



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 25, 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. 2026-068 – Request to remove existing dock and associated structures. Request to install new 35' x 4' dock with a 18' x 3' finger pier. Request to install boat lift and two mooring poles. Request to replace 65 linear feet of existing bulkhead. Max channelward extension 22'. This project is located at 17 Stacy Court, Ocean Pines, also known as Tax Map 16, Parcel 96, Section 14B, 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 September 9, 2026.**

Sincerely,

Brandy Whitlock  
Natural Resources Specialist II

cc: Interested Parties  
David Bradford, Deputy Director  
File



WORCESTER COUNTY  
SHORELINE CONSTRUCTION  
APPLICATION

Request No.: 2026-068  
Submission Date: 8-25-26

☒ Major Construction (\$300.00)

☐ Minor Construction (\$150.00)

**Written Description of Proposed Improvement (include channelward distance):**

Remove an existing dock and associated structures. Construct a new 35 ft long by 4 ft wide dock with an 18 ft long by 3 ft wide finger pier, boat lift, and 2 mooring piles. Replace 65 linear feet of existing bulkhead. The proposed pier and associated structures will extend 22 ft channelward of the mean high water line.

**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

E-Mail Address: marksjb@comcast.net

372 Morning Dove Dr Newark, De 19711

**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

Tax Map: 16 Parcel: 96 Lot: 169 Section: 14B Block: \_\_\_\_\_

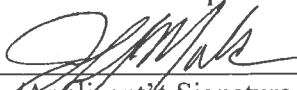
**Recorded Adjacent Property Owner:** John C. Doll & Marguerite T. Doll

Property Address: 15 Stacy Court Ocean Pines, MD 21811

Tax Map: 16 Parcel: 96 Lot: 171 Section: 14B Block: \_\_\_\_\_

- 102 Vista Ave Thurmont, MD 21788

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 Date 08/14/2026

**DEPT. USE ONLY:**

Notification Distribution Date: 8-25-26 Public Comment Deadline: 9-9-26 (15 calendar days)

