



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 20, 2025

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

Phil Vento - Request No. 2025-019 – Request to install 83' of replacement vinyl bulkhead, 70' on the canal and 13' on side of boat ramp. Max channelward extension not to exceed 1.5'. This project is located at 12625 Quay Lane, Ocean City, also known as Tax Map 21, Parcel 8, Lot 7A .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 April 4, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
Joy S. Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-019
Submission Date: 3-20-25

 Major Construction (\$300.00)

 ✓ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Install 83' of replacement vinyl bulkhead, 70' on the canal and 13' on the side of the boat ramp. Maximum channel ward extension of 1.5'.

Map: 0021 Parcel: 0008 Lot: 7A Section: A Block: 11 Tax District:
Street Address: 12625 Quay Lane, Ocean City, MD 21842
Subdivision: 71G3
Dwelling on lot: ✓ Dwelling under construction: Vacant: Commercial:

Owner: Phil Vento Phone No. 484-686-0569
Mailing Address: 111 Mine Run, Schwenksville, PA 19473
E-Mail Address: shonnaschutz@gmail.com

Contractor: Newport Bay Marine Construction Phone No.: 724-372-3201
Mailing Address: South Main St, Berlin, MD 21811
E-Mail Address: info@newportconstruction.com

Recorded Adjacent Property Owner: Vera Hutchins
Property Address: 12623 Quay Lane, Ocean City, MD 21942
Tax Map: 0021 Parcel: 0008 Lot: 8B Section: A Block: 11

Recorded Adjacent Property Owner: Tom Forscht
Property Address: 12627 Quay Lane, Ocean City, MD 21842 -122 Springfield Dr Sellersville, PA
Tax Map: 0021 Parcel: 0008 Lot: 6 Section: A Block: 11 1896d

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.

Phil Vento
Owner/Applicant's Signature Date:

DEPT. USE ONLY:

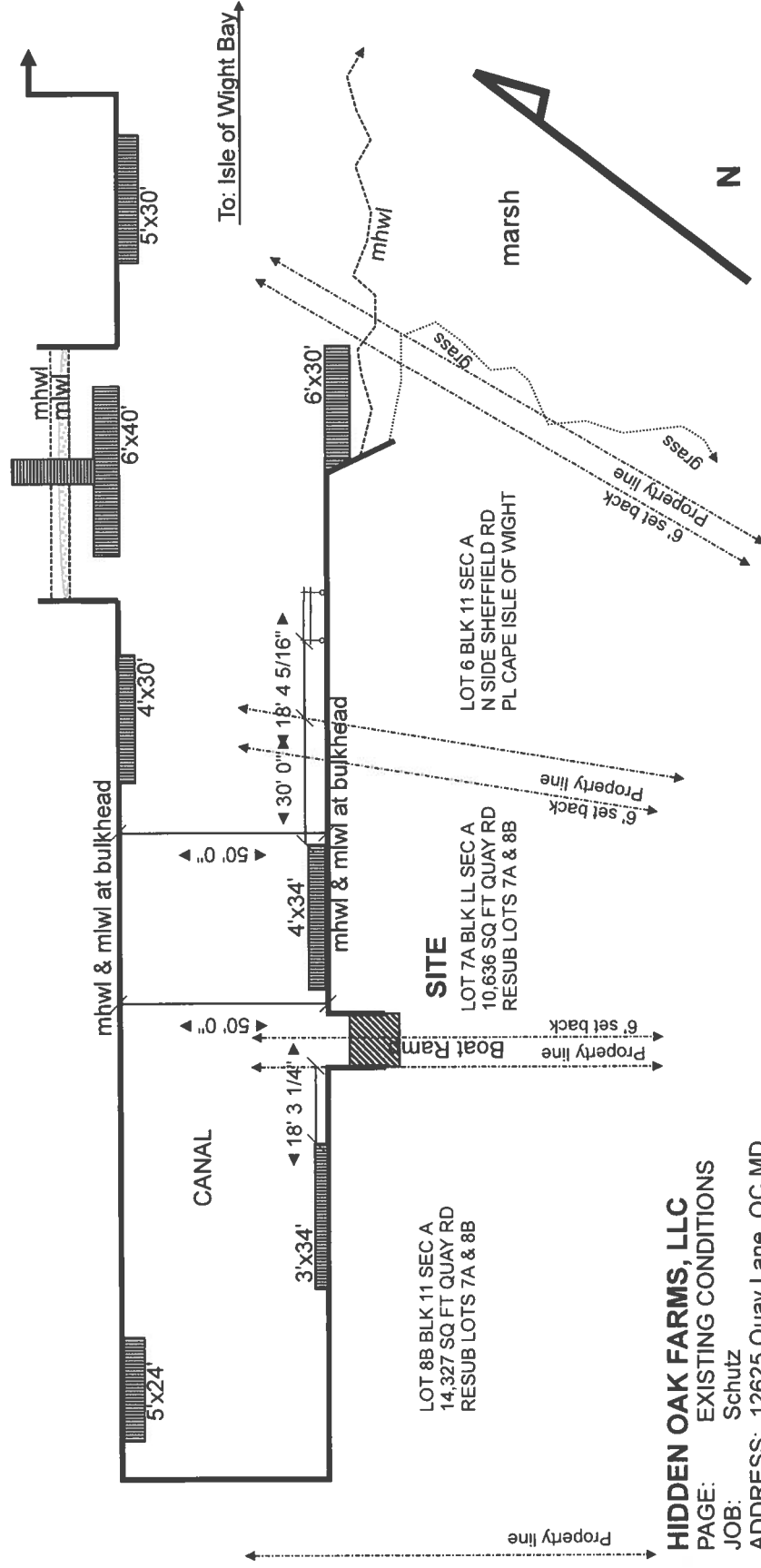
Notification Distribution Date: 3-20-25 Public Comment Deadline: 4-4-25 (15 calendar days)
Department Approval Date: Expiration:

NOTES

1. There are no known SAV beds in the area.
2. The soundings were taken on 5/19/2024.
3. The maximum channelward extension is 1.5'.

SCOPE

Install 83' of replacement vinyl bulkhead...
Maximum channel ward extension of 1.5'



HIDDEN OAK FARMS, LLC

PAGE: EXISTING CONDITIONS

JOB: Schutz

ADDRESS: 12625 Quay Lane, OC MD

DATE: 5/20/2024

DRAWN: CAROUGE

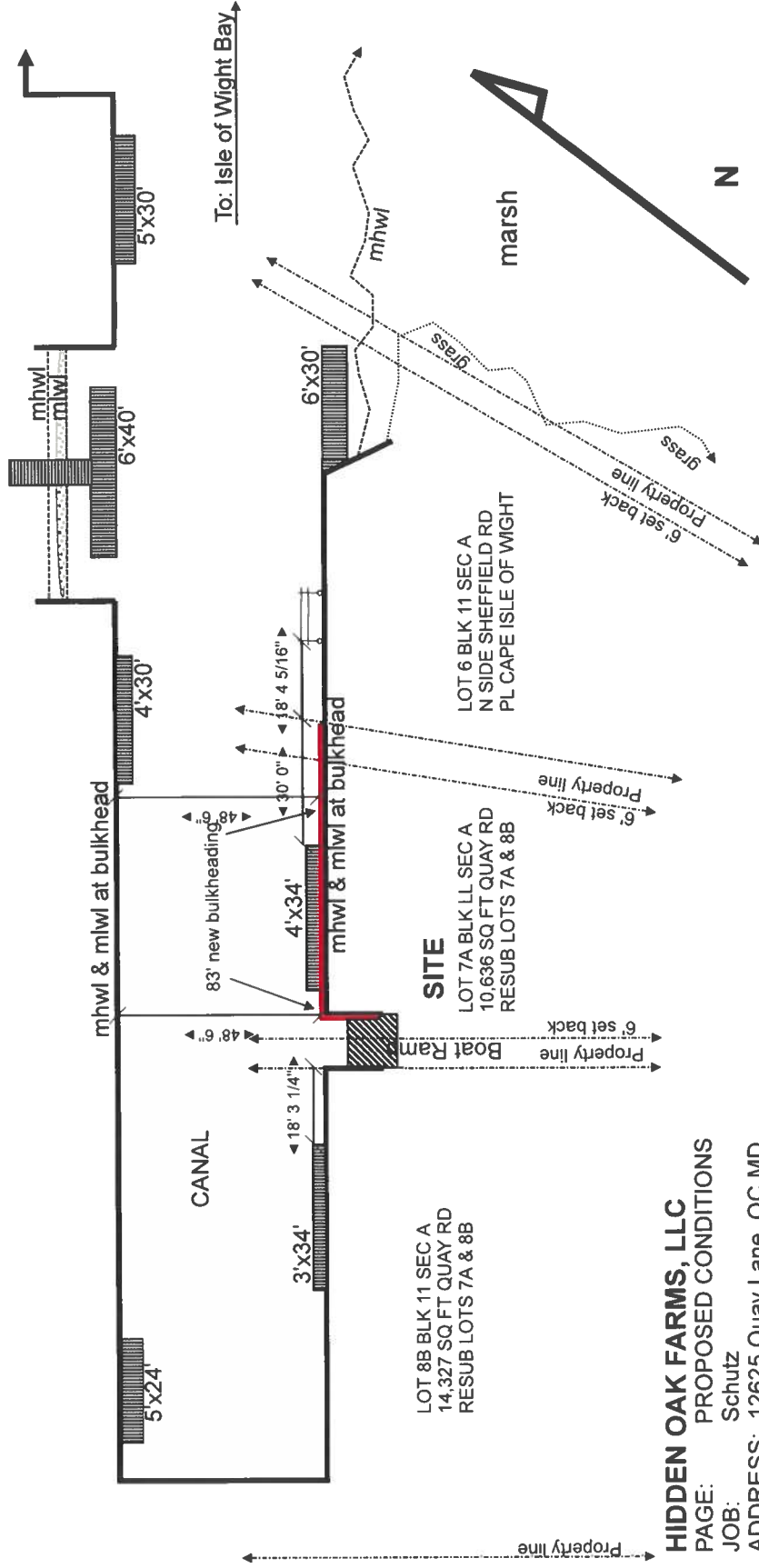
SCALE: 1" = 40'

