



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 26, 2026

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

Lawrence Whiteside - Request No. 2026-070 – Request to replace deteriorating bulkhead with new vinyl sheeting and fill with clean sand. Max channelward extension 18'. Request water access improvements to be modified from existing to include removal of existing timber pier, reconfiguration of existing timber platform to max platform coverage of 200 sq. ft. and relocate existing mooring pile. Max channelward 17.6'. This project is located at 1 Stacy Ct, Ocean Pines, also known as Tax Map 16, Parcel 96, Section 14B, Lot 178. 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 10, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-670
Submission Date: 8-26-26

☒ Major Construction (\$300.00)

☒ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

To replace deteriorating bulkhead with new vinyl sheeting with maximum channelward encroachment of 18" and fill with clean sand.

Also, water access improvements to be modified from existing to include removal of existing timber pier, reconfiguration of existing timber platform to a maximum platform coverage of 200 sq. ft. and relocation of existing mooring pile with a maximum channel-ward distance of 17.6 ft. from the proposed bulkhead.

Property Description:

Map: 16 Parcel: 96 Lot: 178 Section: 14B Block: _____ Tax District: 3

Street Address: 1 Stacy Court Ocean Pines, MD 21811

Subdivision: Ocean Pines - Section 14B

Dwelling on lot: Yes Dwelling under construction: No Vacant: No Commercial: No

Owner: Lawrence & Beryl Whiteside Phone No. 410-208-3193

Mailing Address: 1 Stacy Court Ocean Pines, MD 21811

E-Mail Address: _____

Contractor: Fisher Marine Construction 079(E) Phone No.: 757-336-5419

Mailing Address: 7203 Fisher Drive, Chincoteague, VA 23336

E-Mail Address: fishermarine@yahoo.com

Recorded Adjacent Property Owner: Ocean Pines Association, INC.

Property Address: Ocean Parkway Berlin, MD 21811 239 OC Pkwy Berlin

Tax Map: 16 Parcel: 4 Lot: OP SP 'A' Section: 14B Block: _____

Recorded Adjacent Property Owner: John & Judith Poulos

Property Address: 3 Stacy Court Ocean Pines, MD 21811

Tax Map: 16 Parcel: 96 Lot: 177 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.

Lawrence E. Whiteside 8/10/26
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 8-26-26 Public Comment Deadline: 9-10-26 (15 calendar days)

Department Approval Date: _____ Expiration: _____



SHEET INDEX

- 1 LOCATION MAP
- 2 PROJECT QUANTITIES & PROPERTY OWNER TABLES
- 3-4 EXISTING CONDITIONS/PROPOSED SITE PLANS
- 5-9 SECTION & ELEVATION DETAILS

QUANTITY

TOTAL LENGTH = 66 LF TOTAL AREA = 99 SQ. FT.

TOTAL CLEAN SAND FILL = 26 CU. YD.

TOTAL PLATFORM AREA = 200 SQ. FT.

PERMIT REQUEST

TO REPLACE DETERIORATING TIMBER BULKHEAD WITH NEW VINYL SHEETING BULKHEAD WITH MAXIMUM CHANNEL-WARD ENCROACHMENT OF 18" BACKFILLING THE VOID BETWEEN THE OLD BULKHEAD AND NEW BULKHEAD WITH CLEAN SAND. ALSO, WATER ACCESS IMPROVEMENTS TO BE MODIFIED FROM EXISTING TO INCLUDE REMOVAL OF EXISTING TIMBER PIER, RECONFIGURATION OF EXISTING TIMBER PLATFORM TO A MAXIMUM PLATFORM COVERAGE OF 200 SQ. FT. AND RELOCATION OF EXISTING MOORING PILE WITH A MAXIMUM CHANNEL-WARD DISTANCE OF 17.6 FT. FROM THE PROPOSED BULKHEAD.

NOTES: THERE ARE NO OBSERVED AQUATIC VEGETATIVE BEDS WITHIN PERMIT AREA. EXISTING CHANNEL WIDTH IN THE AREA OF 1 STACY COURT IS +/-86.6 FT. THE QUARTER DISTANCE OF THE CHANNEL IS 21.65 FT. BZA GRANTED THE EXISTING 6' SETBACK TO BE REDUCED TO 3' FOR THE INSTALLATION OF DECK AND BOATLIFT ON AUGUST 24, 1999 PER CASE NUMBER 59858.

