



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

May 28, 2026

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

Paula Quinn - Request No. 2026-036 – Request to install 80’ of vinyl replacement bulkhead. Max channelward extension 18”. This project is located at 21 Harlan Trace, Ocean Pines, also known as Tax Map 16, Parcel 96, Lot 34. 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 June 12, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
Joy S. Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-036
Submission Date: 5-28-26

 Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

80'ft of vinyl replacement bulkhead within 18" channelward

Property Description:

Map: 0016 Parcel: 0098 Lot: 34 Section: 14B Block: — Tax District: 121025
Street Address: 21 Harlan Trace Rd Berlin, Md 21811
Subdivision: 014B
Dwelling on lot: Dwelling under construction: Vacant: Commercial:

Owner: Paula Quinn Phone No. 703-401-2532
Mailing Address: 21 Harlan Trace Rd Berlin, Md 21811
E-Mail Address: Paulaquin@icloud.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: Raymond Sweet
Property Address: 19 Harlan Trace Rd Berlin, Md 21811 - 1908 Fallston Valley Dr
Tax Map: 0016 Parcel: 0096 Lot: 35 Section: 14B Block: — Fallston, MD 21047

Recorded Adjacent Property Owner: Henry Osborne
Property Address: 23 Harlan Trace Rd, Berlin, Md 21811
Tax Map: 0016 Parcel: 0096 Lot: 33 Section: 14B Block: —

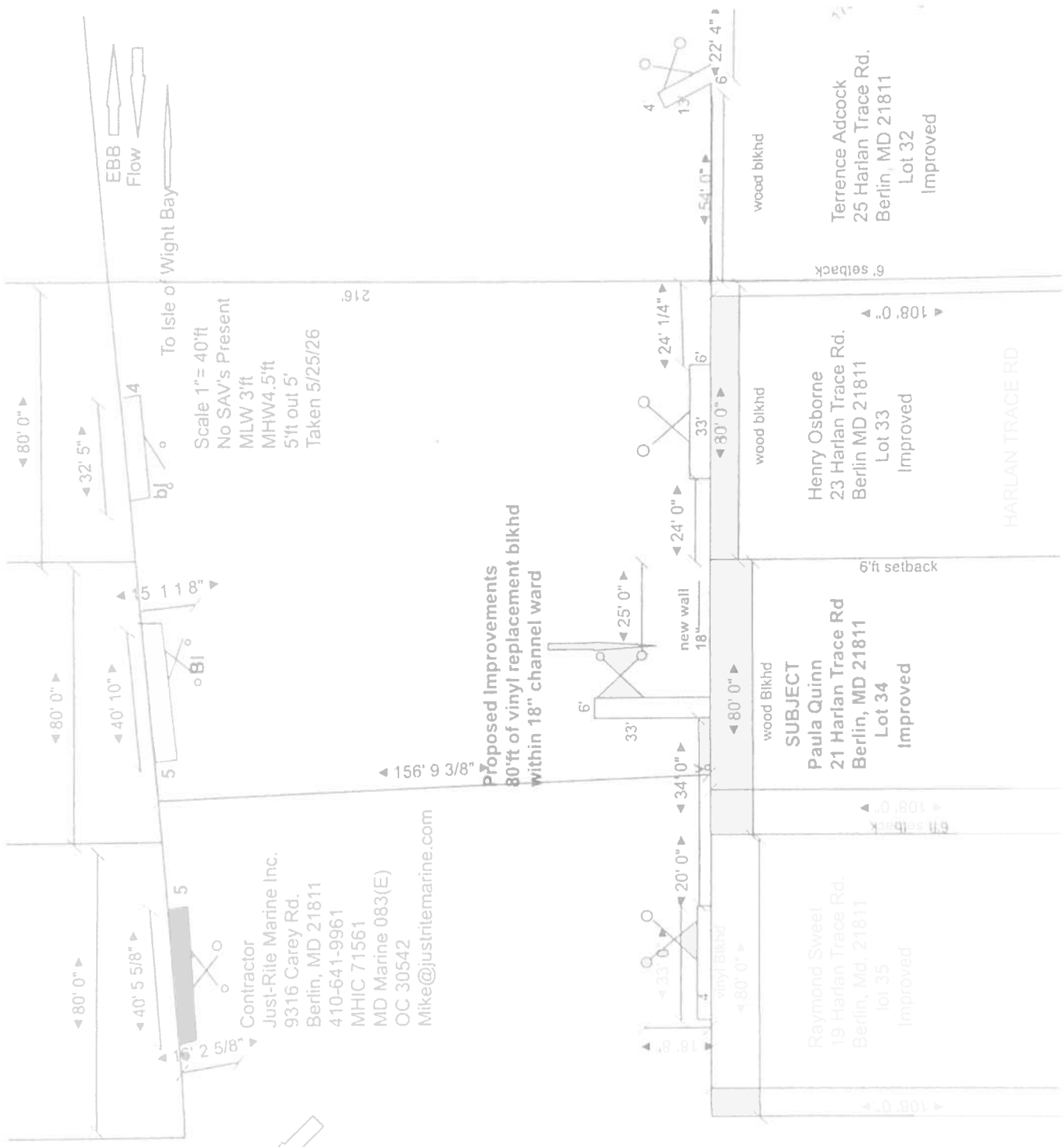
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

