



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

April 13, 2026

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

Andrew Urban IV - Request No. 2026-018 – Request to stabilize 153 linear feet of existing bulkhead with new piles in front. Request to construct a 6x172 pier with a 9x22 “L” and drive four mooring piles. Request to install one boat lift and two PWC lifts with associated pilings Max channelward extension 200’. This project is located at 10525 Sussex Rd, Ocean City, also known as Tax Map 21, Parcel 196, Section D. 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 April 28, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 0680-010
Submission Date: 4-13-26

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

Written Description of Proposed Improvement (include channelward distance):

stabilize ~153 lf of existing bulkhead with new piles in front; construct a 6x172 pier with a 9x22 "L"; drive four (4) mooring piles, install one (1) boat lift and two (2) PWC lifts with associated pilings a maximum of 200' channelward of existing bulkhead/MHW/MLW

Property Description:

Map: 21 Parcel: 196 Lot: _____ Section: D Block: _____ Tax District: 10
Street Address: 10525 Sussex Road
Subdivision: Cape Isle of Wight
 Dwelling on lot: _____ Dwelling under construction: _____ Vacant: X Commercial: _____

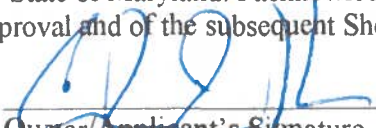
Owner: Andrew Urban IV Phone No. 303-579-7327
Mailing Address: 9504 Harbor Lights Road, Berlin, MD 21811
E-Mail Address: andrewurban5@msn.com

Contractor: J. Stacey Hart & Associates, Inc. Phone No.: 410-390-8096
Mailing Address: PO Box 6, Snow Hill, MD 21863
E-Mail Address: stacey@jstaceyhart.com

Recorded Adjacent Property Owner: Megan Foley & Jean Foley
Property Address: 10521 Sussex Road, Ocean City, MD 21842
Tax Map: 21 Parcel: 12 Lot: _____ Section: D Block: _____

Recorded Adjacent Property Owner: OC Enterprises LLC
Property Address: 10531 Sussex Road, Ocean City, MD 21842
Tax Map: 21 Parcel: 290 Lot: A Section: D 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.

