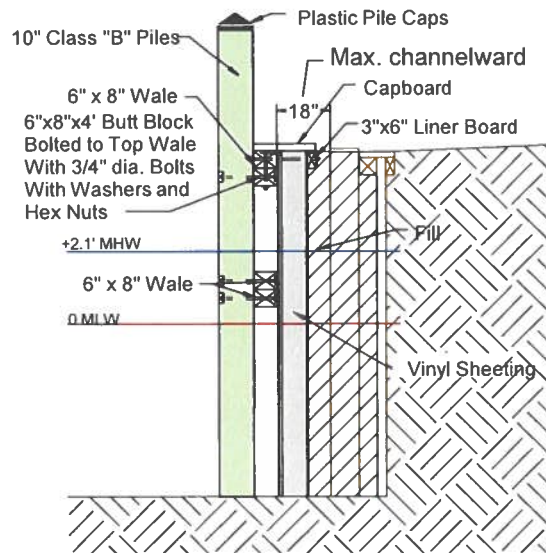
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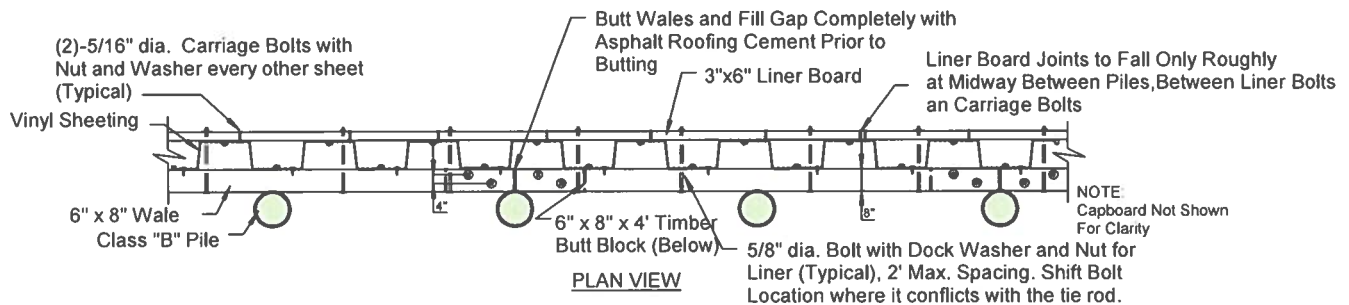
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DRAWING 6

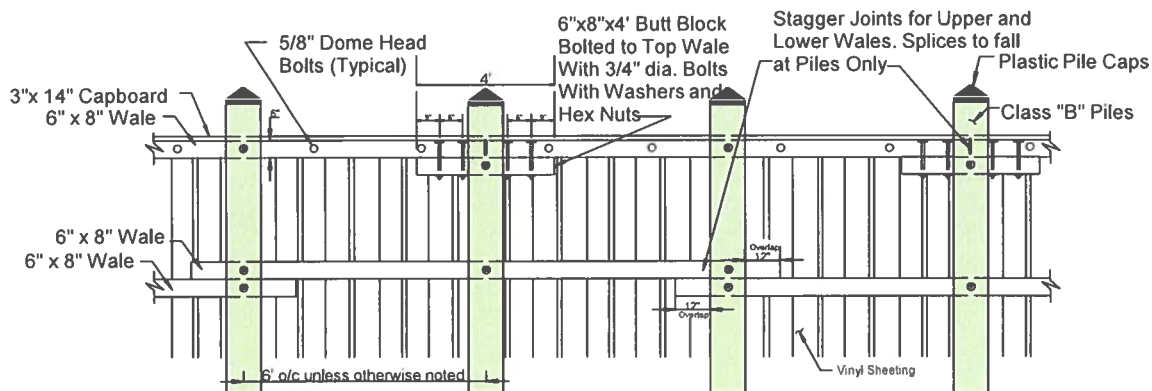


TYPICAL BULKHEAD SECTION

4'-0" 0'-0" 4'-0" 8'-0"
SCALE: 3/16" = 1'-0"



