



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

July 14, 2025

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

Robert & Donna Herbert - Request No. 2025-053 – Request to repair with vinyl replacement 58 lf of deteriorated timber bulkhead. Pull and replace 36 lf of return. Max channelward ext 18". Request to install two 3-pole dolphins, one boat lift and one double PWC lift with associated pilings. Max channelward extension 20'. This project is located at 12950 Sunset Ave, Ocean City, also known as Tax Map 27, Parcel 651, Lot 22A. 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 July 29, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-053
Submission Date: 7-14-25

X Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

repair with vinyl replacement ~58 lf of deteriorated timber bulkhead 18" channelward; pull & replace ~36 lf return; install two (2) 3-pole dolphins and one boat lift and one double PWC lift with associated pilings a maximum of 20' channelward of existing bulkhead face/MHW/MLW

Property Description:

Map: 27 Parcel: 651 Lot: 22A Section: _____ Block: _____ Tax District: 10
Street Address: 12950 Sunset Avenue
Subdivision: _____
Dwelling on lot: X Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Robert & Donna Herbert Phone No. 301-461-0566
Mailing Address: 4128 Norbeck Road, Rockville, MD 20853
E-Mail Address: rherb1212@comcast.net

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: Robert & Donna Herbert - 12948 Sunset Avenue/Lot 21

Property Address: 4128 Norbeck Road, Rockville, MD 20853

Tax Map: 27 Parcel: 650 Lot: 21 Section: _____ Block: _____

Recorded Adjacent Property Owner: Bayside Estates LLC / c/o Percontee Inc.

Property Address: 11900 Tech Road, Silver Spring, MD 20904

Tax Map: 27 Parcel: 487 Lot: 36 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.

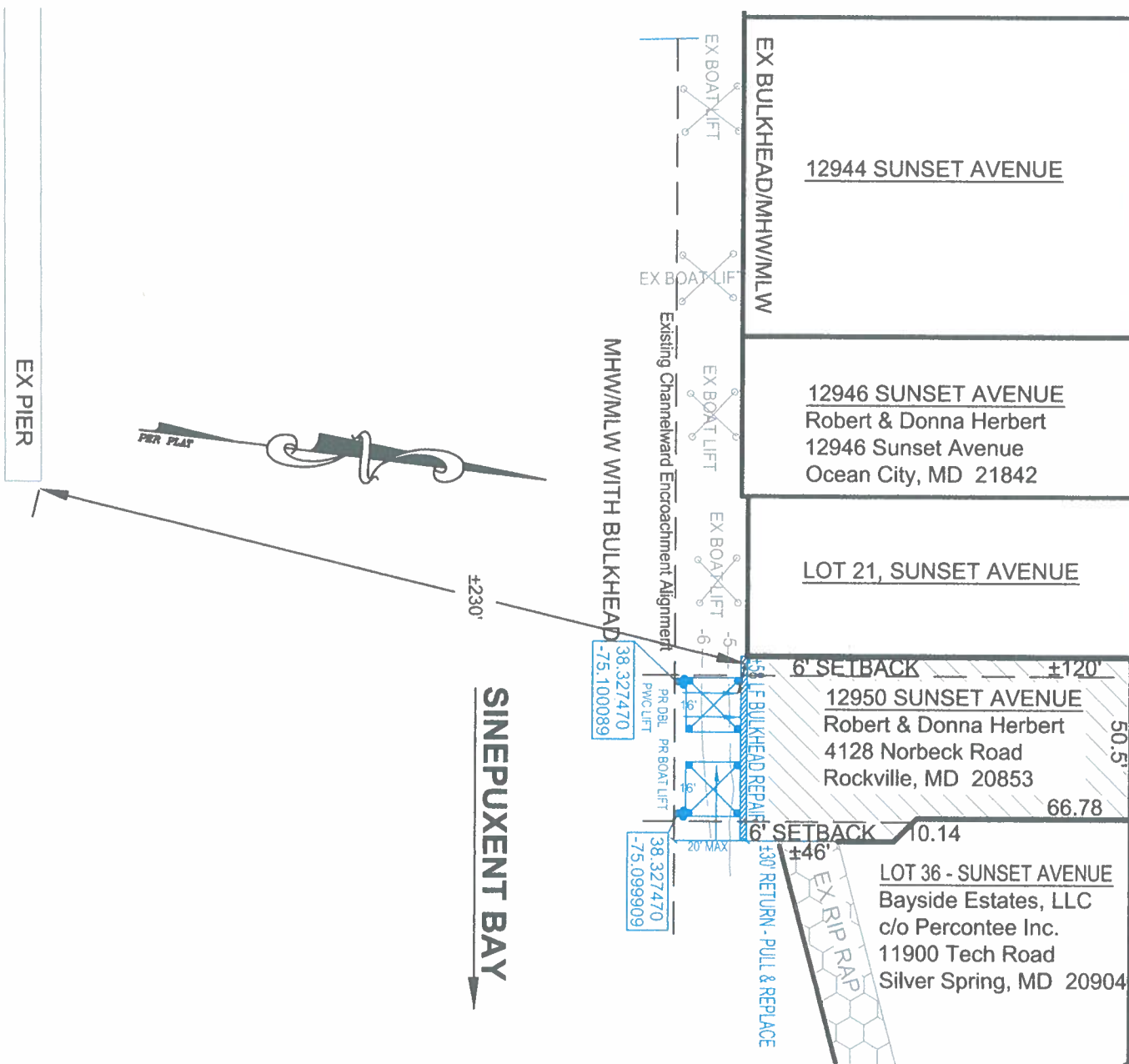
Robert H. Hart 5-12-25
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 7-14-25 Public Comment Deadline: 7-29-25 (15 calendar days)

