



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

March 4, 2024

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

Eric & Jessica Theiss– Request No. 2024-016 - Request to remove existing pier and construct a new 29'x6' pier with a boat lift and kayak lift. Maximum channelward distance not to exceed 29'. This project is located at 9 Waters Edge Court, Ocean Pines, also known as Tax map 16, Parcels 41, Section 4, Lot 186. 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 March 19, 2024.**

Sincerely,

Brandy Whitlock  
Environmental Inspector

cc: Interested Parties  
David Bradford, Deputy Director  
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2024-016
Submission Date: 3-4-24

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

Written Description of Proposed Improvement (include channelward distance):

This project proposes to remove an existing pier and construct a new 29 ft long by 6 ft wide pier with a boat lift and a kayak lift. max channelwd 29'

Property Description:

Map: 16 Parcel: 41 Lot: 186 Section: 4 Block: Tax District: 3rd
Street Address: 9 Waters Edge Court Ocean Pines, MD 21811
Subdivision: Ocean Pines
Dwelling on lot: Dwelling under construction: Vacant: Commercial:

Owner: Eric Theiss & Jessica Theiss Phone No. (610) 742-3333
Mailing Address: 583 Whitford Hills Road Exton, PA 19341
E-Mail Address: eric.t@mac.com

Contractor: R.G. Murphy Marine Construction, LLC Phone No.: (410) 352-5015
Mailing Address: 13239 Rollie Road E Bishopville, MD 21813
E-Mail Address: rgmurphy11@comcast.net

Recorded Adjacent Property Owner: Raymond Updike & Angela Updike

Property Address: 7 Waters Edge Court Berlin, MD 21811
Tax Map: 16 Parcel: 41 Lot: 185 Section: 4 Block:

Recorded Adjacent Property Owner: Steven Danielczyk & Maria Danielczyk

Property Address: 11 Waters Edge Court Ocean Pines, MD 21811 - 2207 Abell Ln Sparks, MD 21152
Tax Map: 16 Parcel: 41 Lot: 187 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.

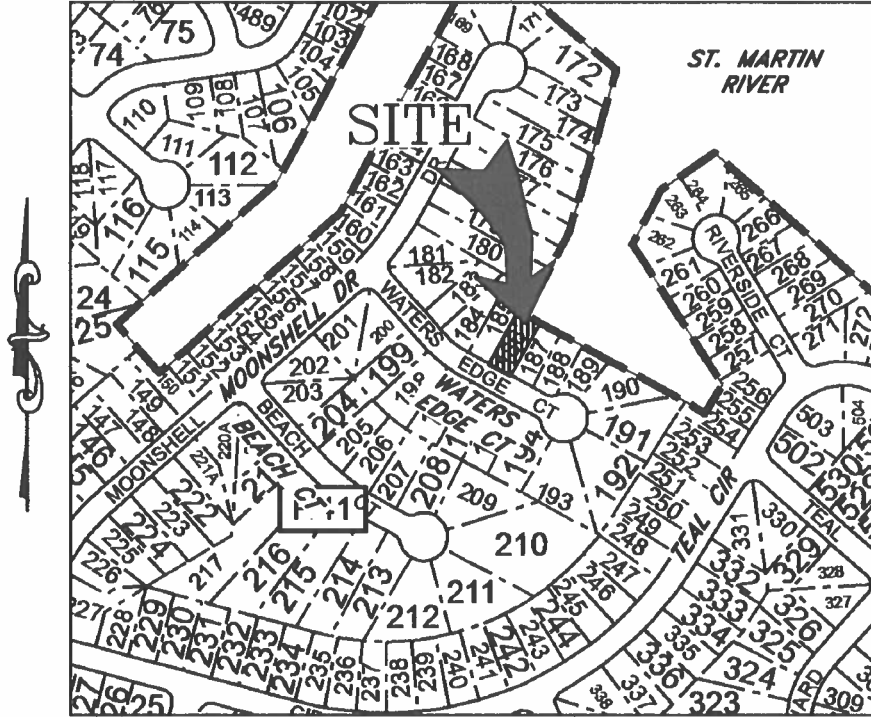
Signature of Eric Theiss
Date: 2/15/24

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DEPT. USE ONLY:

Notification Distribution Date: 3-4-24 Public Comment Deadline: 3-19-24 (15 calendar days)
Department Approval Date: Expiration:

PIER REPLACEMENT PERMIT DRAWINGS  
 PREPARED FOR  
 ERIC F. THEISS & JESSICA F. THEISS  
 IN THE THIRD ELECTION DISTRICT  
 WORCESETER COUNTY, MARYLAND



**VICINITY MAP**  
 SCALE: 1" = 400'

**ENGINEER**

**Lane Engineering, LLC**  
 117 BAY STREET  
 EASTON, MARYLAND 21601  
 (410) 822-8003

**OWNER/DEVELOPER**

ERIC F. THEISS  
 JESSICA F. THEISS  
 583 WHITFORD HILLS ROAD  
 EXTON, PA 19341  
 (610) 742-3333

**PROJECT LOCATION**

9 WATERS EDGE COURT  
 OCEAN PINES, MD 21811

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:
MDE & COUNTY SUBMITTAL	12/15/23	DSR				
COUNTY SUBMITTAL	02/29/24	DSR				

FILE No. D406  
 JOB No. 230469  
 SCALE: AS NOTED  
 DATE: AS NOTED  
 SHEET No. 1 OF 6

**TITLE SHEET**  
 ON THE LANDS OF  
**ERIC F. THEISS & JESSICA F. THEISS**  
 OCEAN PINES, MARYLAND  
 IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY  
 TAX MAP 16, PARCEL 41, SECTION 4, LOT 186

**Lane Engineering, LLC**  
 Established 1986  
 Civil Engineers • Land Planning • Land Surveyors



E-mail: general@leinc.com  
 117 Bay St. Easton, MD 21601 (410) 822-8003  
 15 Washington St. Cambridge, MD 21813 (410) 221-0818  
 354 Pennsylvania Ave. Centerville, MD 21617 (410) 758-2095

# LEGEND & ABBREVIATIONS

MHW MEAN HIGH WATER (APPROXIMATE)  
 SAV SUBMERGED AQUATIC VEGETATION

PROPERTY LINE \_\_\_\_\_

SPOT ELEVATION/SOUNDING x -2.15

# PROJECT NOTES

1. THE PROPERTY BOUNDARY AND EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM GENERAL MAPS, DEED, PLAT, SITE SKETCH AND AERIAL PHOTO INTERPRETATION. THESE MAPS ARE BELIEVED TO BE THE BEST, READILY AVAILABLE SOURCE OF INFORMATION FOR MARINE PERMITTING PURPOSES. 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. THESE DRAWINGS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED AS AN ACCURATE CONSTRUCTION DOCUMENT.
3. SOUNDINGS SHOWN HEREON COLLECTED BY LANE ENGINEERING, LLC ON 12/22/23 AT 12:30 PM FOR PERMITTING PURPOSES ONLY.
4. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
5. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER = 0.0'.
6. MEAN TIDAL RANGE = 1.109' (PER NOAA VDATUM)
7. SAV WAS NOT MAPPED ALONG THE SHORELINE IN THE LAST 5 YEARS (2018-2022).
8. LOT SIZE = 0.16 AC± (PER SDAT)
9. ZONING CLASSIFICATION = R3 (RESIDENTIAL)
10. 911 ADDRESS = 9 WATERS EDGE COURT OCEAN PINES, MD 21811

FILE No. D406  
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 SHEET No. 2 OF 6

**SITE & PROJECT NOTES**

**ON THE LANDS OF  
 ERIC F. THEISS & JESSICA F. THEISS  
 OCEAN PINES, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY  
 TAX MAP 16, PARCEL 41, SECTION 4, LOT 186**