PLAN VIEW



ELEVATION VIEW

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REPLACEMENT BULKHEAD DETAILS

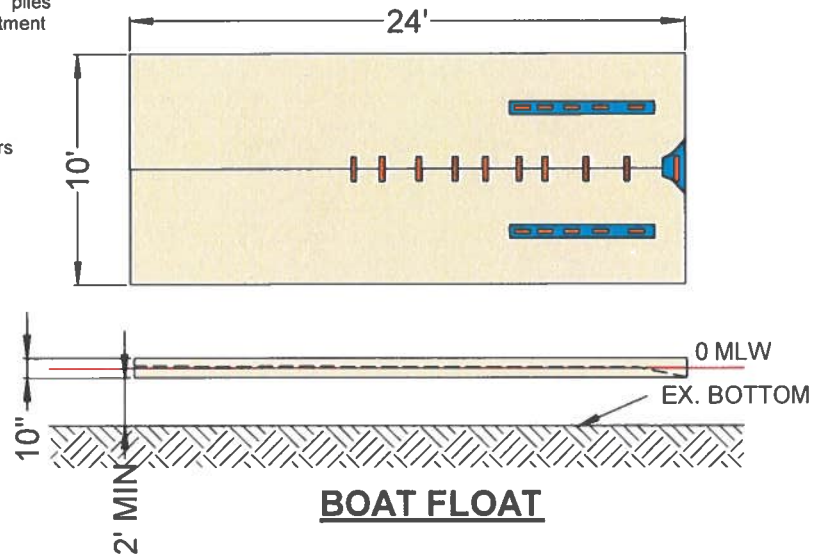
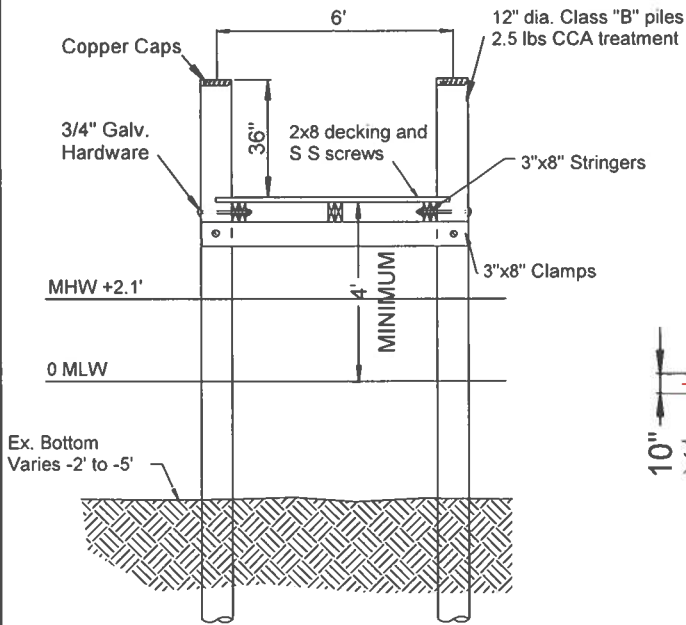
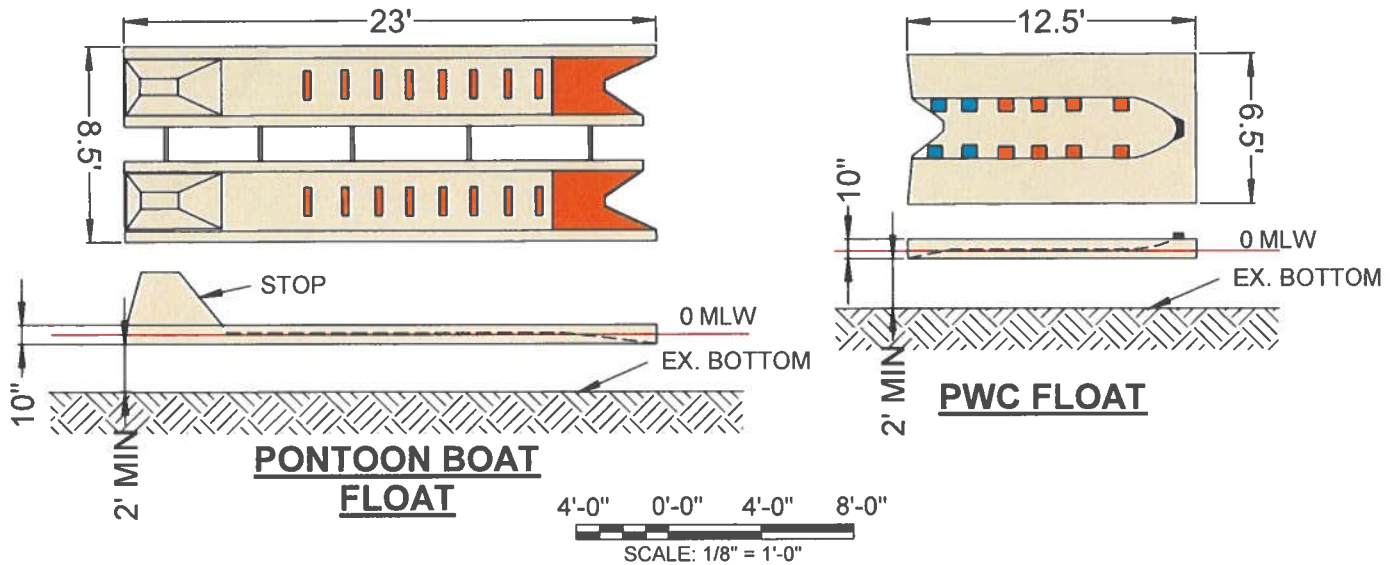
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DRAWING 7