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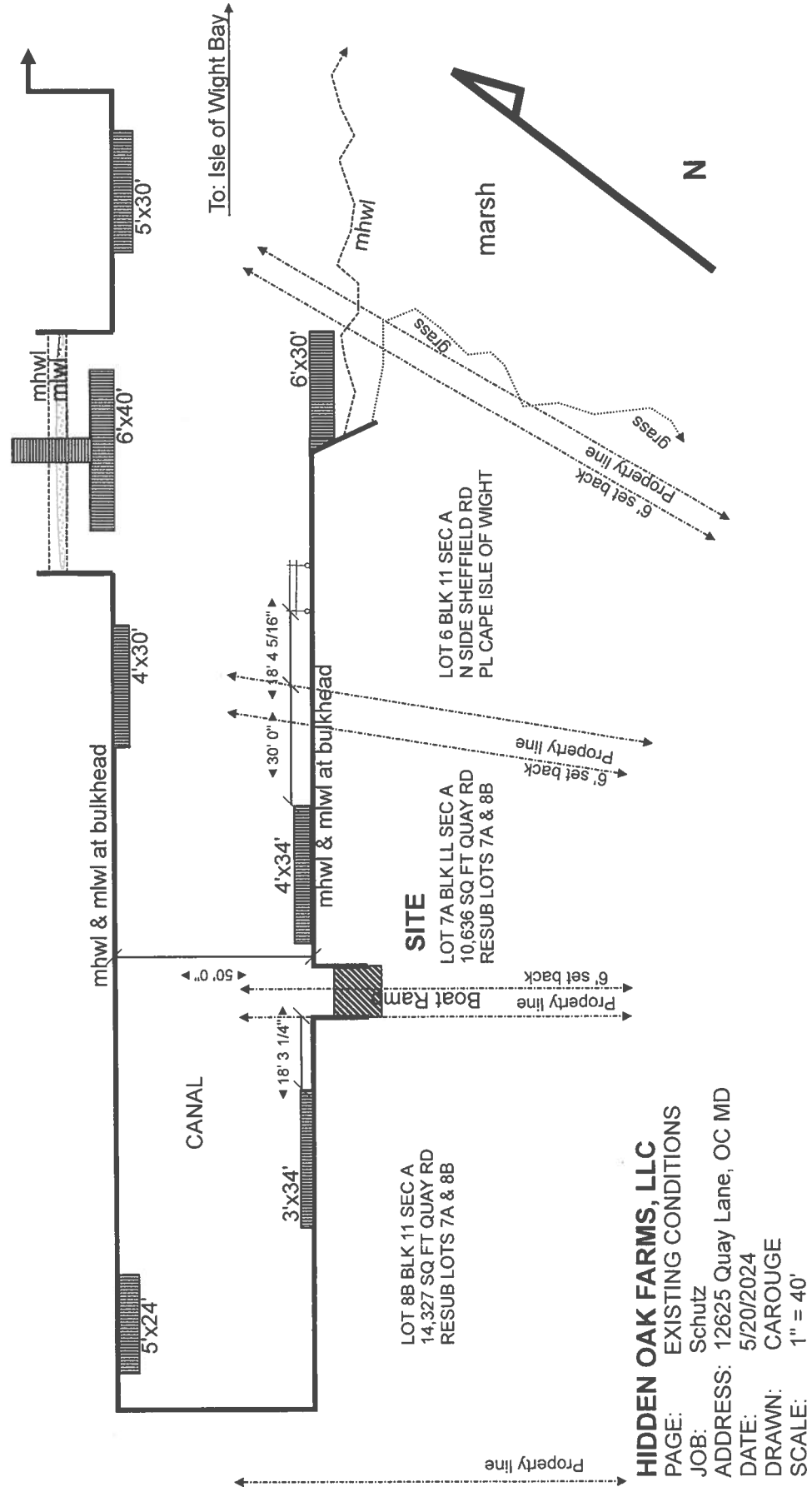