 12-5-25
Owner/Applicant's Signature Date

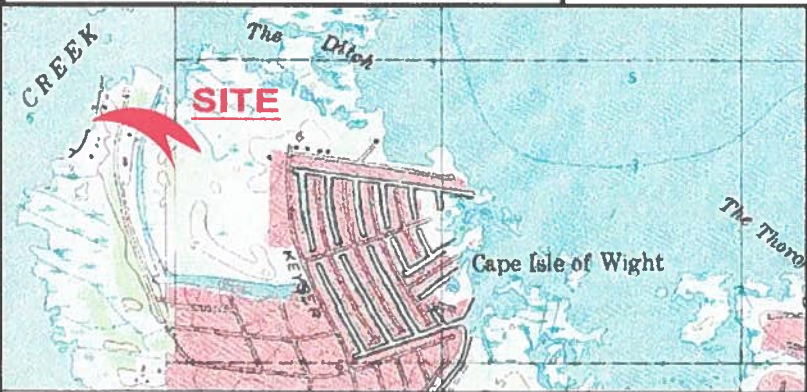
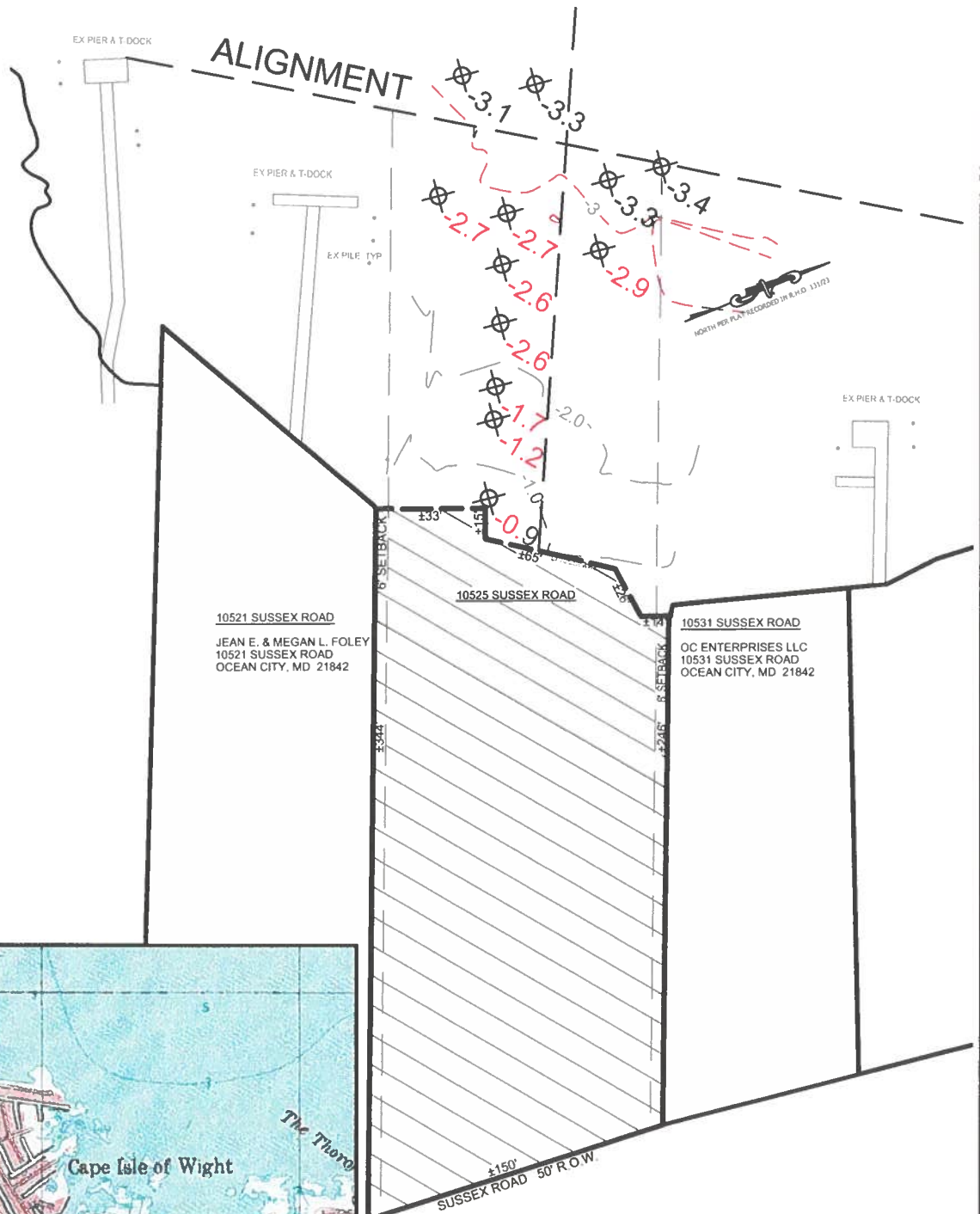
DEPT. USE ONLY:

Notification Distribution Date: 4-13-26 Public Comment Deadline: 4-28-26 (15 calendar days)

Department Approval Date: _____ Expiration: _____

PROJECT DESCRIPTION:

STABILIZE ±153 LF OF EXISTING BULKHEAD WITH PILES AND CONSTRUCT A 6x172 PIER WITH A 9x22 "L", DRIVE FOUR (4) MOORING PILES AND INSTALL ONE (1) BOAT LIFT AND TWO (2) PWC LIFTS WITH ASSOCIATED PILINGS A MAXIMUM OF 200' CHANNELWARD OF EXISTING BULKHEAD/MHW/MLW.



Map provided by MyTopo.com
 Scale: 0 to 0.5 Mi / 0 to 3000 Ft

EXISTING

**URBAN PROPERTY
 PROPOSED MARINE IMPROVEMENTS
 10525 SUSSEX ROAD
 WEST OCEAN CITY**

APPLICANT: Andrew Urban IV
 9504 Harbor Lights Road
 Berlin, MD 21811
 PHONE: 303-579-7327
 EMAIL: andrewurban5@msn.com

LOCATION: CAPE ISLE OF WIGHT
WATERWAY: TURVILLE CREEK
WATER DEPTH MEASUREMENTS: 3/9/2026
 REFERENCED TO MLW 3:30 P.M.

