



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

August 5, 2026

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

Daniel & Kelly Sheehan - Request No. 2026-057 – Request to construct a 30' x 6' pier and associated boat lift. Max channelward extension 30'. This project is located at 11B East Mallard Drive, Berlin, also known as Tax Map 21, Parcel 273, Section 940, Lot 186B. 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 August 20, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-057
Submission Date: 8-5-26



Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

This project proposes to construct a 30' x 6' pier and an associated boat lift with a maximum channelward extension of 30'.

Property Description:

Map: 21 Parcel: 273 Lot: 186B Section: 940 Block: _____ Tax District: 03

Street Address: 11B East Mallard Dr, Ocean Pines, MD 21811

Subdivision: 14C

Dwelling on lot: ☒ Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Daniel & Kelly Sheehan

Phone No. (240) 377-7908

Mailing Address: 2433 Heather Stone Dr, Gambrills, MD 21054

E-Mail Address: dsheehan@occls.com

Contractor: R.G. Murphy, LLC

Phone No.: (410) 352-5015

Mailing Address: 13239 Rollie Road E, Bishopville, MD 21813

E-Mail Address: rgmurphy11@comcast.net

Recorded Adjacent Property Owner: Minh Ma & Hien Tran, etal

Property Address: 11A East Mallard Dr, Ocean Pines, MD 21811

Tax Map: 21 Parcel: 273 Lot: 186A Section: 14C Block: _____

- 7901 Dividing Creek Rd Pocomoke MD 21851

Recorded Adjacent Property Owner: Brent & Krista Sandino

Property Address: 13A East Mallard Dr, Ocean Pines, MD 21811

Tax Map: 21 Parcel: 273 Lot: 185A Section: 14C Block: _____

- 318 W. Johnson Hwy Narritown PA 19401

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

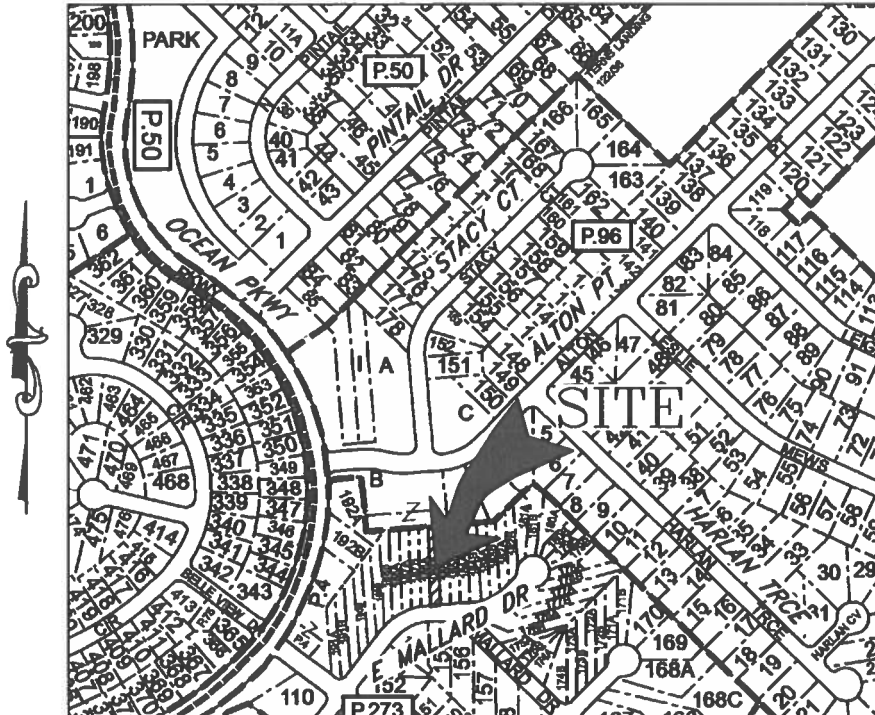
July 15 2026
Date

DEPT. USE ONLY:

Notification Distribution Date: 8-5-26 Public Comment Deadline: 8-20-26 (15 calendar days)

Department Approval Date: _____ Expiration: _____

PIER PERMIT DRAWINGS
PREPARED FOR
DANIEL SHEEHAN & KELLY SHEEHAN
IN THE THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 600'

ENGINEER

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

OWNER/DEVELOPER

DANIEL JOHN SHEEHAN
KELLY TERESA SHEEHAN
2433 HEATHER STONE DR
GAMBRILLS, MD 21054
(240) 377-7908

PROJECT LOCATION

11B EAST MALLARD DR
OCEAN PINES, MD 21811

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:
MDE & COUNTY SUBMITTAL	07/16/26	DSR				