HIDDEN OAK FARMS, LLC

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DATE: 5/20/2024
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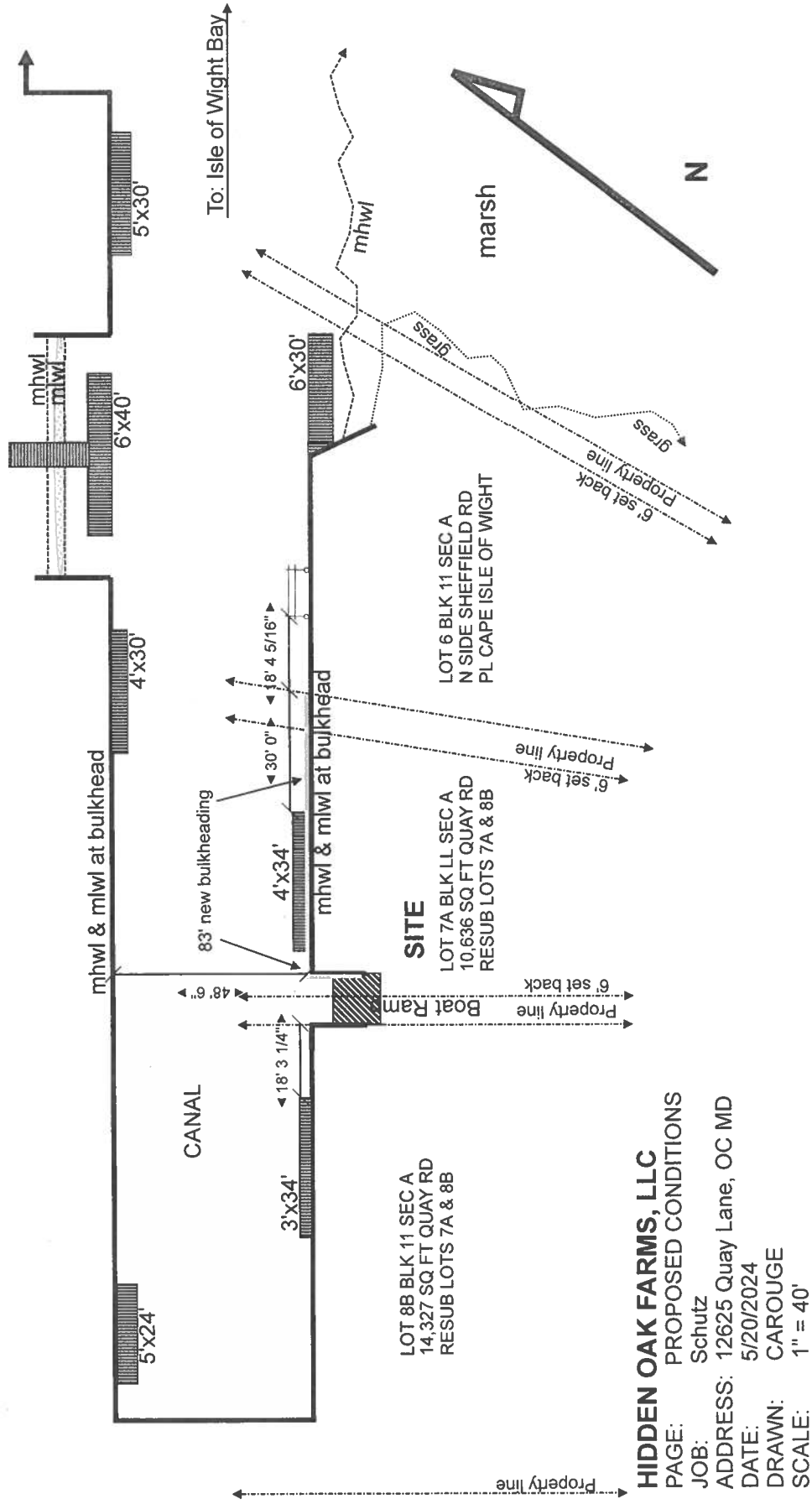
