



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 14, 2026

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

Jeffrey & Kristen Marks - Request No. 2026-021 – Request to replace and reconfigure existing dock and boat lift. Request to replace 65 linear feet of existing bulkhead. New dock will measure 33'x6' and new boat lift will measure 13' x 13' Max channelward extension 19'. New bulkhead to be max channelward of 1.5'. This project is located at 17 Stacey Court, Berlin, also known as Tax Map 16, Parcel 96, Lot 170. 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 29, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-021
Submission Date: 4-14-26

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

Written Description of Proposed Improvement (include channelward distance):

Replace and reconfigure an existing dock and boat lift, replace 65 linear feet of existing bulkhead.
The new dock measures 33 ft x 6 ft and the boat lift measures 13 ft x 13 ft, extending 19 ft channelward.
The bulkhead will be replaced 1.5 ft channelward of the existing bulkhead.

Property Description:

Map: 16 Parcel: 96 Lot: 170 Section: 14B Block: _____ Tax District: 3
Street Address: 17 Stacy Court Ocean Pines, MD 21811
Subdivision: 14B
Dwelling on lot: Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Jeffrey Marks & Kristen Marks Phone No. (302) 727-3553
Mailing Address: 17 Stacy Court Ocean Pines, MD 21811 - 572 Herring Dove Dr Newark, De 19711
E-Mail Address: marksjb@comcast.net

Contractor: RG Murphy, LLC Phone No.: (410) 352-5015
Mailing Address: 13239 Rollie Road Bishopville, MD 21813
E-Mail Address: rgmurphy11@gmail.com

Recorded Adjacent Property Owner: Carlton R. Stuckey, III & Ann B. Stuckey
Property Address: 19 Stacy Court Ocean Pines, MD 21811 - 12604 Harewood Rd Middle River, MD 21220
Tax Map: 16 Parcel: 96 Lot: 169 Section: 14B Block: _____

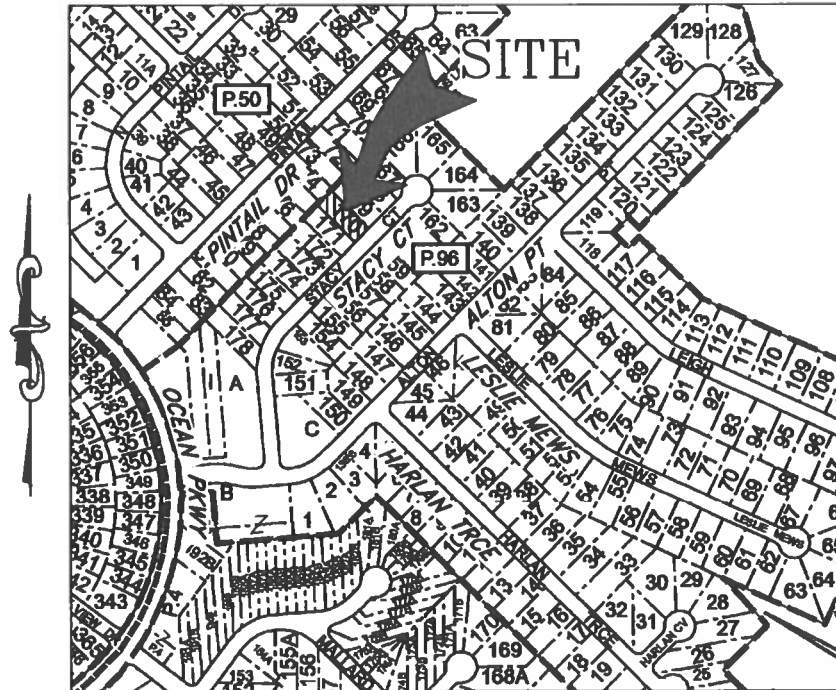
Recorded Adjacent Property Owner: John C. Doll & Marguerite T. Doll
Property Address: 15 Stacy Court Ocean Pines, MD 21811 - 102 Vista Ave Thurmont, MD 21788
Tax Map: 16 Parcel: 96 Lot: 171 Section: 14B Block: _____

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.


Owner/Applicant's Signature 03/26/2026
Date

DEPT. USE ONLY:
Notification Distribution Date: 4-14-26 Public Comment Deadline: 4-29-26 (15 calendar days)
Department Approval Date: _____ Expiration: _____

**BULKHEAD & DOCK REPLACEMENT PERMIT DRAWINGS
 PREPARED FOR
 JEFFREY B. MARKS & KRISTEN P. MARKS
 IN THE THIRD ELECTION DISTRICT
 WORCESTER COUNTY, MARYLAND**



VICINITY MAP
 SCALE: 1" = 600'

ENGINEER

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

OWNER/DEVELOPER

JEFFREY B. MARKS
 KRISTEN P. MARKS
 17 STACY COURT
 OCEAN PINES, MD 21811
 (302) 727-3553

PROJECT LOCATION

17 STACY COURT
 OCEAN PINES, MD 21811

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:
MDE SUBMITTAL	03/19/26	DSR				
COUNTY SUBMITTAL	04/14/26	DSR				

