



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:

Darrell & Melissa Covell - Request No. 2025-065 – Request to construct a 5x19 pier with a 5x21 “L” dock. Request to install one boat lift and two PWC lifts with associated pilings. Drive two mooring piles. Max channelward extension 25’. This project is located at 536 Yacht Club Drive, Ocean Pines, also known as Tax Map 16, Parcel 14, Lot 4. 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.: 2025-065  
Submission Date: 8-14-25

x Major Construction (\$300.00)

Minor Construction (\$150.00)

**Written Description of Proposed Improvement (include channelward distance):**

construct a 5x19 pier with a 5x21 "L" dock; install one (1) boat lift and two (2) PWC lifts with associated pilings;  
drive two (2) mooring piles a maximum of 25' channelward of existing bulkhead/MHW/MLW

**Property Description:**

Map: 16 Parcel: 14 Lot: 4 Section: 18 Block: \_\_\_\_\_ Tax District: 3

Street Address: 536 Yacht club Drive

Subdivision: Ocean Pines

Dwelling on lot: X Dwelling under construction: \_\_\_\_\_ Vacant: \_\_\_\_\_ Commercial: \_\_\_\_\_

Owner: Darrell & Melissa Covell Phone No. 410-979-8813

Mailing Address: 9 Harborview Drive, Ocean Pines, MD 21811

E-Mail Address: bhappycovell@gmail.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:** Boltz Family Revocable Trust 538 Yacht Club Drive

Property Address: 417 Mahon Drive, Venice, FL 34285

Tax Map: 16 Parcel: 14 Lot: 5 Section: 18 Block: \_\_\_\_\_

**Recorded Adjacent Property Owner:** James & Sharon Byerly

Property Address: 1720 South Chase St, Ocean Pines, MD 21811

Tax Map: 16 Parcel: 14 Lot: 73 Section: 4 Block: \_\_\_\_\_

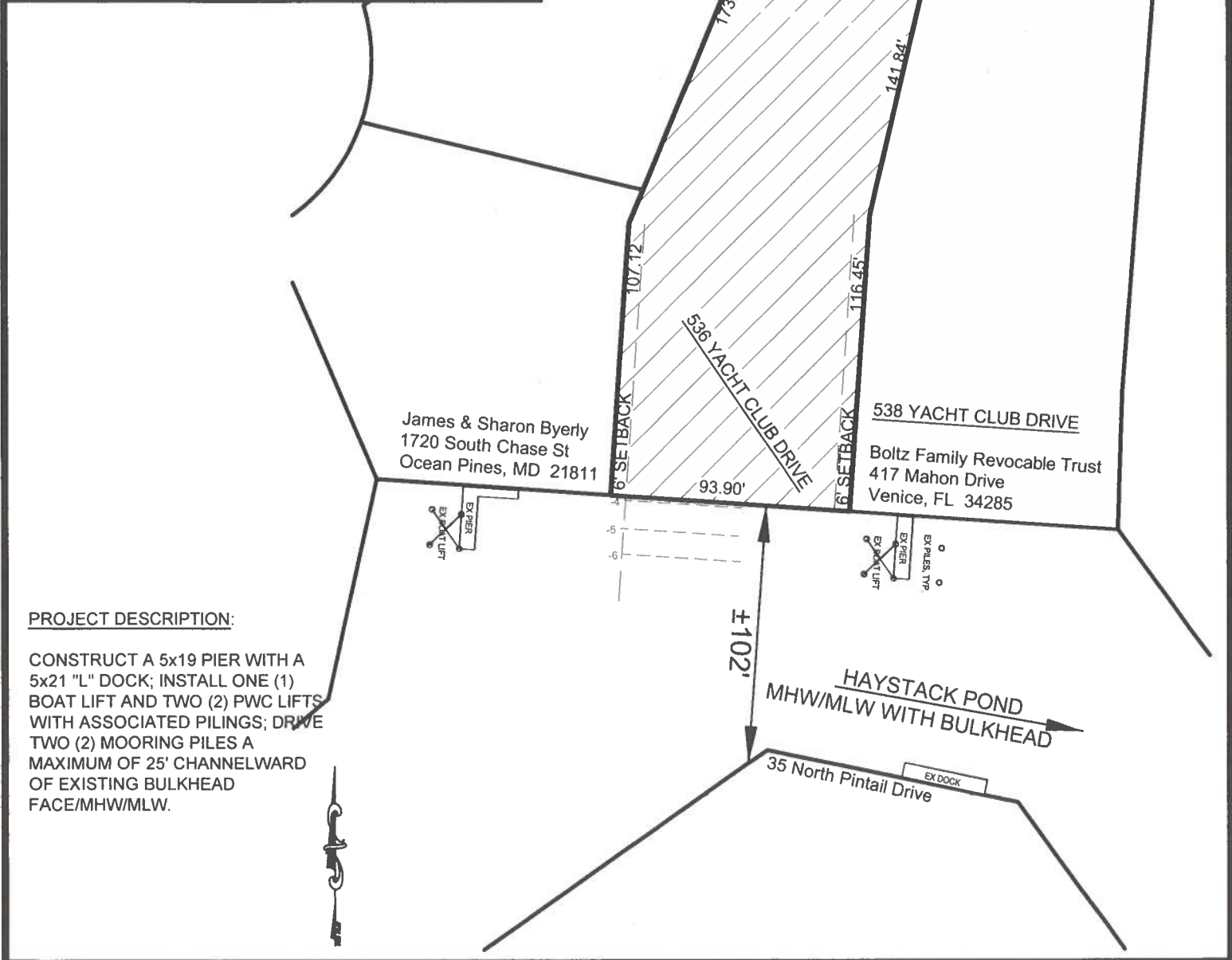
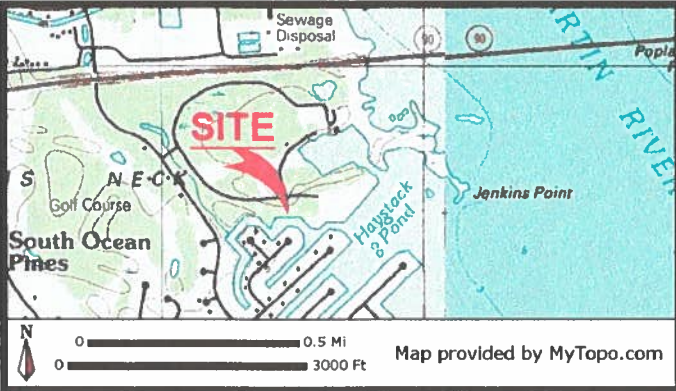
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department. 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.

