



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

September 30, 2026

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

Donald & Kimberly Reynolds - Request No. 2026-085 – Request to remove existing dock, pier and boat lift. Request to construct a 8x25 dock and install one boat lift with associated pilings. Max channelward extension 22'. This project is located at 327 Ocean Parkway, Ocean Pines, also known as Tax Map 16, Parcel 41, Lot 5. 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 October 15, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-085
Submission Date: 9-30-26

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

Written Description of Proposed Improvement (include channelward distance):

remove existing dock, pier and boat lift; construct an 8x25 dock and install one (1) boat
lift with associated pilings a maximum of 22' channelward of existing bulkhead/MHW/
MLW

Property Description:

Map: 16 Parcel: 41 Lot: 5 Section: 4 Block: Tax District: 3

Street Address: 327 Ocean Parkway

Subdivision: Ocean Pines

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

Owner: Donald & Kimberly Reynolds Phone No. 410-713-2934

Mailing Address: 327 Ocean Parkway, Ocean Pines, MD 21811

E-Mail Address: reynoldsdon81@gmail.com

Contractor: J. Stacey Hart & Associates, Inc. Phone No.: 410-430-4169

Mailing Address: PO Box 6, Snow Hill, MD 21863

E-Mail Address: stacey@jstaceyhart.com

Recorded Adjacent Property Owner: David & Judy Stepp 325 Ocean Pkwy

Property Address: 7850 Mayfield Ave, Elkridge, MD 21075

Tax Map: 16 Parcel: 41 Lot: 4 Section: 4 Block:

Recorded Adjacent Property Owner: Eric & Julie Bruner 329 Ocean Pkwy

Property Address: 5351 Dunteaching Dr, Ellicott City, MD 21043

Tax Map: 16 Parcel: 41 Lot: 6 Section: 4 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.

Donald Reynolds
Owner/Applicant's Signature

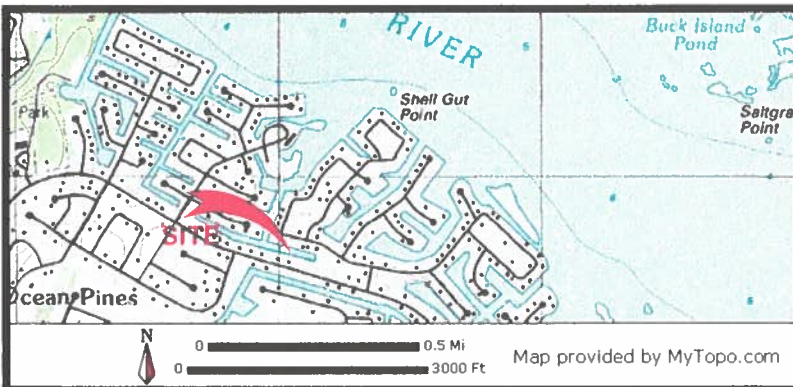
9/15/2026
Date

DEPT. USE ONLY:

Notification Distribution Date: 9-30-26 Public Comment Deadline: 10-15-26 (15 calendar days)

Department Approval Date: Expiration:

Revised 7/1/19

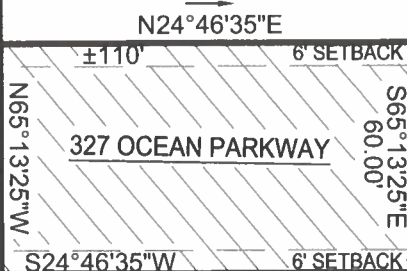


PROJECT DESCRIPTION:

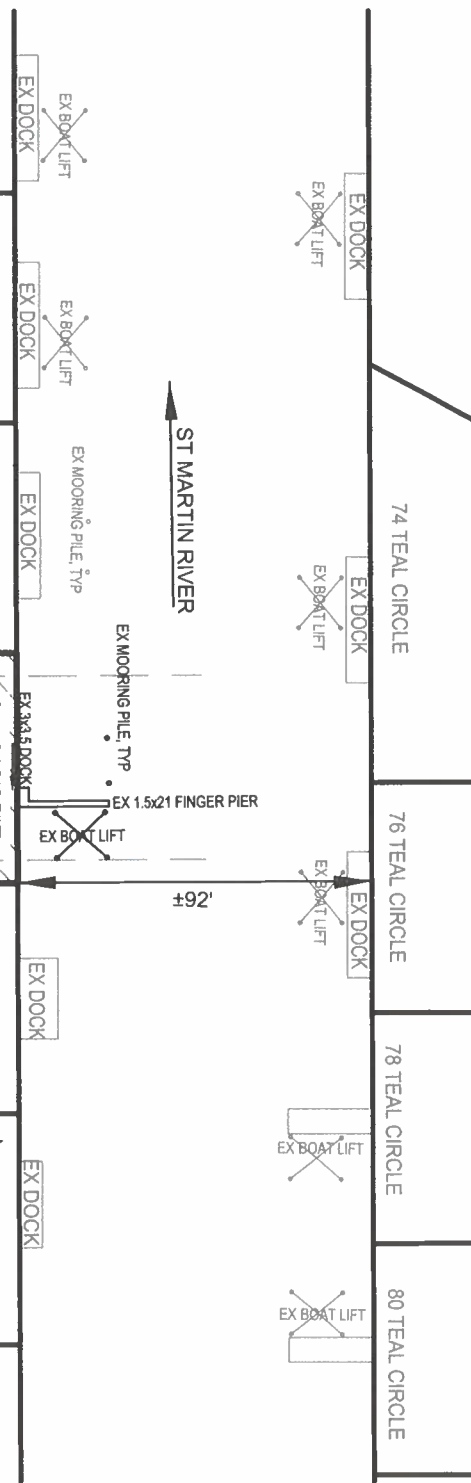
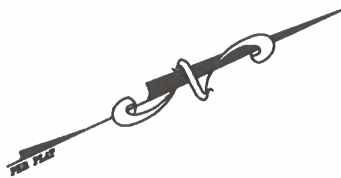
Remove existing pier, dock and boat lift;
construct a 8x25 dock and install one (1)
boat lift with associated pilings a maximum
of 22' maximum of bulkhead/MHW/MLW.

OCEAN PARKWAY
60.00'

325 OCEAN PARKWAY
David & Judy Stepp
7850 Mayfield Avenue
Elkridge, MD 21075



329 OCEAN PARKWAY
Eric & Julie Bruner
5351 Dunteaching Drive
Ellicott City, MD 21043



REYNOLDS RESIDENCE PROPOSED MARINE IMPROVEMENTS 327 OCEAN PARKWAY OCEAN PINES

APPLICANT: Donald S. & Kimberly Reynolds
327 Ocean Parkway
Ocean Pines, MD 21811
EMAIL: reynoldsdon81@gmail.com
PHONE: 410-713-2934

LOCATION: OCEAN PINES, SECTION 4
WATERWAY: ST. MARTIN RIVER
WATER DEPTH MEASUREMENTS: 9/8/2026
REFERENCED TO MLW 11:30 A.M.