Paula J. Quinn 5/26/26
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 5-28-26 Public Comment Deadline: 6-12-26 (15 calendar days)

Department Approval Date: Expiration:



Scale 1" = 40'ft
 No SAV's Present
 MLW 3'ft
 MHW 4.5'ft
 5'ft out 5'
 Taken 5/25/26

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

Proposed Improvements
 80'ft of vinyl replacement bikhd
 within 18" channel ward

wood bikhd

Terrence Adcock
 25 Harlan Trace Rd.
 Berlin, MD 21811
 Lot 32
 Improved

wood bikhd

Henry Osborne
 23 Harlan Trace Rd.
 Berlin MD 21811
 Lot 33
 Improved

wood Bikhd

SUBJECT
 Paula Quinn
 21 Harlan Trace Rd
 Berlin, MD 21811
 Lot 34
 Improved

vinyl Bikhd

Raymond Sweet
 19 Harlan Trace Rd.
 Berlin, Md. 21811
 lot 35
 Improved

HARLAN TRACE RD

6' setback

6'ft setback

6'ft setback

108' 0"

108' 0"

22' 4"

54' 0"

24' 1/4"

80' 0"

24' 0"

80' 0"

34' 0"

20' 0"

80' 0"

108' 0"

108' 0"

22' 4"



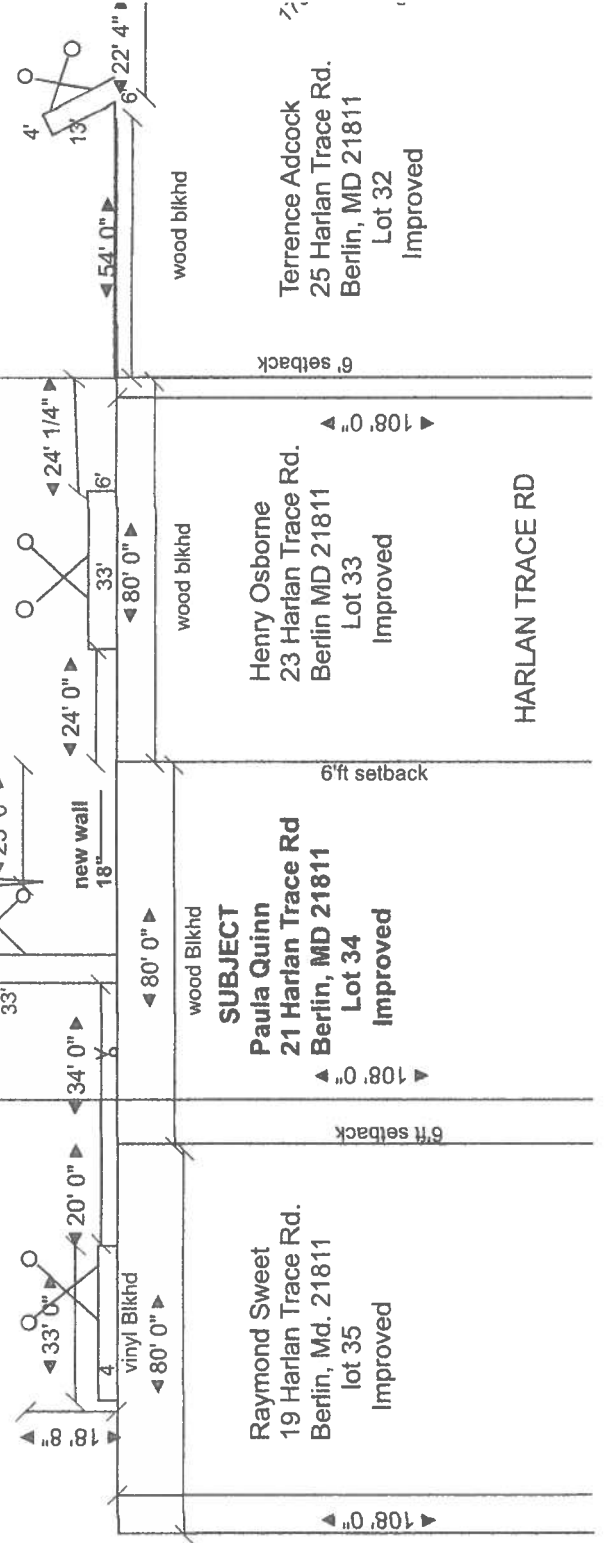
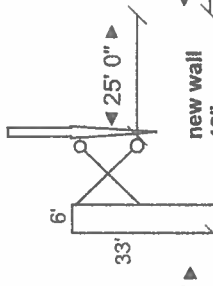
To Isle of Wight Bay