Department Approval Date: \_\_\_\_\_ Expiration: \_\_\_\_\_

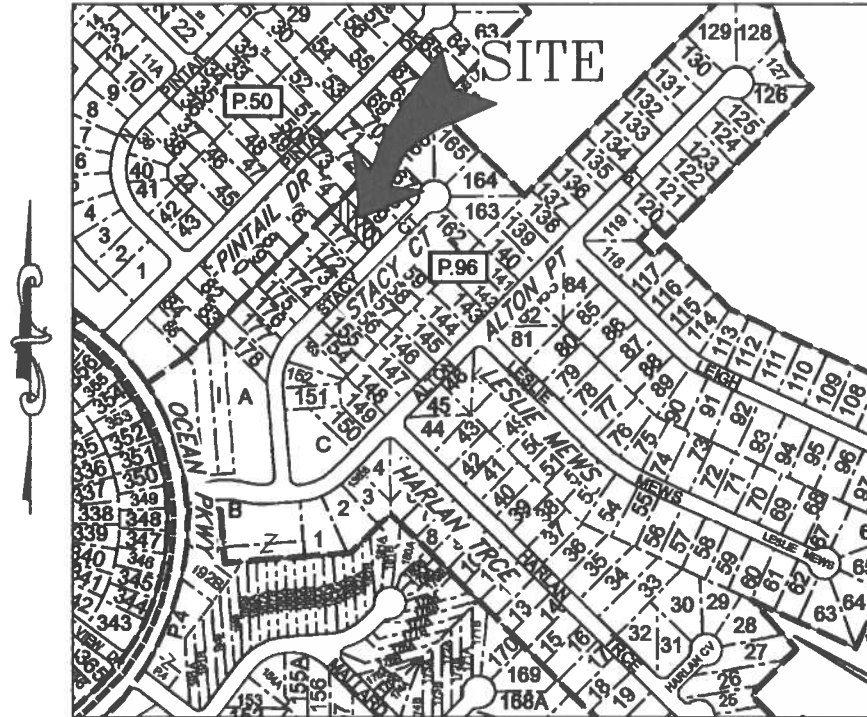
# BULKHEAD & DOCK REPLACEMENT PERMIT DRAWINGS

## 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: |
|------------------------------|----------|-----|-----|-------|-----------|
| MDE SUBMITTAL                | 03/19/26 | DSR |     |       |           |
| COUNTY SUBMITTAL             | 04/14/26 | DSR |     |       |           |
| COUNTY SUBMITTAL             | 05/13/26 | DSR |     |       |           |
| MDE SUBMITTAL - MODIFICATION | 06/05/26 | DSR |     |       |           |
| MDE SUBMITTAL - MODIFICATION | 07/14/26 | DSR |     |       |           |

26-GP-0286(R1)  
202660495  
188515  
7/14/2026  
RMS

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

**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



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15 Washington St. Cambridge, MD 21613 (410) 221-0818  
354 Pennsylvania Ave. Centreville, 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)

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## 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 PROPERTY OWNER 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'.

## SITE DATA & PROJECT NOTES

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

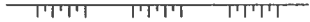
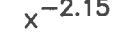


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FILE NO. D618  
JOB NO. 260097  
SCALE: AS NOTED  
DATE: AS NOTED  
SHEET NO. 2 OF 7

## 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 |  |

26-GP-0286(R1)

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## LEGEND & ABBREVIATIONS

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3 OF 7  
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PRIVATE INGRESS EGRESS NAVIGATIONAL AND  
FLOWAGE EASEMENT PER PLAT 121/25

90°±

CANAL

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

TAX PARCEL 96, LOT 170  
(APPLICANT)

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

STACY COURT

NAD 83 (CORS)  
MARYLAND STATE PLANE

200' 0' 200' 400'



SCALE IN FEET

26-GP-0286(R1)

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## 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