LEGEND

AFFECTED PROPERTY ADDRESS

ADJACENT PROPERTY ADDRESS

BULKHEAD ELEVATION POINTS

SOUNDINGS ELEVATION POINTS

EXISTING PROPERTY LINE

EXISTING BULKHEAD

MEAN HIGH WATER LEVEL

PROPOSED NEW BULKHEAD

61

60

X3.9

X (-4.1)

PROPERTY OWNER:

LAWRENCE & BERYL WHITESIDE
1 STACY COURT
OCEAN PINES, MARYLAND 21811
PH. NUMBER: (410) 208-3193

SITE LOCATION:

BULKHEAD IN TERNS LANDING
1 STACY COURT
OCEAN PINES, MARYLAND 21811
WORCESTER COUNTY

0 1000 2000 4000 6000

SCALE: 1" = 2000'

NOTE:

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NOTE:

This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.



I STACY CT.
BULKHEAD
REPLACEMENT

LOCATION
MAP

VISTA
DESIGN, INC.

Architects • Engineers • Environmental Scientists
Landscape Architects • Land Planning Consultants • Surveyors
9954 North Main Street, Unit 1, Berlin, MD 21811
Ph. 410-352-3874 • www.vistadesigninc.com

PROJECT DATA

Project: 26-078
File: CE081126.dwg
Date: 8/10/2026
Scale: 1" = 2000'
Sheet: I of 9

EXISTING WATERACCESS QUANTITIES

EXISTING TIMBER PIER (2.42' W X 13' L) = 31.5 SQ. FT.

EXISTING TIMBER PLATFORM (4.9' W X 43.6' L) = 214.7 SQ. FT.

EXISTING BOAT LIFT AND PILES (14' W X 14' L) = 196 SQ. FT.

EXISTING OUTER PILE CHANNEL-WARD DISTANCE = 19.1 FT.

PROPOSED BULKHEAD QUANTITIES

BULKHEAD REPLACEMENT 66 LF x 1.5W = 99 SQ. FT.
CLEAN SAND FILL 66 LF x 1.5W x 7'H = 693 CU. FT. / 26 CU.YD.
TOTAL LENGTH = 66 LF
TOTAL LAND AREA DISTURBED = 990 SQ. FT.

PROPOSED WATERACCESS IMPROVEMENT QUANTITIES

EXISTING TIMBER PIER TO BE REMOVED (2.42' W X 13' L) = 31.5 SQ. FT.

EXISTING TIMBER PLATFORM TO BE REMOVED (5.0' W X 3.0' L) = 15.0 SQ. FT.

EXISTING BOAT LIFT AND PILES TO REMAIN (14' W X 14' L) = 196 SQ. FT.

PROPOSED OUTER PILE CHANNEL-WARD DISTANCE FROM NEW BULKHEAD = 17.6 FT.

PROPOSED RECONFIGURED TIMBER PLATFORM (4.5' W X 43.7' L) = 200 SQ. FT.

AFFECTED LOT OWNER INFORMATION

PROPERTY ADDRESS	MAILING ADDRESS	CURRENT OWNER	TAX MAP	GRID	PAR CEL	LOT #	SUB. SECT.	PLAT REF. (BOOK - PAGE)	DEED REF. (LIBER / FOLIO)
1 STACY COURT BERLIN, MD 21811	SAME	LAWRENCE & BERYL WHITESIDE	16	23	96	178	14B	RHO 121-25	2515/65

ADJACENT LOT OWNER INFORMATION

PROPERTY ADDRESS	MAILING ADDRESS	CURRENT OWNER	TAX MAP	GRID	PAR CEL	LOT #	SUB. SECT.	PLAT REF. (BOOK - PAGE)	DEED REF. (LIBER / FOLIO)
OCEAN PARKWAY BERLIN, MD 21811	239 OCEAN PARKWAY OCEAN PINES, MD 21811	OCEAN PINES ASSOCIATION, INC.	16	23	4	OP SP 'A'	14B	RHO 121-25	1783/533
3 STACY COURT BERLIN, MD 21811	SAME	JOHN & JUDITH POULOS	16	23	96	177	14B	RHO 121-25	7664/227