FILE No. D618
 JOB No. 260097
 SCALE: AS NOTED
 DATE: AS NOTED
 SHEET No. 1 OF 7

TITLE SHEET
 ON THE LANDS OF
JEFFREY B. MARKS & KRISTEN P. MARKS
 OCEAN PINES, MARYLAND
 IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
 TAX MAP 16, GRID 23, PARCEL 96, LOT 170

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 21813 (410) 221-0818
 354 Pennsylvania Ave. Centerville, MD 21617 (410) 758-2095

SITE DATA

OWNER: JEFFREY B. MARKS
KRISTEN P. MARKS
17 STACY COURT
OCEAN PINES, MD 21811

SITE: 17 STACY COURT
OCEAN PINES, MD 21811

DEED REFERENCE: 9090/9

PLAT REFERENCE: 121/25

ZONING: R3 (RESIDENTIAL)

TOTAL AREA: PER PLAT 121/25
8,125 SF± (LAND) / 11,375 SF± (TOTAL)

MEAN HIGH WATER ELEVATION: 1.09 (PER NOAA VDATUM)

PROJECT NOTES


1. THE PROPERTY BOUNDARY AND EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM DEEDS, PLATS, AERIAL IMAGERY, AND GIS MAPPING RESOURCES. 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. SOUNDINGS SHOWN HEREON PROVIDED BY LANE ENGINEERING, LLC FOR PERMITTING PURPOSES ONLY.
3. SAV WAS NOT MAPPED ALONG THE SUBJECT SHORELINE IN THE LAST 5 YEARS (2020-2024).
4. THE PROPERTY SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
5. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EXPANDED BUFFERS ADJACENT TO THE 100' BUFFER AND 100' TIDAL WETLAND BUFFER DUE TO STEEP SLOPES AND/OR HYDRIC SOILS. AN INVESTIGATION FOR THE PRESENCE OF THESE ENVIRONMENTAL FEATURES HAS NOT BEEN COMPLETED AT THIS TIME.
6. THE PROPERTY SHOWN HEREON IS LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" AND "AE" (EL 5) FLOOD ZONE(S) AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240083, MAP NO. 24047C0045H FOR WORCESTER COUNTY, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND

- ZONES A, AE, AH, AO, AR, A99, V & VE - 1% ANNUAL CHANCE FLOOD
- ZONE X (SHADED) - 0.2% ANNUAL CHANCE FLOOD
- ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD



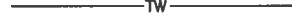




THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

7. THESE DRAWINGS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED AS AN ACCURATE CONSTRUCTION DOCUMENT.
8. CUT AND FILL VOLUME INFORMATION IS FOR SOIL EROSION AND SEDIMENT CONTROL APPROVAL ONLY. CONTRACTOR SHALL PERFORM HIS OWN EARTHWORK VOLUME COMPUTATION FOR ESTIMATING OR BIDDING PURPOSES.
9. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
10. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER = 0.0'.

FILE No. D618 JOB No. 260097 SCALE: AS NOTED DATE: AS NOTED SHEET No. 2 OF 7	SITE DATA & 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 JEFFREY B. MARKS & KRISTEN P. MARKS OCEAN PINES, MARYLAND		
	IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 16, GRID 23, PARCEL 96, LOT 170		

LEGEND & ABBREVIATIONS

MHW MEAN HIGH WATER (APPROXIMATE)
 MLW MEAN LOW WATER (APPROXIMATE)
 SAV SUBMERGED AQUATIC VEGETATION
 TBR TO BE REMOVED
 TYP TYPICAL