TITLE SHEET

**ON THE LANDS OF
DANIEL JOHN SHEEHAN &
KELLY TERESA SHEEHAN**

IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 21, GRID 0, PARCEL 273, SECTION 940, LOT 186B

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

SHEET No.
1 OF 8
DATE: AS NOTED
SCALE: AS NOTED
JOB No. 260253
FILE No. D639

SITE DATA

OWNER: DANIEL SHEEHAN
KELLY SHEEHAN
2433 HEATHER STONE DR
GAMBRILLS, MD 21054
(240) 377-7908

SITE: 11B EAST MALLARD DR
OCEAN PINES, MD 21811

DEED REFERENCE: 9157/347

ZONING: R3 (MULTI-FAMILY RESIDENTIAL)

TOTAL AREA: 0.17 AC± (PER SDAT)

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 CONTRACTOR FOR PERMITTING PURPOSES ONLY.
3. SAV WAS NOT MAPPED ALONG THE SUBJECT SHORELINE IN THE LAST 5 YEARS.
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" (SHADED) & "AE" (EL 4) 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. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
9. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER = 0.0'.

SITE DATA & PROJECT NOTES

ON THE LANDS OF
DANIEL JOHN SHEEHAN &
KELLY TERESA SHEEHAN

IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 21, GRID 0, PARCEL 273, SECTION 940, LOT 186B

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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

x-2.15

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3 OF 8

LEGEND & ABBREVIATIONS

ON THE LANDS OF
DANIEL JOHN SHEEHAN &
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ADJACENT PROPERTY OWNERS

①

TAX MAP 21, PARCEL 273, LOT 186A
MINH MA, HIEN TRAN, ETAL
17901 DIVIDING CREEK RD
POCOMOKE, MD 21851

②

TAX MAP 21, PARCEL 273, LOT 185A
BRENT SANDINO & KRISTA SANDINO
318 W JOHNSON HWY
NORRISTOWN, PA 19401

CANAL TO ISLE
OF WIGHT BAY

7.651

①

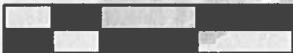
TAX PARCEL 273, LOT 186B
(APPLICANT)

②

E MALLARD DR

NAD 83
CORR (S&B)
MARYLAND STATE PLANE

20' 0' 20' 40'



SCALE IN FEET

SITE OVERVIEW

**ON THE LANDS OF
DANIEL JOHN SHEEHAN &
KELLY TERESA SHEEHAN**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 21, GRID 0, PARCEL 273, SECTION 940, LOT 186B**

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DATE: AS NOTED
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5' 0' 5' 10'

SCALE IN FEET

CANAL TO ISLE
OF WIGHT BAY

x-7.0

x-7.0

x-6.8

x-6.3

MHW/BULKHEAD

WALKWAY

TAX PARCEL 273, LOT 186B
(APPLICANT)

DECK

DECK

DWELLING

DWELLING

DECK

DWELLING

BOAT
LIFT

NAD 83 (CORS)
MARYLAND STATE PLANE

BOAT
LIFT

PIER

PROPERTY LINE EXTENDED

6' SETBACK

6' SETBACK

PROPERTY LINE EXTENDED

EXISTING CONDITIONS

ON THE LANDS OF
DANIEL JOHN SHEEHAN &
KELLY TERESA SHEEHAN

IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
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Date: 07/20/2026 - 10:14am User: dracone Project Manager: DSR Drawing Path: J:\2026\0200\260253\CM130-260253\Draw\Plots\HMP-PLTS-260253.dwg | 5 © LANE ENGINEERING, LLC
XREF File(s): RAR-BASE-260253/CSP-BASE-260253/RLD-BASE-260253/CBS-BASE-LETR-260253

5' 0' 5' 10'

SCALE IN FEET

CANAL TO ISLE
OF WIGHT BAY

x-7.0

6.25'

6.0'

x-7.0

11'±

6.25'

PROPOSED
BOAT LIFT

12'±
6' SETBACK

x-6.8

x-6.3

MHW/BULKHEAD

WALKWAY

TAX PARCEL 273, LOT 186B
(APPLICANT)

