



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

June 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:

John & Laura Mullen - Request No. 2026-042 – Request to install 127' of replacement vinyl bulkheading. Install a 3' bulkhead cap along existing and proposed bulkhead. Max channelward extension 18". This project is located at 49 Alton Point, Berlin, also known as Tax Map 16, Parcel 50, Lot 129. 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 July 3, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
Joy S. Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-042
Submission Date: 6-18-26

 Major Construction (\$300.00)

 X Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Install 127' of replacement vinyl bulkheading. Install a 3' bulkhead cap along existing and proposed
bulkhead. Maximum channelward distance 18"

Property Description:

Map: 0016 Parcel: 0050 Lot: 129 Section: 14A Block: Tax District:

Street Address: 49 Alton Point, Ocean Pines, MD 21811

Subdivision:

Dwelling on lot: Yes Dwelling under construction: Vacant: Commercial:

Owner: John & Laura Mullen Phone No. 240-429-7735

Mailing Address: 49 Alton Point Ocean Pines, MD 21811

E-Mail Address: LJMullen01@gmail.com

Contractor: McGinty Marine Construction Phone No : 410-250-5066

Mailing Address: 12050 Industrial Park Road, Bishopville, MD 21813

E-Mail Address: heather@mcgintymarine.com

Recorded Adjacent Property Owner: Thomas & Magen Buterbaugh

Property Address: 51 Alton Point, Ocean Pines, MD 21811 + 1121 Independence Dr

Tax Map: 0016 Parcel: 0096 Lot: 128 Section: 14B Block: West Chester, PA 19382

John E. Claudy Revocable Trust Agreement &

Recorded Adjacent Property Owner: Virginia Claudy Revocable Trust Agreement

Property Address: 47 Alton Point, Ocean Pines, MD 21811 - 112 Old Barn Dr West Chester, PA

Tax Map: 0016 Parcel: 0096 Lot: 130 Section: 14B Block: 19382

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.

John Mullen 5/21/26
Owner/Applicant's Signature Date

DEPT. USE ONLY:

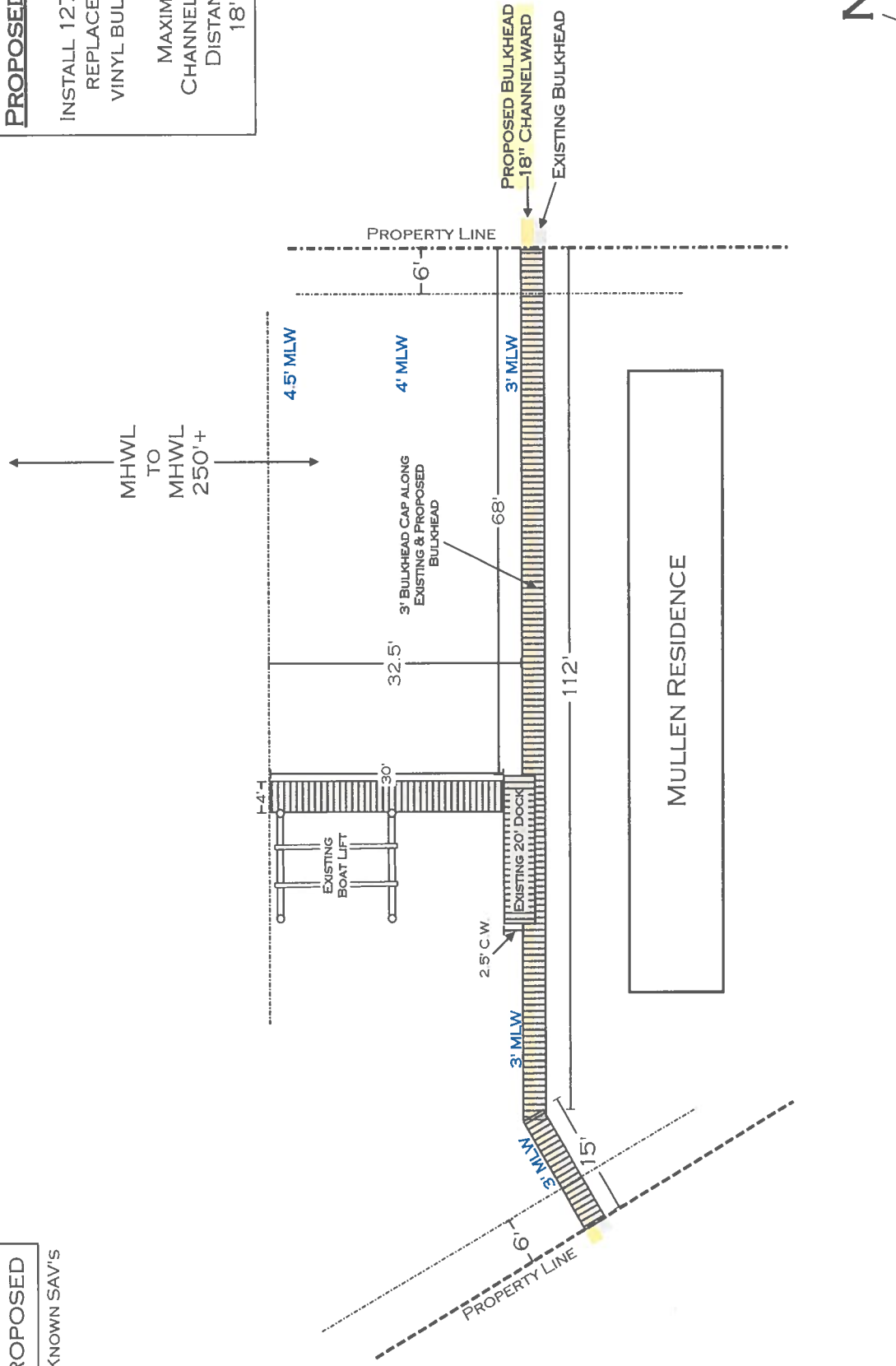
Notification Distribution Date: 6-18-26 Public Comment Deadline: 7-3-26 (15 calendar days)