Scale 1"= 40'ft
 No SAV's Present
 MLW 3'ft
 MHW 4.5'ft
 5'ft out 5'
 Taken 5/25/26

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

Proposed Improvements
80'ft of vinyl replacement bikhhd
within 18" channel ward



Raymond Sweet
 19 Harlan Trace Rd.
 Berlin, Md. 21811
 lot 35
 Improved

SUBJECT
Paula Quinn
21 Harlan Trace Rd
21 Berlin, MD 21811
Lot 34
Improved

Henry Osborne
 23 Harlan Trace Rd.
 Berlin MD 21811
 Lot 33
 Improved

Terrence Adcock
 25 Harlan Trace Rd.
 Berlin, MD 21811
 Lot 32
 Improved

HARLAN TRACE RD

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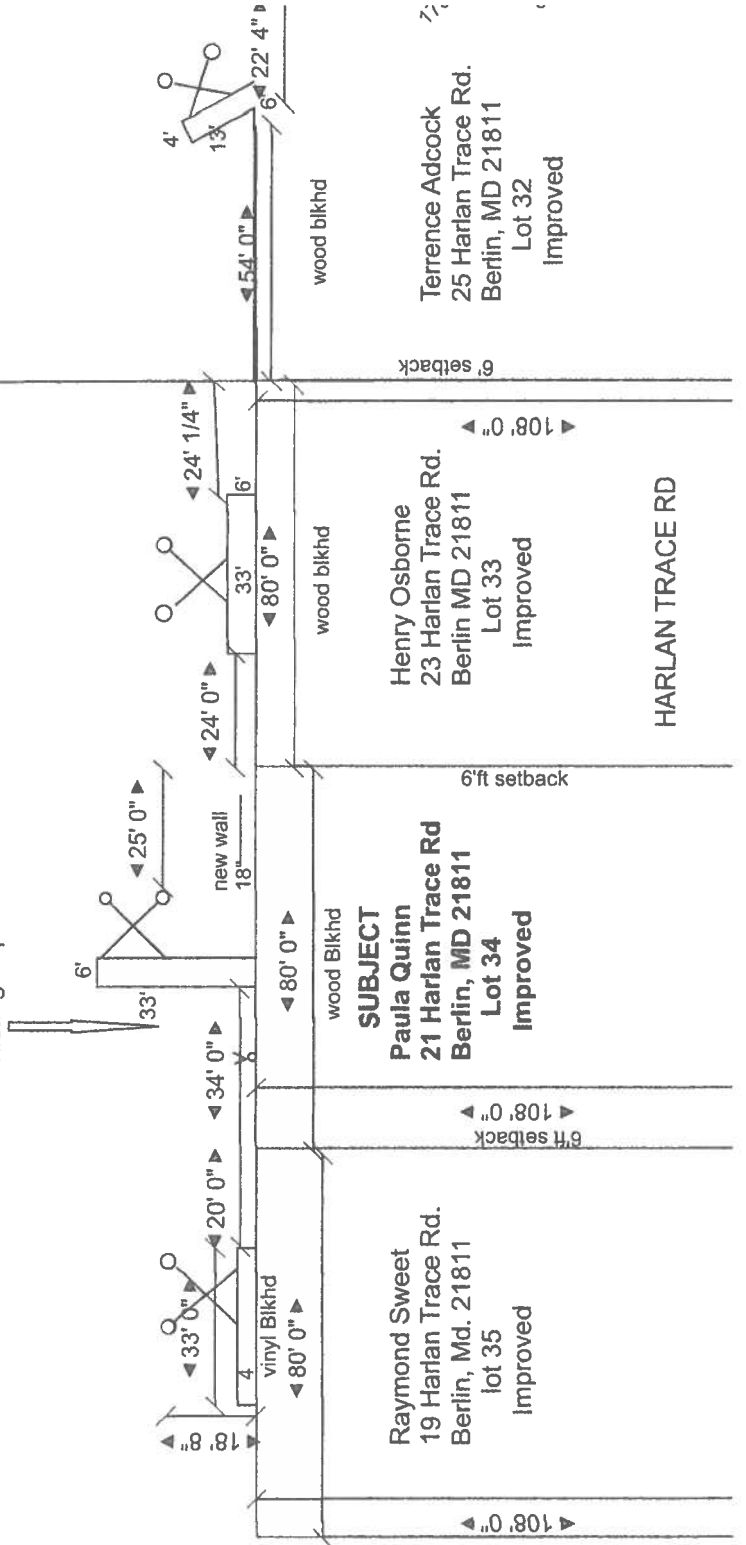
To Isle of Wight Bay