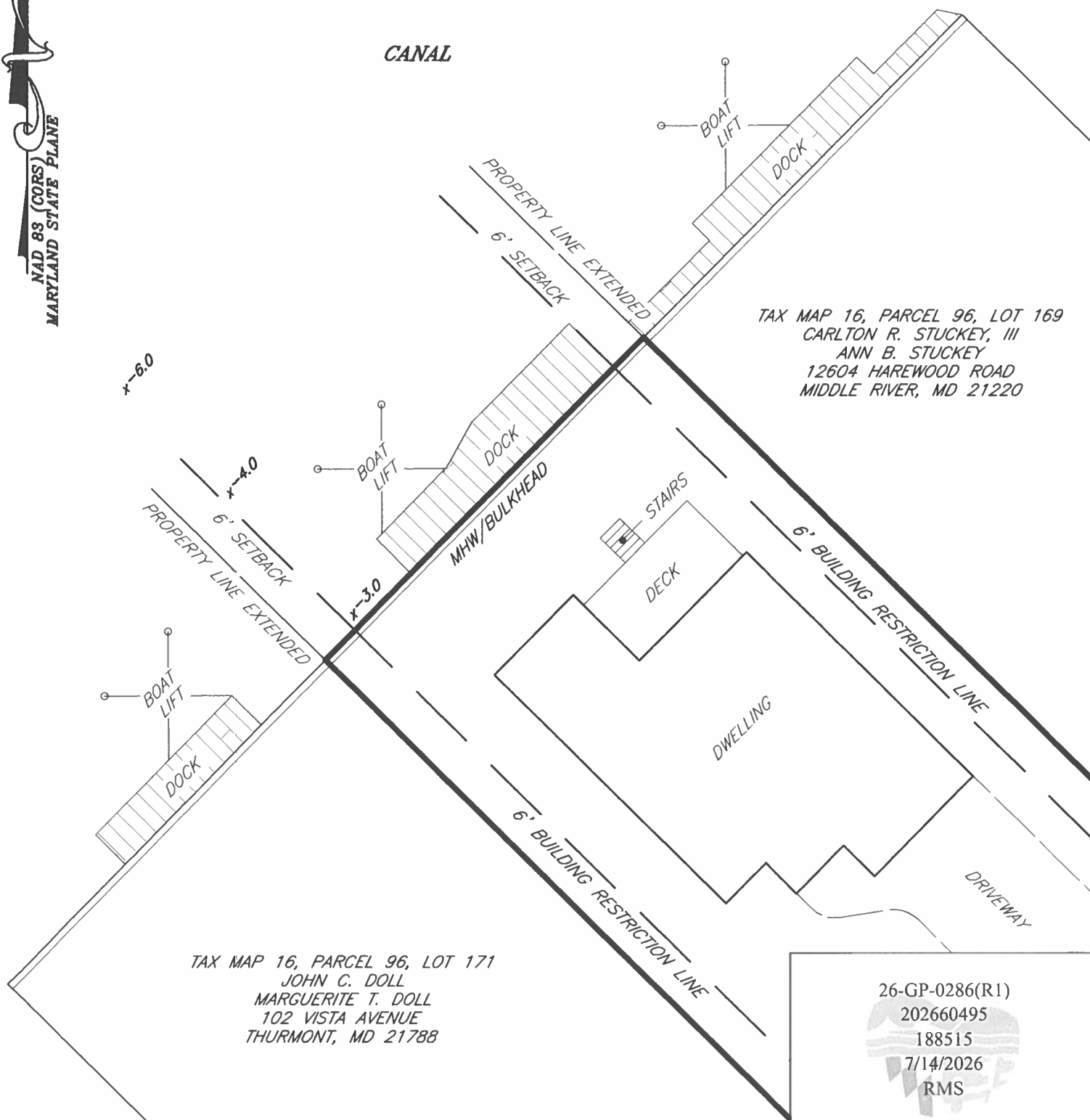
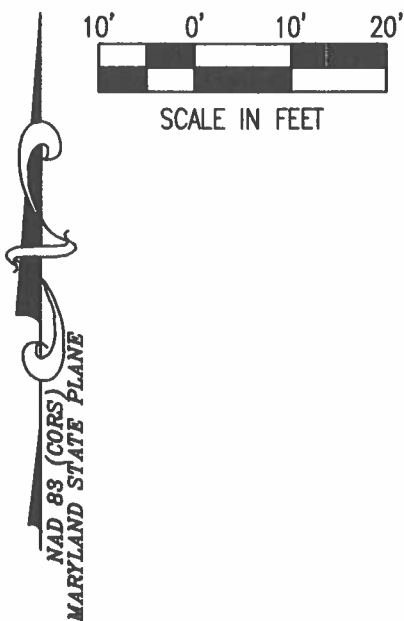
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ANN B. STUCKEY  
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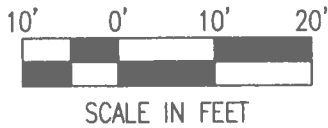
**EXISTING CONDITIONS**

**ON THE LANDS OF**  
**JEFFREY B. MARKS & KRISTEN P. MARKS**  
**OCEAN PINES, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY**  
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NAD 83 (CORS)  
MARYLAND STATE PLANE