NO SAV'S

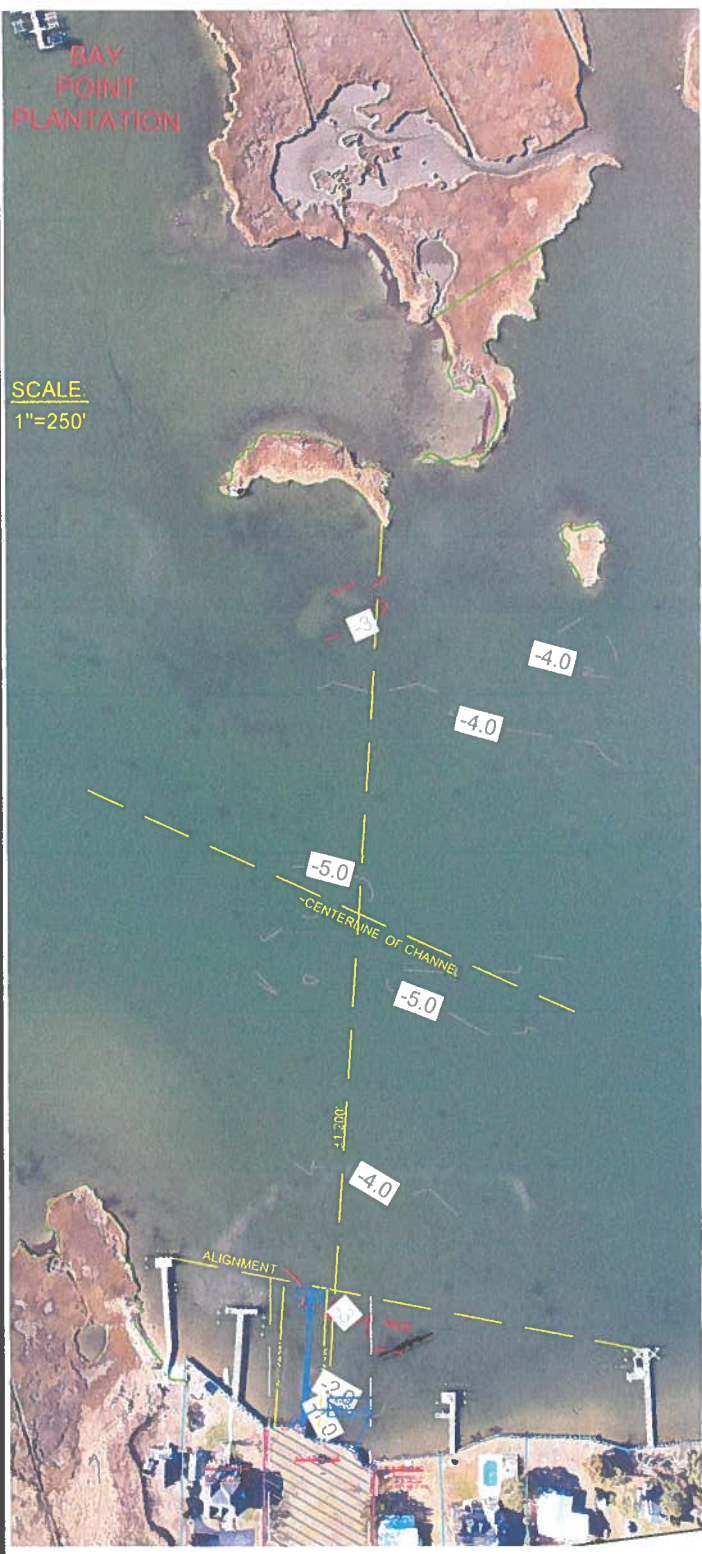
TAX MAP: 21
 GRID: 18
 PARCEL: 196
 SECTION: D

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J. STACEY HART & ASSOCIATES, INC.

| | | | | |
|-------------------------------|-------------------------|-----------------------------|-------------------------|------------------------|
| JOB NUMBER: P25-088 | SCALE: 1"=80' | SHEET NO.: 1 OF 4 | DATE: 03/2026 | REVISED: N/A |
|-------------------------------|-------------------------|-----------------------------|-------------------------|------------------------|

POST OFFICE BOX 6
 SNOW HILL, MD 21863
 PHONE: 410-390-8096
 EMAIL: stacey@jstaceyhart.com



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10525 SUSSEX ROAD
WEST OCEAN CITY**

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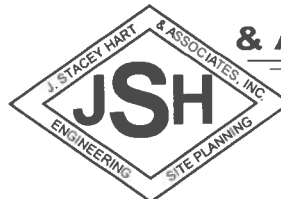
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WATERWAY: TURVILLE CREEK
WATER DEPTH MEASUREMENTS: 3/9/2026
REFERENCED TO MLW 3:30 P.M.

