



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

October 30, 2025

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

Wendy Nash - Request No. 2025-083 – Request to remove existing dock and replace 57' of existing bulkhead with new vinyl bulkhead in same footprint. Max channelward extension 0'. This project is located at 10406 Keyser Point Rd, Ocean City, also known as Tax Map 21, Parcel 8, Section A, Block 7, Lot 14, 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 November 14, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
Joy S Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-083
Submission Date: 10-30-25

 Major Construction (\$300.00)

 ✓ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

This project proposes to remove an existing dock and replace 57' of existing bulkhead with a new vinyl bulkhead in the same footprint.

Property Description:

Map: 21 Parcel: 8 Lot: 14 Section: A Block: 7 Tax District: 10

Street Address: 10406 Keyser Point Rd, Ocean City, MD 21842

Subdivision: 71G3

Dwelling on lot: ✓ Dwelling under construction: Vacant: Commercial:

Owner: Wendy Nash

Phone No. (443) 735-4660

Mailing Address: 10406 Keyser Point Rd, Ocean City, MD 21842

E-Mail Address: nwendy82@yahoo.com

Contractor: R.G. Murphy, 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: John Koniewicz

Property Address: 10368 Keyser Point Rd, Ocean City, MD 21842

Tax Map: 21 Parcel: 8 Lot: 13 Section: A Block: 7

- 315 Roberts Ave ConShohocken PA 19428

Recorded Adjacent Property Owner: Ernest & Mary Feist Revocable Trust

Property Address: Keyser Point Rd, Ocean City, MD 21842

Tax Map: 21 Parcel: 8 Lot: 15 Section: A Block: 7

- 9026 Hines Rd Brkville, MD 21234

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.

Wendy Nash 9/20/25
Owner/Applicant's Signature Date

DEPT. USE ONLY:

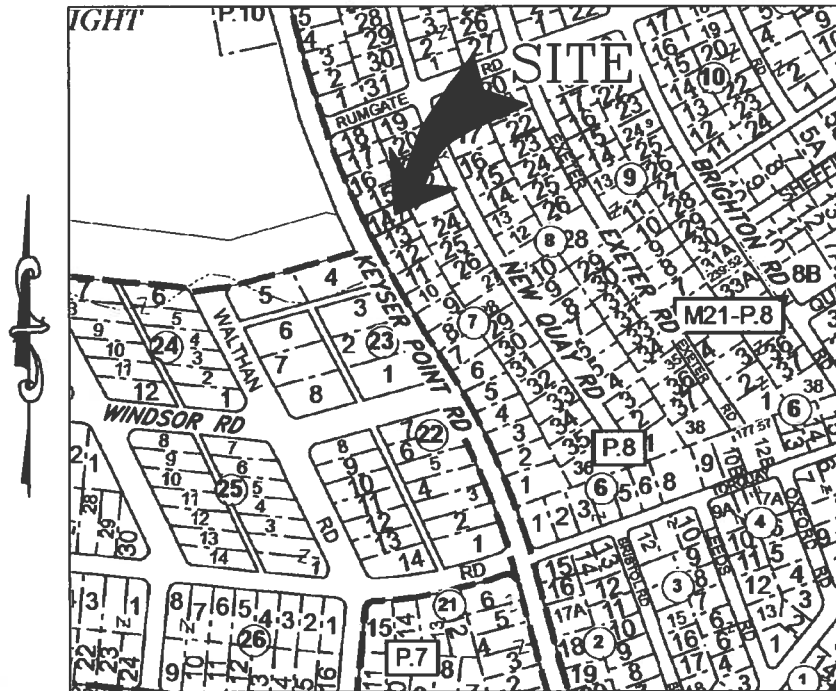
Notification Distribution Date: 10-30-25 Public Comment Deadline: 11-14-25 (15 calendar days)

Department Approval Date: Expiration:

BULKHEAD REPLACEMENT PERMIT DRAWINGS

PREPARED FOR WENDY NASH

IN THE TENTH ELECTION DISTRICT WORCESTER COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 500'

ENGINEER

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

OWNER/DEVELOPER

WENDY NASH
10406 KEYSER POINT ROAD
OCEAN CITY, MD 21842
(443) 735-4660

PROJECT LOCATION

10406 KEYSER POINT ROAD
OCEAN CITY, MD 21842

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:

SHEET No. 1 DATE: AS NOTED SCALE: AS NOTED JOB No. 250210 FILE No. D381	TITLE SHEET ON THE LANDS OF WENDY NASH OCEAN CITY, MARYLAND	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 21613 (410) 221-0818 354 Pennsylvania Ave. Centerville, MD 21617 (410) 758-2095
	IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 21, GRID 18, PARCEL 8, SECTION A, BLOCK 7, LOT 14	

LEGEND & ABBREVIATIONS

MHW MEAN HIGH WATER (APPROXIMATE)
MLW MEAN LOW WATER (APPROXIMATE)

PROPERTY LINE _____

SPOT ELEVATION/SOUNDING x-2.15

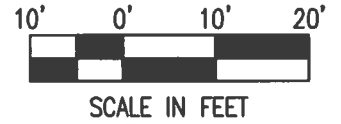
PROJECT NOTES

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. THERE IS NO SAV MAPPED WITHIN THE LAST FIVE YEARS IN THE SUBJECT AREA.
4. SOUNDINGS SHOWN HEREON PROVIDED BY CONTRACTOR FOR PERMITTING PURPOSES ONLY.
5. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
6. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER = 0.0'.
7. MEAN TIDAL RANGE = 1.06'
8. LOT SIZE = 7,287 SF±
9. DISTANCE TO CHANNEL CENTERLINE = 25'±
10. MAXIMUM CHANNELWARD ENCROACHMENT = 0'±
11. ZONING CLASSIFICATION = R-2 (SUBURBAN RESIDENTIAL)
12. 911 ADDRESS = 10406 KEYSER POINT RD, OCEAN CITY, MD 21842

FILE No. D381	JOB No. 250210	SCALE: AS NOTED	DATE: AS NOTED	SHEET No. 2	SITE & PROJECT NOTES		Lane Engineering, LLC	
					ON THE LANDS OF WENDY NASH OCEAN CITY, MARYLAND		Established 1986 Civil Engineers • Land Planning • Land Surveyors	
					IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 21, GRID 18, PARCEL 8, SECTION A, BLOCK 7, LOT 14		 E-mail: general@leinc.com 117 Bay St. Easton, MD 21801 (410) 822-8003 15 Washington St. Cambridge, MD 21613 (410) 221-0818 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095	
Date: 10/29/2025 - 10:05pm User: sfreund Project Manager: SJF Drawing Path: J:\2025\0200\250210\CMI3D-250210\Draw\Plots\HMP-PLTS-250210.dwg SHADENE ENGINEERING, LLC								
XREF File(s): RAR-BASE-250210/RID-BASE-250210/CBS-BASE-LETR-250210								



SHEET No. 3 DATE: AS NOTED SCALE: AS NOTED JOB No. 250210 FILE No. D381	SITE OVERVIEW ON THE LANDS OF WENDY NASH OCEAN CITY, MARYLAND IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 21, GRID 18, PARCEL 8, SECTION A, BLOCK 7, LOT 14	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 21613 (410) 221-0818 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095 Drawing Path: J:\2025\0200\250210\Civil3D-250210\Draw\Plots\HMP-PLTS-250210.dwg SHADLINE ENGINEERING, LLC



TAX MAP 21, PARCEL 8,
SECTION A, BLOCK 7, LOT 15
ERNEST FEIST JR & MARY FEIST
REVOCABLE TRUST
9026 HINES RD
PARKVILLE, MD 21234

CANAL TO
ISLE OF
WIGHT BAY

PROPERTY
LINE
EXTENDED

6' SETBACK

MHW/MLW

BULKHEAD

DOCK TBR

PORCH

GAZEBO

6' SETBACK
PROPERTY
LINE
EXTENDED

PARCEL 8, SECTION A,
BLOCK 7, LOT 14
(APPLICANT)

DWELLING

DRIVEWAY

KEYSER POINT RD

TAX MAP 21, PARCEL 8,
SECTION A, BLOCK 7, LOT 13
JOHN KONIEWICZ
315 ROBERTS AVE
CONSHOHOCKEN, PA 19428

EXISTING CONDITIONS

ON THE LANDS OF
WENDY NASH
OCEAN CITY, MARYLAND

IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 21, GRID 18, PARCEL 8, SECTION A, BLOCK 7, LOT 14

