



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

September 4, 2026

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

Philip Cianelli - Request No. 2026-072 – Request to construct a 6 x 20 fixed pier, a 3 x 9 gangway, a 6 x 115 floating pier, a 3x 20 finger pier and two PWC platforms. Max channelward 105 '. Request to construct 40 linear feet of replacement bulkhead. Max channelward 18". Request to mechanically dredge a 17x65 area to max depth of 3' at MLW and transport approximately 26 cubic yards of dredged material to Dependable Sand, Stone and Recycling at 13155 Ocean Gateway Wye Mills, MD. This project is located at 12635 Quay Rd, Ocean City, also known as Tax Map 21, Parcel 8, Section A, Block 11, Lot 1. Tenth 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 September 19, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-072
Submission Date: 9-4-26



Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

CONSTANT REPLACEMENT BULKHEADS, FIXED AND FLOATING DOCK, DREDGE - SEE ATTACHED PLAN
MAX 105' CHANNELWARD

Property Description:

Map: 21 Parcel: 008 Lot: 1 Section: A Block: 11 Tax District: _____
Street Address: 12635 QUAY LANE OCEAN CITY, MD 21842
Subdivision: 71G3
Dwelling on lot: YES Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: PHILIP A. GIANELLI JR Phone No. 443 807 9110
Mailing Address: 324 FLYING PT. RD EDGEWOOD MD 21040
E-Mail Address: PHILSPOINT@AOL.COM

Contractor: GIANELLI CONST INC. Phone No.: SAME AS ABOVE
Mailing Address: SAME
E-Mail Address: SAME

Recorded Adjacent Property Owner: CLEMENTS FAMILY TRUST
Property Address: 12636 QUAY LANE OCEAN CITY MD 21842
Tax Map: 21 Parcel: 8 Lot: 6 Section: A Block: 12

Recorded Adjacent Property Owner: RICHARD + LINAN SINCLAIR
Property Address: QUAY RD OCEAN CITY MD 21842
Tax Map: 21 Parcel: 8 Lot: 3 Section: A Block: 11

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] 8/28/26
Owner/Applicant's Signature Date

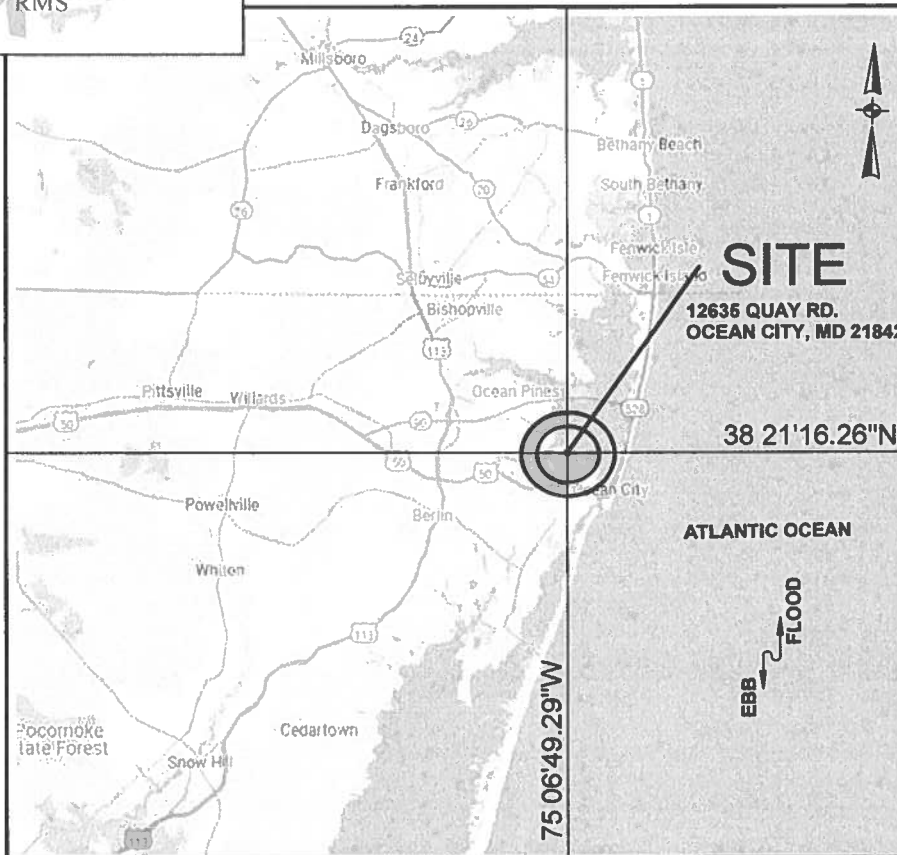
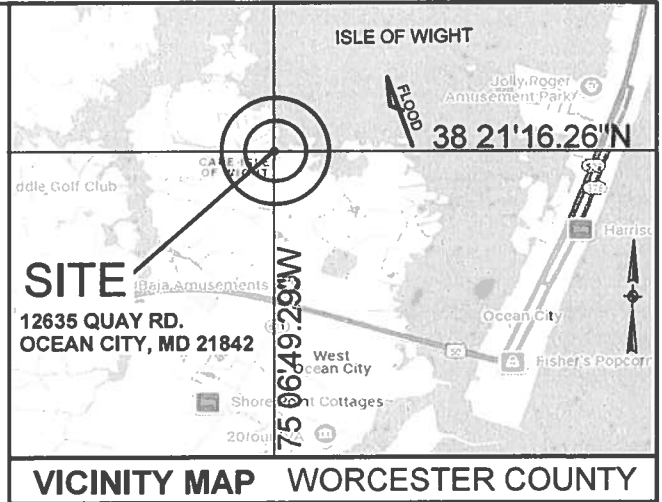
DEPT. USE ONLY:

Notification Distribution Date: 9-4-26 Public Comment Deadline: 9-19-26 (15 calendar days)
Department Approval Date: _____ Expiration: _____

Disclaimer:

The information shown hereon was taken from several sources including Google Earth aerial photos, Maryland Maps, photographs, tax maps and a site sketch. These sources are the best available information for marine permitting purposes. This is not a detailed on-site property survey. The owner is not responsible for any inaccuracies associated with the location of above referenced existing features and related lateral lines, setbacks, etc. this sketch is for permit purposes only and is not to be used as an accurate construction document.

25-WL-0218
202560315
185413
6/20/2025
RMS



REVISION: 6/20/25
ADDED 1 FLOATING
FINGER PIER 3'X20'
TO ACCESS PWC FLOATS

**PROPOSED BULKHEAD REPAIRS, FLOATING DOCK,
FLOATING PWC DOCK, FINGER PIER, ANCHOR PILES AND SLIP DREDGING**

OWNER : PHILLIP & ROSEMARY CIANELLI
MAILING ADDRESS: 501 FREYS RD.
EDGEWOOD, MD 21040
SITE ADDRESS: 12635 QUAY RD.
OCEAN CITY, MD 21842

MAP: 21 GRID: 18 PARCEL: 8 SEC A, BLK 11, LOT 1
SUBDIVISION : 71G3
DEED REFERENCE: 08598 / 00218
DISTRICT - 10 ACCOUNT NUMBER -294703
ZONING: RES. CRITICAL AREA -IDA

VICINITY MAPS

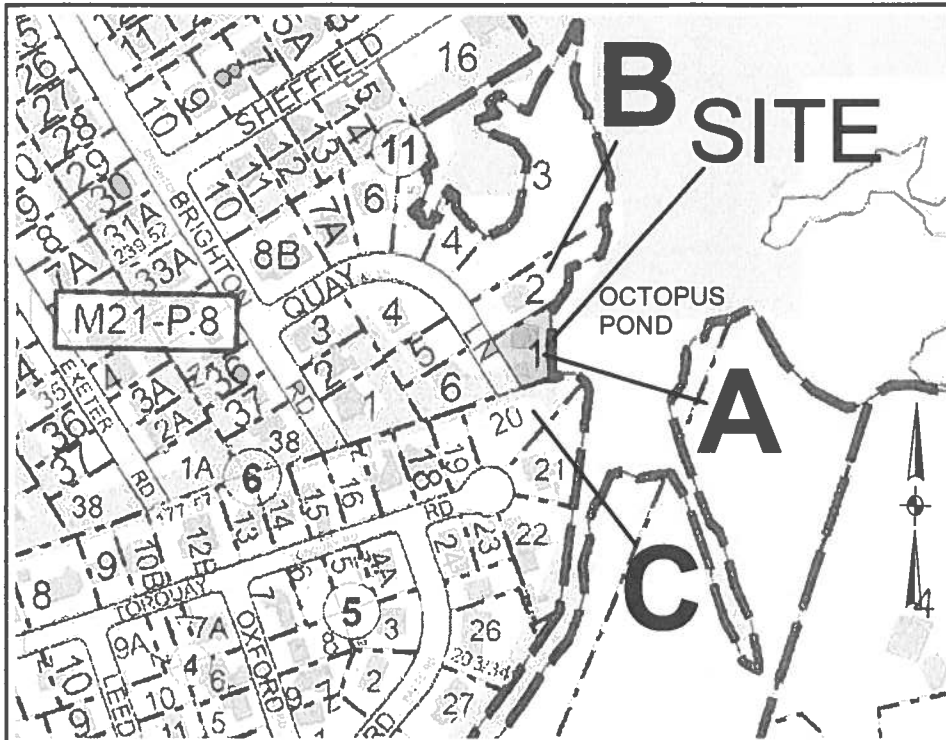
NOTES:

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4. ALL ACCESS IS BY WATER.
- 5.THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: ISLE OF WIGHT
TOWN: OCEAN CITY
COUNTY: WORCESTER
STATE: MARYLAND
APPL. BY: PHILLIP CIANELLI
501 FREYS RD.
EDGEWOOD, MD 21040

DATE: REV 6-20-25

DRAWING 1



A

APPLICANT :
PHILLIP CIANELLI
501 FREYS RD.
EDGEWOOD, MD 21040

C

JOHN & SHARON MICK
12638 TORQUAY RD.
OCEAN CITY, MD 21842

B

RICHARD & LINDA SINCLAIR
3705 OAKFALLS WAY
BALTIMORE, MD 21236

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TAX MAP

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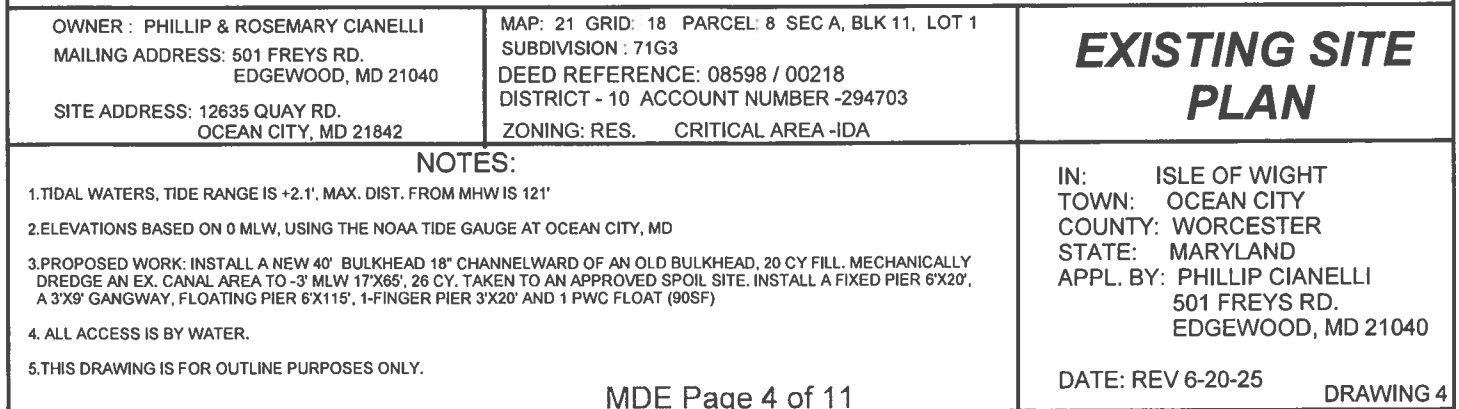
DRAWING 2

NOT TO SCALE

**PROPERTY
SURVEY PLAT**

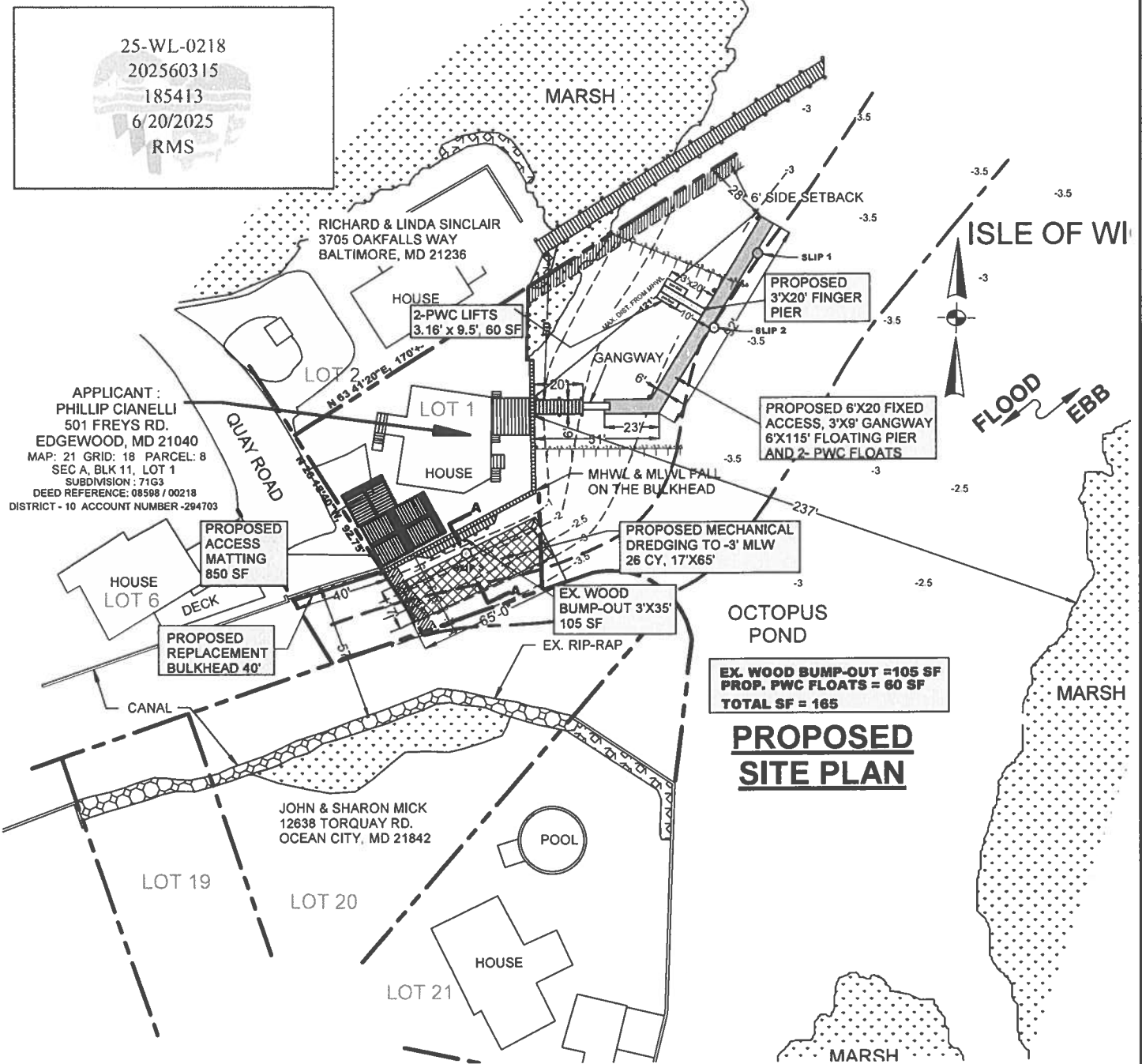
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DRAWING 3