DECK

DECK

DWELLING

DWELLING

DECK

DWELLING

BOAT
LIFT

PROPOSED IMPROVEMENTS

ON THE LANDS OF
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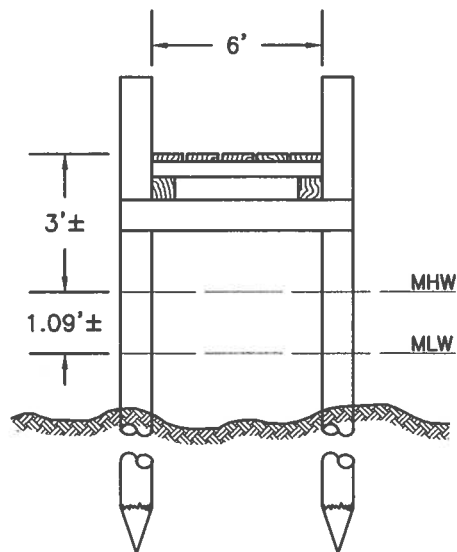
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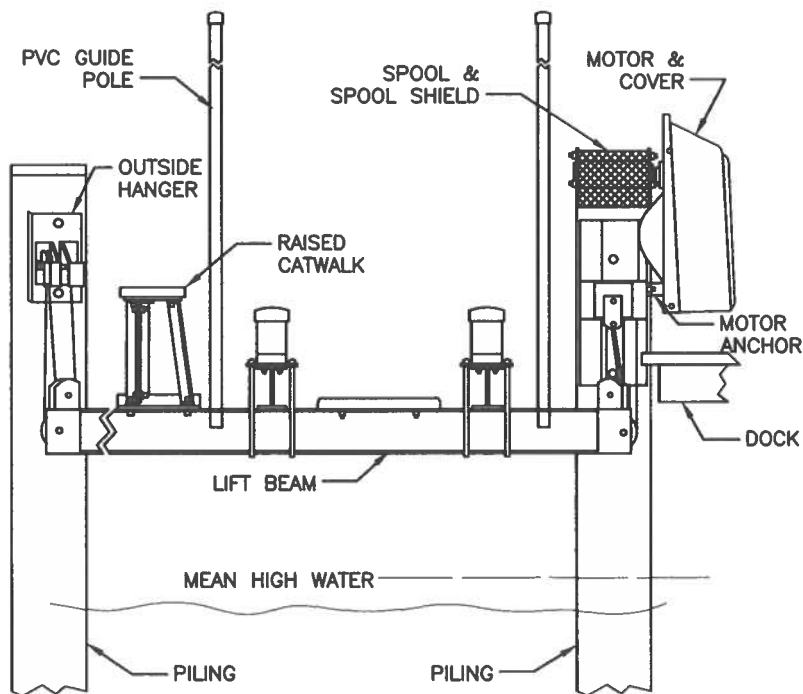


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PIER SECTION
NOT TO SCALE



BOAT LIFT DETAIL
NOT TO SCALE

DETAILS

**ON THE LANDS OF
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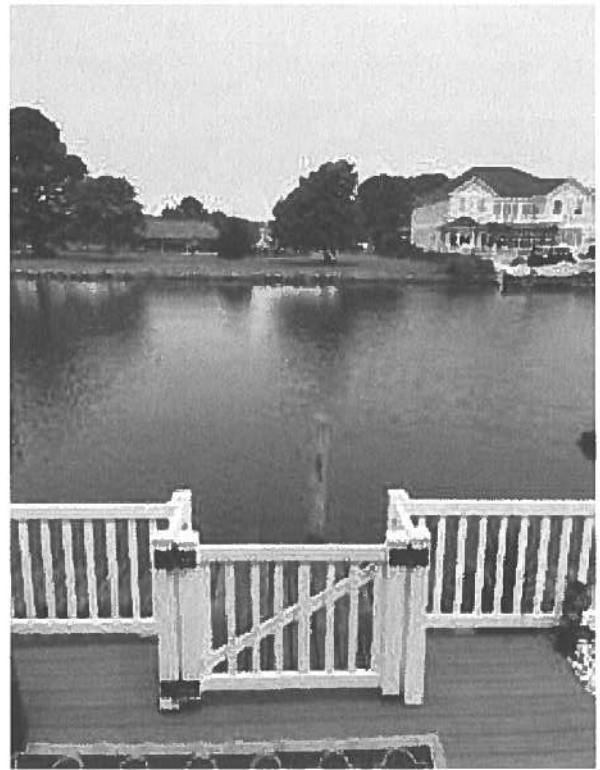
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7 OF 8
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FILE No. D639



SHEET No.
8 OF 8
DATE: AS NOTED
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FILE No. D639

SHORELINE PHOTOS
ON THE LANDS OF
DANIEL JOHN SHEEHAN &
KELLY TERESA SHEEHAN

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