Department Approval Date: _____ Expiration: _____

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



PROPOSED

**HERBERT PROPERTY
PROPOSED BULKHEAD & MARINE IMPROVEMENTS
12950 SUNSET AVENUE
WEST OCEAN CITY**

APPLICANT:
Robert & Donna Herbert
4128 Norbeck Road
Rockville, MD 20853
EMAIL: rherb1212@comcast.net
PHONE: 301-461-0566

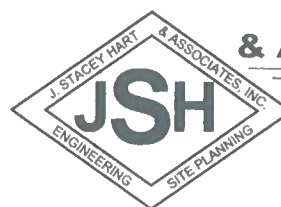
LOCATION: OCEAN CITY HARBOR
WATERWAY: OC HARBOR, SINEPUXENT BAY
WATER DEPTH MEASUREMENTS: 10/18/2024
REFERENCED TO MLW 3:30 P.M.

NO SAV'S

TAX MAP: 27
PARCEL: 651
GRID: 14
LOT: 22A

JOB NUMBER: P25-009	SCALE: 1"=50'	SHEET NO: 2 of 3	DATE: 04/2025	REVISED: n/a
-------------------------------	-------------------------	----------------------------	-------------------------	------------------------

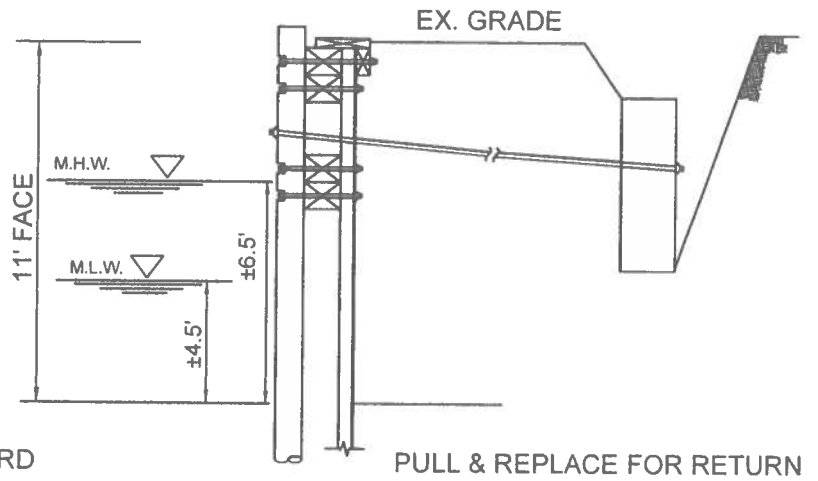
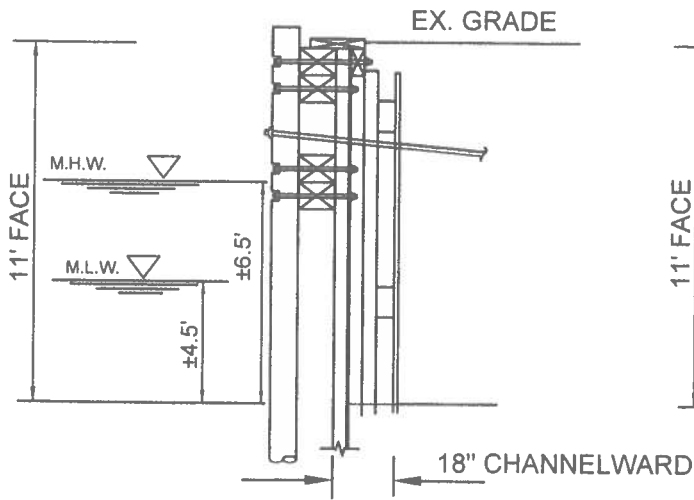
COPYRIGHT © 2025



