



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

July 29, 2025

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

Robert Werner - Request No. 2025-059 – Request to replace 82' of vinyl replacement bulkhead. Max channelward ext 18". This project is located at 14 Leslie Mews, Ocean Pines, also known as Tax Map 16, Parcel 96, Lot 53. 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 August 13, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
Joy S. Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-059
Submission Date: 7.29.25

____ Major Construction (\$300.00)

☒ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

82'ft of vinyl replacement bulkhead within 18" channelward

Property Description:

Map: 0016 Parcel: 0096 Lot: 53 Section: 14B Block: — Tax District: —
Street Address: 14 Leslie Mews Berlin, Md. 21811
Subdivision: Terns Landing
Dwelling on lot: ☒ Dwelling under construction: ☐ Vacant: ☐ Commercial: ☐

Owner: Robert Werner (member) ERW Properties LLC Phone No. 717-891-5816
Mailing Address: 2853 S Queen St Dallastown PA 17313
E-Mail Address: carbob0070@aol.com

Contractor: Just-Rite Marine Inc. Phone No.: 410-641-9961
Mailing Address: 9316 Carey Rd, Berlin, MD 21811
E-Mail Address: mike@justritemarine.com

Recorded Adjacent Property Owner: Gregory L. Reddell
Property Address: 12 Leslie Mews Berlin, Md 21811
Tax Map: 0016 Parcel: 0096 Lot: 52 Section: 14B Block: —

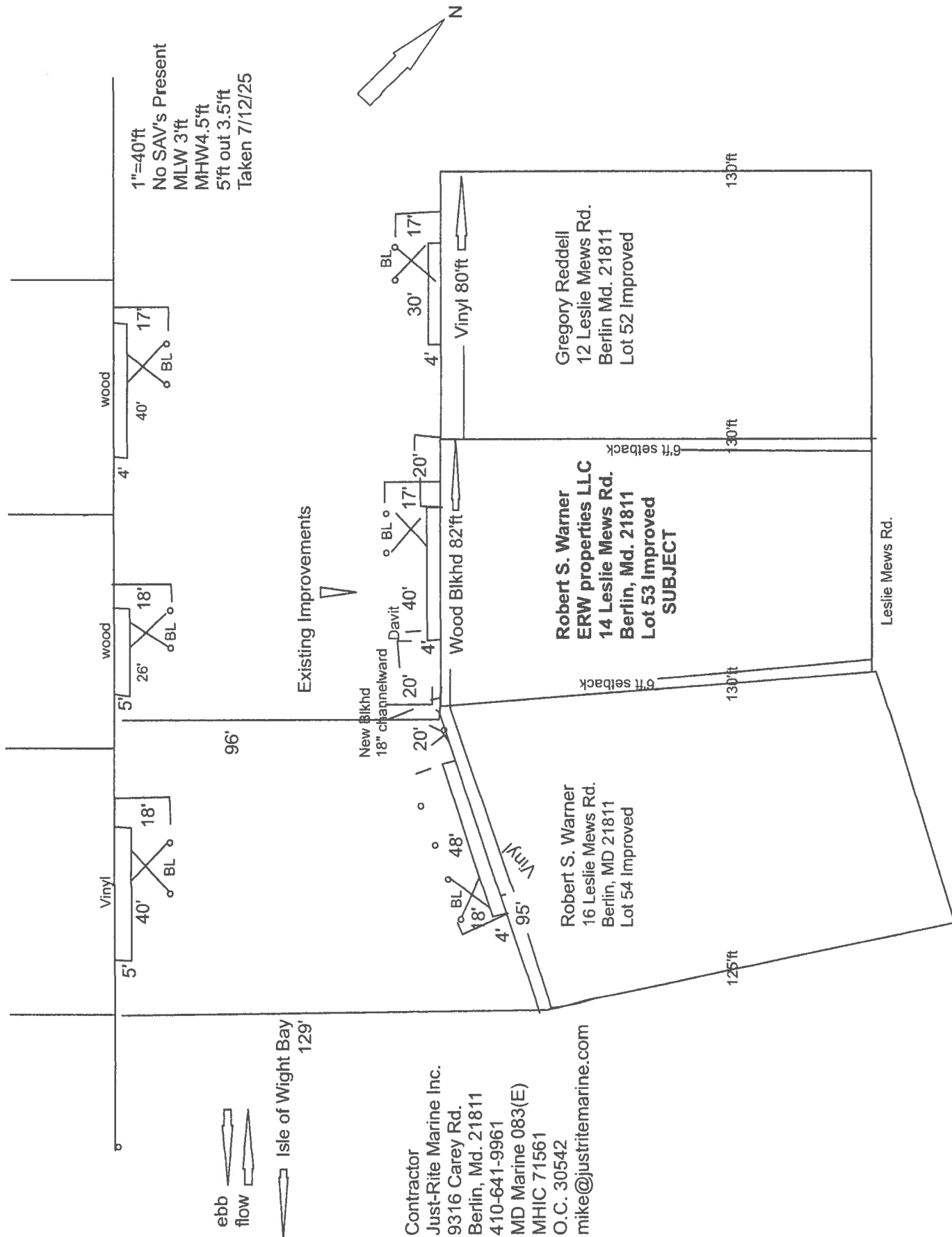
Recorded Adjacent Property Owner: Robert S. Werner
Property Address: 16 Leslie Mews Berlin, Md. 21811 - 2853 S Queen St
Tax Map: 0016 Parcel: 0096 Lot: 54 Section: 14B Block: — Dallastown, PA 17313