PERMIT REQUEST

TO REPLACE DETERIORATING TIMBER BULKHEAD WITH NEW VINYL SHEETING BULKHEAD WITH MAXIMUM CHANNEL-WARD ENCROACHMENT OF 18" BACKFILLING THE VOID BETWEEN THE OLD BULKHEAD AND NEW BULKHEAD WITH CLEAN SAND. ALSO, WATER ACCESS IMPROVEMENTS TO BE MODIFIED FROM EXISTING TO INCLUDE REMOVAL OF EXISTING TIMBER PIER, RECONFIGURATION OF EXISTING TIMBER PLATFORM TO A MAXIMUM PLATFORM COVERAGE OF 200 SQ. FT. AND RELOCATION OF EXISTING MOORING PILE WITH A MAXIMUM CHANNEL-WARD DISTANCE OF 17.6 FT. FROM THE PROPOSED BULKHEAD.

NOTES:

- EXISTING CHANNEL WIDTH IN THE AREA OF 1 STACY COURT IS +/-86.6 FT. THE QUARTER DISTANCE OF THE CHANNEL IS 21.65 FT.
- THERE ARE NO OBSERVED AQUATIC VEGETATIVE BEDS WITHIN PERMIT AREA.
- BZA GRANTED THE EXISTING 6' SETBACK TO BE REDUCED TO 3' FOR THE INSTALLATION OF DECK AND BOATLIFT ON AUGUST 24, 1999 PER CASE NUMBER 59858.

PROPERTY OWNER:

LAWRENCE & BERYL WHITESIDE
1 STACY COURT
OCEAN PINES, MARYLAND 21811
PH. NUMBER: (410) 208-3193

SITE LOCATION:

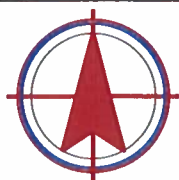
BULKHEAD IN TERNS LANDING
1 STACY COURT
OCEAN PINES, MARYLAND 21811
WORCESTER COUNTY

NOTE:

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NOTE:

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1 STACY CT.
BULKHEAD
REPLACEMENT