Melissa Covell 6-17-25  
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: \_\_\_\_\_



**PROJECT DESCRIPTION:**

CONSTRUCT A 5x19 PIER WITH A 5x21 "L" DOCK; INSTALL ONE (1) BOAT LIFT AND TWO (2) PWC LIFTS WITH ASSOCIATED PILINGS; DRIVE TWO (2) MOORING PILES A MAXIMUM OF 25' CHANNELWARD OF EXISTING BULKHEAD FACE/MHW/MLW.

**COVELL PROPERTY  
PROPOSED MARINE IMPROVEMENTS  
536 YACHT CLUB DRIVE  
OCEAN PINES**

APPLICANT: Darrell & Melissa Covell  
9 Harborview Drive  
Ocean Pines, MD 21811  
410-979-8813  
bhappycovell@gmail.com

LOCATION: MUMFORDS LANDING, SECTION 18  
WATERWAY: UNNAMED CANAL ON HAYSTACK POND  
WATER DEPTH MEASUREMENTS: 06/27/2025  
REFERENCED TO MLW 10:00 A.M.

NO SAV'S  
TAX MAP: 16  
PARCEL: 14  
SECTION: 18  
LOT: 4

JOB NUMBER: P25-045	SCALE: 1"=60'	SHEET NO: 1 of 2	DATE: 08/07/2025	REVISED: N/A
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**J. STACEY HART & ASSOCIATES, INC.**

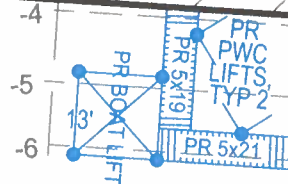
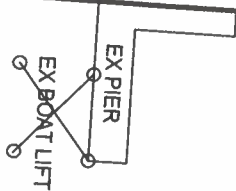
POST OFFICE BOX 6  
SNOW HILL, MD 21863  
PHONE: 410-390-8096  
EMAIL: stacey@jstaceyhart.com

