



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

December 16, 2025

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

James Paterson - Request No. 2025-098 – Request to install one boat lift with associated pilings within deeded boat slip. Max channelward extension 135'. This project is located at 45B Pines Point Marina, Ocean Pines, also known as Tax Map 16, Parcel 113, Slip B45. 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 December 31, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 12-05-040
Submission Date: 12-16-25

X Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

install one (1) boat lift with associated pilings within a deeded slip 135' maximum of approximate MHW

Property Description:

Map: 16 Parcel: 113 Lot: B45 Section: _____ Block: _____ Tax District: 03

Street Address: 45B Pines Point Marina

Subdivision: Pines Point Marina

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

Owner: James Patterson Phone No. 516-456-7169

Mailing Address: PO Box 309, Bishopville, MD 21813

E-Mail Address: jequipment@aol.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: Cook Properties, LLC 43B PPM

Property Address: 4371 Partnership Drive, Manchester, MD 21102

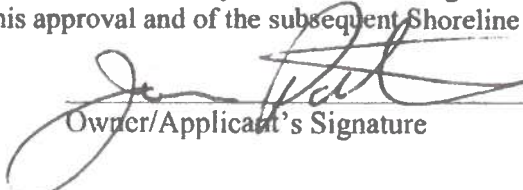
Tax Map: 16 Parcel: 113 Lot: B43 Section: _____ Block: _____

Recorded Adjacent Property Owner: Mike Wharton 47B PPM

Property Address: 2950 E Almondbury Drive, Pasadena, MD 21122

Tax Map: 16 Parcel: 113 Lot: B47 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 12/8/25

DEPT. USE ONLY:

Notification Distribution Date: 12-16-25 Public Comment Deadline: 12-31-25 (15 calendar days)

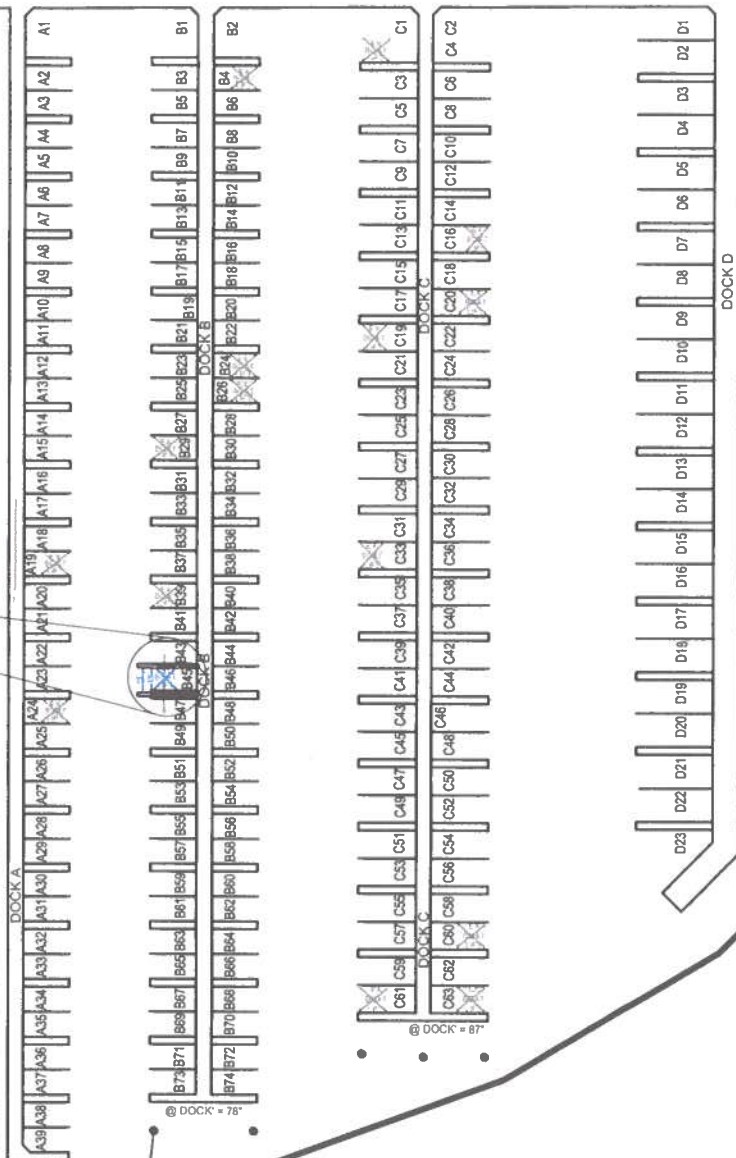
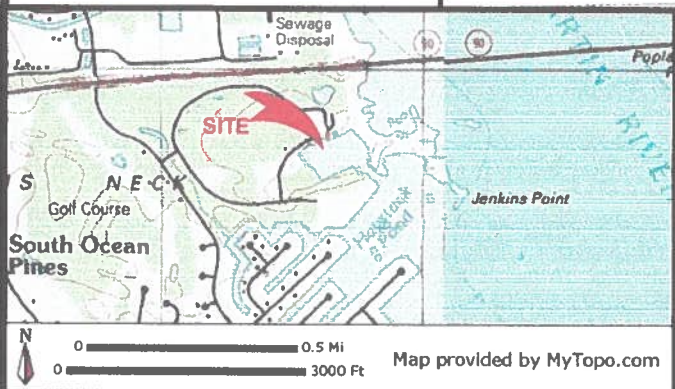
Department Approval Date: _____ Expiration: _____

PROJECT DESCRIPTION:
INSTALL ONE BOAT LIFT WITH
ASSOCIATED PILINGS WITHIN AN
EXISTING BOAT SLIP.

