



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

August 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:

David Grabner - Request No. 2025-064 – Request to remove existing dock and re-construct 3.5x37 dock. Request to install one boat lift and two PWC lifts with associated pilings Max channelward extension 16.5'. This project is located at 24 Harborview Drive, Ocean Pines, also known as Tax Map 16, Parcel 38, Lot 403. 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 August 29, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2625-064
Submission Date: 8-14-25

X Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

remove existing dock; re-construct new 3.5x37 dock and install one (1) boat lift and two (2) PWC lifts
with associated pilings a maximum of 16.5 feet channelward of existing bulkhead/MHW/MLW

Property Description:

Map: 16 Parcel: 38 Lot: 403 Section: 1 Block: _____ Tax District: 3

Street Address: 24 Harborview Drive

Subdivision: Ocean Pines

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

Owner: David G. Grabner

Phone No. 410-375-4104

Mailing Address: 4103 Halifax Ct, Glen Arm, MD 21057

E-Mail Address: david@grabnerfinancial.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: Steven & Bonnie Kaiser

Property Address: 22 Harborview Drive, Ocean Pines, MD 21811

Tax Map: 16 Parcel: 38 Lot: 404 Section: 1 Block: _____

Recorded Adjacent Property Owner: Darren Patrick & Anne Genevieve Ryan 26 Harborview

Property Address: 2104 Hampton Ct, Fallston, MD 21047

Tax Map: 16 Parcel: 38 Lot: 402 Section: 1 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.