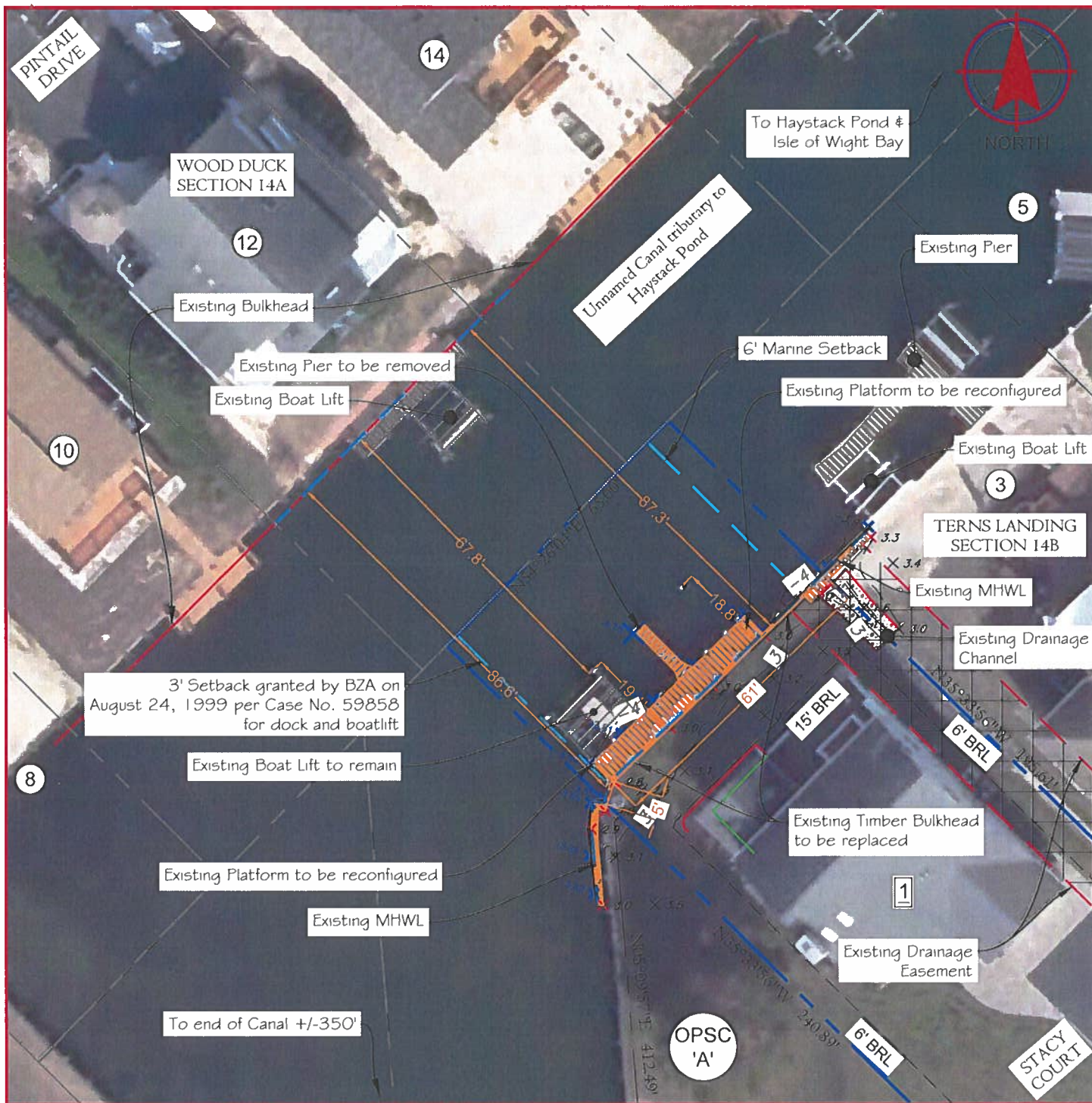
QUANTITY
TABLE

VISTA
DESIGN, INC.

Architects • Engineers • Environmental Scientists
Landscape Architects • Land Planning Consultants • Surveyors
9954 North Main Street, Unit 1, Berlin, MD 21811
Ph. 410-352-3874 • www.vistadesigninc.com

PROJECT DATA

Project: 26-078
File: CE081126.dwg
Date: 8/10/2026
Scale: 1" = 2000'
Sheet: 2 of 9



LEGEND

AFFECTED PROPERTY ADDRESS

61

ADJACENT PROPERTY ADDRESS

60

BULKHEAD ELEVATION POINTS

X3.9

SOUNDINGS ELEVATION POINTS

X (-4.1)

EXISTING PROPERTY LINE

EXISTING BULKHEAD

MEAN HIGH WATER LEVEL

PROPOSED NEW BULKHEAD

NOTE:

THE MEAN HIGH WATER LEVEL (MHWL) IS +/- 1.9'.



SCALE: 1" = 30'

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1 STACY CT.
OCEAN PINES
BULKHEAD