SEE SHEET 2

YACHT CLUB DRIVE

MARINA VILLAGE



PATTERSON BOAT SLIP
PROPOSED BOAT LIFT
PINES POINT MARINA, SLIP B-45
OCEAN PINES

APPLICANT:
James Patterson
PO Box 309
Bishopville, MD 21813
516-456-7169
jequipment@aol.com

LOCATION: PINES POINT MARINA
WATERWAY: ISLE OF WIGHT BAY

NO SAV'S

WATER DEPTH MEASUREMENTS: 12/9/2025
REFERENCED TO MLW 1:15 P.M.

TAX MAP 16
PARCEL 113
LOT B45

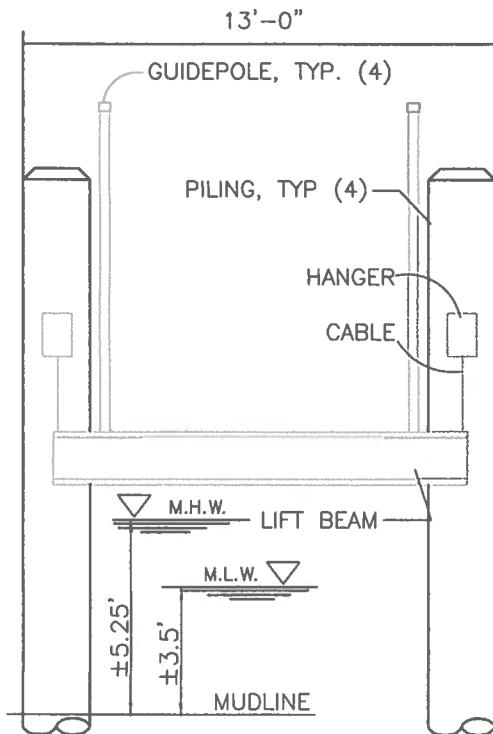
JOB NUMBER: P25-087	SCALE: 1"=100'	SHEET NO: 1 OF 2	DATE: 12/2025	REVISED: n/a
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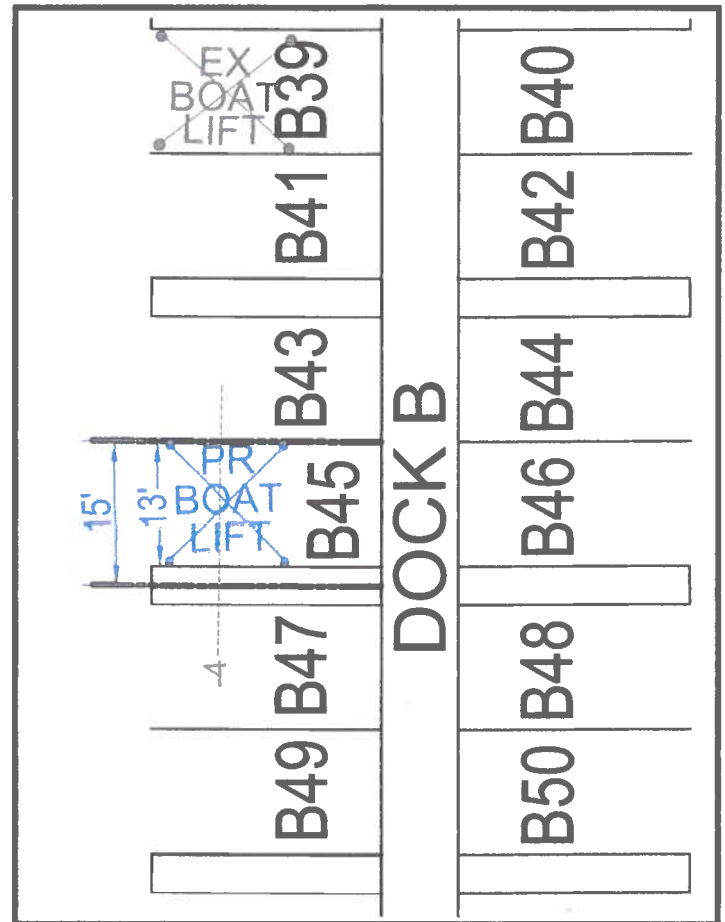


**J. STACEY HART
& ASSOCIATES, INC.**

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



BOAT LIFT SECTION: NO SCALE



**PATTERSON BOAT SLIP
PROPOSED BOAT LIFT
PINES POINT MARINA, SLIP B-45
OCEAN PINES**

APPLICANT: James Patterson
PO Box 309
Bishopville, MD 21813
516-456-7169
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WATERWAY: ISLE OF WIGHT BAY

NO SAV'S

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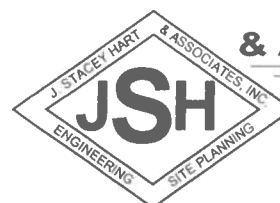
SCALE:
1"=20'

SHEET NO:
2 OF 2

DATE:
12/2025

REVISED:
n/a

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