David G. Grabner

Owner/Applicant's Signature

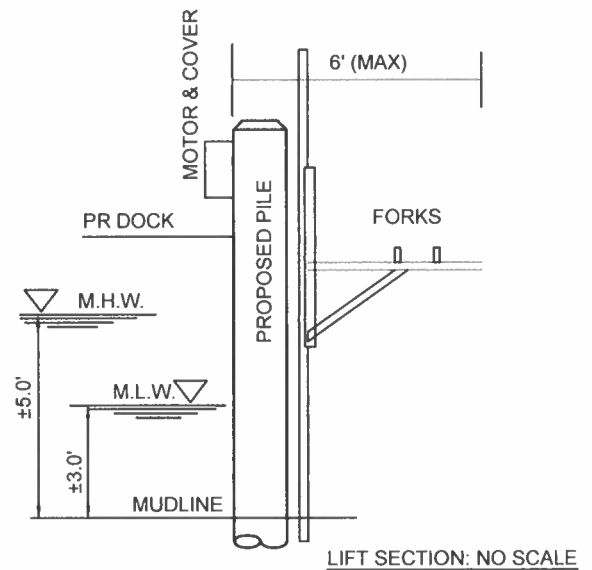
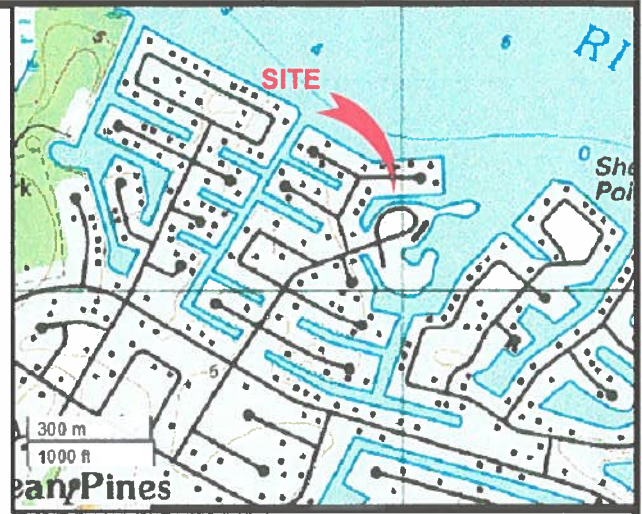
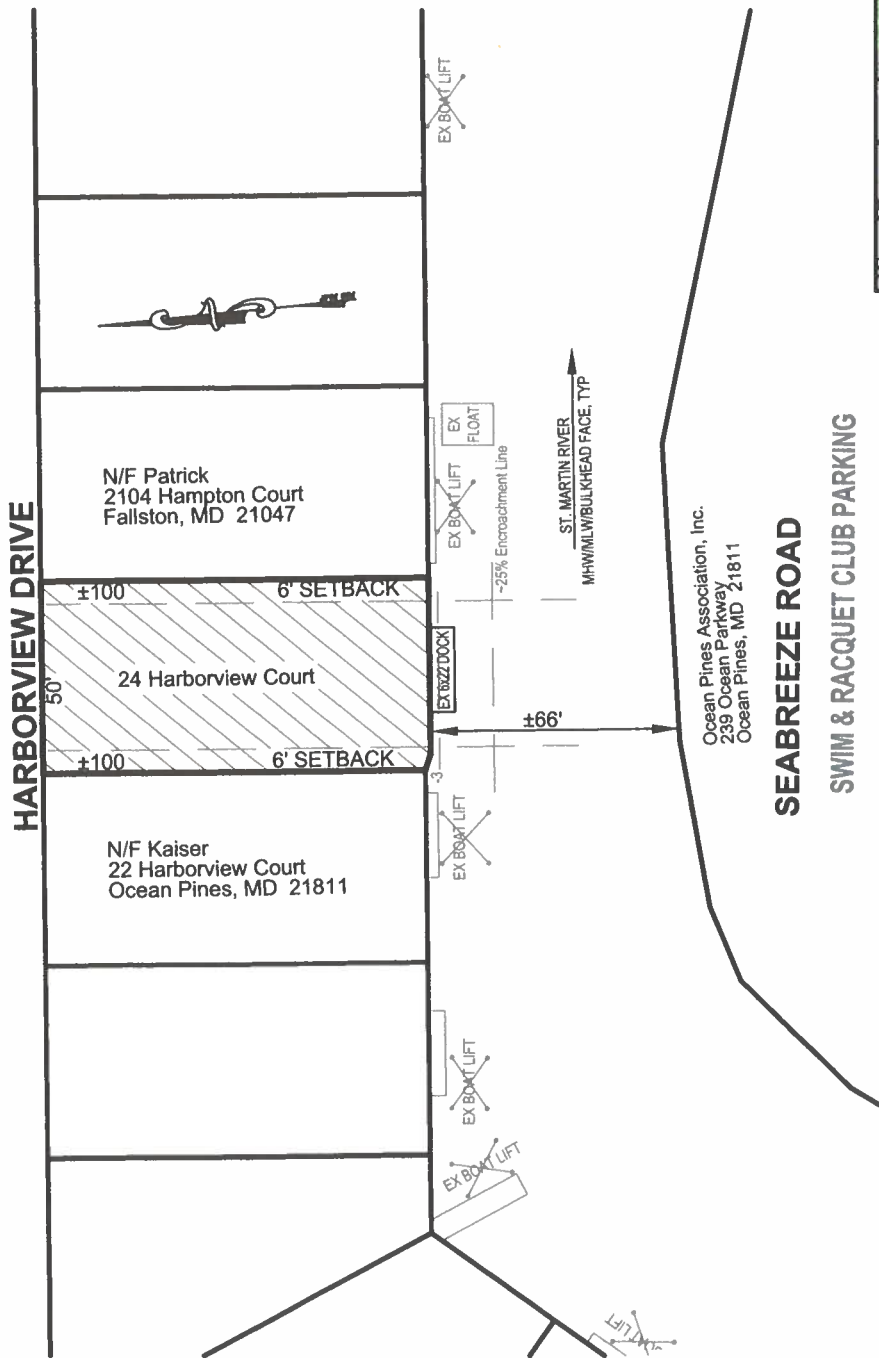
Date

DEPT. USE ONLY:

Notification Distribution Date: 8-14-25 Public Comment Deadline: 8-29-25 (15 calendar days)

Department Approval Date: _____ Expiration: _____

EXISTING



PROJECT DESCRIPTION:

Remove existing dock; construct a 3.5x37 dock and install one (1) boat lift and two (2) PWC lifts with associated pilings a maximum of 16.5' channelward of existing bulkhead/MHW/MLW.

