



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

July 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:

Michael & Susan Dougherty - Request No. 2026-050 – Request to install one boat lift with associated pilings within deeded slip. Max Channelward extension 155'. This project is located at B44 Pines Point Marina, Berlin, also known as Tax Map 16, Parcel 113, Slip B44. 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 29, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-050
Submission Date: 7-14-26

X Major Construction (\$300.00)

 Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

install one (1) boat lift with associated pilings within a deeded slip 155' maximum of approximate MHW

Property Description:

Map: 16 Parcel: 113 Lot: B44 Section: Block: Tax District: 3

Street Address: B44 Pines Point Marina

Subdivision: Pines Point Marina

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

Owner: Michael & Susan Dougherty

Phone No. 215-205-1825

Mailing Address: 1044 Marengo Way, Downingtown, PA 19335

E-Mail Address: mfdougherty1@gmail.com

Contractor: J. Stacey Hart & Associates, Inc.

Phone No.: 410-390-8096

Mailing Address: P.O. Box 6, Snow Hill, MD 21863

E-Mail Address: stacey@jstaceyhart.com

Recorded Adjacent Property Owner: Harold T. & Nancy L. Groft slip B42

Property Address: 193 Greenvale Mews Drive, Westminster, MD 21157

Tax Map: 16 Parcel: 113 Lot: B42 Section: Block:

Recorded Adjacent Property Owner: Robert & Judith Short

Property Address: 30 Harlan Trace, Ocean Pines, MD 21811

Tax Map: 16 Parcel: 113 Lot: B46 Section: 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.

[Signature]
Owner/Applicant's Signature

6.18.26
Date

DEPT. USE ONLY:

Notification Distribution Date: 7-14-26 Public Comment Deadline: 7-29-26 (15 calendar days)

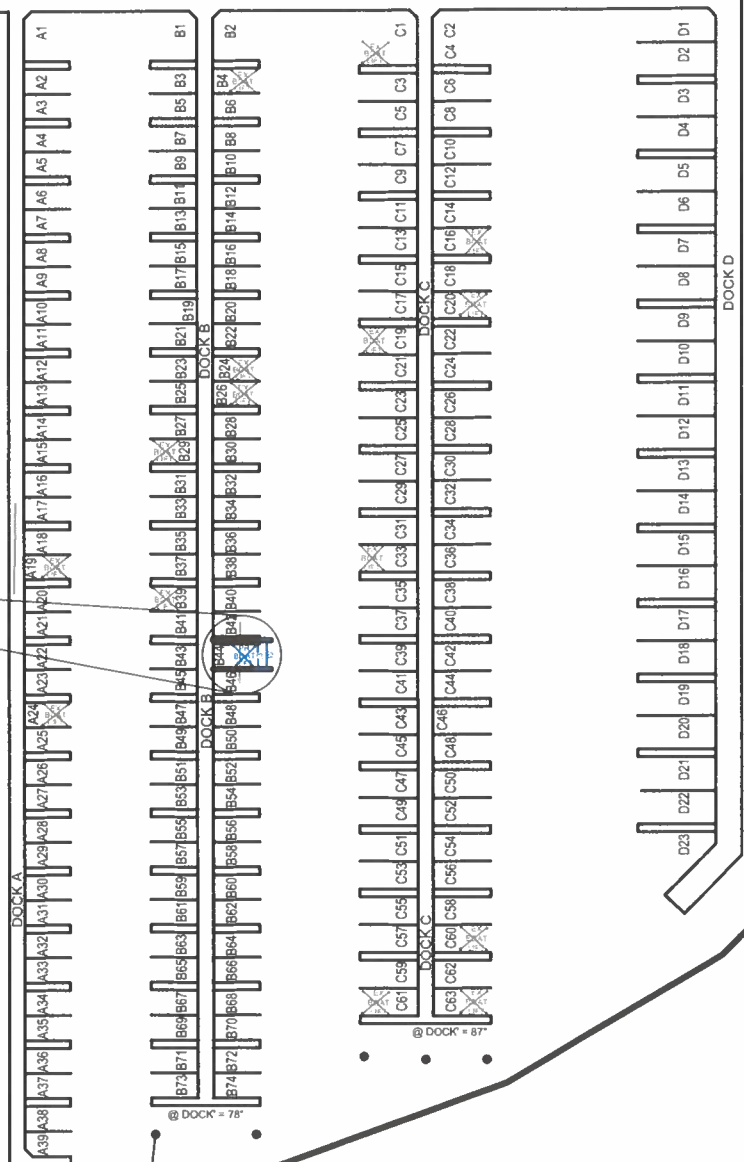
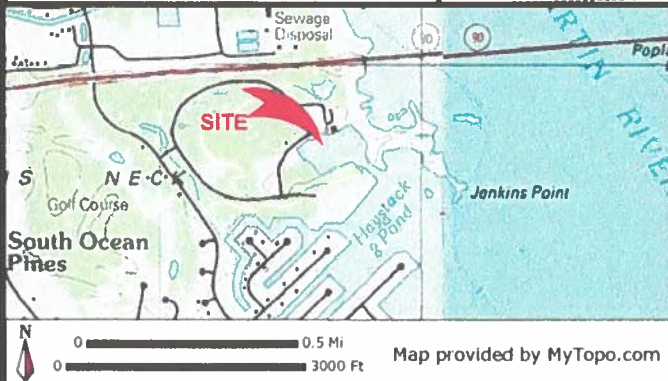
Department Approval Date: Expiration:

PROJECT DESCRIPTION:
 INSTALL ONE BOAT LIFT WITH
 ASSOCIATED PILINGS WITHIN AN
 EXISTING BOAT SLIP.

SEE SHEET 2

YACHT CLUB DRIVE

MARINA VILLAGE



**DOUGHERTY BOAT SLIP
 PROPOSED BOAT LIFT
 PINES POINT MARINA, SLIP B-44
 OCEAN PINES**

LOCATION: PINES POINT MARINA
 WATERWAY: ISLE OF WIGHT BAY

WATER DEPTH MEASUREMENTS: 6/23/2026
 REFERENCED TO MLW 11:45 A.M.

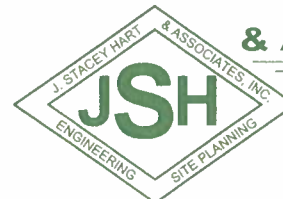
NO SAV'S

TAX MAP: 16
 PARCEL: 113
 LOT: B44

JOB NUMBER: P26-029	SCALE: 1"=100'	SHEET NO: 1 OF 2	DATE: 07/2026	REVISED: n/a
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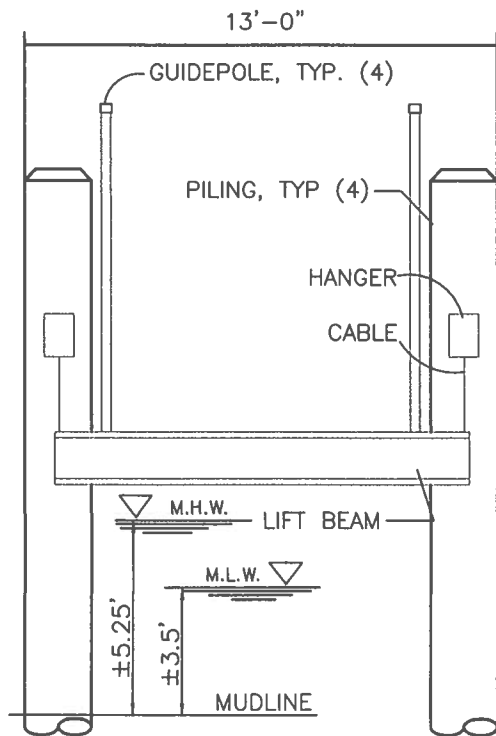
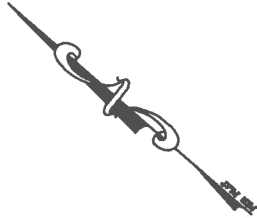
APPLICANT:
 Michael & Susan Dougherty
 1044 Marengo Way
 Downingtown, PA 19335
 Phone: 215-205-1825
 Email: mfdougherty1@gmail.com