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ST. MARTIN RIVER

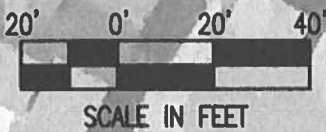
PROPERTY LINES  
PER PLAT 11/54

TAX MAP 16, PARCEL 41,  
SECTION 4, LOT 185  
RAYMOND A. UPDIKE  
7 WATERS EDGE COURT  
BERLIN, MD 21811

TAX MAP 16, PARCEL 41,  
SECTION 4, LOT 186  
(APPLICANT)

TAX MAP 16, PARCEL 41,  
SECTION 4, LOT 187  
STEVEN S. DANIELCZYK  
MARIA D. DANIELCZYK  
2207 ABELL LANE  
SPARKS, MD 21152

WATERS EDGE COURT



SCALE IN FEET

NOTE: SAV WAS NOT MAPPED ALONG THE  
SHORELINE IN THE LAST 5 YEARS (2018-2022)

**SITE OVERVIEW**

**ON THE LANDS OF  
ERIC F. THEISS & JESSICA F. THEISS  
OCEAN PINES, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY  
TAX MAP 16, PARCEL 41, SECTION 4, LOT 186**

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SHEET No.  
**3 OF 6**

DATE: AS NOTED

SCALE: AS NOTED

JOB No. 230469

FILE No. D406

10' 0' 10' 20'



SCALE IN FEET

NOTE: SAV WAS NOT MAPPED ALONG THE SHORELINE IN THE LAST 5 YEARS (2018-2022)

