



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 18, 2026

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

Cometa Family Trust c/o Annette Cometa - Request No. 2026-011 – Request to construct a 30' x 6' platform and request to install one boat lift with associated piles. Max channelward extension 17.5'. This project is located at 18 Windjammer Rd, Ocean Pines, also known as Tax Map 16, Parcel 38, Lot 632. 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 2, 2026.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-011
Submission Date: 3-18-26

Major Construction (\$300.00) Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Construct a 30' x 6' platform and a boat lift with associated piles with a maximum of 17.5' channelward of mean high water

Property Description:

Map: 16 Parcel: 38 Lot: 632 Section: 1 Block: Tax District: 3
Street Address: 18 Windjammer Rd, Ocean Pines, MD 21811
Subdivision:
 Dwelling on lot: Dwelling under construction: Vacant: Commercial:

Owner: Cometa Family Trust c/o Annette Cometa Phone No. (410) 852-8780
Mailing Address: 6568 Seedling Ln, Columbia, MD 21045
E-Mail Address: acometa@comcast.net

Contractor: Big Wave Construction c/o Joshua Boyer Phone No.: (302) 381-0506
Mailing Address: 38205 Dupont Blvd, Selbyville, DE 19975
E-Mail Address: bigwaveconstructionllc22@gmail.com

Recorded Adjacent Property Owner: William & Irene Riedel
Property Address: 16 Windjammer Rd, Ocean Pines, MD 21811
Tax Map: 16 Parcel: 38 Lot: 631 Section: 1 Block:

Recorded Adjacent Property Owner: William & Jean Pennington Family Revocable Trust
Property Address: 2 Sandpiper Ln, Ocean Pines, MD 21811
Tax Map: 16 Parcel: 38 Lot: 633 Section: 1 Block:

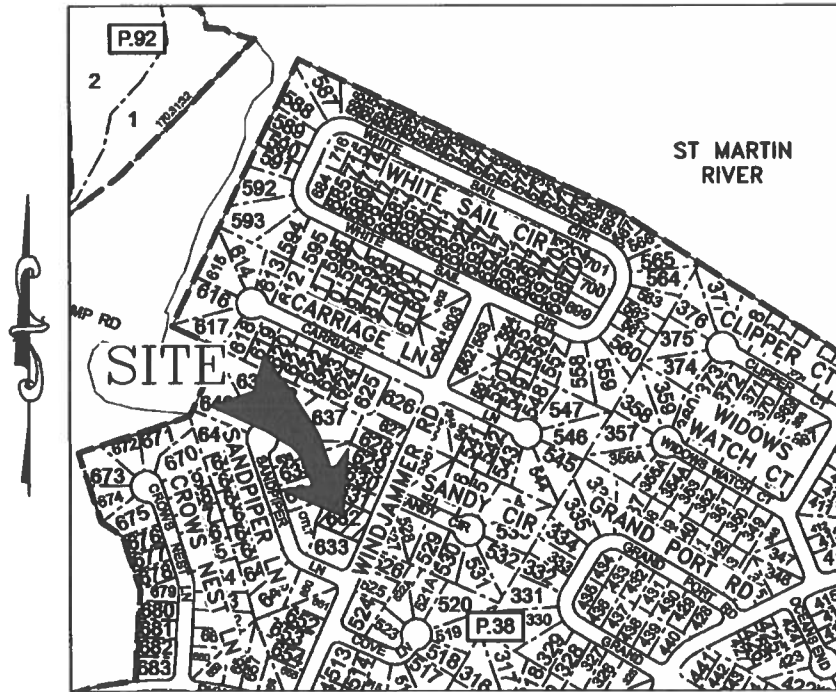
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

Annette Cometa 02/13/2026
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 3-18-26 Public Comment Deadline: 4-2-26 (15 calendar days)
Department Approval Date: Expiration:

PIER REPLACEMENT PERMIT DRAWINGS
 PREPARED FOR
 COMETA FAMILY REVOCABLE TRUST
 IN THE THIRD ELECTION DISTRICT
 WORCESTER COUNTY, MARYLAND



VICINITY MAP
 SCALE: 1" = 600'

ENGINEER

Lane Engineering, LLC
 117 BAY STREET
 EASTON, MARYLAND 21601
 (410) 822-8003

OWNER/DEVELOPER

COMETA FAMILY TRUST
 C/O ANNETTE COMETA
 6568 SEEDLING LANE
 COLUMBIA, MD 21045
 (410) 852-8780

PROJECT LOCATION

18 WINDJAMMER ROAD
 OCEAN PINES, MD 21811

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:

SHEET No. <p style="text-align: center; font-size: 2em;">1</p>	<p>TITLE SHEET</p> <p>ON THE LANDS OF</p> <p>COMETA FAMILY REVOCABLE TRUST</p> <p>C/O ANNETTE COMETA</p> <p>IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY</p> <p>TAX MAP 16, GRID 0, PARCEL 38, SECTION 1, LOT 632</p>	<p>Lane Engineering, LLC</p> <p>Established 1986 Civil Engineers • Land Planning • Land Surveyors</p> <p>E-mail: general@leinc.com 117 Bay St. Easton, MD 21601 (410) 822-8003 15 Washington St. Cambridge, MD 21613 (410) 221-0818 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095</p>
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LEGEND & ABBREVIATIONS


MHW MEAN HIGH WATER (APPROXIMATE)
MLW MEAN LOW WATER (APPROXIMATE)

PROPERTY LINE _____

SPOT ELEVATION/SOUNDING x^{-2.15}

PROJECT NOTES

1. THE PROPERTY BOUNDARY AND EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM GENERAL MAPS, DEED, PLAT, SITE SKETCH AND AERIAL PHOTO INTERPRETATION. THESE MAPS ARE BELIEVED TO BE THE BEST, READILY AVAILABLE SOURCE OF INFORMATION FOR MARINE PERMITTING PURPOSES. A BOUNDARY AND/OR EXISTING CONDITIONS SURVEY HAS NOT BEEN COMPLETED. LANE ENGINEERING IS NOT RESPONSIBLE FOR ANY INACCURACIES ASSOCIATED WITH THE LOCATION OF THE ABOVE REFERENCED EXISTING FEATURES AND RELATED LATERAL LINES, SETBACKS, ETC.
2. THESE DRAWINGS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED AS AN ACCURATE CONSTRUCTION DOCUMENT.
3. SOUNDINGS SHOWN HEREON PROVIDED BY THE APPLICANT FOR PERMITTING PURPOSES ONLY.
4. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
5. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER (MLW) = 0.0'.
6. THERE ARE NO KNOWN MAPPED SAV BEDS IN THE AREA.
7. MEAN TIDAL RANGE = 1.12'
8. LOT SIZE = 15,511 SF±
9. DISTANCE TO CHANNEL CENTERLINE = 35'±
10. MAXIMUM CHANNELWARD ENCROACHMENT = 17.5'±
11. ZONING CLASSIFICATION = R3 (RESIDENTIAL)
12. 911 ADDRESS = 18 WINDJAMMER RD, OCEAN PINES, MD 21811

FILE No. D583 JOB No. 250448 SCALE: AS NOTED DATE: AS NOTED SHEET No. 2	SITE & PROJECT NOTES	Lane Engineering, LLC Established 1986 Civil Engineers • Land Planning • Land Surveyors  E-mail: general@leinc.com 117 Bay St. Easton, MD 21601 (410) 822-8003 15 Washington St. Cambridge, MD 21613 (410) 221-0818 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095
	ON THE LANDS OF COMETA FAMILY REVOCABLE TRUST C/O ANNETTE COMETA	
	IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 16, GRID 0, PARCEL 38, SECTION 1, LOT 632	
Date: 03/18/2026 - 9:08am User: sfreund Project Manager: SJF Drawing Path: J:\2025\0400\250448\CM13D-250448\Drawg\Plots\HMP-PLTS-250448.dwg Sheet 2 LANE ENGINEERING, LLC XREF File(s): G8S-BASE-LETR-250448/RAR-BASE-220490/RLD-BASE-250448/CSP-BASE-MARINE-250448		

CANAL TO
ST MARTIN
RIVER

CANAL &
HARBOR LINE

TAX MAP 16, PARCEL 38,
SECTION 1, LOT 631
WILLIAM & IRENE RIEDEL
16 WINDJAMMER RD
OCEAN PINES, MD 21811

PARCEL 38,
SECTION 1,
LOT 632
(APPLICANT)

TAX MAP 16, PARCEL 38,
SECTION 1, LOT 633
WILLIAM & JEAN PENNINGTON
FAMILY REVOCABLE TRUST
2 SANDPIPER LN
OCEAN PINES, MD 21811