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PROPOSED SITE PLAN

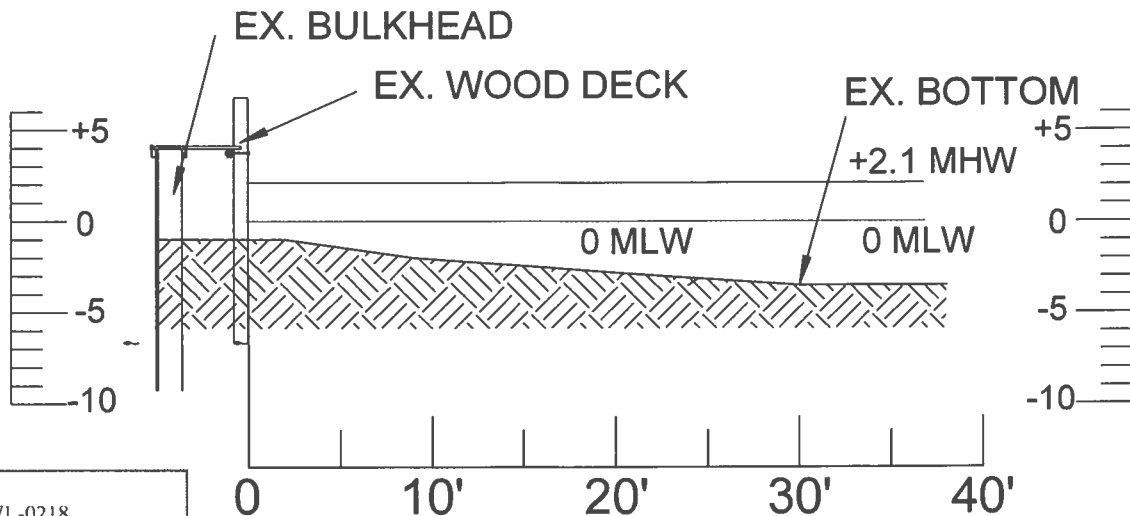
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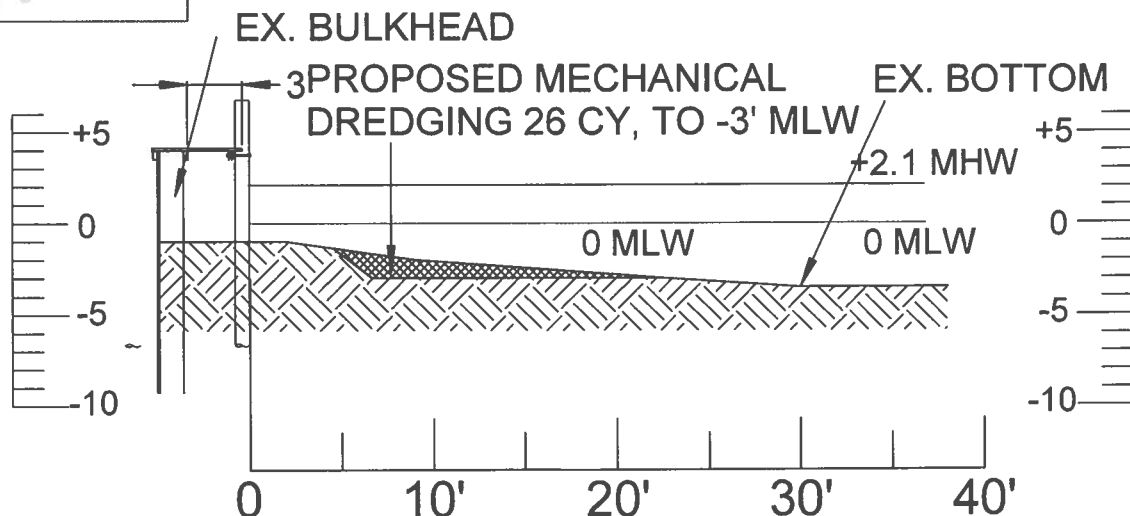
DATE: REV 6-20-25

