



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 27, 2025

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

Navid Shahrai - Request No. 2025-020 – Request to reduce size of existing parallel platform to 6'x21' and install a 5'x14' float. Max channelward extension not to exceed 15'. This project is located at 9 Riverside Court, Ocean Pines, also known as Tax Map 16, Parcel 41, Lot 259 .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 11, 2025.**

Sincerely,

Brandy Whitlock  
Environmental Inspector

cc: Interested Parties  
David Bradford, Deputy Director  
File



WORCESTER COUNTY  
SHORELINE CONSTRUCTION  
APPLICATION

Request No.: 2025-020  
Submission Date: 3-27-25



Major Construction (\$300.00)

Minor Construction (\$150.00)

**Written Description of Proposed Improvement (include channelward distance):**

Reduce the size of an existing parallel platform to 6' x 21' and install a 5' x 14' float.  
Maximum channel ward extension of 15'

Map: 0016 Parcel: 0041 Lot: 259 Section: 4 Block: \_\_\_\_\_ Tax District: \_\_\_\_\_  
Street Address: 9 Riverview Ct., Ocean Pines, MD 21811  
Subdivision: 0004

Dwelling on lot: ☒ Dwelling under construction: \_\_\_\_\_ Vacant: \_\_\_\_\_ Commercial: \_\_\_\_\_

Owner: Navid Shahrai Phone No. 301-789-3627

Mailing Address: 6806 Haviland Mill Road, Clarksville, MD 21029

E-Mail Address: shahdave90@gmail.com

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:** Albert Lombardo

Property Address: 5 Riverside Ct., Ocean Pines, MD 21811 -2824 Still Leaf Ln Ellicott City MD 21042  
Tax Map: 0016 Parcel: 0041 Lot: 258 Section: 4 Block: \_\_\_\_\_

**Recorded Adjacent Property Owner:** Alfred Malinowski

Property Address: 11 Riverside Ct., Ocean Pines, MD 21811 -4016 Fulford St Olney MD 20832  
Tax Map: 0016 Parcel: 0041 Lot: 260 Section: 4 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.

Navid Shahraki/RW Freund POA  
Owner/Applicant's Signature Date:

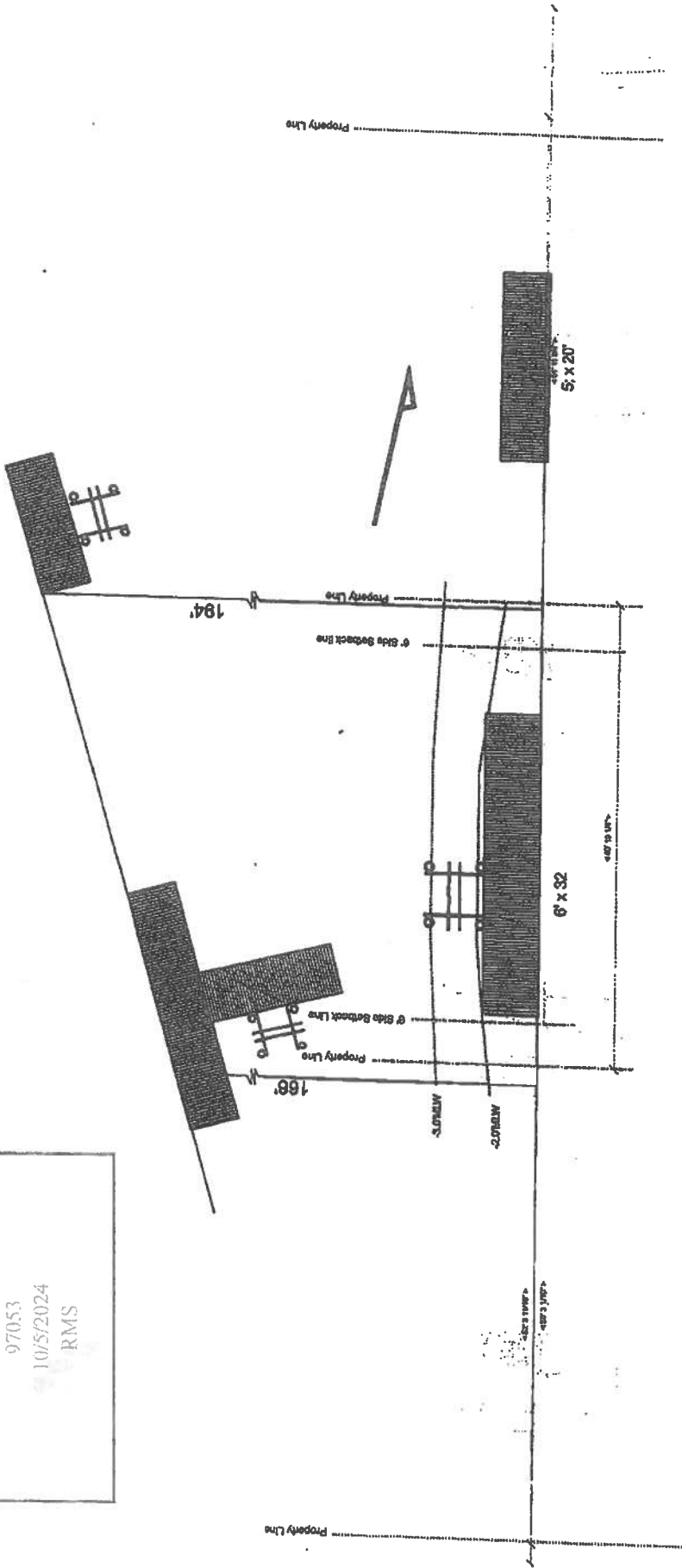
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**DEPT. USE ONLY:**