WINDJAMMER RD

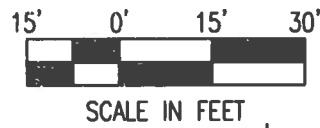


FILE No. D583
JOB No. 250448
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 3

SITE OVERVIEW
ON THE LANDS OF
COMETA FAMILY REVOCABLE TRUST
C/O ANNETTE COMETA
IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 0, PARCEL 38, SECTION 1, LOT 632

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CANAL TO
ST MARTIN
RIVER

TAX MAP 16, PARCEL 38,
SECTION 1, LOT 631
WILLIAM & IRENE RIEDEL
16 WINDJAMMER RD
OCEAN PINES, MD 21811

PARCEL 38,
SECTION 1,
LOT 632
(APPLICANT)

TAX MAP 16, PARCEL 38,
SECTION 1, LOT 633
WILLIAM & JEAN PENNINGTON FAMILY
REVOCABLE TRUST
2 SANDPIPER LN
OCEAN PINES, MD 21811

CANAL &

HARBOR LINE

PROPERTY LINE
EXTENDED
6' SETBACK

MHW/MLW

DOCK

BULKHEAD

PORCH

DWELLING


DRIVEWAY

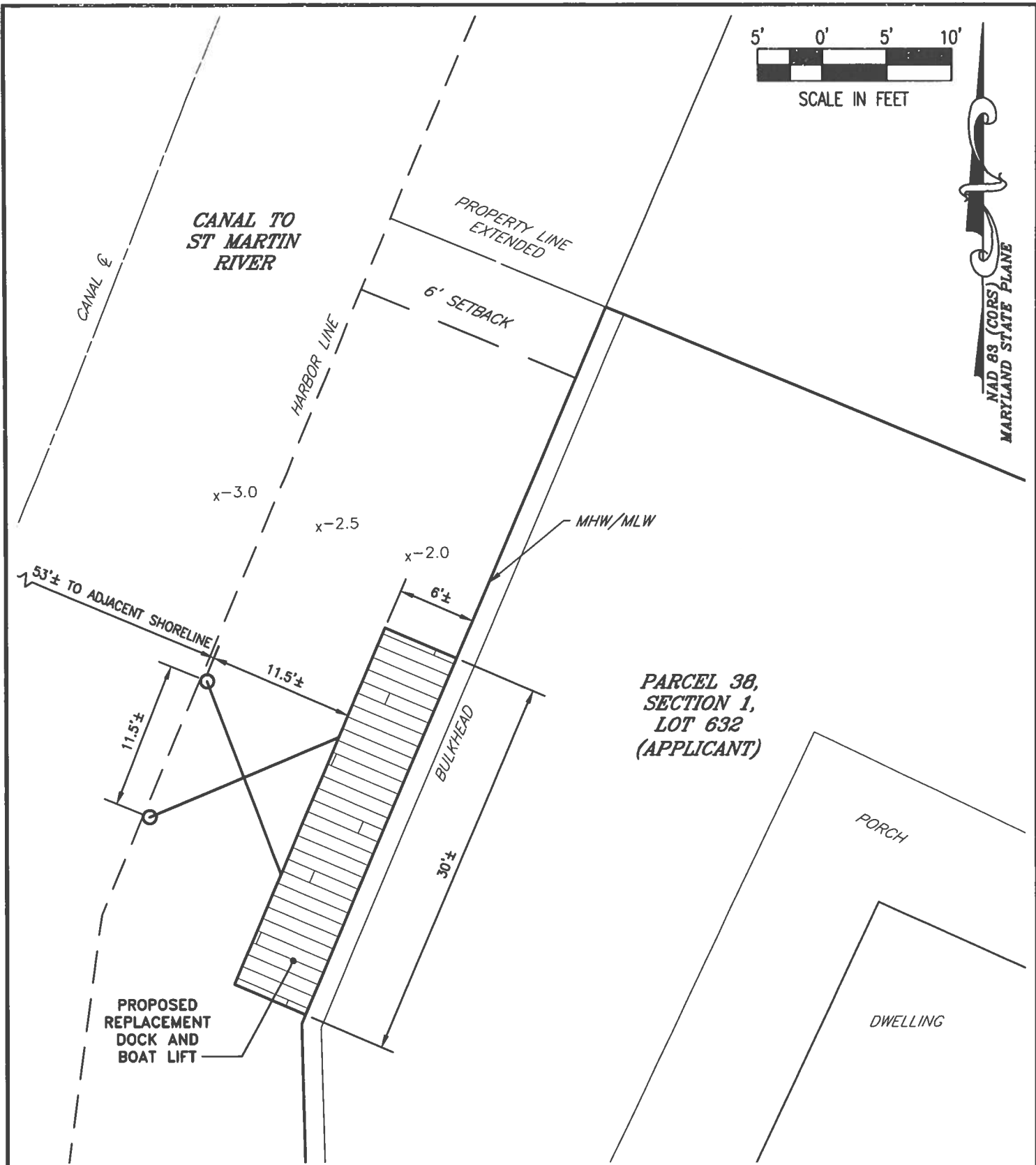