NO SAV'S

TAX MAP: 21
GRID: 18
PARCEL: 196
SECTION: D

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|-------------------------------|---------------------------|-----------------------------|-------------------------|------------------------|
| JOB NUMBER: P25-088 | SCALE: As Noted | SHEET NO.: 2 OF 4 | DATE: 03/2026 | REVISED: N/A |
|-------------------------------|---------------------------|-----------------------------|-------------------------|------------------------|

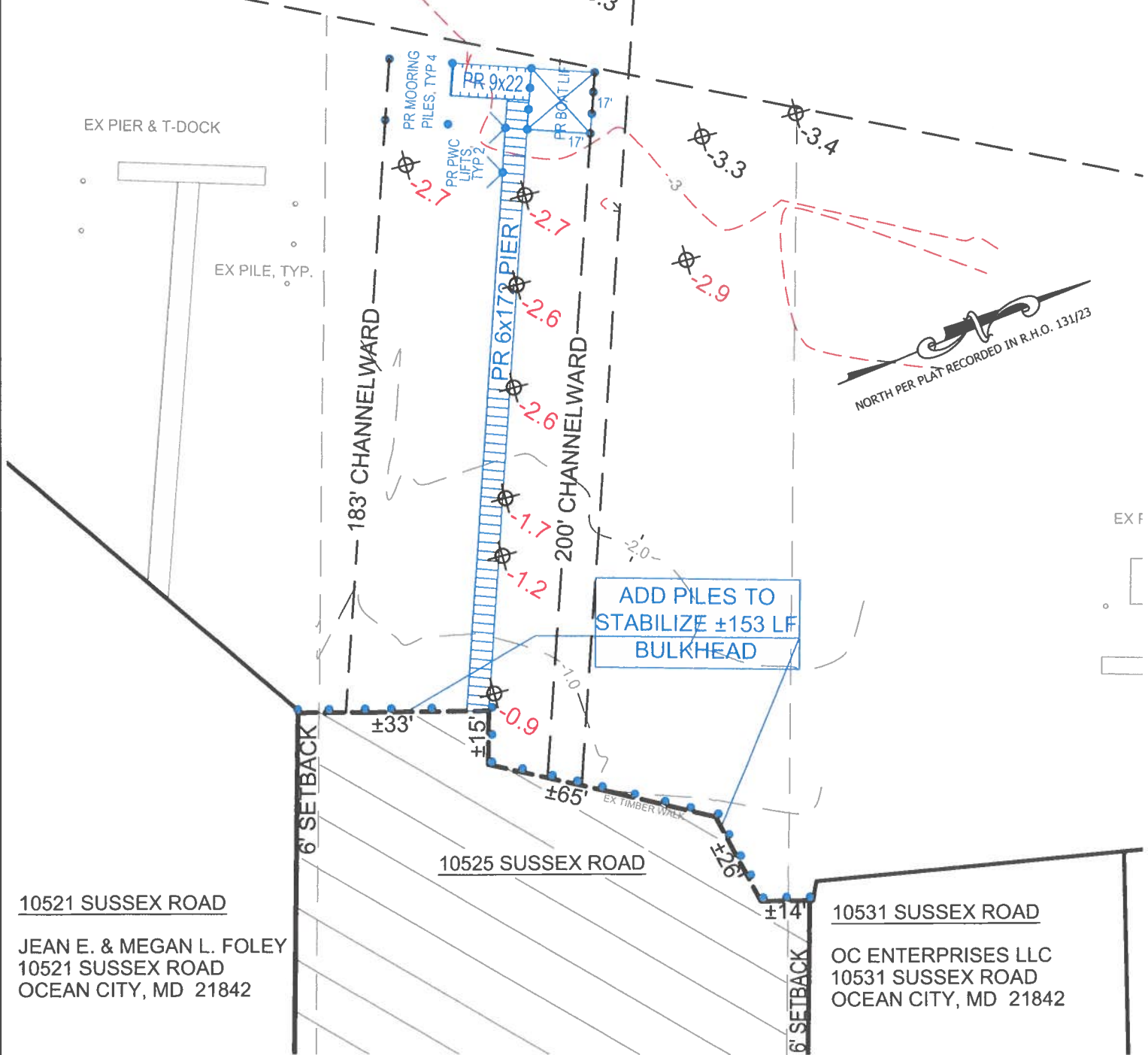
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ALIGNMENT