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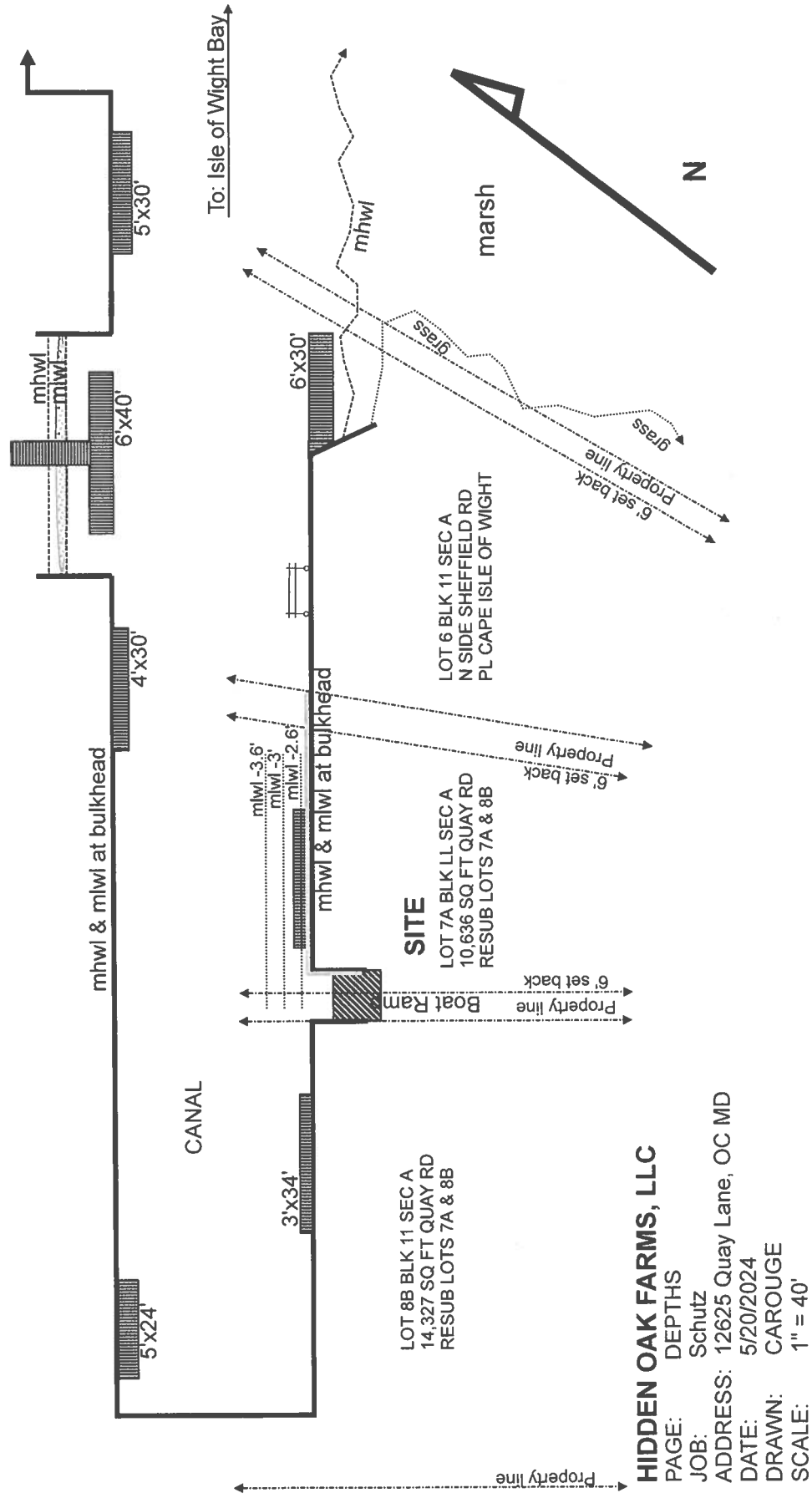
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PAGE: DEPTHS