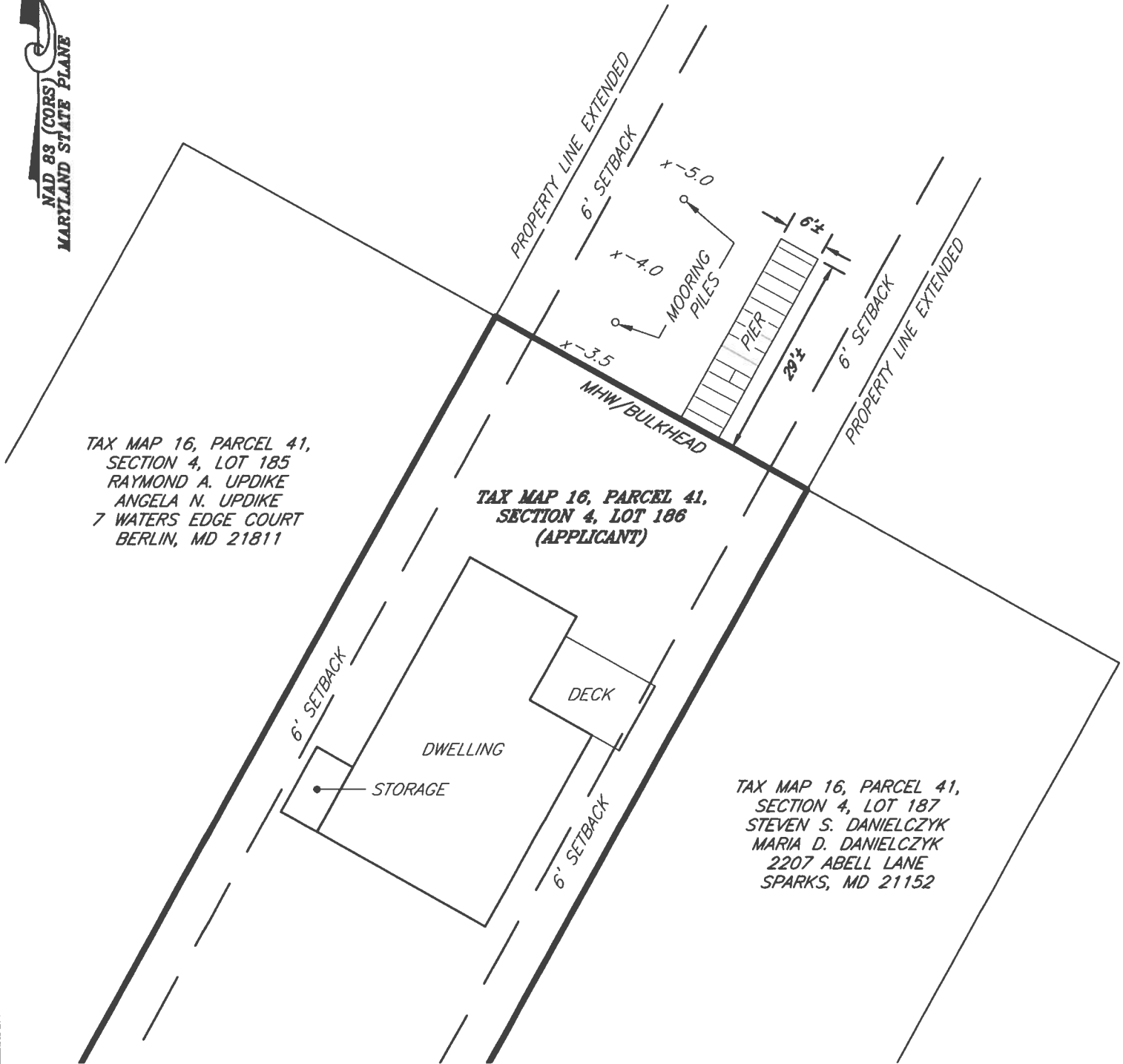
ST. MARTIN RIVER

NAD 83 (CORS) 88  
MARYLAND STATE PLANE

TAX MAP 16, PARCEL 41,  
SECTION 4, LOT 185  
RAYMOND A. UPDIKE  
ANGELA N. UPDIKE  
7 WATERS EDGE COURT  
BERLIN, MD 21811

TAX MAP 16, PARCEL 41,  
SECTION 4, LOT 186  
(APPLICANT)

TAX MAP 16, PARCEL 41,  
SECTION 4, LOT 187  
STEVEN S. DANIELCZYK  
MARIA D. DANIELCZYK  
2207 ABELL LANE  
SPARKS, MD 21152



EXISTING CONDITIONS

ON THE LANDS OF  
ERIC F. THEISS & JESSICA F. THEISS  
OCEAN PINES, MARYLAND

IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY  
TAX MAP 16, PARCEL 41, SECTION 4, LOT 186

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SHEET No. 4 OF 6

10' 0' 10' 20'