PROPERTY LINE 
 TOP OF BANK 
 LIMIT OF TIDAL WETLANDS 
 TIDAL WETLANDS 
 TREE LINE 
 TREES 
 SPOT ELEVATION/SOUNDING 

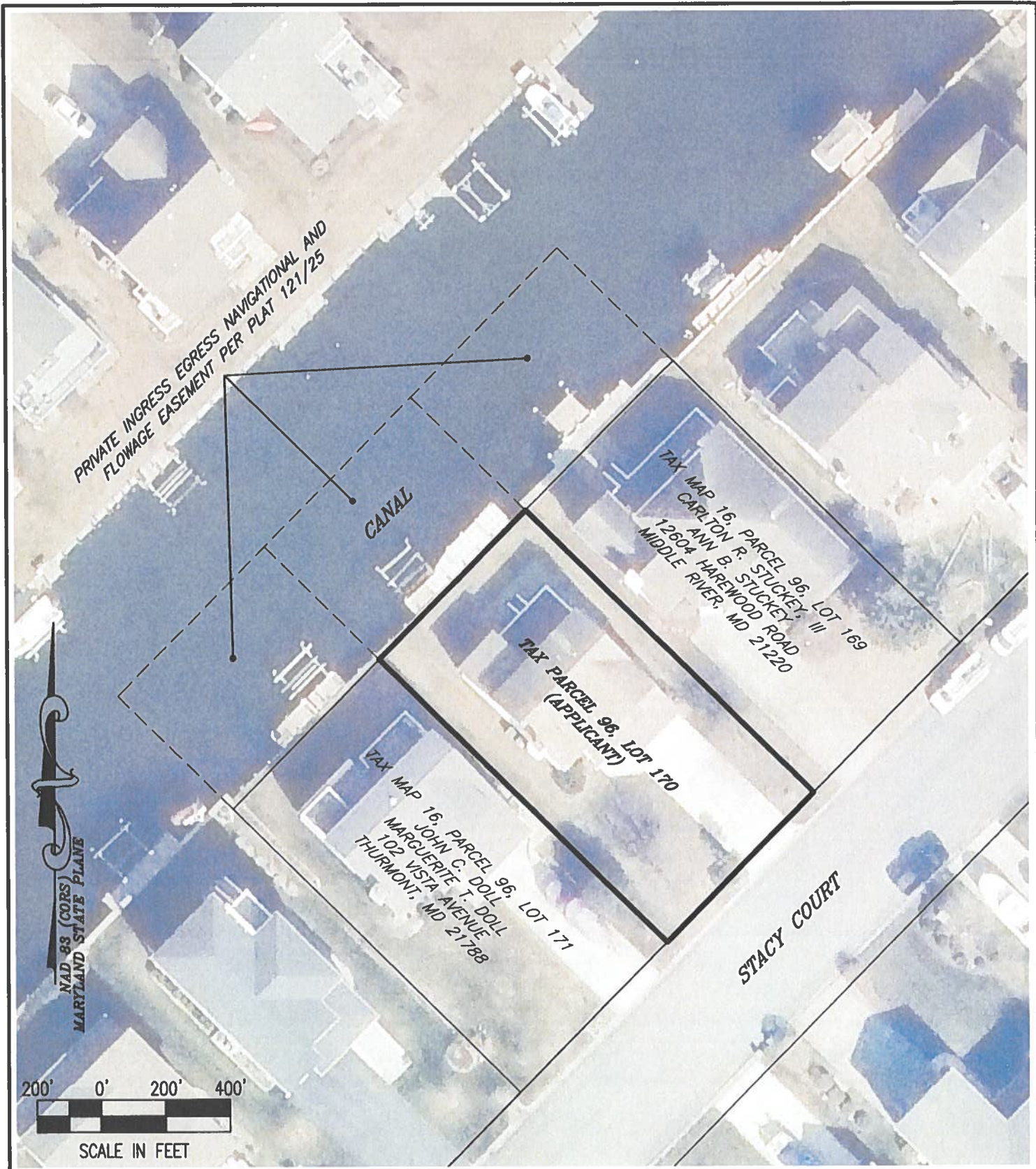
FILE No. D618
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 SCALE: AS NOTED
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 SHEET No.
3 OF 7

LEGEND & ABBREVIATIONS
 ON THE LANDS OF
JEFFREY B. MARKS & KRISTEN P. MARKS
 OCEAN PINES, MARYLAND
 IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
 TAX MAP 16, GRID 23, PARCEL 96, LOT 170

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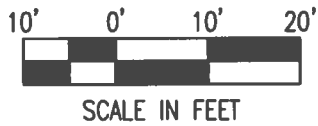


FILE No. D618
 JOB No. 260097
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 DATE: AS NOTED
 SHEET No. 4 OF 7

SITE OVERVIEW
ON THE LANDS OF
JEFFREY B. MARKS & KRISTEN P. MARKS
OCEAN PINES, MARYLAND
IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 23, PARCEL 96, LOT 170