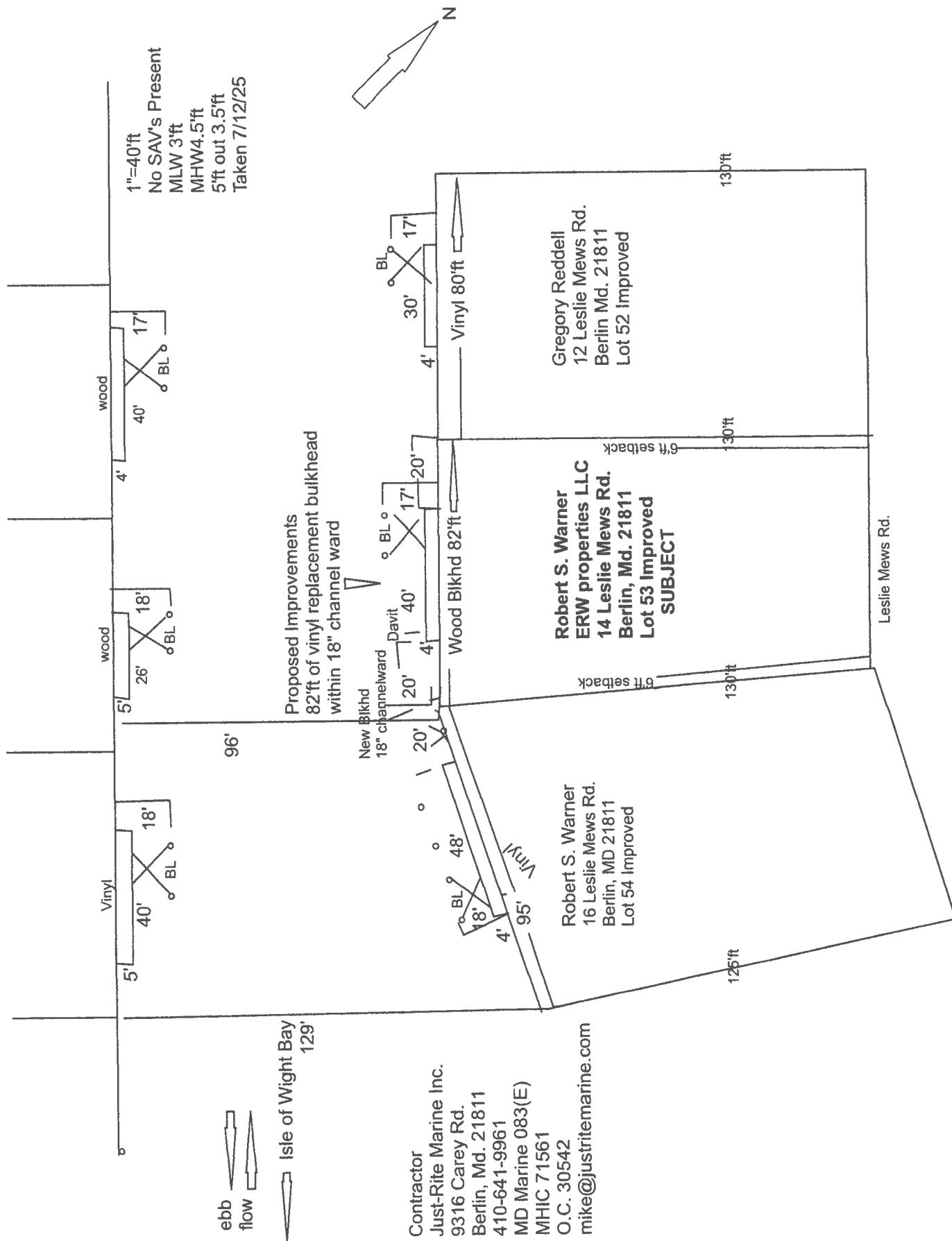
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department. 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) 7/12/25
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 7.29.25 Public Comment Deadline: 8.13.25 (15 calendar days)
Department Approval Date: _____ Expiration: _____