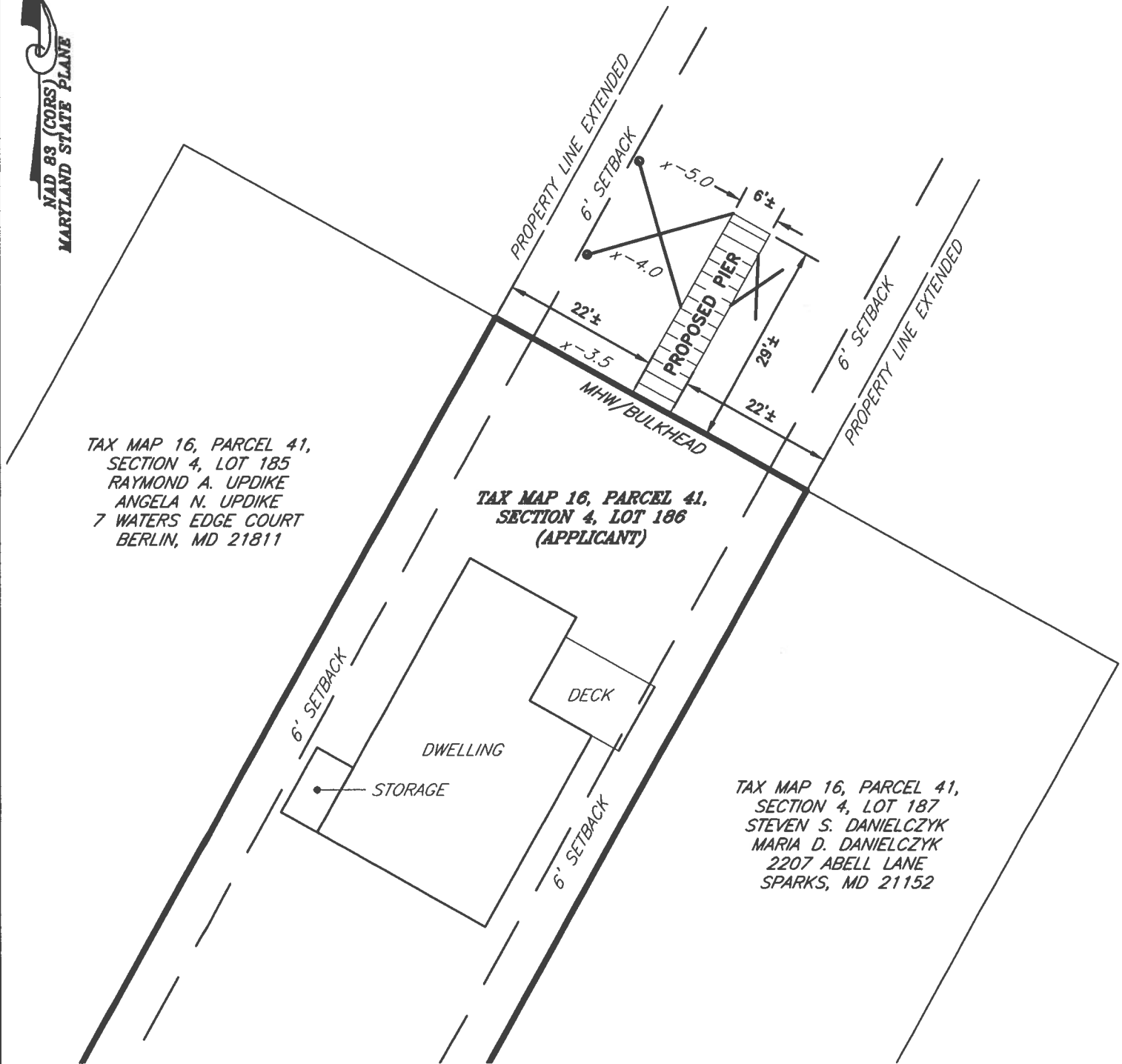
SCALE IN FEET



**NOTES:**

- 1. SAV WAS NOT MAPPED ALONG THE SHORELINE IN THE LAST 5 YEARS (2018-2022)
- 2. THE PROPOSED PIER SHOWN HEREON INCLUDES 1 BOAT LIFT AND 1 KAYAK LIFT

**ST. MARTIN RIVER**



TAX MAP 16, PARCEL 41,  
SECTION 4, LOT 185  
RAYMOND A. UPDIKE  
ANGELA N. UPDIKE  
7 WATERS EDGE COURT  
BERLIN, MD 21811

TAX MAP 16, PARCEL 41,  
SECTION 4, LOT 186  
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**5 OF 6**