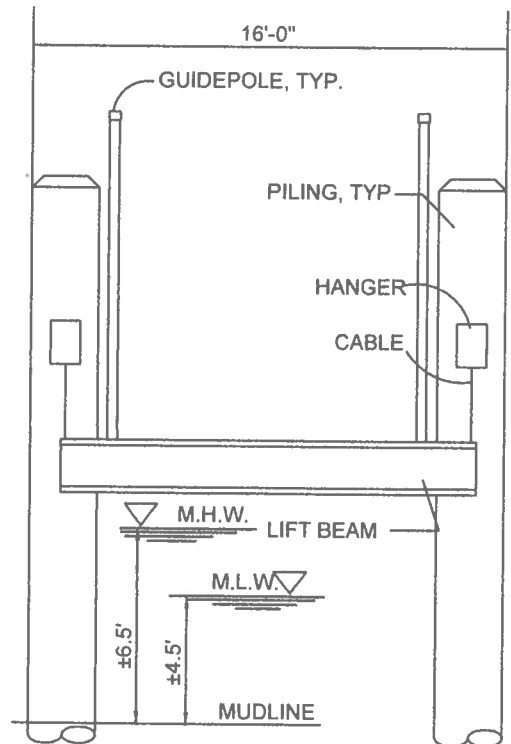
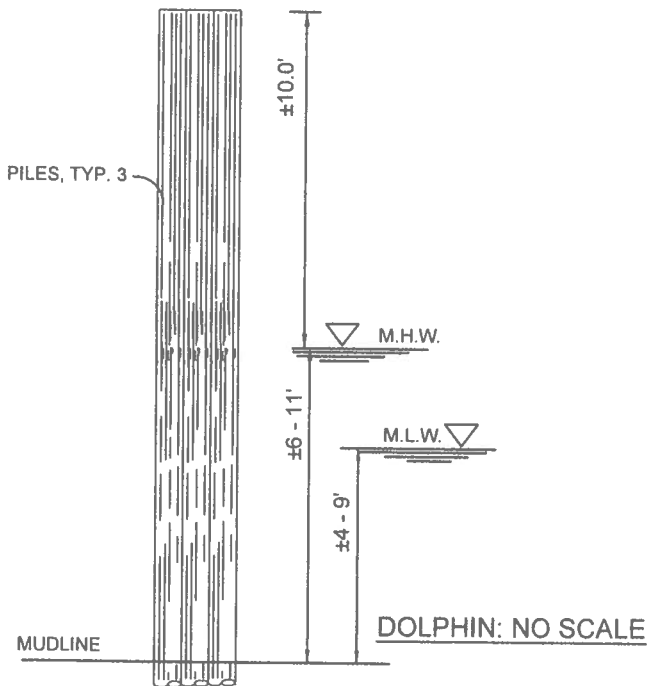
**J. STACEY HART
& ASSOCIATES, INC.**

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

BULKHEAD SECTION: NO SCALE



BOAT & DBL PWC LIFT SECTION: NO SCALE



**HERBERT PROPERTY
PROPOSED BULKHEAD & MARINE IMPROVEMENTS
12950 SUNSET AVENUE
WEST OCEAN CITY**

APPLICANT:
Robert & Donna Herbert
4128 Norbeck Road
Rockville, MD 20853
EMAIL: rherb1212@comcast.net
PHONE: 301-461-0566

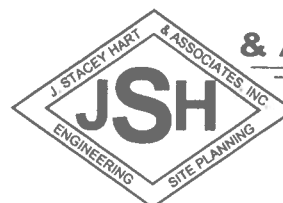
LOCATION: OCEAN CITY HARBOR
WATERWAY: OC HARBOR, SINEPUXENT BAY
WATER DEPTH MEASUREMENTS: 10/18/2024
REFERENCED TO MLW 3:30 P.M.

NO SAV'S

TAX MAP: 27
PARCEL: 651
GRID: 14
LOT: 22A

JOB NUMBER: P25-009	SCALE: none	SHEET NO: 3 of 3	DATE: 04/2025	REVISED: n/a
-------------------------------	-----------------------	----------------------------	-------------------------	------------------------

COPYRIGHT © 2025



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

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