Contractor
Just-Rite Marine Inc.
9316 Carey Rd.
Berlin, Md. 21811
410-641-9961
MD Marine 083(E)
MHIC 71561
O.C. 30542
mike@justritemarine.com

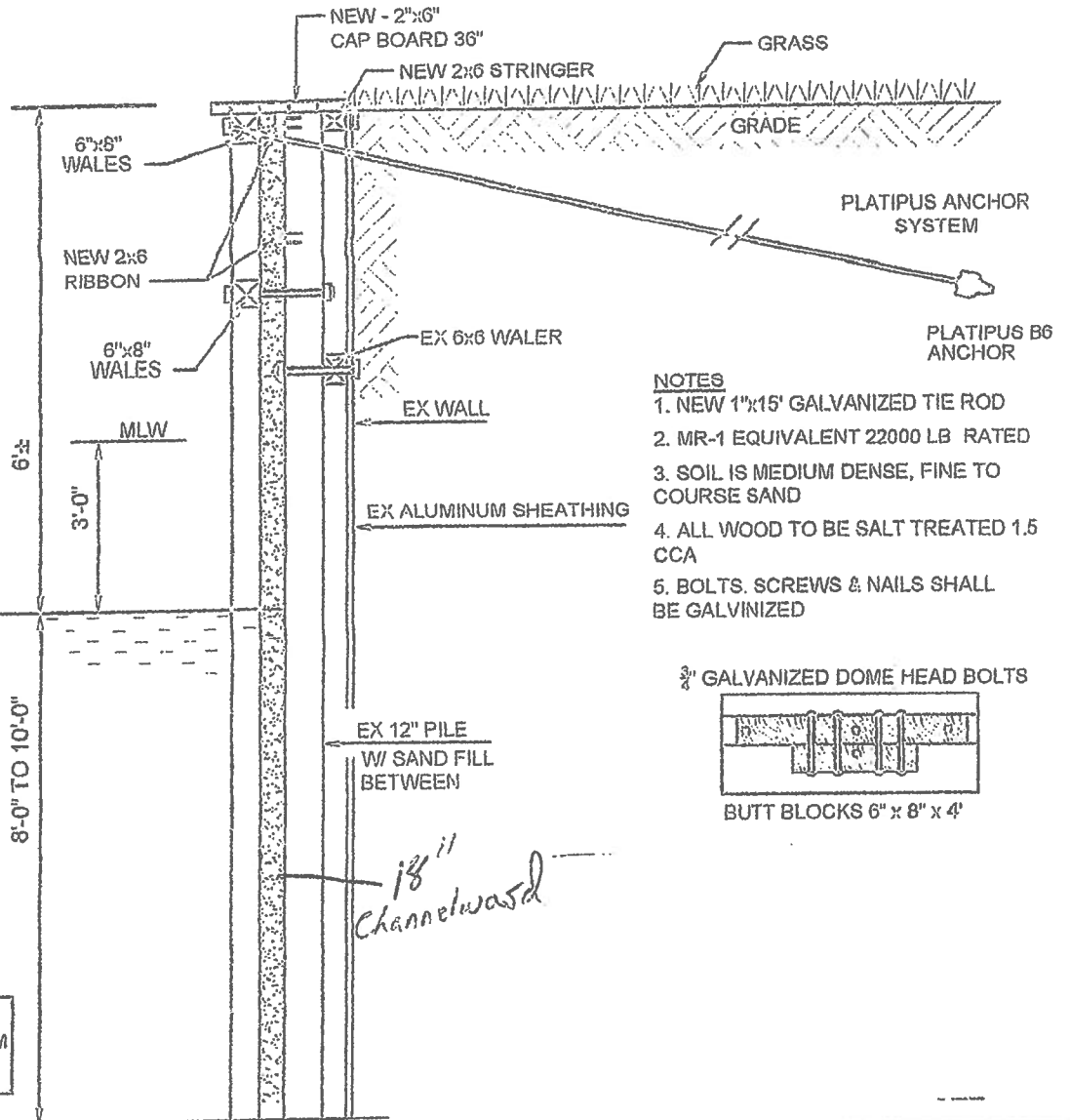
BULKHEAD FACE 4' TO 6'
 MAXIMUM 6'-0"
 MLW 3'-0"
 MHW 4'-6"