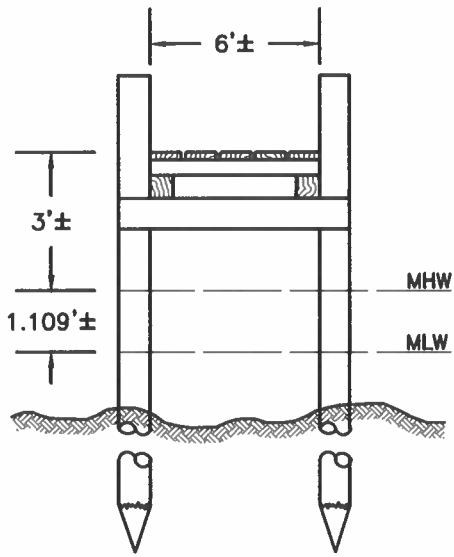
**PROPOSED IMPROVEMENTS**

**ON THE LANDS OF**  
**ERIC F. THEISS & JESSICA F. THEISS**  
**OCEAN PINES, MARYLAND**

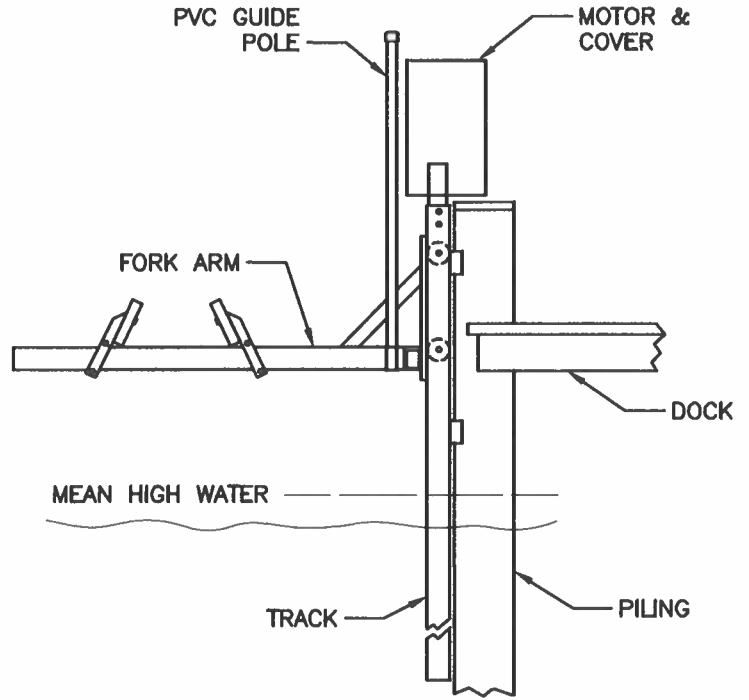
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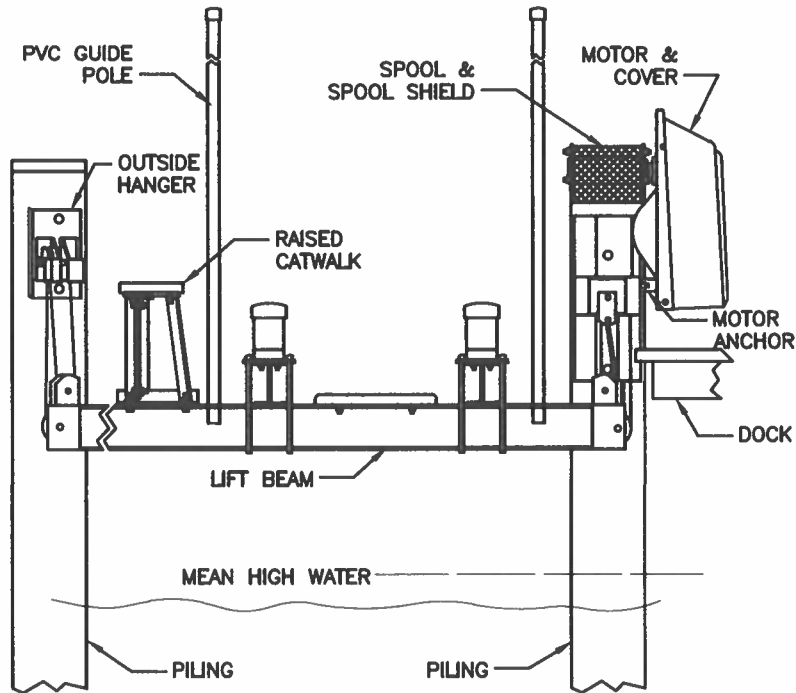
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**PIER SECTION**  
NOT TO SCALE



**SINGLE POLE LIFT DETAIL**  
NOT TO SCALE



**BOAT LIFT DETAIL**  
NOT TO SCALE

**DETAILS**

**ON THE LANDS OF  
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**6 OF 6**

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