DRAWING 5



25-WL-0218
202560315
185413
6/20/2025
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EXISTING SECTION A-A



PROPOSED SECTION A-A



OWNER : PHILLIP & ROSEMARY CIANELLI
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DREDGING SECTION A-A

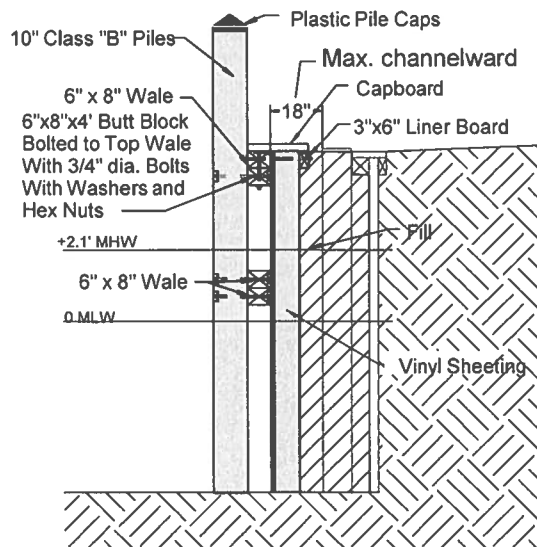
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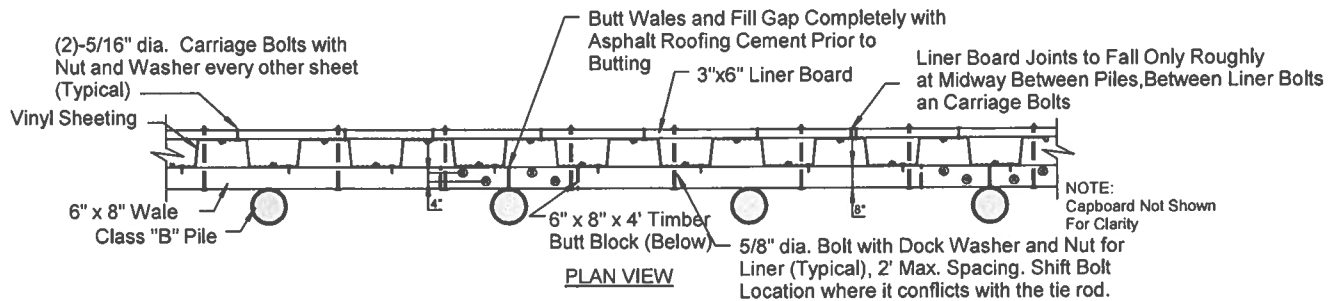
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DRAWING 6

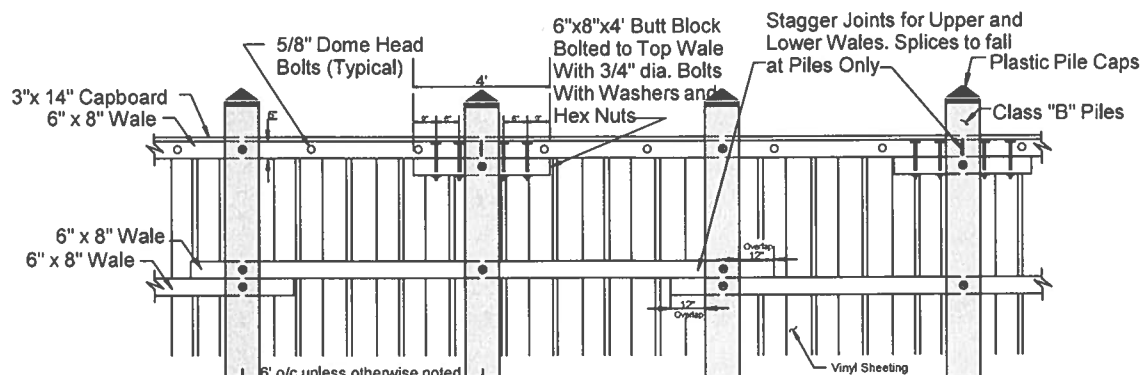


TYPICAL BULKHEAD SECTION

4'-0" 0'-0" 4'-0" 8'-0"
SCALE: 3/16" = 1'-0"