10521 SUSSEX ROAD

JEAN E. & MEGAN L. FOLEY
10521 SUSSEX ROAD
OCEAN CITY, MD 21842

10525 SUSSEX ROAD

10531 SUSSEX ROAD

OC ENTERPRISES LLC
10531 SUSSEX ROAD
OCEAN CITY, MD 21842

URBAN PROPERTY PROPOSED MARINE IMPROVEMENTS 10525 SUSSEX ROAD WEST OCEAN CITY

LOCATION: CAPE ISLE OF WIGHT
WATERWAY: TURVILLE CREEK
WATER DEPTH MEASUREMENTS: 3/9/2026
REFERENCED TO MLW 3:30 P.M.

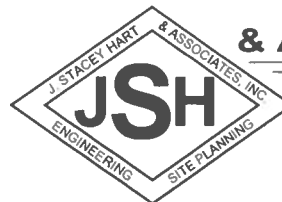
NO SAV'S

TAX MAP: 21
GRID: 18
PARCEL: 196
SECTION: D

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|------------------------|------------------|----------------------|------------------|-----------------|
| JOB NUMBER: P25-088 | SCALE: 1"=40' | SHEET NO.: 3 OF 4 | DATE: 04/2026 | REVISED: N/A |
|------------------------|------------------|----------------------|------------------|-----------------|

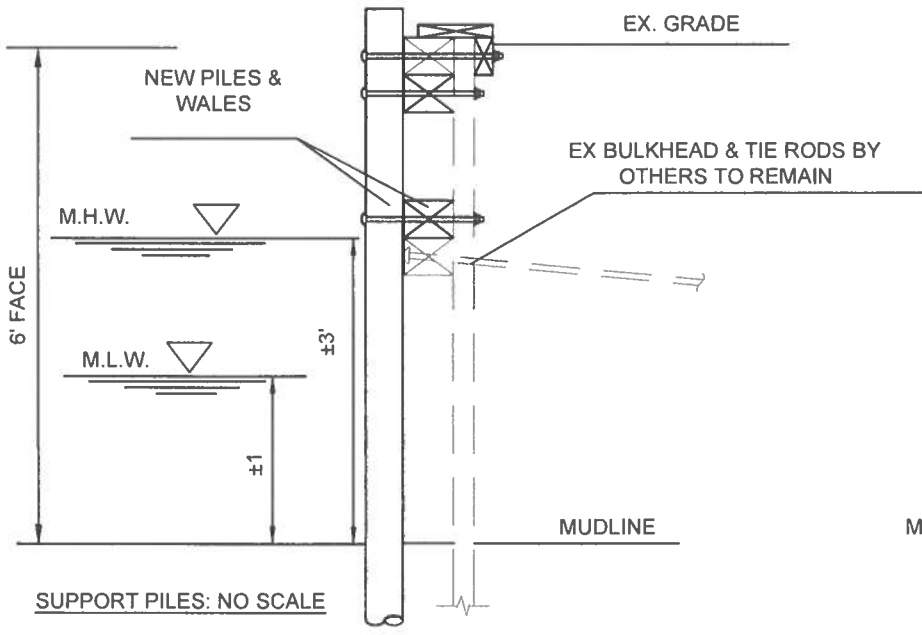
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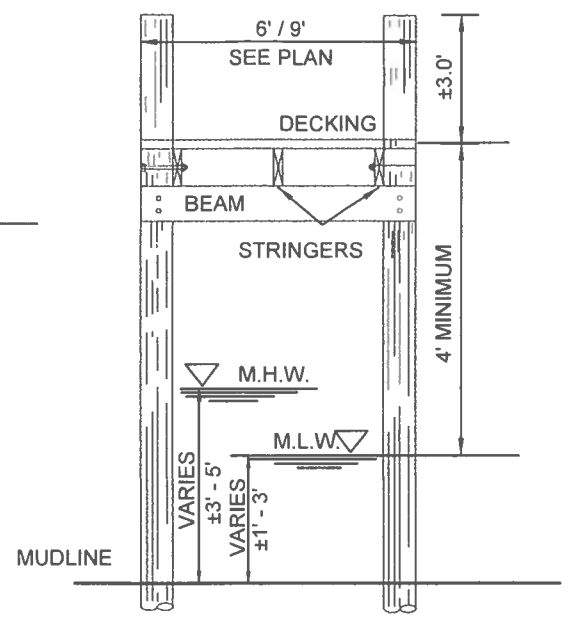


