



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

December 16, 2025

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

Basil "Vikki" Zourzoukis & Dimitrios Kalampalikis - Request No. 2025-0100 – Request to remove existing 5x22.5 dock and construct a 6x33 dock. Request to install one boat lift and two PWC lift with associated pilings. Max channelward extension 20'. This project is located at 12 Widows Watch Court, Ocean Pines, also known as Tax Map 16, Parcel 38, Lot 361. 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 December 31, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-0100
Submission Date: 12-16-25

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

Written Description of Proposed Improvement (include channelward distance):

remove existing 5x22.5 dock and construct a 6x33 dock and install one (1) boat lift and two (2) PWC lifts
with associated pilings a maximum of 20' channelward of existing bulkhead face/MHW/MLW

Property Description:

Map: 16 Parcel: 38 Lot: 361 Section: 1 Block: Tax District: 3
Street Address: 12 Widow's Watch Court
Subdivision: Ocean Pines
Dwelling on lot: X Dwelling under construction: Vacant: Commercial:

Owner: Basil D "Vikki" Zourzoukis & Dimitrios Kalampalikis Phone No. 240-793-5688
Mailing Address: 5603 Wyngate Drive, Bethesda, MD 20817
E-Mail Address: vikkizourzoukis@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: Ernst Alf & Mary Ann Olsen - 10 Widow's Watch
Property Address: 5A Milford Town Green Lane, Milford, PA 18337
Tax Map: 16 Parcel: 38 Lot: 362 Section: 1 Block:

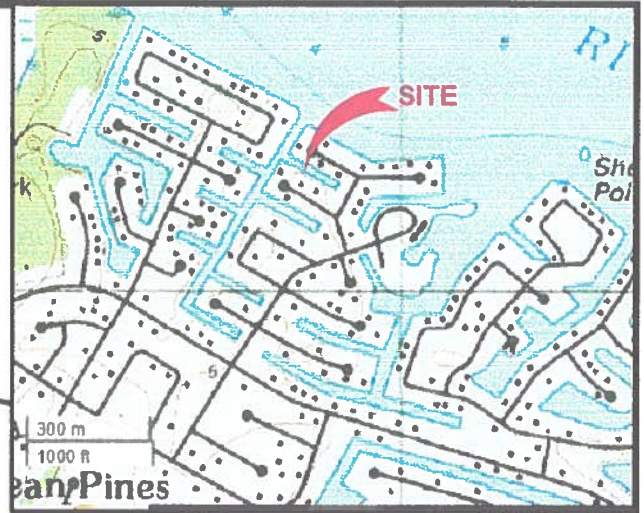
Recorded Adjacent Property Owner: Christopher & Mary Felts - 14 Widow's Watch
Property Address: 6 Sherry's Way, Fawn Grove, PA 17321
Tax Map: 16 Parcel: 38 Lot: 360 Section: 1 Block:

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.

Basil D. Zourzoukis 12/17/25
Owner/Applicant's Signature Date

DEPT. USE ONLY:

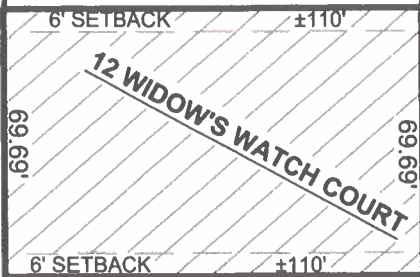
Notification Distribution Date: 12-16-25 Public Comment Deadline: 12-31-25 (15 calendar days)
Department Approval Date: Expiration:



WIDOW'S WATCH COURT

Christopher & Mary Felts
6 Sherry's Way
Fawn Grove, PA 17321

14 WIDOW'S WATCH



10 WIDOW'S WATCH COURT

Ernst Alf & Mary Ann Olsen
5A Milford Town Green Lane
Milford, PA 18337

±95'

13 CLIPPER COURT

PROJECT DESCRIPTION:

REMOVE EXISTING 5x22.5 DOCK
AND CONSTRUCT NEW 6x33 DOCK
AND INSTALL ONE (1) BOAT LIFT
AND TWO (2) PWC LIFTS WITH
ASSOCIATED PILINGS A MAXIMUM
OF 20' CHANNELWARD OF
EXISTING BULKHEAD
FACE/MHW/MLW.

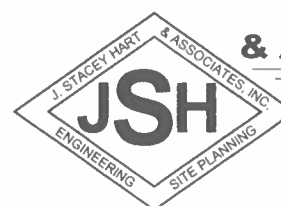
EXISTING

ZOURZOUKIS/KALAMPALIKIS PROPERTY PROPOSED MARINE IMPROVEMENTS 12 WIDOWS WATCH COURT OCEAN PINES

APPLICANT: Basil D. (Vikki) Zourzoukis & Dimitrios Kalampalikis
5603 Wyngate Drive
Bethesda, MD 20817
vikkizourzoukis@gmail.com
240-793-5688

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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

LOCATION: OCEAN PINES, SECTION 1
WATERWAY: UNNAMED CANAL ON ST. MARTIN RIVER
WATER DEPTH MEASUREMENTS: 12/9/2025
REFERENCED TO MLW 1:00 P.M.

NO SAV'S
TAX MAP: 16
PARCEL: 38
SECTION: 1
LOT: 361

JOB NUMBER: P25-086	SCALE: 1"=50'	SHEET NO: 1 of 2	DATE: 12/2025	REVISED: N/A
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EMAIL: stacey@jstaceyhart.com