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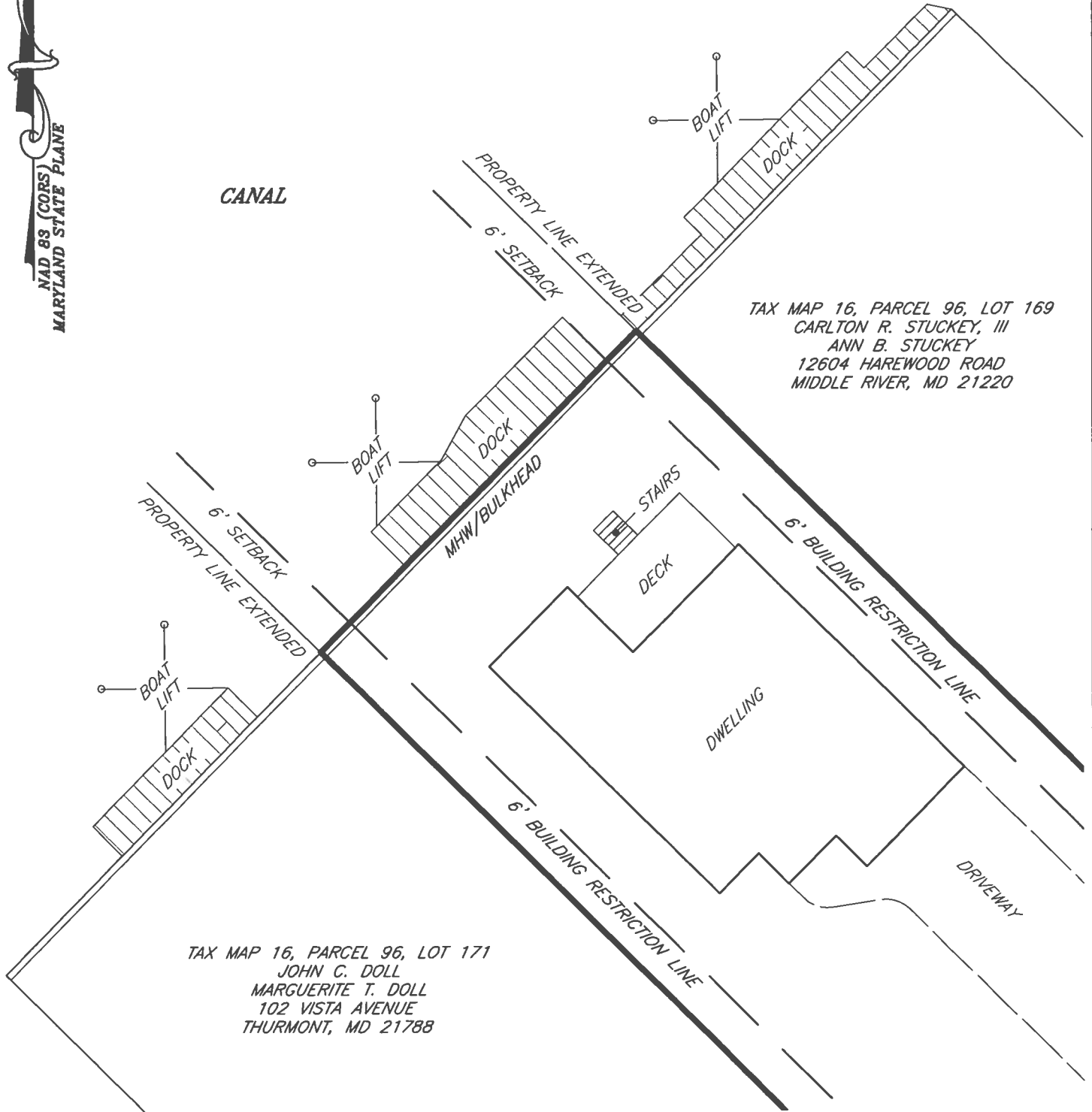