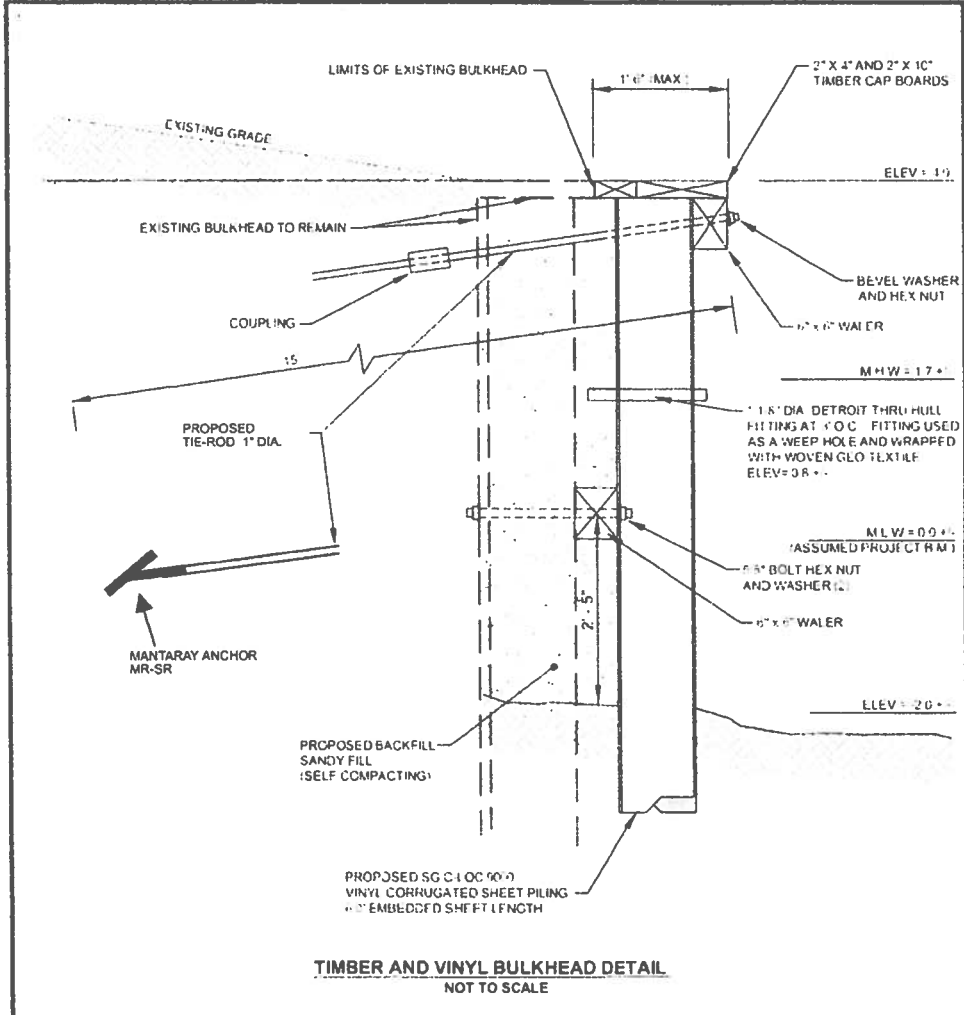
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PLAN TO ACCOMPANY
SHORELINE PERMIT APPLICATION
FOR

**12625 Quay Lane
Ocean City, MD 21842**

OCEAN CITY, WORCESTER COUNTY, MARYLAND