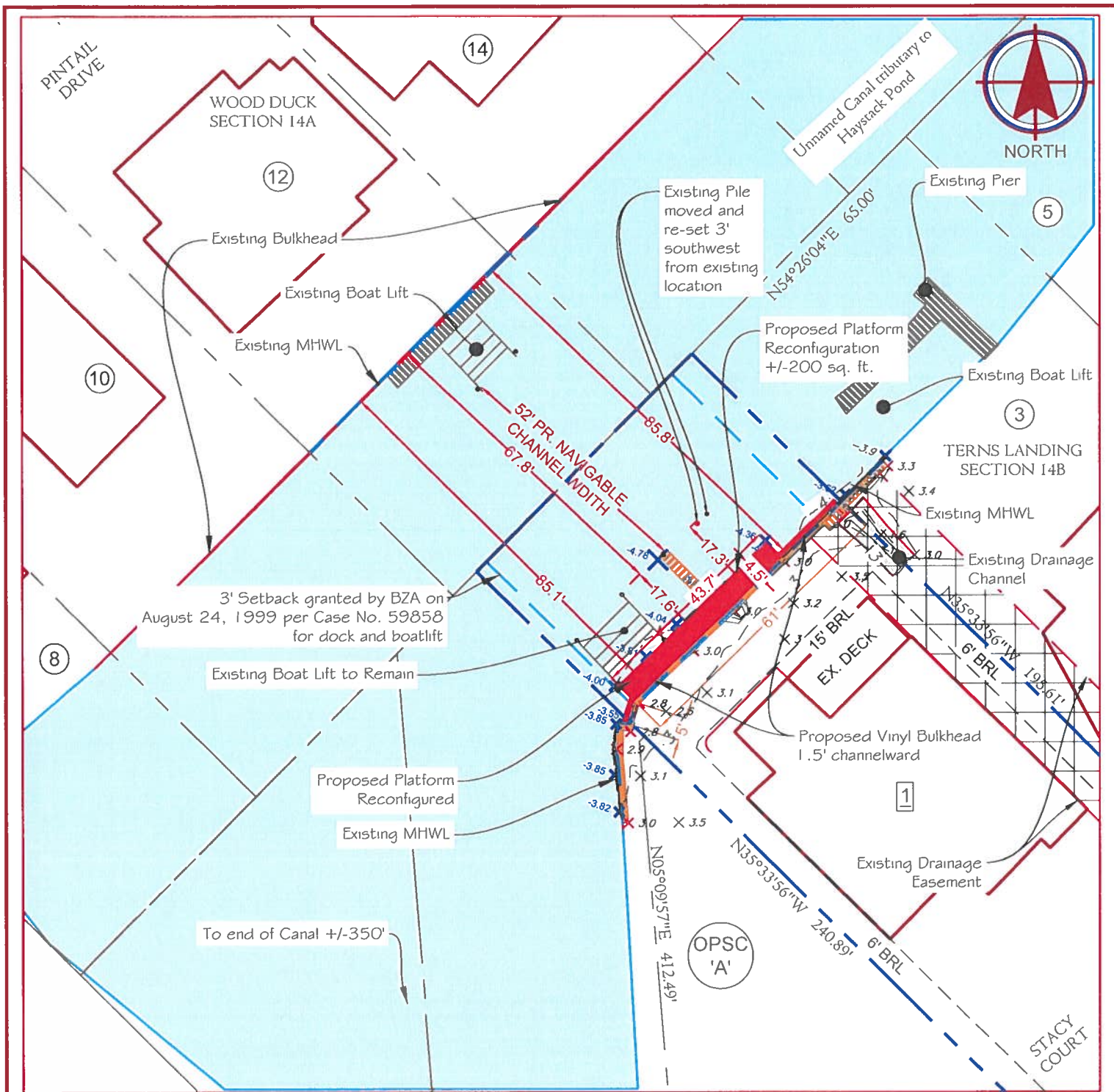
EXISTING
CONDITIONS
PLAN

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PROJECT DATA

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Sheet: 3 of 9



LEGEND

AFFECTED PROPERTY ADDRESS

61

ADJACENT PROPERTY ADDRESS

60

BULKHEAD ELEVATION POINTS

X 3.9

SOUNDINGS ELEVATION POINTS

X (-4.1)

EXISTING PROPERTY LINE

EXISTING BULKHEAD

MEAN HIGH WATER LEVEL

PROPOSED NEW BULKHEAD

EXISTING PROPERTY BRL

EXISTING CRITICAL AREA BUFFER

EXISTING MARINE BRL

NOTE:

THE MEAN HIGH WATER LEVEL (MHWL) IS +/- 1.9'.

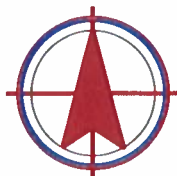
SCALE: 1" = 30'

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1 STACY CT.
OCEAN PINES
BULKHEAD