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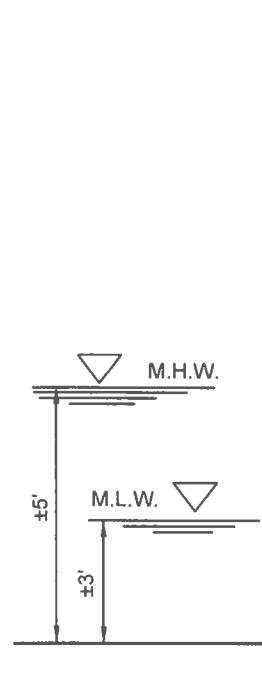


SUPPORT PILES: NO SCALE

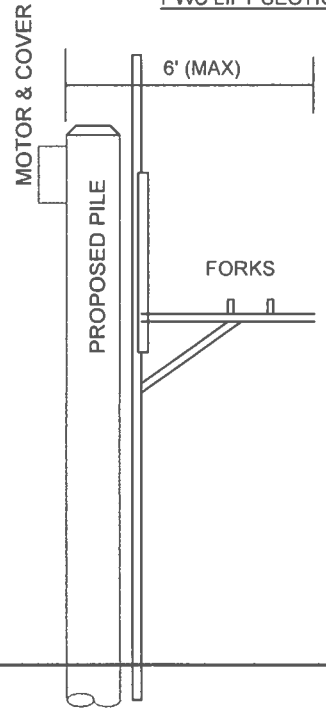


PIER/DOCK SECTION: NO SCALE

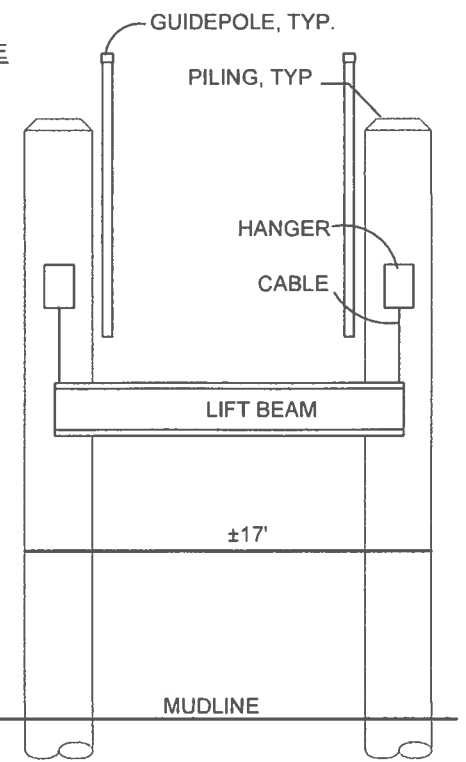
MOORING PILE: NO SCALE



PWC LIFT SECTION: NO SCALE



BOAT LIFT SECTION: NO SCALE



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PROPOSED MARINE IMPROVEMENTS
10525 SUSSEX ROAD
WEST OCEAN CITY**

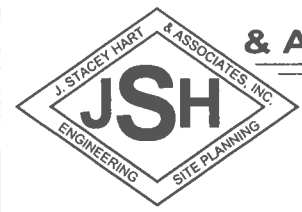
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| JOB NUMBER: P25-088 | SCALE: NONE | SHEET NO: 4 OF 4 | DATE: 04/2026 | REVISED: N/A |
|------------------------|----------------|---------------------|------------------|-----------------|