PLAN VIEW



ELEVATION VIEW

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REPLACEMENT BULKHEAD DETAILS

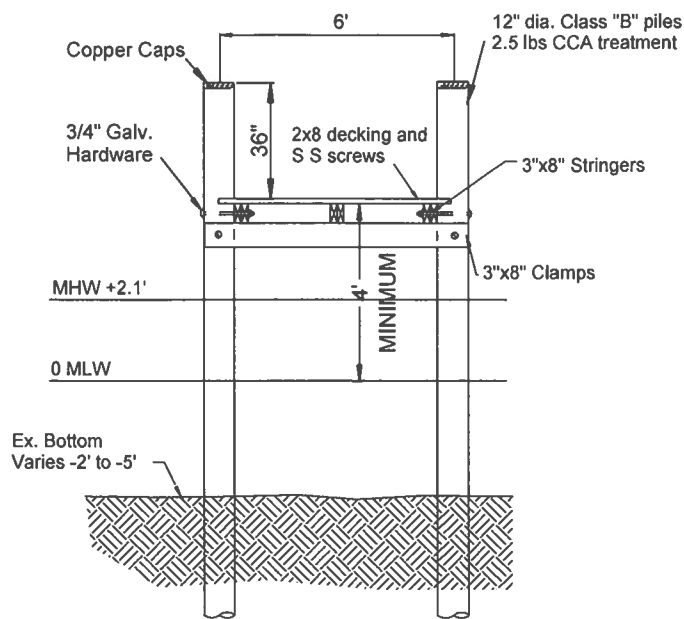
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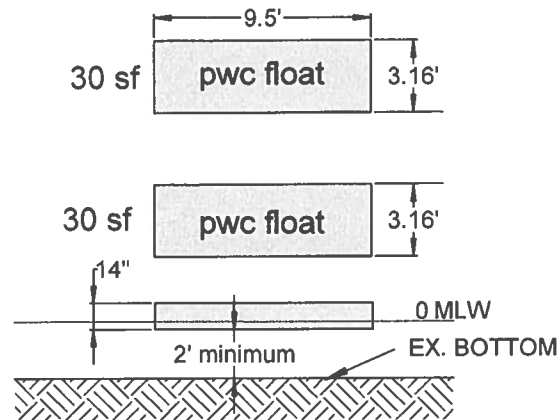
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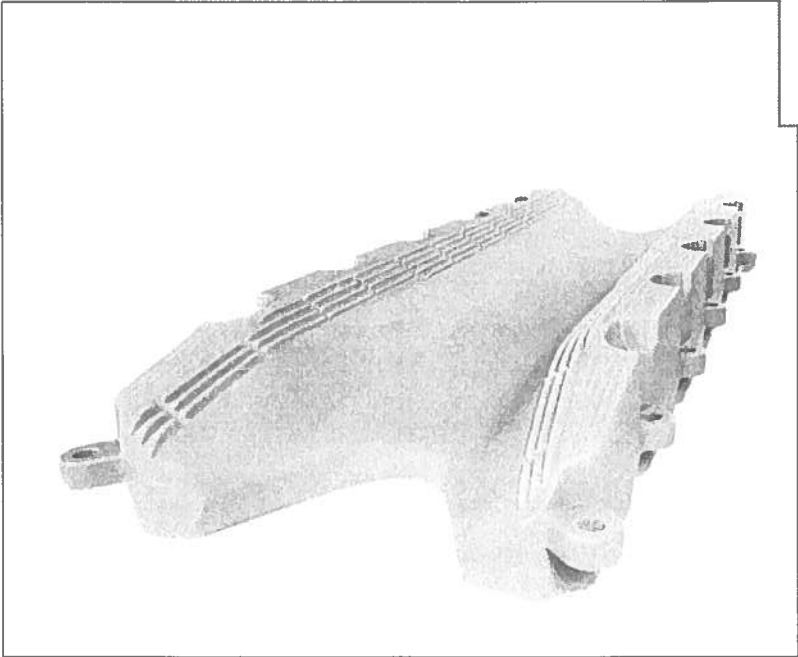
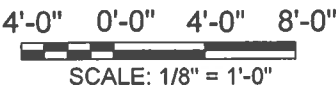
DRAWING 7