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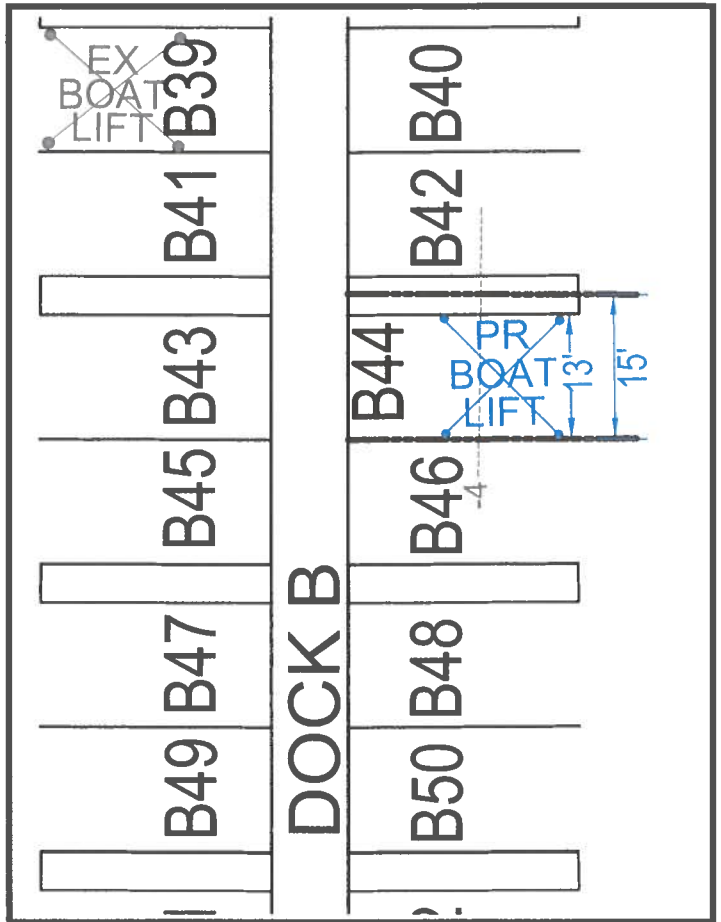


**J. STACEY HART
 & ASSOCIATES, INC.**

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



BOAT LIFT SECTION: NO SCALE



**DOUGHERTY BOAT SLIP
PROPOSED BOAT LIFT
PINES POINT MARINA, SLIP B-44
OCEAN PINES**

APPLICANT: Michael & Susan Dougherty
1044 Marengo Way
Downington, PA 19335
Phone: 215-205-1825
Email: mfdougherty1@gmail.com

LOCATION: PINES POINT MARINA
WATERWAY: ISLE OF WIGHT BAY

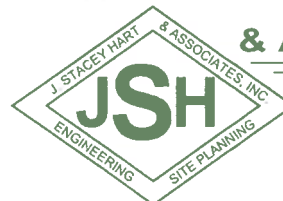
NO SAV'S

WATER DEPTH MEASUREMENTS: 6/23/2026
REFERENCED TO MLW 11:45 A.M.