GRABNER PROPERTY PROPOSED MARINE IMPROVEMENTS 24 HARBORVIEW ROAD OCEAN PINES

LOCATION: OCEAN PINES SECTION 1

WATERWAY: ST. MARTIN RIVER

WATER DEPTH MEASUREMENTS: 03/13/2025
REFERENCED TO MLW 12:00 P.M.

NO SAV'S

TAX MAP: 16
PARCEL: 38
SECTION: 1
LOT: 403

JOB NUMBER:
P25-029

SCALE:
1"=50'

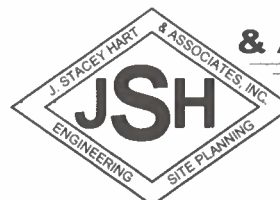
SHEET NO:
1 of 2

DATE:
8/4/2025

REVISED:
n/a

APPLICANT: David G. Grabner
4103 Halifax Court
Glen Arm, MD 21057-9117
Phone: 410-375-4104
Email: david@grabnerfinancial.com

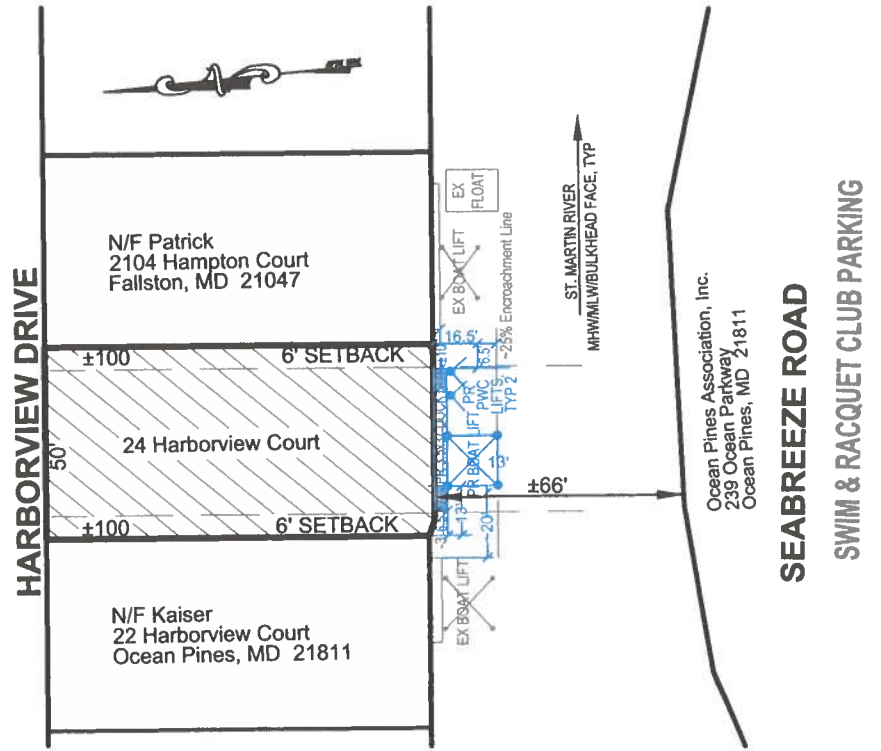
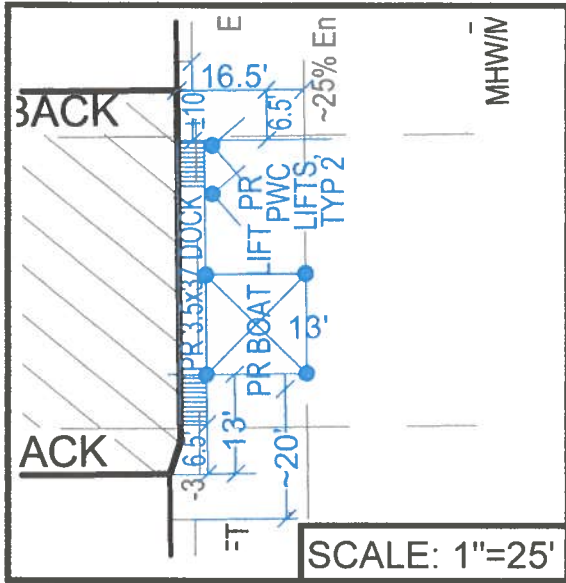
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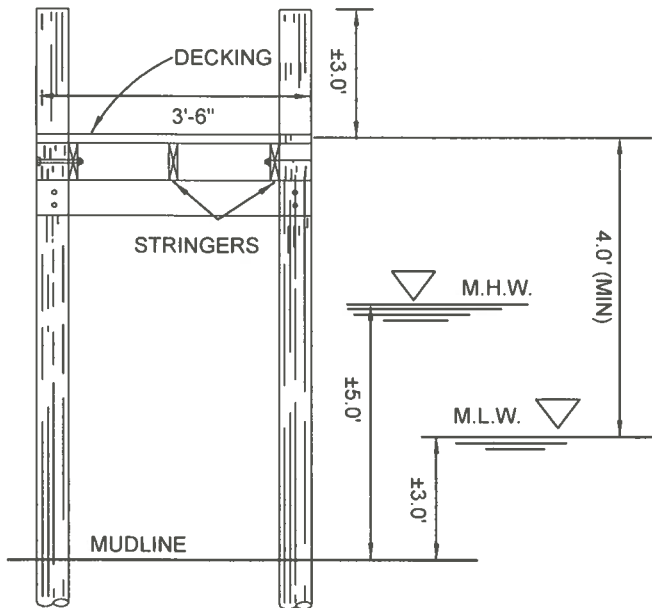
**J. STACEY HART
& ASSOCIATES, INC.**