CANAL

BOAT LIFT

DOCK

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

55'± TO BOAT LIFT ON  
OPPOSITE SHORELINE

PROPERTY LINE EXTENDED  
6' SETBACK

x-6.0

PROPOSED  
MOORING PILES

PROPOSED DOCK  
MHW/BULKHEAD

65'± PROPOSED  
BULKHEAD REPLACEMENT

STAIRS  
DECK

6' BUILDING RESTRICTION LINE

PROPERTY LINE EXTENDED  
6' SETBACK

x-4.0

PROPOSED  
BOAT LIFT

x-3.0

PROPERTY LINE EXTENDED  
6' SETBACK

BOAT LIFT  
DOCK

DWELLING

6' BUILDING RESTRICTION LINE

DRIVEWAY

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## PROPOSED IMPROVEMENTS

ON THE LANDS OF  
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IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY  
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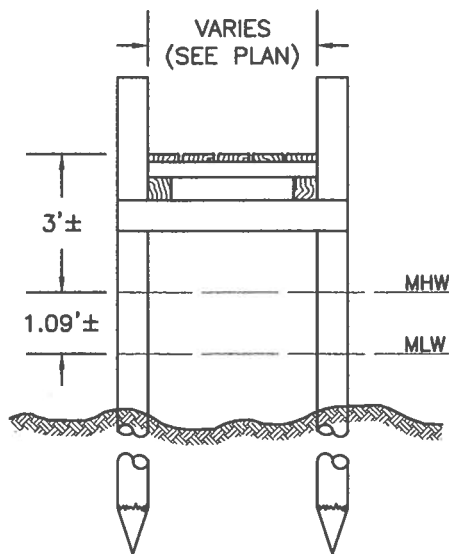
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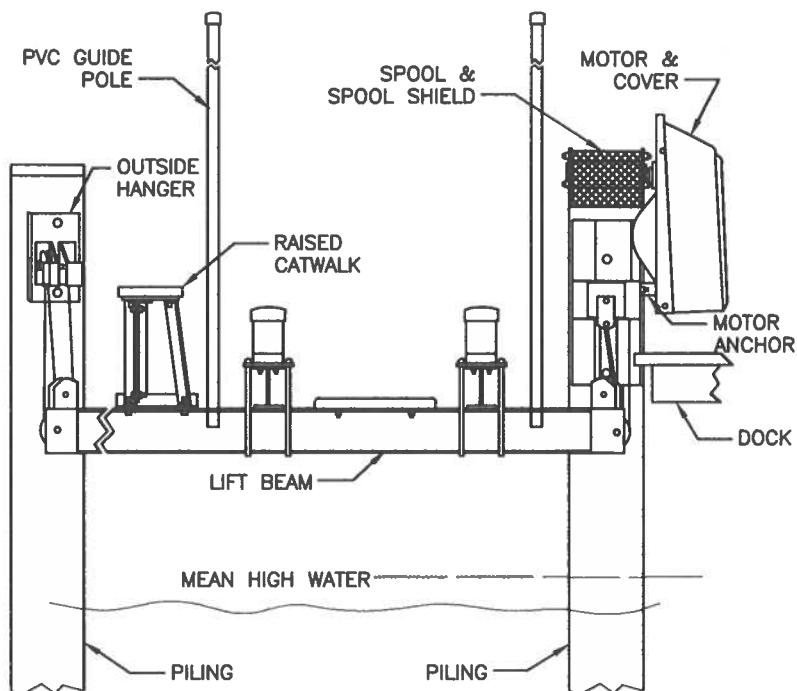


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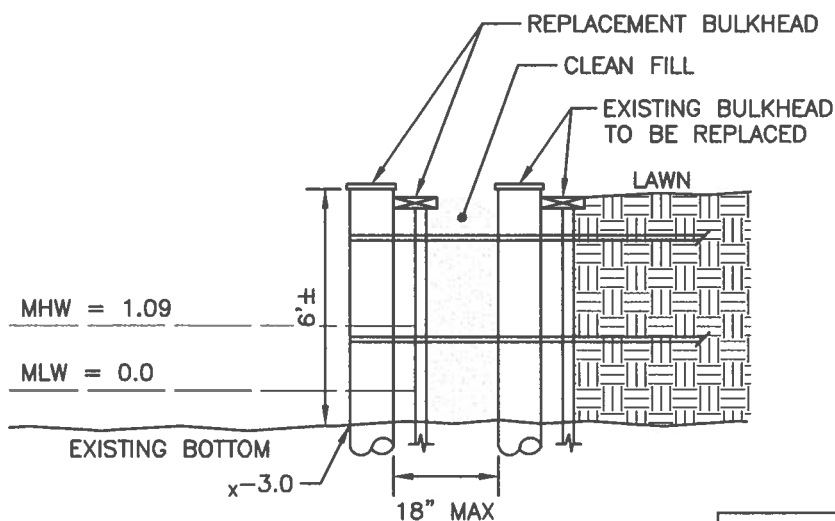
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**PIER DETAIL**  
NOT TO SCALE



**BOAT LIFT DETAIL**  
NOT TO SCALE



**BULKHEAD REPLACEMENT DETAIL**  
NOT TO SCALE

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**DETAILS**  
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**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY**  
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