



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

October 6, 2026

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

Buildaq I LLC - Request No. 2026-088 – Request to construct two finger piers, each with 3x33 with two mooring piles/pier within a manmade boat basin . Max channelward extension 90'. Request to drive two mooring piles. Max channelward extension 25'. This project is located at 12907 Harbor Rd, Ocean City, also known as Tax Map 27, Parcel 579, Lots 58-60. Tenth 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 21, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-088
Submission Date: 10-6-26

X Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

construct two (2) finger piers, each 3x33 with two (2) mooring piles/pier within a manmade
boat basin a maximum of 90 feet channelward of bulkhead/MHW/MLW; drive two (2)
mooring piles a maximum of 25' channelward of existing bulkhead/MHW/MLW

Property Description:

Map: 27 Parcel: 578 Lot: 58-60 Section: _____ Block: _____ Tax District: 10
Street Address: 12907 Harbor Road
Subdivision: _____
Dwelling on lot: _____ Dwelling under construction: _____ Vacant: _____ Commercial: X

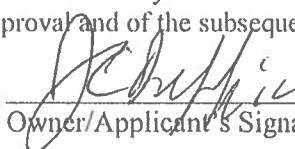
Owner: Buildaq I LLC Phone No. 410-213-4035
Mailing Address: 57 Randolph Road, Suite 200, Silver Spring, MD 20904
E-Mail Address: tspengos@duffieinc.com

Contractor: J. Stacey Hart & Associates, Inc. Phone No.: 410-390-8096
Mailing Address: PO Box 6, Snow Hill, MD 21863
E-Mail Address: stacey@jstaceyhart.com

Recorded Adjacent Property Owner: Buildaq I LLC 12905 Harbor Road
Property Address: 57 Randolph Road, Suite 200, Silver Spring, MD 20904
Tax Map: 27 Parcel: 579 Lot: 55-57 Section: _____ Block: _____

Recorded Adjacent Property Owner: State of MD Dept of Chesa Bay Affairs 12917 Harbor Road
Property Address: 580 Taylor Ave, Annapolis, MD 21401
Tax Map: 27 Parcel: 385 Lot: 61 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.


Owner/Applicant's Signature

Date

DEPT. USE ONLY:

Notification Distribution Date: 10-6-26 Public Comment Deadline: 10-21-26 (15 calendar days)
Department Approval Date: _____ Expiration: _____

PROPOSED

PR MOORING PILE, TYP 6
25'
25'

6' SETBACK

±147'

60

59

58

57

PR 3x33 FINGER PIER, TYP

6' SETBACK

6' SETBACK

EX 7x92 PIER

EX 7x92 PIER

±147'

±147'

EX PILE, TYP

12907 Harbor Road
Parcel 578

HARBOR ROAD

79

**BUILDQI / DUFFIE
PROPOSED IN-KIND PILE REPLACEMENT
12907 HARBOR ROAD
WEST OCEAN CITY, MARYLAND**

APPLICANT: BUILDQI, LLC
57 Randolph Road, Suite 200
Silver Spring, MD 20904
EMAIL: tspengos@duffieinc.com
PHONE: 410-213-4035

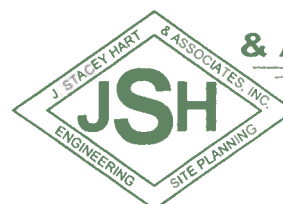
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LOCATION: OCEAN CITY HARBOR
WATERWAY: OC HARBOR, SINEPUXENT BAY
WATER DEPTH MEASUREMENTS: 7/27/2026
REFERENCED TO MLW 1:00 p.m.

NO SAV'S

TAX MAP: 27
PARCEL: 578
GRID: 14
LOTS: 58 - 60

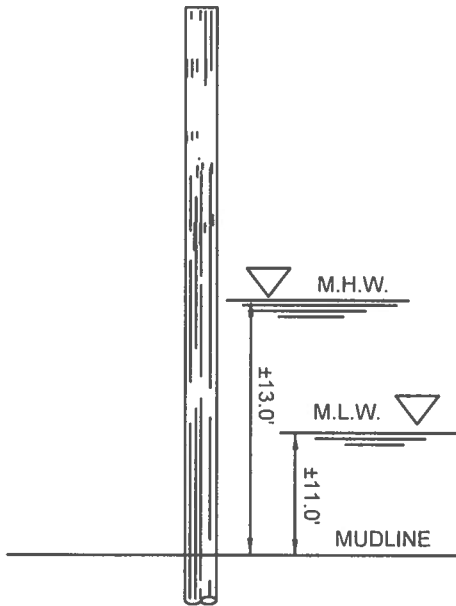
JOB NUMBER: 2026-039	SCALE: 1"=30'	SHEET NO: 2 of 3	DATE: 09/2026	REVISED: n/a
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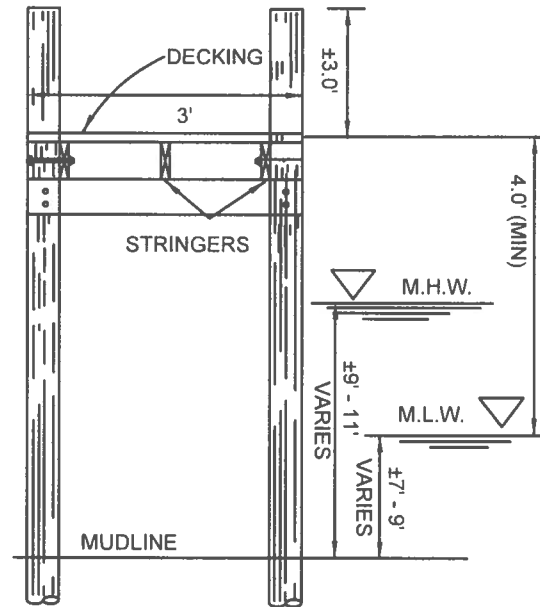
**J. STACEY HART
& ASSOCIATES, INC.**

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

MOORING PILE: NO SCALE



FINGER PIER SECTION: NO SCALE



**BILDAQI / DUFFIE
PROPOSED IN-KIND PILE REPLACEMENT
12907 HARBOR ROAD
WEST OCEAN CITY, MARYLAND**

APPLICANT: BILDAQI, LLC
57 Randolph Road, Suite 200
Silver Spring, MD 20904
EMAIL: tspengos@duffieinc.com
PHONE: 410-213-4035

DETAILS FOR PERMIT PURPOSES ONLY - NOT FOR CONSTRUCTION

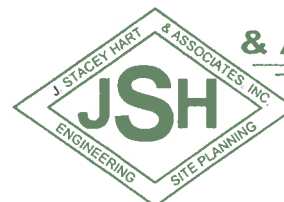
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JOB NUMBER: 2026-039	SCALE: none	SHEET NO: 3 of 3	DATE: 09/2026	REVISED: n/a
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