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FLOAT DETAILS

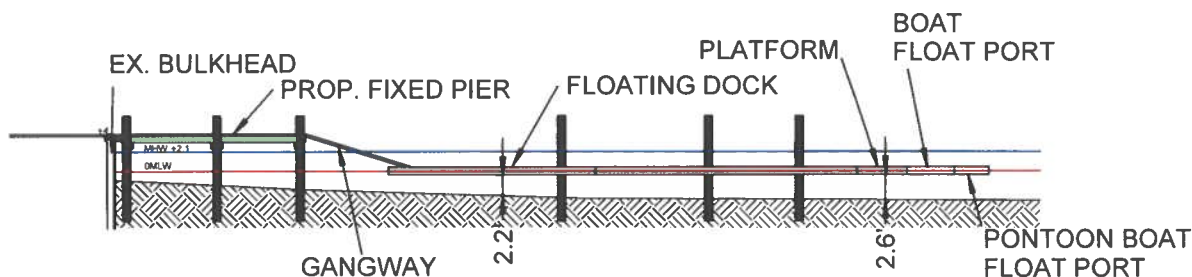
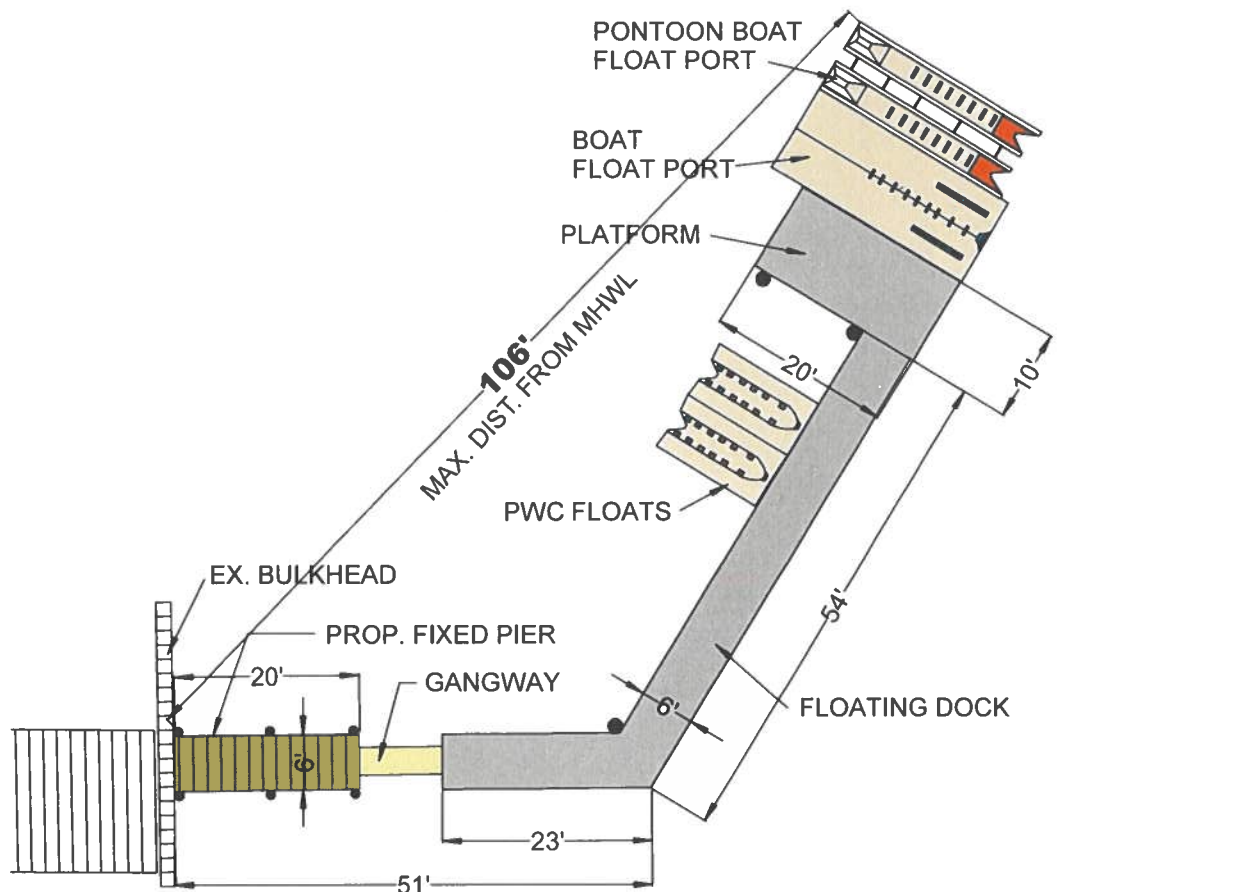
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DRAWING 8

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PIER DETAILS

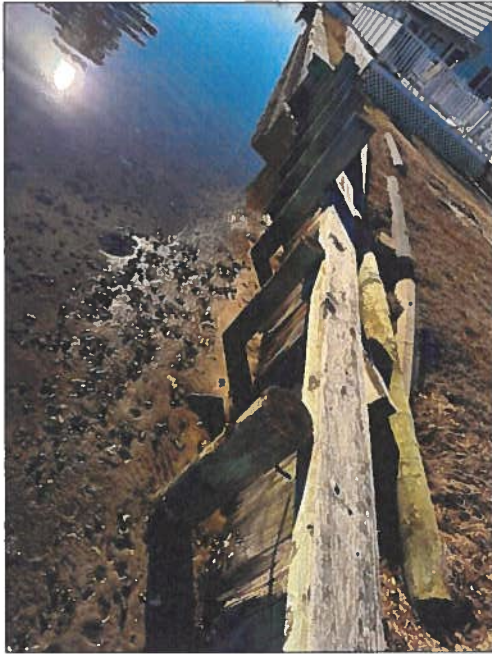
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DRAWING 9



NOTE: PHOTOS WERE TAKEN ON AN EXTREME LOW TIDE FROM NW WINDS

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PHOTOS

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DRAWING 10