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

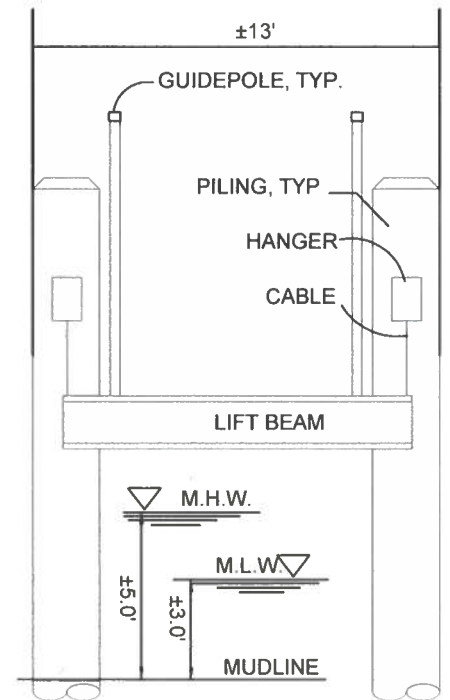
PROPOSED



DOCK SECTION: NO SCALE



BOAT LIFT SECTION: NO SCALE



GRABNER PROPERTY PROPOSED MARINE IMPROVEMENTS 24 HARBORVIEW ROAD OCEAN PINES

APPLICANT: David G. Grabner
4103 Halifax Court
Glen Arm, MD 21057-9117
Phone: 410-375-4104
Email: david@grabnerfinancial.com

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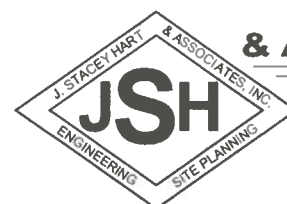
SCALE:
1"=50'

SHEET NO:
2 of 2

DATE:
8/4/2025

REVISED:
n/a

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