NAD 83 (CORS)
 MARYLAND STATE PLANE

CANAL

TAX MAP 16, PARCEL 96, LOT 169
 CARLTON R. STUCKEY, III
 ANN B. STUCKEY
 12604 HAREWOOD ROAD
 MIDDLE RIVER, MD 21220

TAX MAP 16, PARCEL 96, LOT 171
 JOHN C. DOLL
 MARGUERITE T. DOLL
 102 VISTA AVENUE
 THURMONT, MD 21788



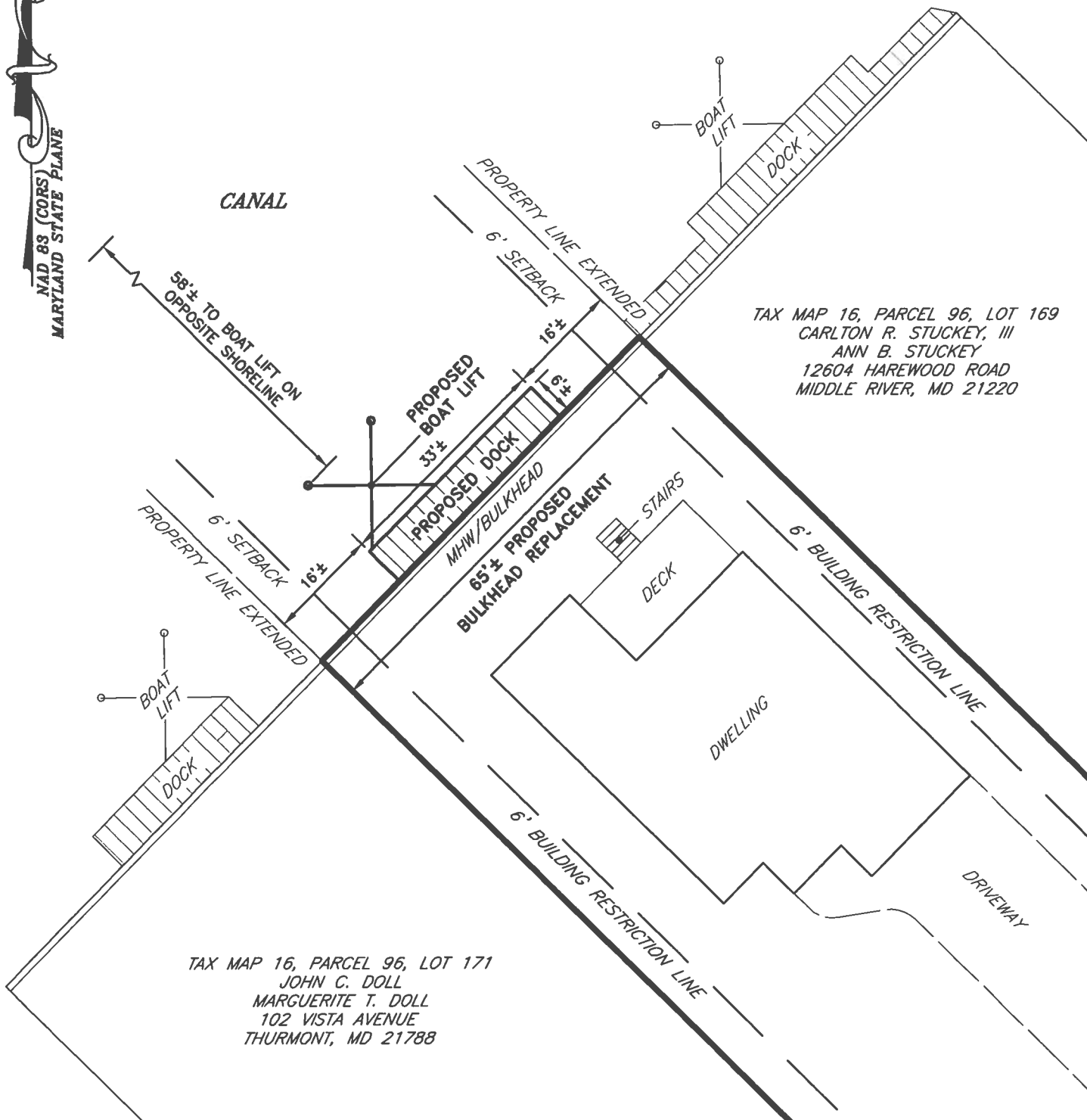
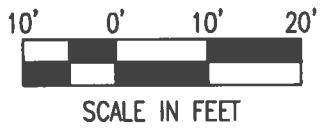
SHEET No.
5 OF 7
 DATE: AS NOTED
 SCALE: AS NOTED
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 FILE No. D618

EXISTING CONDITIONS
 ON THE LANDS OF
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OCEAN PINES, MARYLAND
 IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
 TAX MAP 16, GRID 23, PARCEL 96, LOT 170

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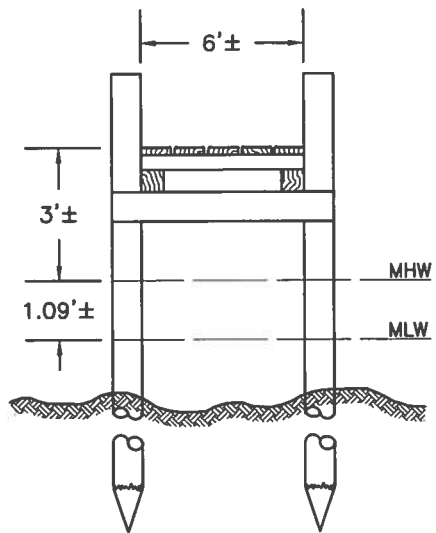