NO SAV'S

TAX MAP: 16
PARCEL: 41
SECTION: 4
LOT: 5

JOB NUMBER: P26-052
SCALE: 1"=50'
SHEET NO: 1 of 2
DATE: 09/2026
REVISED: n/a

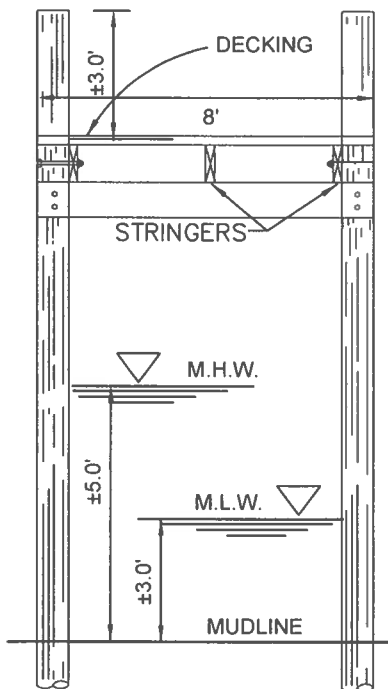
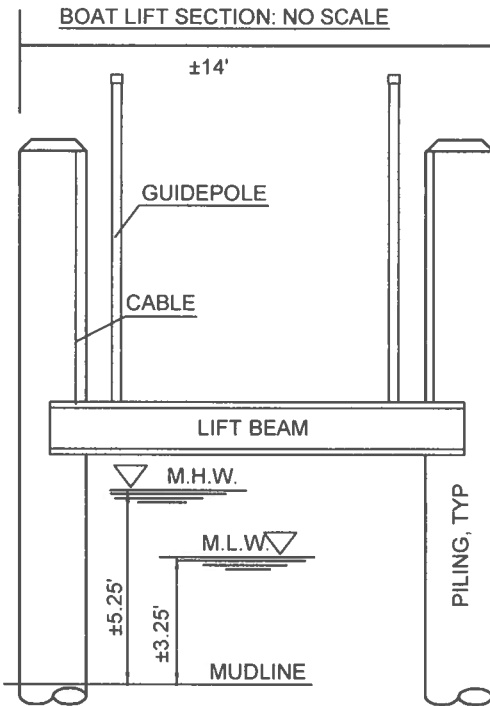
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**J. STACEY HART
& ASSOCIATES, INC.**

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

PROPOSED



OCEAN PARKWAY

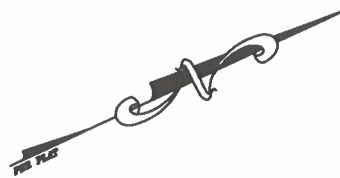
325 OCEAN PARKWAY
David & Judy Stepp
7850 Mayfield Avenue
Elkridge, MD 21075

N24°46'35"E

327 OCEAN PARKWAY

±110' 6' SETBACK
N65°13'25"W 60.00'
S65°13'25"E 60.00'
S24°46'35"W 6' SETBACK

329 OCEAN PARKWAY
Eric & Julie Bruner
5351 Dunteaching Drive
Ellicott City, MD 21043



EX DOCK
EX BOAT LIFT

EX DOCK
EX BOAT LIFT

EX DOCK
EX BOAT LIFT
EX MOORING PILE, TYP

EX DOCK
EX BOAT LIFT
PR 8x25 DOCK

EX DOCK
EX BOAT LIFT

EX DOCK
EX BOAT LIFT

ST MARTIN RIVER

EX DOCK
EX BOAT LIFT

EX DOCK
EX BOAT LIFT

EX DOCK
EX BOAT LIFT

EX DOCK
EX BOAT LIFT

EX DOCK
EX BOAT LIFT

74 TEAL CIRCLE

76 TEAL CIRCLE

78 TEAL CIRCLE

80 TEAL CIRCLE

REYNOLDS RESIDENCE PROPOSED MARINE IMPROVEMENTS 327 OCEAN PARKWAY OCEAN PINES

LOCATION: OCEAN PINES, SECTION 4
WATERWAY: ST. MARTIN RIVER
WATER DEPTH MEASUREMENTS: 9/8/2026
REFERENCED TO MLW 11:30 A.M.

NO SAV'S

TAX MAP: 16
PARCEL: 41
SECTION: 4
LOT: 5

JOB NUMBER: P26-052
SCALE: 1"=50'
SHEET NO: 2 of 2
DATE: 09/2026
REVISED: n/a

APPLICANT: Donald S. & Kimberly Reynolds
327 Ocean Parkway
Ocean Pines, MD 21811
EMAIL: reynoldsdon81@gmail.com
PHONE: 410-713-2934

DETAILS FOR PERMIT PURPOSES ONLY - NOT FOR CONSTRUCTION

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