PROPOSED ACCESS PIER



PWC FLOAT



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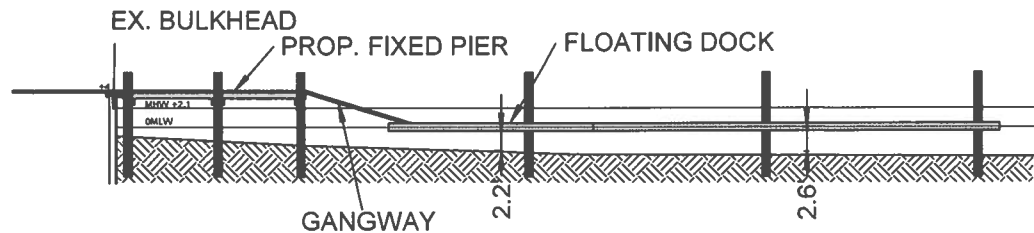
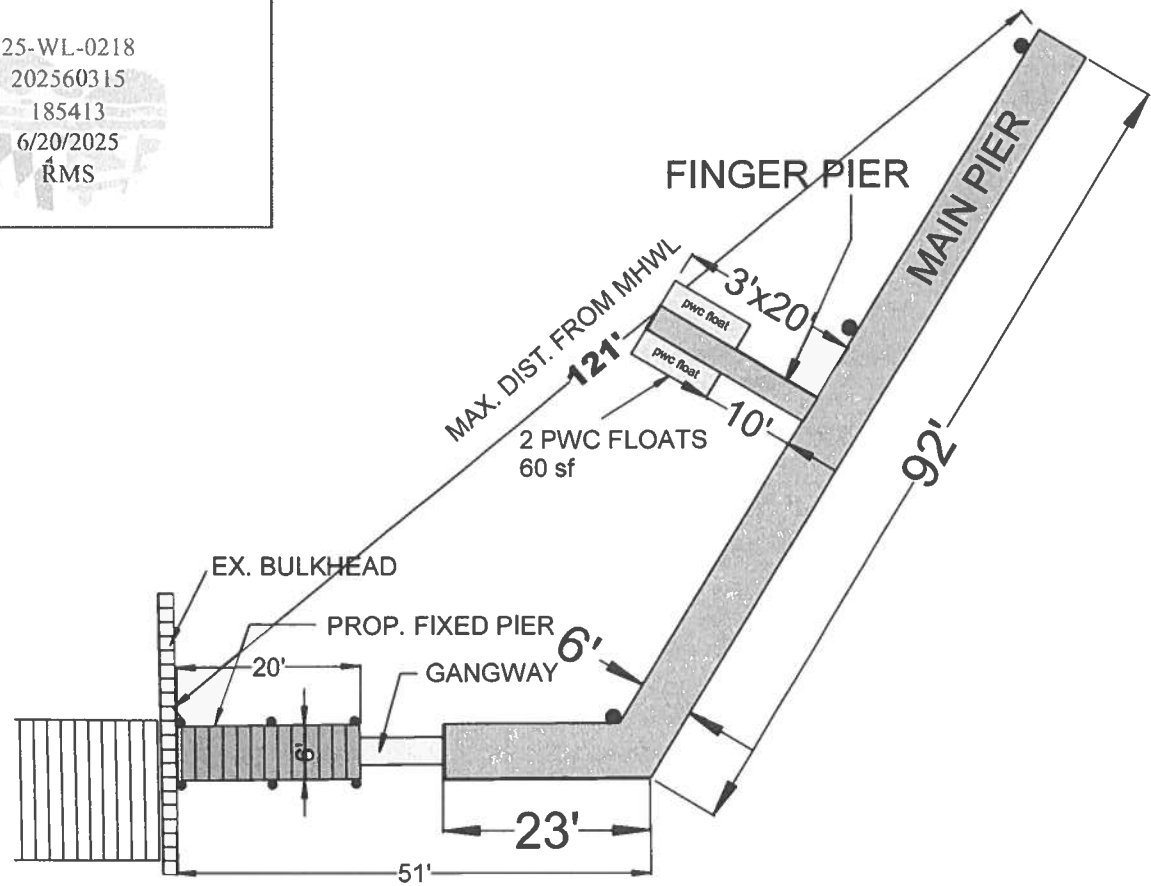
FLOAT DETAILS

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DATE: REV 6-20-25 DRAWING 8

25-WL-0218
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6/20/2025
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PIER ELEVATION