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 SHEET No. 6 OF 7

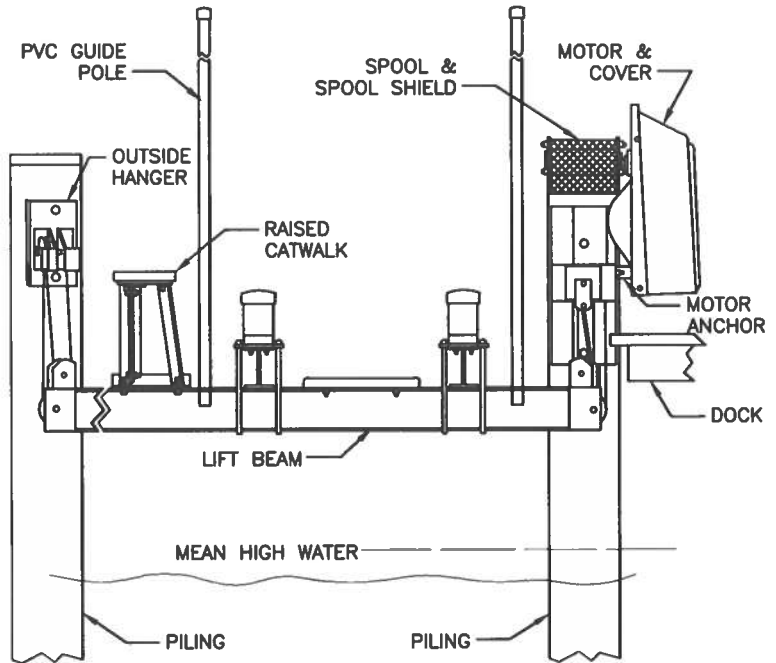
PROPOSED IMPROVEMENTS
ON THE LANDS OF
JEFFREY B. MARKS & KRISTEN P. MARKS
OCEAN PINES, MARYLAND
IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
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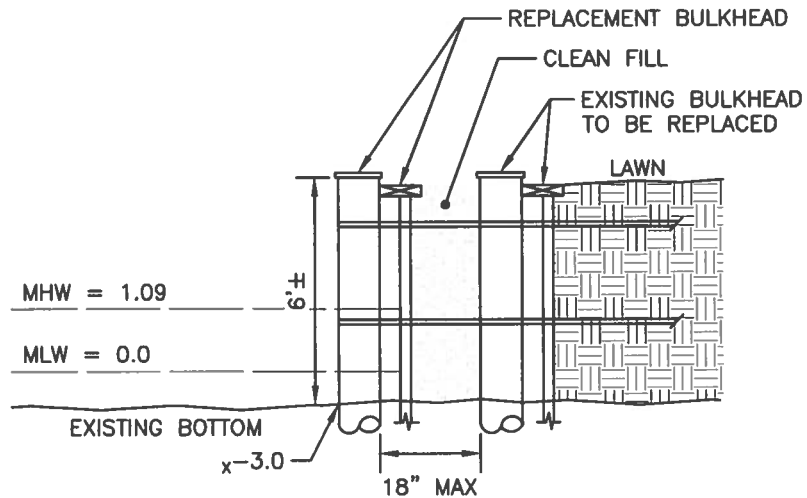
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PIER DETAIL
NOT TO SCALE



BOAT LIFT DETAIL
NOT TO SCALE



BULKHEAD REPLACEMENT DETAIL
NOT TO SCALE

FILE No. D618
JOB No. 260097
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 7 OF 7

DETAILS
ON THE LANDS OF
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TAX MAP 16, GRID 23, PARCEL 96, LOT 170

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NEW TIE-BACKS:

ORIGINAL BULKHEAD.

NEW VINYL SHEET PILING EMBEDDED 6' (12' +/- OVERALL LENGTH). VINYL SHEET PILING SHALL BE CMI CL-9000, ESP 4.1 OR EQUIVALENT.

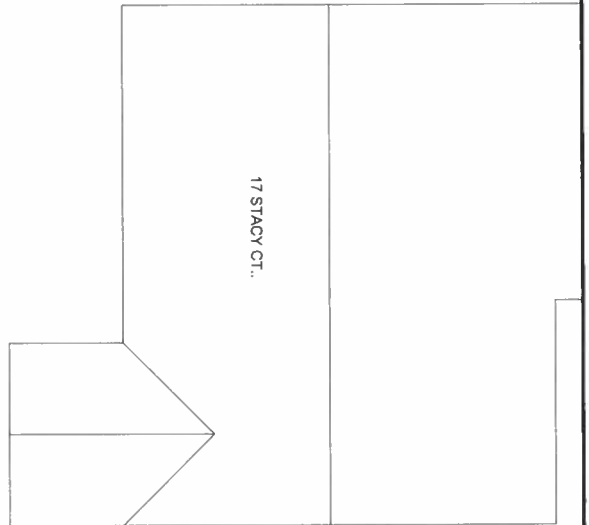
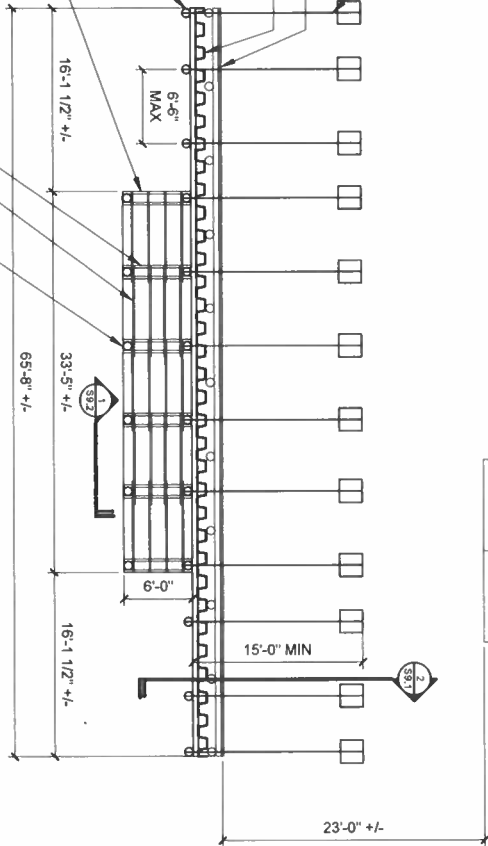
NEW MINIMUM 9" DIAMETER WOOD PILE WITH 11' +/- EMBEDMENT AND SPACED APPROXIMATELY 6.5' ON CENTER. (TYP)

NEW DOCK

PT 3x6 BEAMS THRU BOLTED AT PILES WITH TWO 3/4" BOLTS.