Scale 1"= 40'ft
No SAV's Present
MLW 3'ft
MHW 4.5'ft
5'ft out 5'
Taken 5/25/26

Contractor
Just-Rite Marine Inc.
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Berlin, MD 21811
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OC 30542
Mike@justritemarine.com

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Existing Improvements



vinyl Blkhd
4
80' 0"

33' 0"
20' 0"
34' 0"

6'
33'
18"
new wall
25' 0"

24' 0"
33'
80' 0"

24' 1/4"
6'
80' 0"

54' 0"
6'
22' 4"

wood blkhd

wood blkhd

wood Blkhd

SUBJECT

Raymond Sweet
19 Harlan Trace Rd.
Berlin, Md. 21811
lot 35
Improved

Paula Quinn
21 Harlan Trace Rd
Berlin, MD 21811
Lot 34
Improved

Henry Osborne
23 Harlan Trace Rd.
Berlin MD 21811
Lot 33
Improved

Terrence Adcock
25 Harlan Trace Rd.
Berlin, MD 21811
Lot 32
Improved

8ft setback
108.0'

6ft setback

6' setback

HARLAN TRACE RD

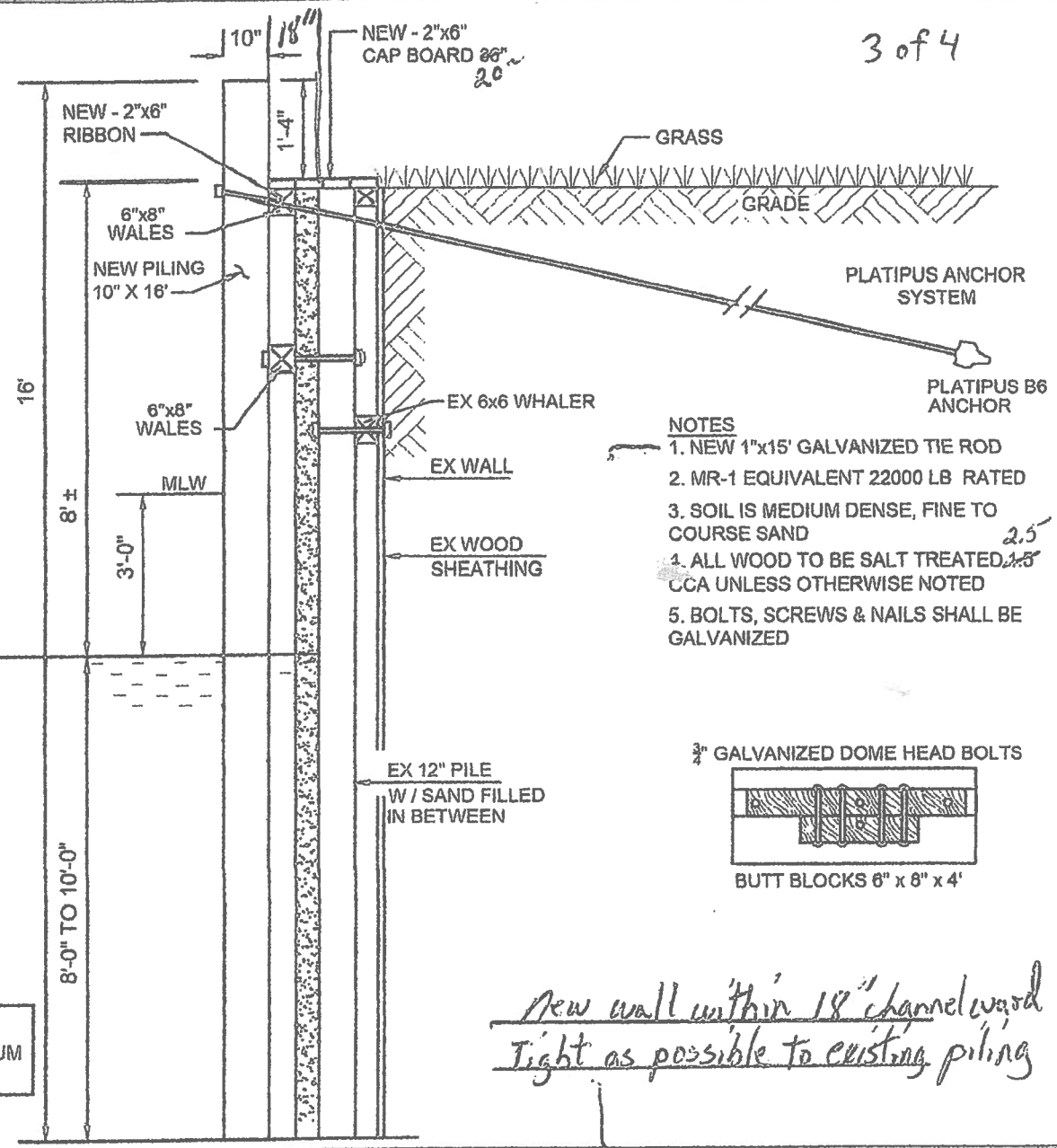
BULKHEAD FACE 6'-9"
 MAXIMUM 8'-0"
 MLW 3'
 MHW 4'-6"