James & Sharon Byerly  
1720 South Chase St  
Ocean Pines, MD 21811

536 YACHT CLUB DRIVE

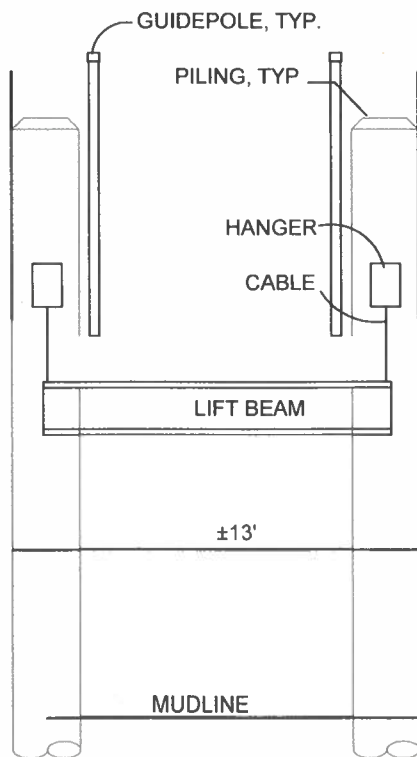
538 YACHT CLUB DRIVE

Boltz Family Residence  
417 Mahon Drive  
Venice, FL 34292

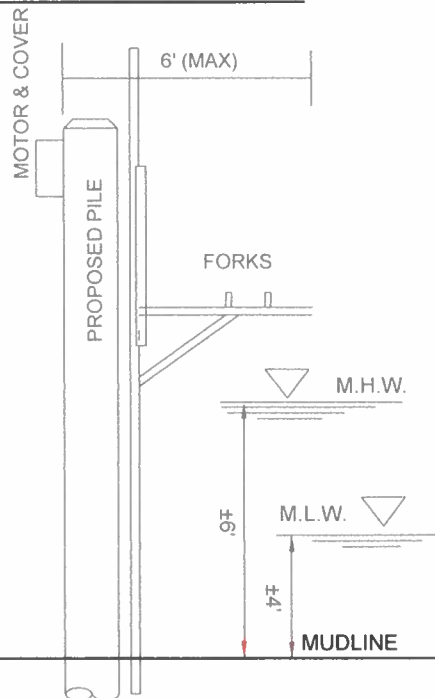


MOORING PILE: NO SCALE

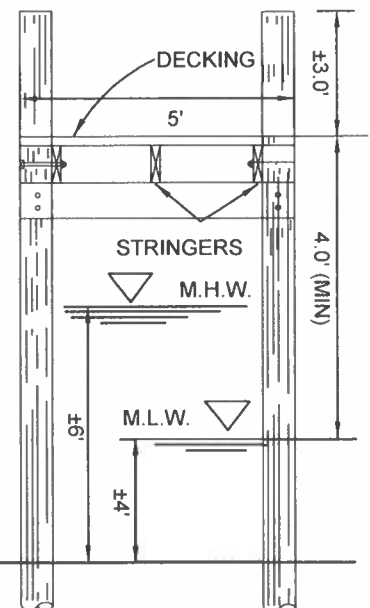
BOAT LIFT SECTION: NO SCALE



PWC LIFT SECTION: NO SCALE



PIER/DOCK SECTION: NO SCALE



# COVELL PROPERTY PROPOSED MARINE IMPROVEMENTS 536 YACHT CLUB DRIVE OCEAN PINES

APPLICANT: Darrell & Melissa Covell  
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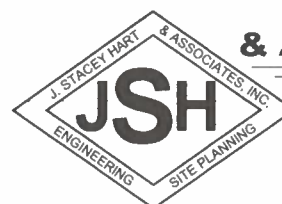
LOCATION: MUMFORDS LANDING, SECTION 18  
WATERWAY: UNNAMED CANAL ON HAYSTACK POND  
WATER DEPTH MEASUREMENTS: 06/27/2025  
REFERENCED TO MLW 10:00 A.M.

NO SAV'S

TAX MAP: 16  
PARCEL: 14  
SECTION: 18  
LOT: 4

JOB NUMBER: P25-045	SCALE: 1"=30'	SHEET NO: 2 of 2	DATE: 08/07/2025	REVISED: N/A
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