TAX MAP: 16
PARCEL: 113
LOT: B44

JOB NUMBER: P26-029	SCALE: 1"=20'	SHEET NO: 2 OF 2	DATE: 07/2026	REVISED: n/a
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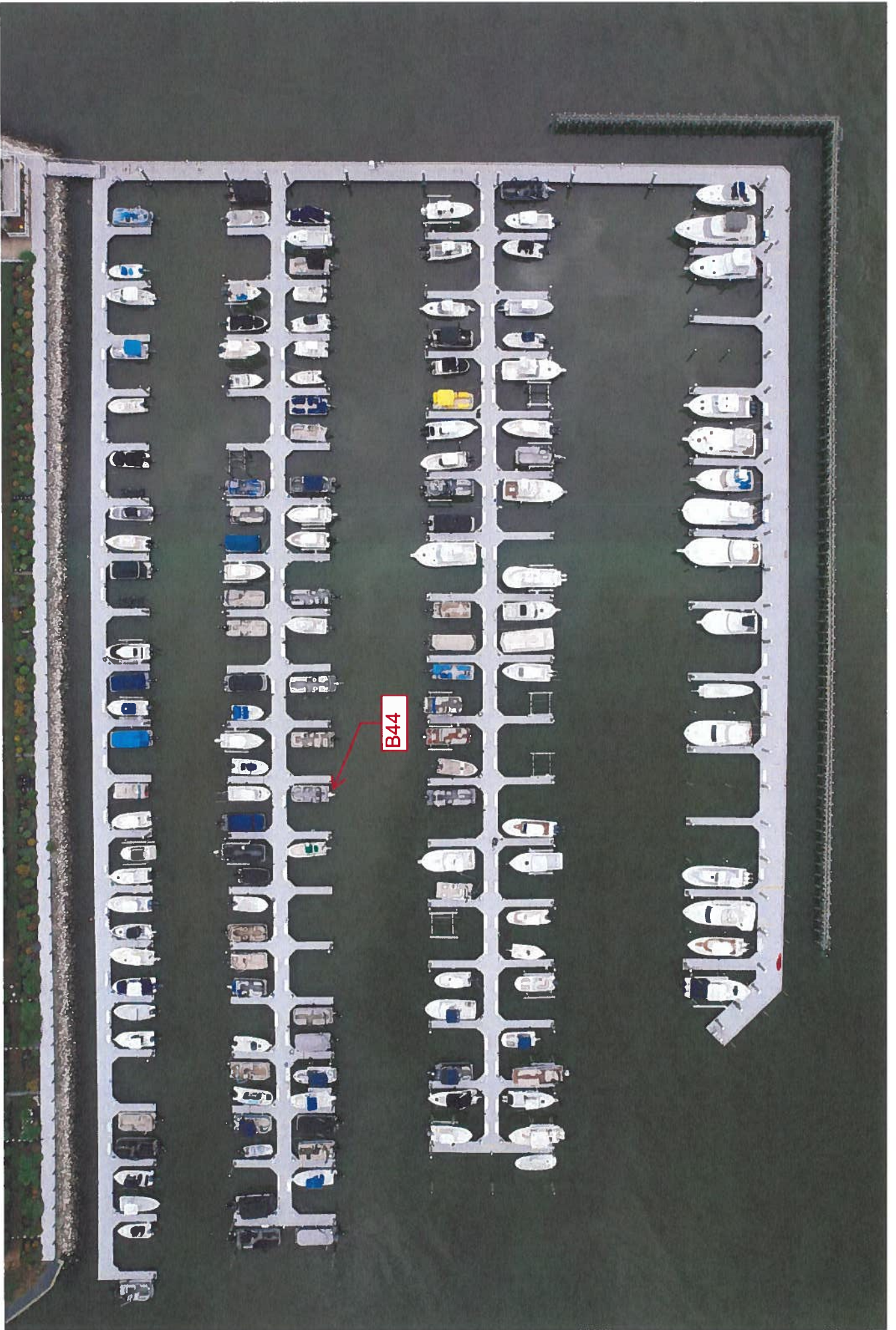
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B44