NO S.A.V.'S PRESENT

NEW
 6"x8" WALER
 3/4" INCH LONG BOLT

NEW C-LOC-9000
 VINYL SHEET PILING
 9" DEPTH OF SECTION
 14' LENGTH

THIS BULKHEAD WILL MEET
 WORCESTER COUNTY MINIMUM
 REQUIREMENTS



NOTES

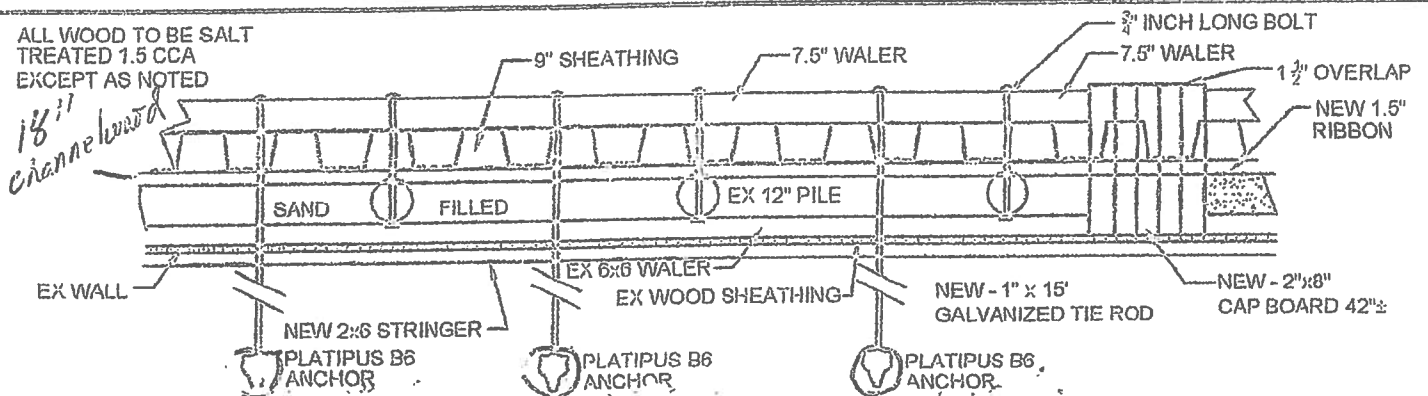
1. NEW 1"x15' GALVANIZED TIE ROD
2. MR-1 EQUIVALENT 22000 LB RATED
3. SOIL IS MEDIUM DENSE, FINE TO COURSE SAND
4. ALL WOOD TO BE SALT TREATED 1.5 CCA
5. BOLTS, SCREWS & NAILS SHALL BE GALVINIZED

3/4" GALVANIZED DOME HEAD BOLTS



BUTT BLOCKS 6" x 8" x 4"

ALL WOOD TO BE SALT
 TREATED 1.5 CCA
 EXCEPT AS NOTED



BULK HEAD REPLACEMENT SECTION

Robert S. Warner
 ERW properties LLC
 14 Leslie Mews
 Berlin, Md. 21811
 Lot 53

WORCESTER COUNTY

BUILDER:

JUST RITE MARINE INC.
 9519 CAREY ROAD
 BERLIN - MARYLAND
 WORCESTER COUNTY
 410.641.9981
 MPRIC LICENSE # 083(E)

ENGINEER:

W.S. ENGINEERING LLC
 7011 WELLS PARKWAY
 HYASTVILLE - MARYLAND
 210-277-2255
 MD PROFESSIONAL
 LICENSE 728770

DRAWING:

SERVICES
 410-465-5398

30 CARRIAGE LANE
 OCEAN PINES
 BERLIN MARYLAND 21811

JOSETTE WHEATLEY
 AEDRAFTING3367GMAIL.COM

SCALE:

DRAWN BY:
 JRW

DESIGNED BY:
 JRW

DATE:
 7-20-2022

Robert Werner
14 Leslie Mews
Berling, Md. 21811



A color photograph of a waterfront property. In the foreground, a wooden dock with several vertical pilings extends into the water. A blue crane arm is mounted on the dock, extending diagonally across the upper right portion of the frame. To the right of the dock is a lush green lawn. In the background, several houses are visible along the water's edge. The sky is blue with scattered white clouds. A handwritten note is visible on the left side of the image.

Robert Werner
14 Leslie Maus
Berlin, Md. 21811