NO S.A.V.'S PRESENT

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

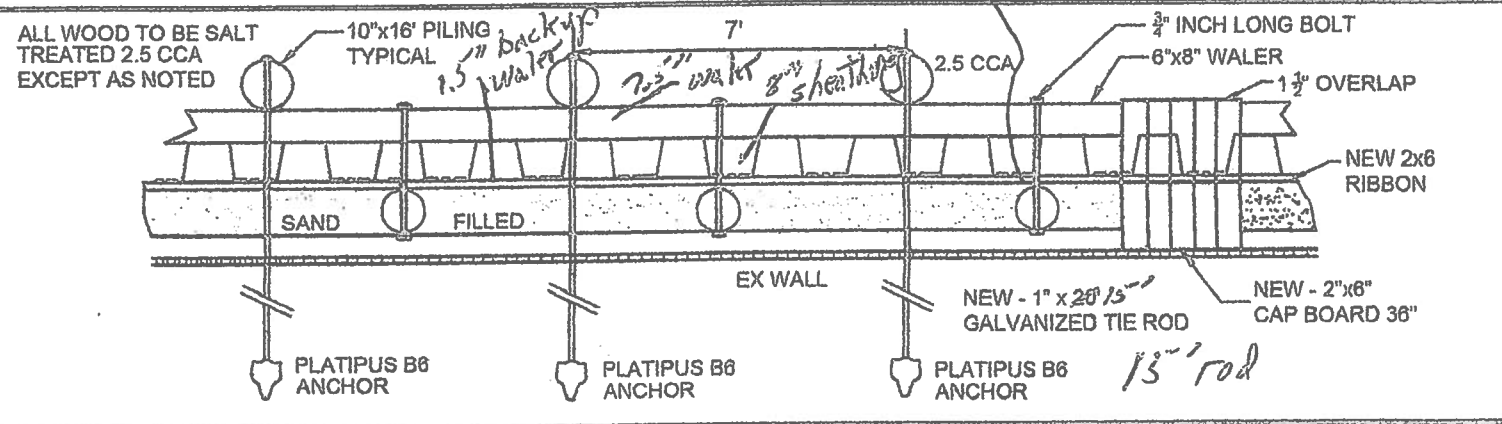
TWSS sheathing
 NEW C-LOC-9898
 VINYL SHEET PILING
 9" DEPTH OF SECTION
 18" LENGTH
 16" length

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 2.5 CCA UNLESS OTHERWISE NOTED
 5. BOLTS, SCREWS & NAILS SHALL BE GALVANIZED

*New wall within 18" channel w/d
 Tight as possible to existing piling*



BULK HEAD REPLACEMENT SECTION FOR: Paula Quinn 21 Harlan Trace Rd Berlin, Md. 21811 Lot 34	BUILDER: JUST RITE MARINE INC. 9318 CAREY ROAD BERLIN - MARYLAND WORCESTER COUNTY 410.841.9981 MRIC LICENSE # 083(E)	SCALE: DRAWN BY: JRW DESIGNED BY: JRW DATE: 3-11-2021
	JOE WI-	
	DMS	
	V	



Paula Quinn
21 Harlan Trace Rd
Berlin, Md. 21811

Paula Quinn 21 Harlan Trace Berlin, Md 21811