WINDJAMMER RD

6' SETBACK
PROPERTY
LINE
EXTENDED

SHEET No. 4
DATE: AS NOTED
SCALE: AS NOTED
JOB No. 250448
FILE No. D583

EXISTING CONDITIONS
ON THE LANDS OF
COMETA FAMILY REVOCABLE TRUST
C/O ANNETTE COMETA
IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 0, PARCEL 38, SECTION 1, LOT 632

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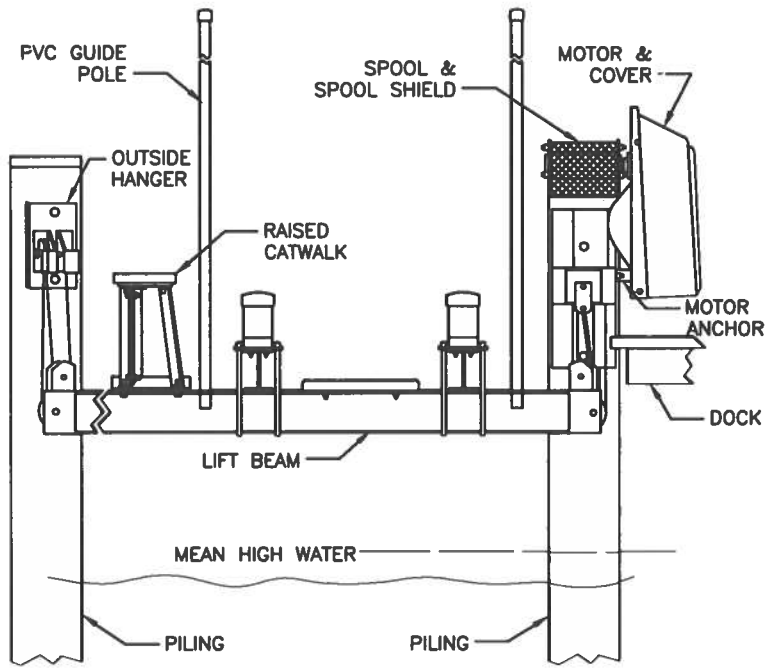
**PARCEL 38,
SECTION 1,
LOT 632
(APPLICANT)**

FILE No. D583
JOB No. 250448
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 5

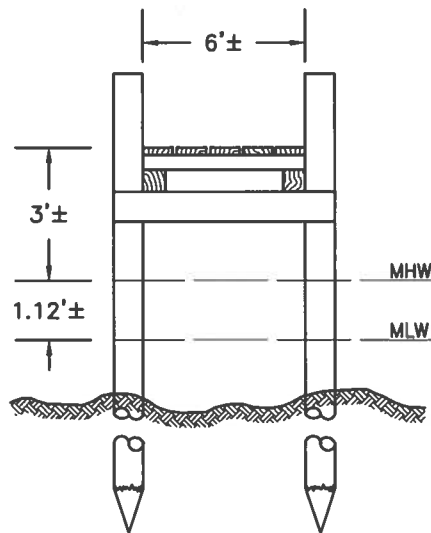
PROPOSED IMPROVEMENTS
ON THE LANDS OF
COMETA FAMILY REVOCABLE TRUST
C/O ANNETTE COMETA
IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 0, PARCEL 38, SECTION 1, LOT 632

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BOAT LIFT DETAIL
NOT TO SCALE