OWNER : PHILLIP & ROSEMARY CIANELLI
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PIER DETAILS

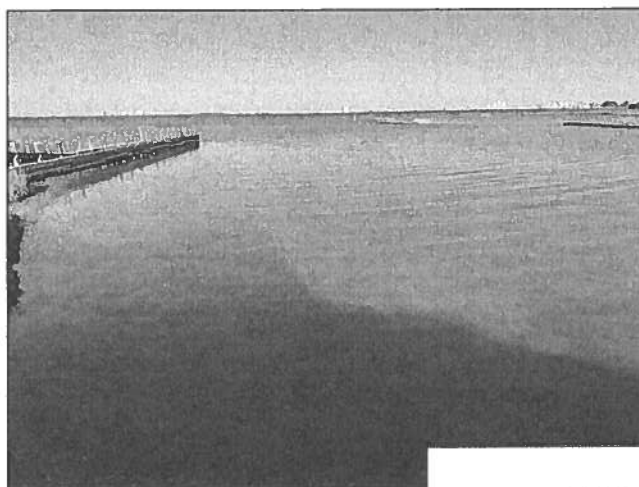
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DRAWING 9



25-WL-0218
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NOTE: PHOTOS WERE TAKEN ON AN EXTREME LOW TIDE FROM NW WINDS

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PHOTOS

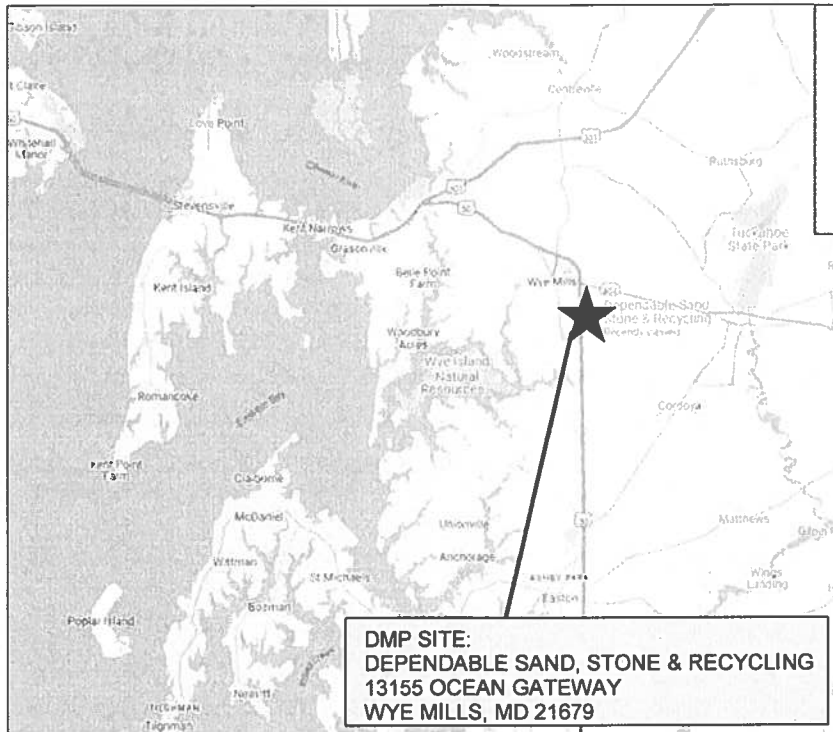
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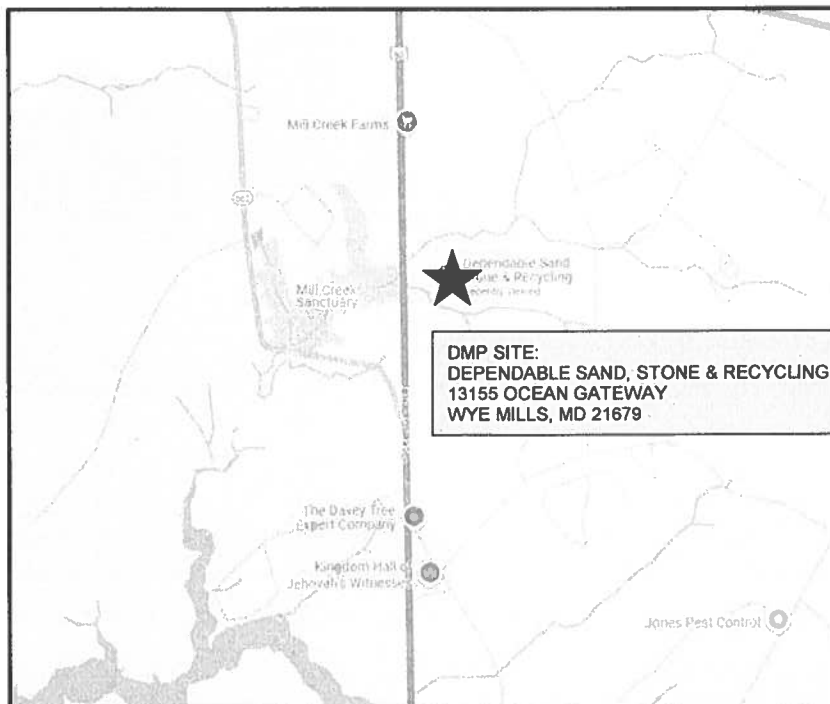
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DRAWING 10



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**SPOIL
SITE**

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DRAWING 11