FOUR ROWS OF PT 2x6 JOISTS SPACED FOR 2x WOOD DECKING. IF COMPOSITE DECKING IS DESIRED, ADD A FIFTH ROW.

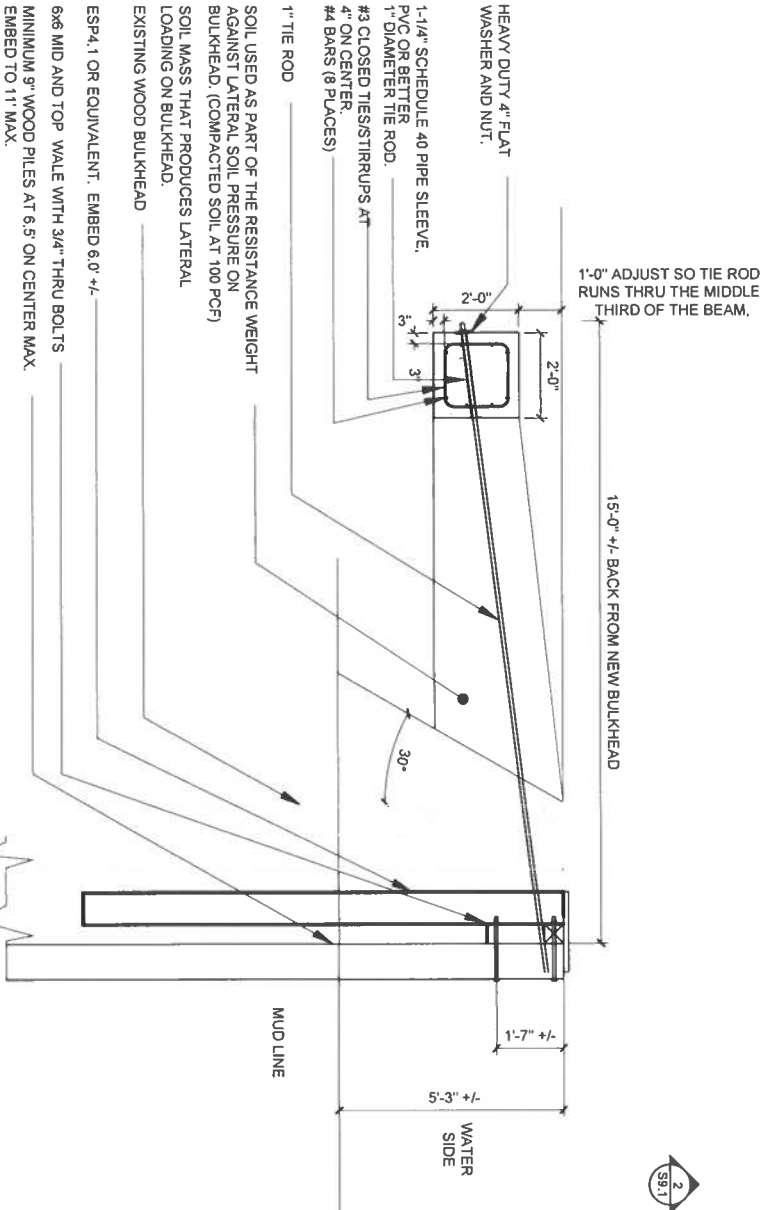
NEW MINIMUM 9" DIAMETER WOOD PILE WITH 11' +/- EMBEDMENT AND SPACED APPROXIMATELY 6.5' ON CENTER. (TYP) EXTEND PILES ABOVE DECKING PER OWNER DIRECTIVE.



1
BULKHEAD LAYOUT
SCALE: 1" = 10'-0"

PERMIT

17 STACY CT. 17 STACY CT. 17 STACY CT.	New Bulkhead Single Family Residence 117 Stacy Ct Ocean Pines, MD 21842	ABBA ENGINEERING, LLC 11201 SHARPTOWN RD., MARDELA SPRINGS, MD. 21837 THOMAS S. BECHTEL P.E. PH 443-783-5556 FX 410-883-3840 OWNER tombechtel@comcast.net	
	Plan View Proposed Bulkhead PERMIT S1.1	17 STACY CT. 17 STACY CT. 17 STACY CT.	17 STACY CT. 17 STACY CT. 17 STACY CT.



HEAVY DUTY 4" FLAT WASHER AND NUT.

1-1/4" SCHEDULE 40 PIPE SLEEVE.
PVC OR BETTER
1" DIAMETER TIE ROD.

#3 CLOSED TIES/STIRRUPS AT 4" ON CENTER.

#4 BARS (8 PLACES)

1" TIE ROD

SOIL USED AS PART OF THE RESISTANCE WEIGHT AGAINST LATERAL SOIL PRESSURE ON BULKHEAD. (COMPACTED SOIL AT 100 PCF)

SOIL MASS THAT PRODUCES LATERAL LOADING ON BULKHEAD.