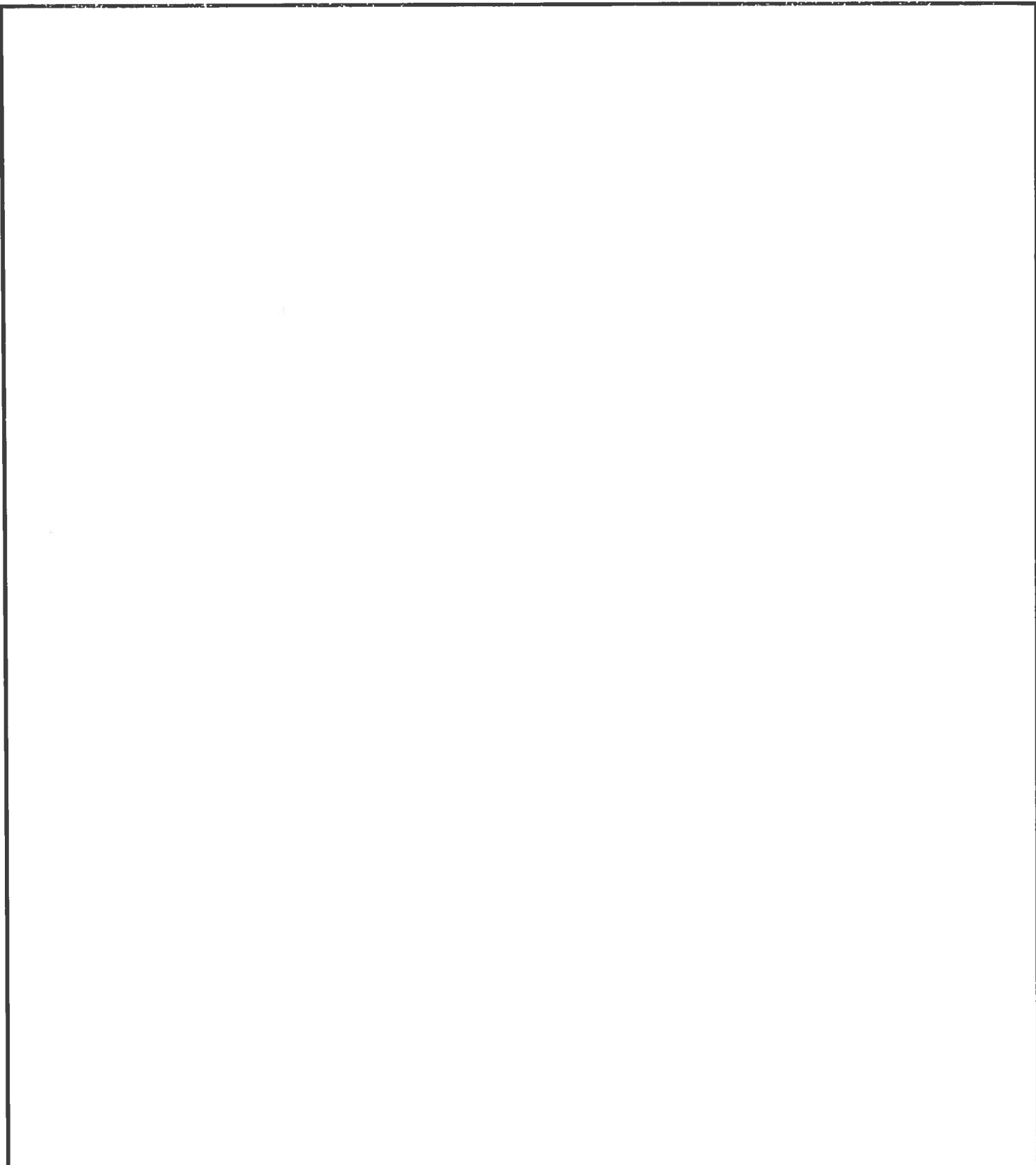


PIER SECTION
NOT TO SCALE

FILE No. D583
JOB No. 250448
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 6 OF 7

DETAILS
ON THE LANDS OF
COMETA FAMILY REVOCABLE TRUST
C/O ANNETTE COMETA
IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 0, PARCEL 38, SECTION 1, LOT 632

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DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 250448
 FILE No. D583


PHOTOS

**ON THE LANDS OF
 COMETA FAMILY REVOCABLE TRUST
 C/O ANNETTE COMETA**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
 TAX MAP 16, GRID 0, PARCEL 38, SECTION 1, LOT 632**

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