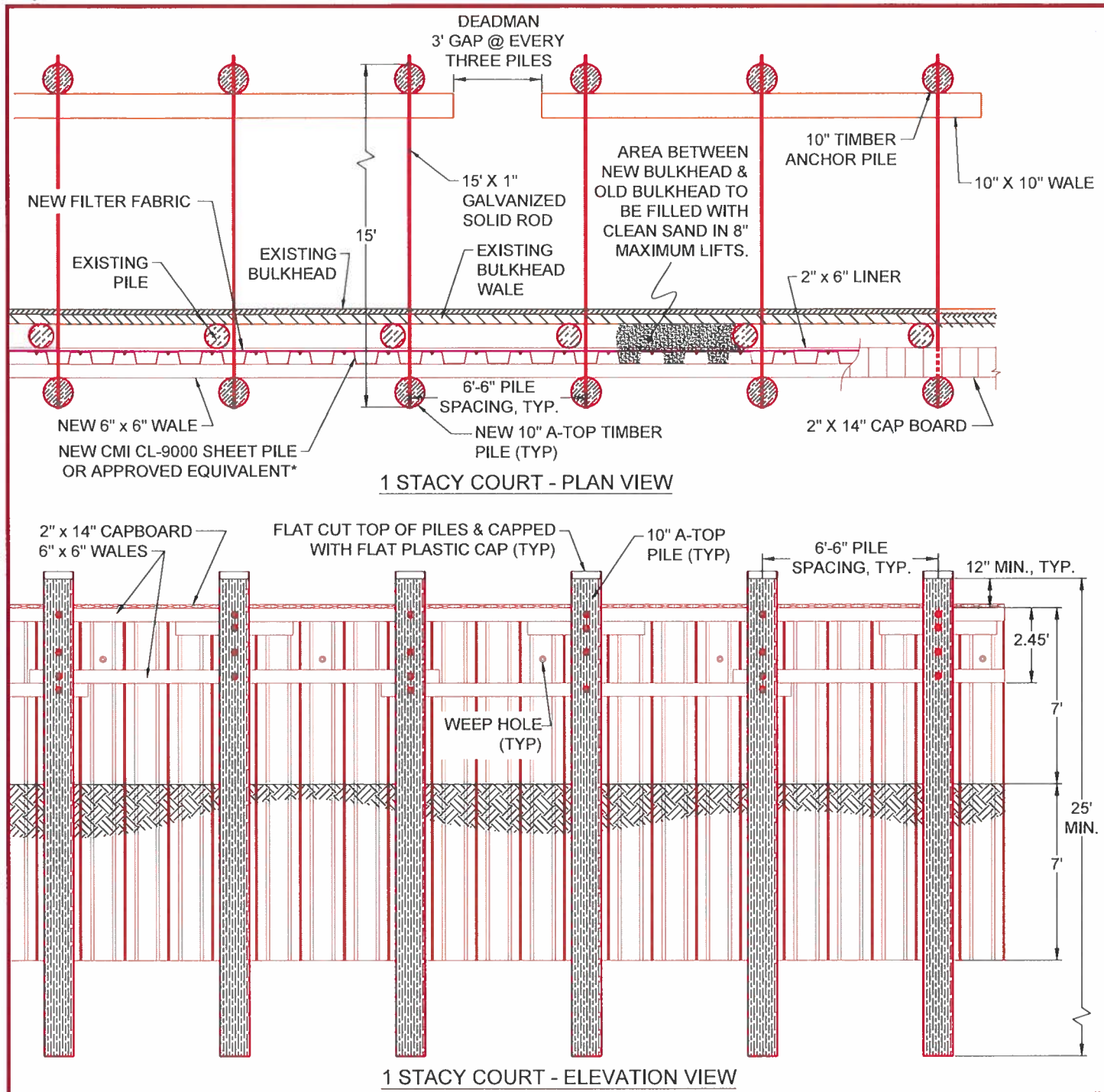
PROPOSED
SITE
PLAN

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PROJECT DATA

Project: 26-078
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Date: 8/10/2026
Scale: 1" = 30'
Sheet: 4 of 9

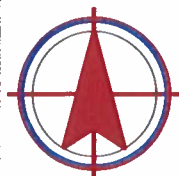


SCALE: 1" = 5'

*SHEETING TO BE CMI CL-9000 SHEET PILE OR APPROVED EQUIVALENT. ANY SUBSTITUTIONS TO BE APPROVED BY THE OWNER AND PROJECT ENGINEER.

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PILE DEADMAN
ANCHOR
I STACY CT.
BULKHEAD