Notification Distribution Date: 3-27-25 Public Comment Deadline: 4-11-25 (15 calendar days)

Department Approval Date: \_\_\_\_\_ Expiration: \_\_\_\_\_

24-PR-1080  
202461641  
97053  
10/5/2024  
RMS

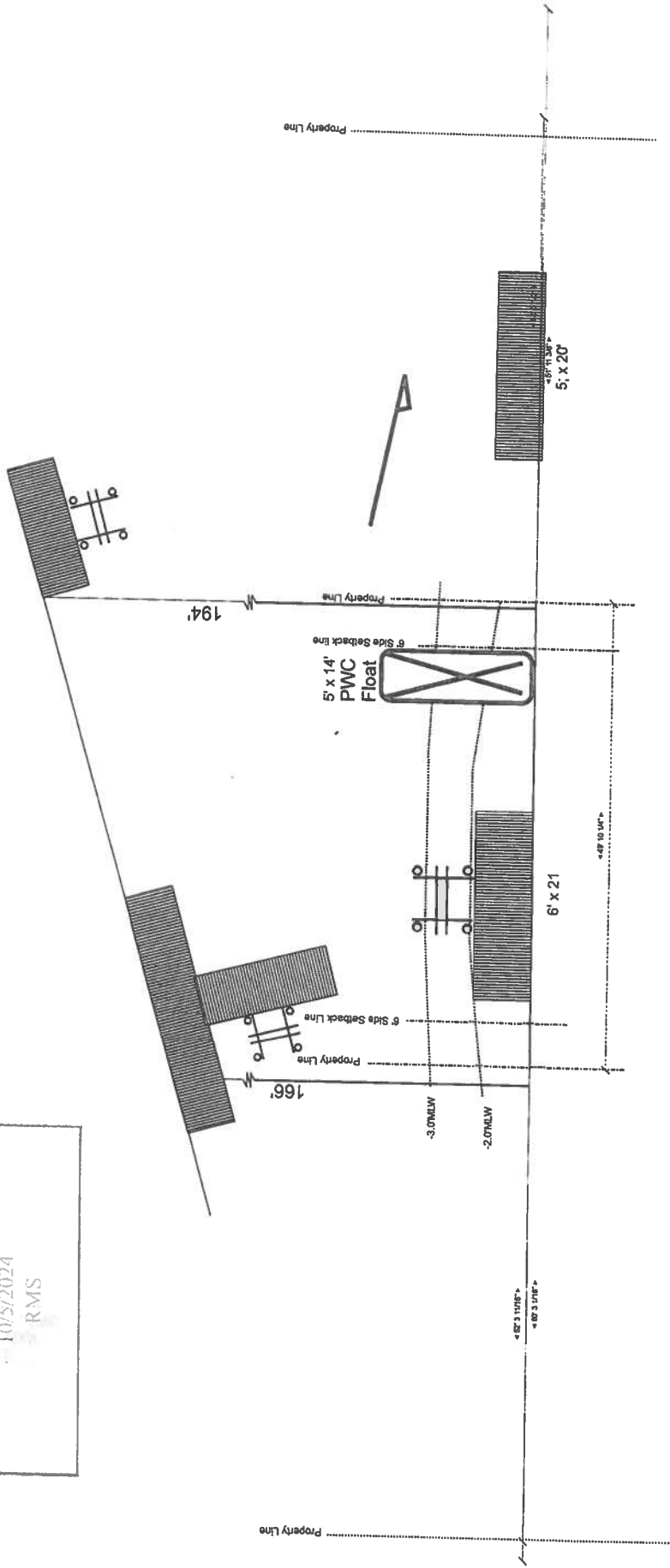


HIDDEN OAK FARMS, LLC  
PAGE: Existing CONDITIONS  
JOB: Navid Shahral  
ADDRESS: 9 Riverside Court, Ocean Pines, MD 21811  
DATE: 10/5/2024  
DRAWN: Freund  
SCALE: 1" = 40'

NOTES

1. There are no known SAV beds in the area.
2. The soundings were taken on 07/3/2024.
3. The maximum channelward extension is 16''.

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- NOTES**
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  3. The maximum channelward extension is 15'.

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# PWC Float Cross Section 9 Riverside Court Ocean Pines, MD