Lane Engineering, LLC

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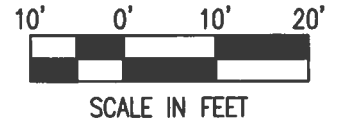


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SHEET No. 4
DATE: AS NOTED
SCALE: AS NOTED
JOB No. 250210
FILE No. D381

Date: 10/29/2025 - 10:05pm User: sfreund Project Manager: SJF
XREF File(s): RAR-BASE-250210/RID-BASE-250210/CBS-BASE-LETR-250210

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TAX MAP 21, PARCEL 8,
SECTION A, BLOCK 7, LOT 15
ERNEST FEIST JR & MARY FEIST
REVOCABLE TRUST
9026 HINES RD
PARKVILLE, MD 21234

BEGIN 57'±
REPLACEMENT
BULKHEAD

CANAL TO
ISLE OF
WIGHT BAY

PROPERTY
LINE
EXTENDED

6' SETBACK

MHW/MLW

BULKHEAD

PROPOSED IN
KIND BULKHEAD
REPLACEMENT

PORCH

GAZEBO

6' SETBACK

PROPERTY
LINE
EXTENDED

END 57'±
REPLACEMENT
BULKHEAD

PARCEL 8, SECTION A,
BLOCK 7, LOT 14
(APPLICANT)

DWELLING

DRIVEWAY

KEYSER POINT RD

TAX MAP 21, PARCEL 8,
SECTION A, BLOCK 7, LOT 13
JOHN KONIEWICZ
315 ROBERTS AVE
CONSHOHOCKEN, PA 19428

PROPOSED IMPROVEMENTS

ON THE LANDS OF
WENDY NASH
OCEAN CITY, MARYLAND

IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 21, GRID 18, PARCEL 8, SECTION A, BLOCK 7, LOT 14