Department Approval Date: Expiration:

NO KNOWN SAV'S

INSTALL 127'+/-OF REPLACEMENT VINYL BULKHEAD

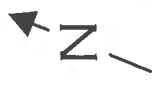
MAXIMUM
CHANNELWARD
DISTANCE
18"



SITE:	49 ALTON POINT OCEAN PINES, MD 21811	DRAWING: PROPOSED	PROJECT: MULLEN	DRAWN: H. SCHLEUPNER	MCGINTY MARINE CONSTRUCTION 12050 INDUSTRIAL PARK ROAD BISHOPVILLE, MD 21813 410-250-5066
TITLE:	JOHN & LAURA MULLEN	SCALE: 1" = 20"	DATE: 4/15/26 REVISED: 6/10/26	PAGE: 2 OF 3	

EXISTING

NO KNOWN SAV'S



MHWL
TO
MHWL
250'+

ISLE OF WIGHT BAY



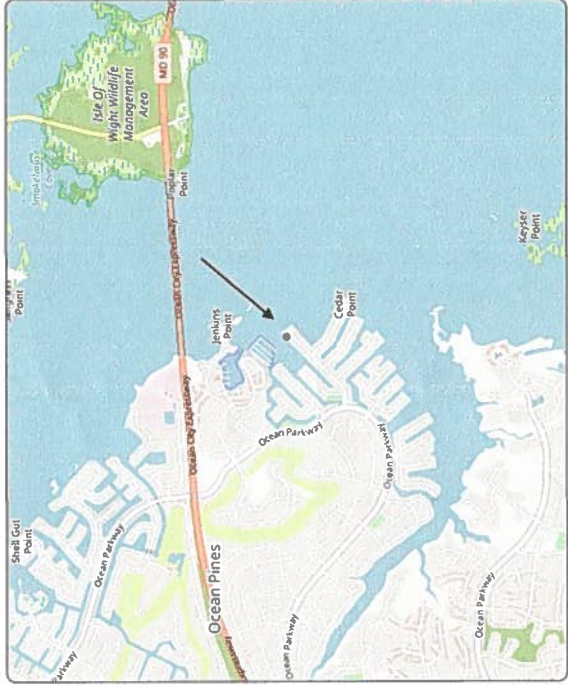
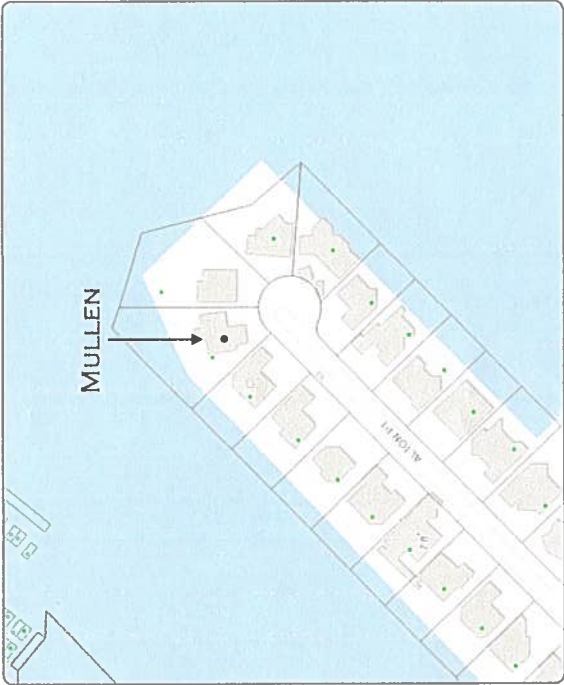
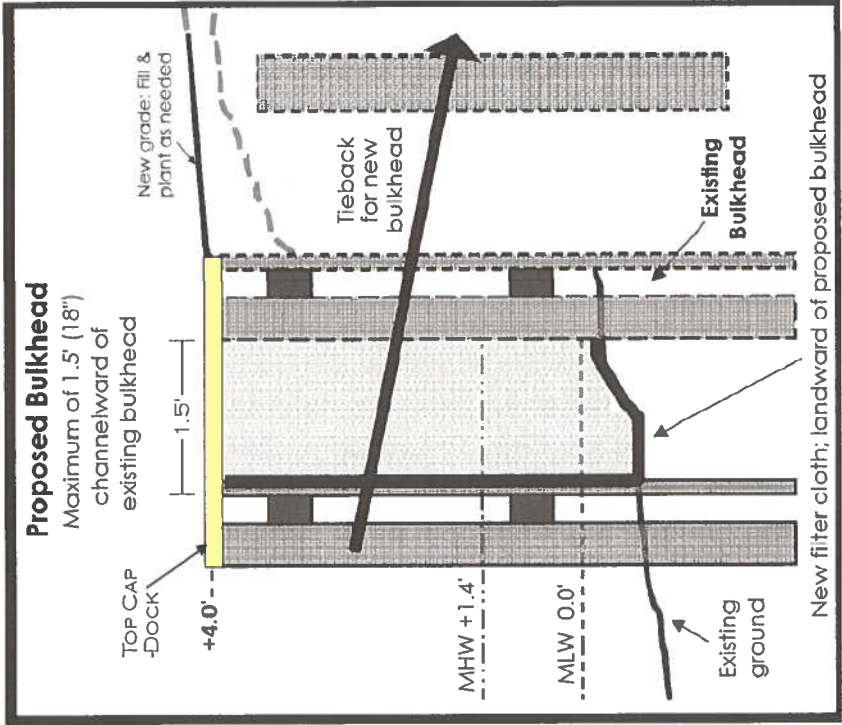
CLAUDY REV. TRUST

MULLEN RESIDENCE

BUTERBAUGH

SITE:	49 ALTON POINT OCEAN PINES, MD 21811	DRAWING: EXISTING	PROJECT: MULLEN	DRAWN: H. SCHLEUPNER	MCGINTY MARINE CONSTRUCTION 12050 INDUSTRIAL PARK ROAD BISHOPVILLE, MD 21813 410-250-5066	
		SCALE: 1" = 30"	DATE: 4/15/26			
TITLE:	JOHN & LAURA MULLEN			PAGE: 1 OF 3		

CROSS SECTION & MAP



SITE:	49 ALTON POINT OCEAN PINES, MD 21811	DRAWING: MAP & CROSSSECTION	PROJECT:	DRAWN: H. SCHLEUPNER	MCGINTY MARINE CONSTRUCTION 12050 INDUSTRIAL PARK ROAD BISHOPVILLE, MD 21813 410-250-5066
		SCALE:	DATE:		
TITLE:	JOHN & LAURA MULLEN	NONE	4/15/26	PAGE: 3 OF 3	



John Mullen
49 Alton Point
127' Bulkhead Replacement