EXISTING WOOD BULKHEAD

ESP4.1 OR EQUIVALENT. EMBED 6.0' +/-

6x6 MID AND TOP WALE WITH 3/4" THRU BOLTS MINIMUM 9" WOOD PILES AT 6.5' ON CENTER MAX. EMBED TO 1' MAX.

15'-0" +/- BACK FROM NEW BULKHEAD

1'-0" ADJUST SO TIE ROD RUNS THRU THE MIDDLE THIRD OF THE BEAM.

2'-0"

2'-0"

1'-7" +/-

5'-3" +/-

30°

MUD LINE

WATER SIDE

1

2

1 PARTIAL PLAN VIEW SCALE: 1/4" = 1'-0"

2 BULKHEAD DETAILS SCALE: 3/8" = 1'-0"

TIE ROD OR MANTA RAY MR2 SOIL ANCHOR.

COMPACTED FILL BETWEEN EXISTING AND NEW BULKHEADS.

NEW 10" DIAMETER WOOD PILE WITH 16 EMBEDMENT AND SPACED APPROXIMATELY 6.5' ON CENTER. (TYP)

NEW TREATED SP#1 6x8 TOP AND 8x8 MID WALE BEAM ORIENTED.

NEW VINYL SHEET PILING EMBEDDED 8.5' (17' +/- OVERALL LENGTH). VINYL SHEET PILING SHALL BE CMI CL-9000 ESP 4.1 OR EQUIVALENT.

PERMIT

ABBA ENGINEERING, LLC

11201 SHARPTOWN RD. HARDELA SPRINGS, MD 21837

THOMAS S. BECHTEL P.E.
PH 443-783-5556
FX 410-883-3840

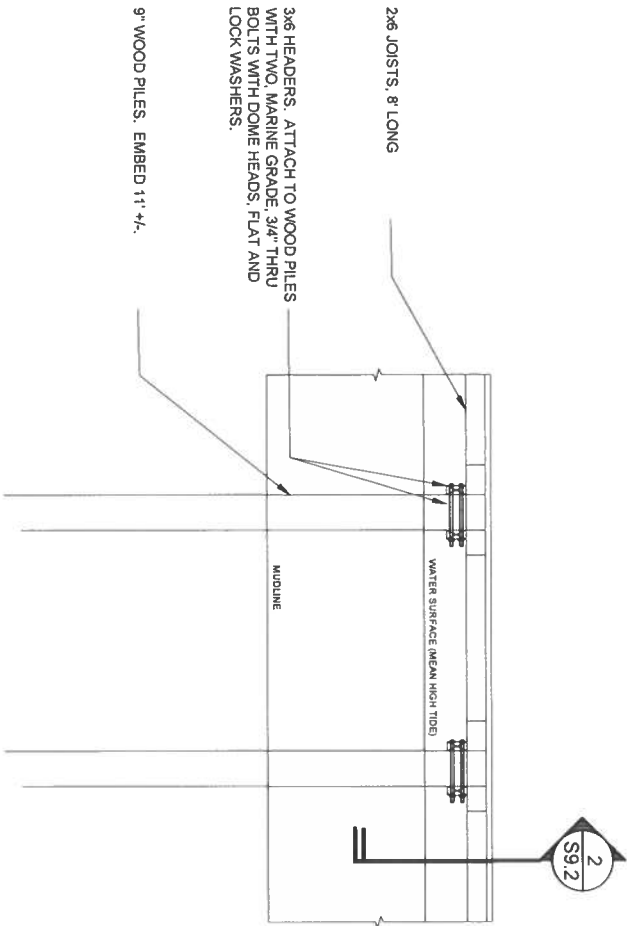
OWNER
lombchiel@comcast.net

Single Family Residence
117 Stacy Ct
Ocean Pines, MD 21842

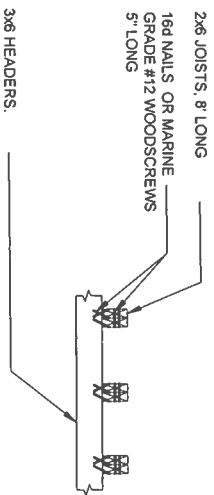
Bulkhead Details

PERMIT

AT 0834
DATE 04/27/20
118
S9.1



1 DOCK DETAILS
S9.2 SCALE 3/8" = 1'-0"



2 DOCK DETAILS
S9.2 SCALE 3/8" = 1'-0"

PERMIT

PERMIT 118 04.07.28 2023	New Bulkhead Single Family Residence 117 Stacy Ct Ocean Pines, MD 21842	ABBA ENGINEERING, LLC 11201 SHARPTOWN RD., MARDELA SPRINGS, MD. 21837 THOMAS S. BECHTEL P.E. PH. 443-783-5556 FX. 410-883-3840 OWNER tombechtel@comcast.net	
	Dock Details	PERMIT	S9.2