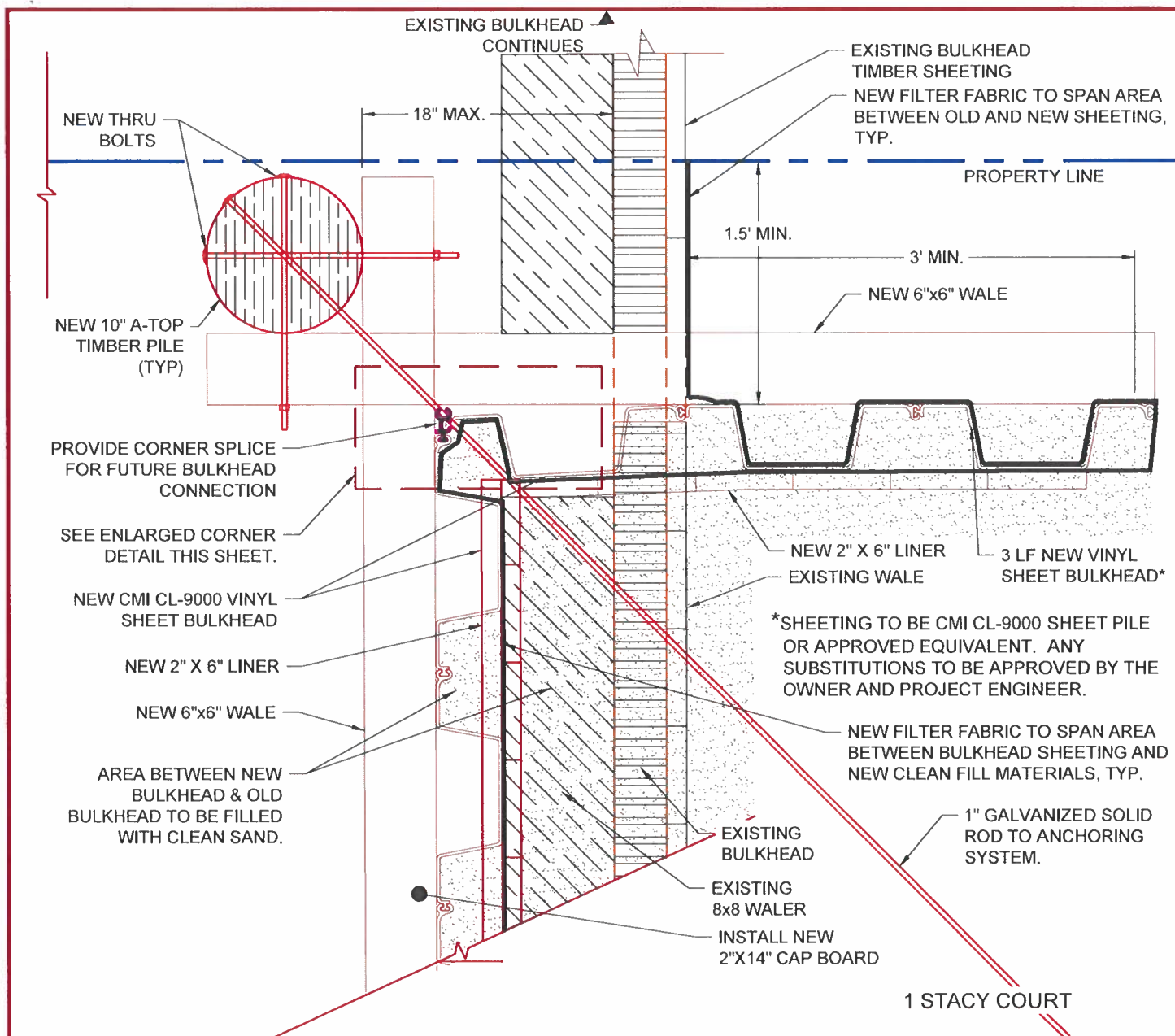
TYPICAL SECTION
THRU NEW/
OLD BULKHEAD

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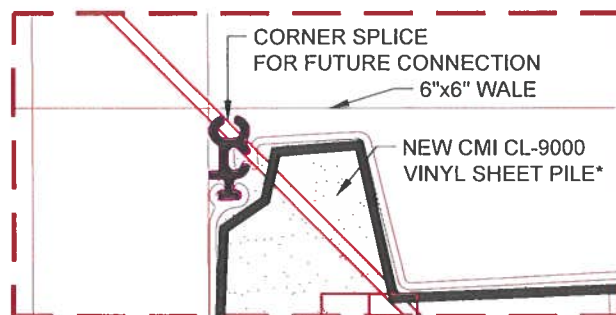
PROJECT DATA

Project: 26-078
File: CE081126.dwg
Date: 8/10/2026
Scale: 1" = 5'
Sheet: 6 of 9



PLAN VIEW IN-LINE TIE-IN DETAIL

SCALE: 1" = 1'



ENLARGED CORNER DETAIL

SCALE: 1" = 0.5'



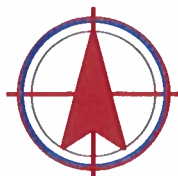
SCALE: 1" = 1.0'

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IN-LINE TIE-IN
DETAIL
1 STACY CT.
BULKHEAD