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SHEET No.
5

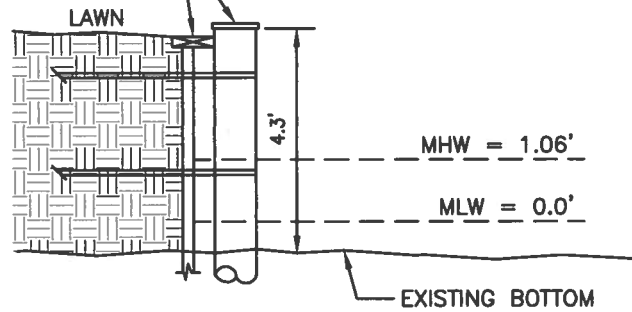
DATE: AS NOTED

SCALE: AS NOTED

JOB No. 250210

FILE No. D381

EXISTING BULKHEAD TO
BE REPLACED IN-KIND



BULKHEAD REPLACEMENT DETAIL
NOT TO SCALE

DETAILS

**ON THE LANDS OF
WENDY NASH
OCEAN CITY, MARYLAND**

**IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 21, GRID 18, PARCEL 8, SECTION A, BLOCK 7, LOT 14**

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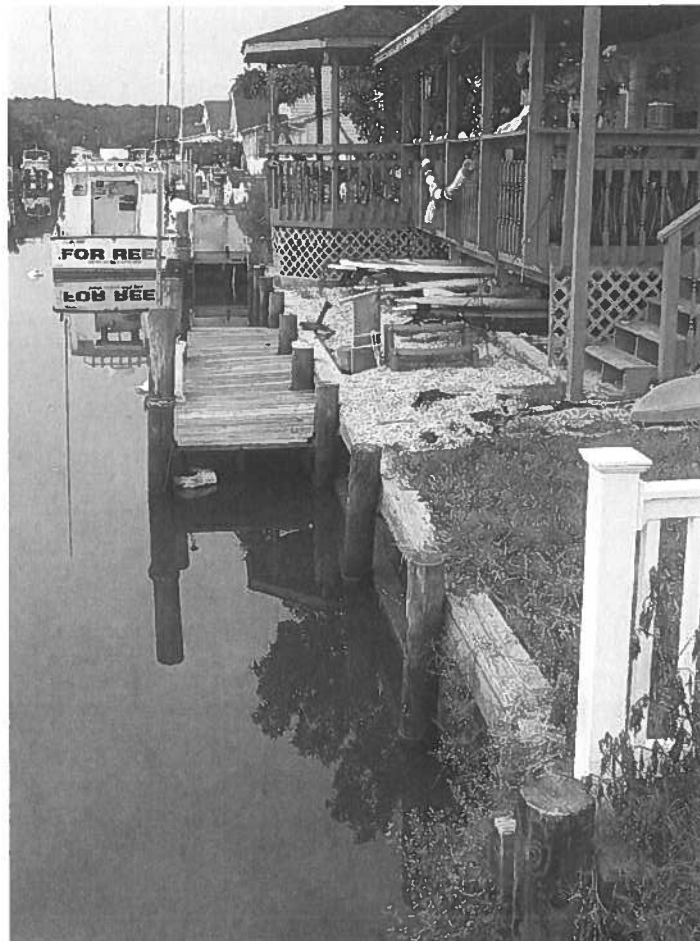
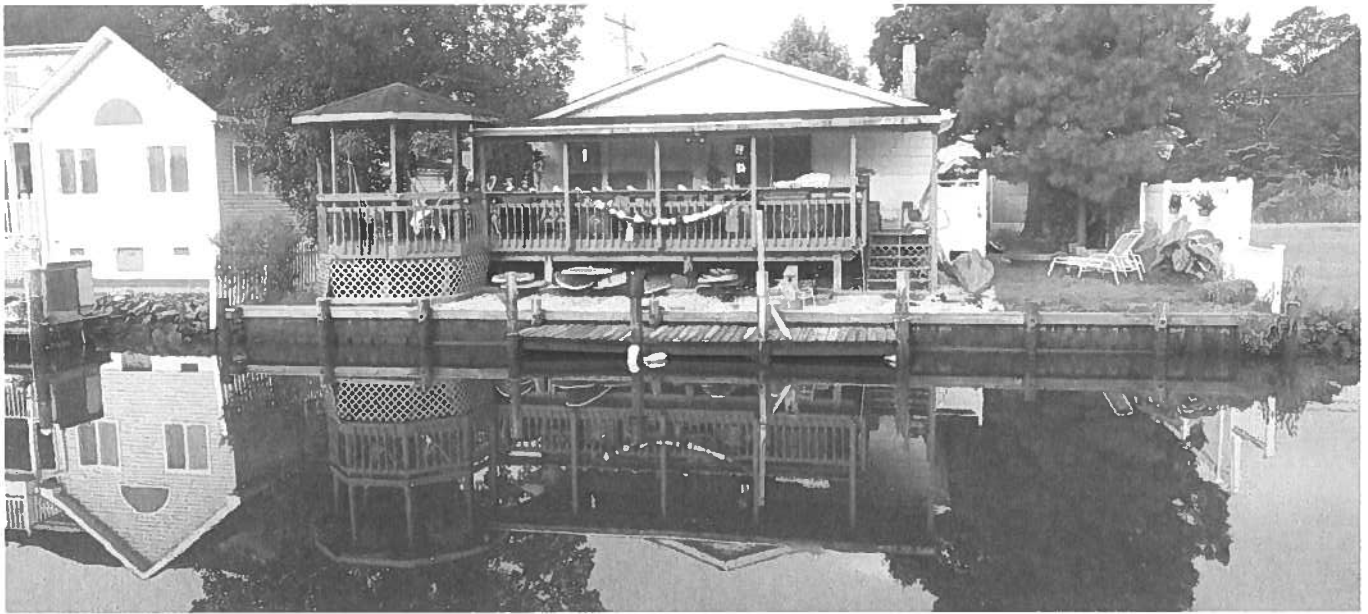
SHEET No.
6

DATE: AS NOTED

SCALE: AS NOTED

JOB No. 250210

FILE No. D381



SHEET No.
7

DATE: AS NOTED

SCALE: AS NOTED

JOB No. 250210

FILE No. D381

SHORELINE PHOTOS
ON THE LANDS OF
WENDY NASH
OCEAN CITY, MARYLAND

IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 21, GRID 18, PARCEL 8, SECTION A, BLOCK 7, LOT 14

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