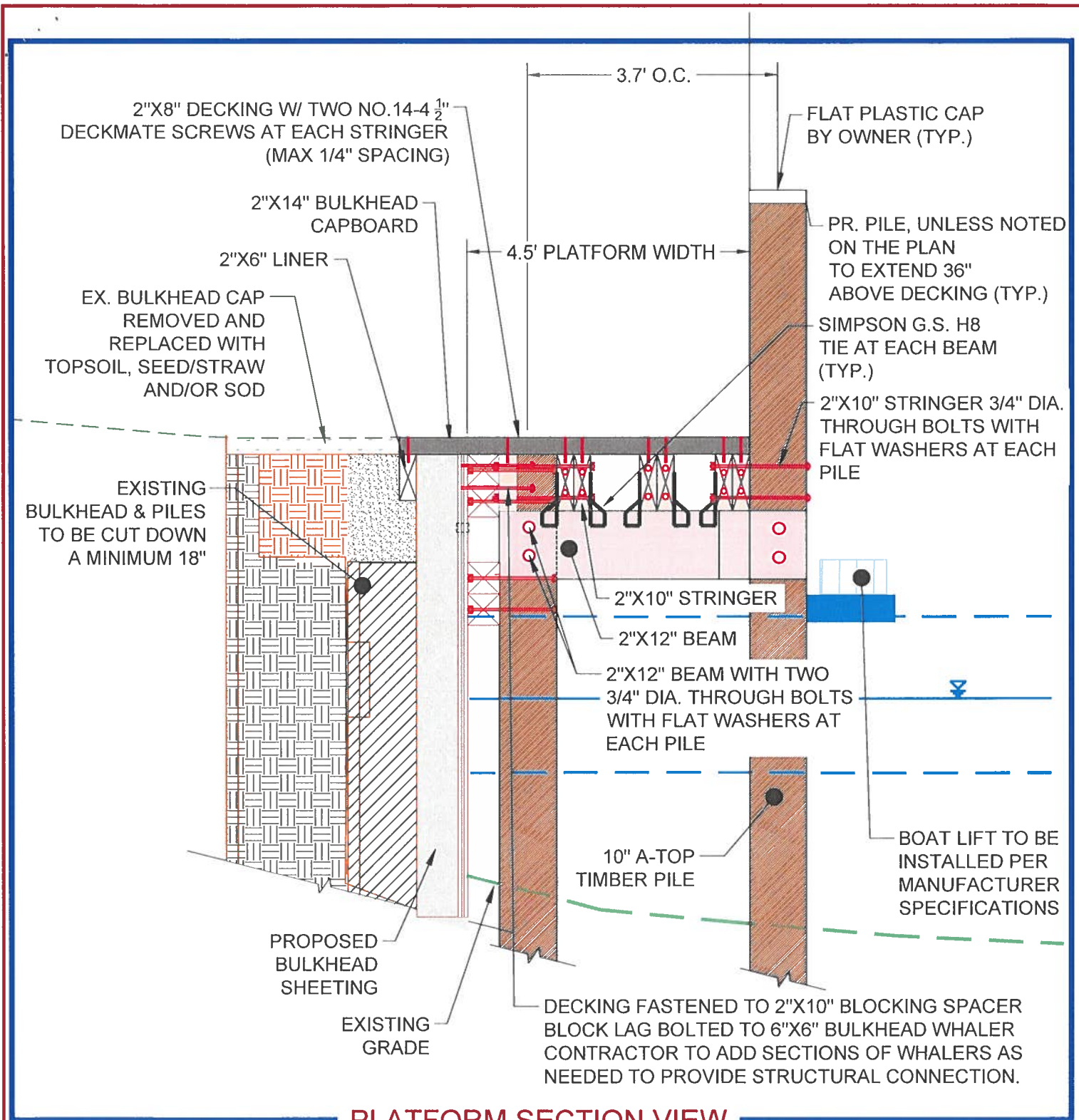
VINYL BULKHEAD
TO EXISTING
BULKHEAD DETAIL

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PROJECT DATA

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Date: 8/10/2026
Scale: 1" = 1'
Sheet: 7 of 9



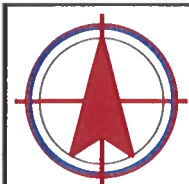
SCALE: 1" = 2'

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I STACY COURT
PLATFORM
RECONFIGURATION

TYPICAL
PLATFORM
SECTION DETAIL

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Landscape Architects • Land Planning Consultants • Surveyors
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Ph. 410-352-3874 • www.vistadesigninc.com

PROJECT DATA

Project: 24-103
File: CE081126.dwg
Date: 8/10/2026
Scale: 1" = 2'
Sheet: 9 of 9