



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

March 30, 2026

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

Gary & Susan Kulik - Request No. 2026-014 – Request to construct a double PWC lift with associated piles. Max channelward extension 13'. This project is located at 16 Drawbridge Rd, Ocean Pines, also known as Tax Map 16, Parcel 42, Section 5, Lot 97. 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 April 14, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-014
Submission Date: 3-30-26

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

Written Description of Proposed Improvement (include channelward distance):

Construct a double PWC lift with associated piles within a maximum of 13 feet channelward of the mean high water line.

Property Description:

Map: 16 Parcel: 42 Lot: 97 Section: 5 Block: Tax District: 03
Street Address: 16 Drawbridge Rd, Ocean Pines, MD 21811
Subdivision: 0005
Dwelling on lot: Dwelling under construction: Vacant: Commercial:

Owner: Gary & Susan Kulik Phone No. (443) 421-0754
Mailing Address: 16 Drawbridge Rd, Ocean Pines, MD 21811
E-Mail Address: garsue84@aol.com

Contractor: Big Wave Construction c/o Joshua Boyer Phone No.: (302) 381-0506
Mailing Address: 38205 Dupont Blvd, Selbyville, DE 19975
E-Mail Address: bigwaveconstructionllc22@gmail.com

Recorded Adjacent Property Owner: Francis & Susan Sheahan
Property Address: 18 Drawbridge Rd, Ocean Pines, MD 21811
Tax Map: 16 Parcel: 42 Lot: 96 Section: 5 Block:

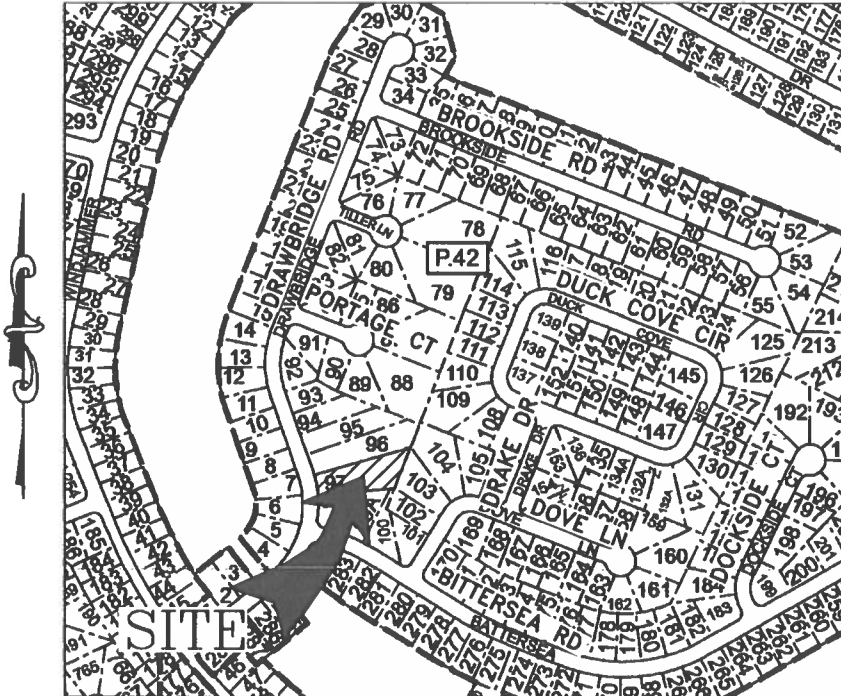
Recorded Adjacent Property Owner: Carmine Picarelli & Kathy Picarelli, etal
Property Address: 14 Drawbridge Rd, Ocean Pines, MD 21811 - 14 Biscay Ct Parkville, MD 21234
Tax Map: 16 Parcel: 42 Lot: 98 Section: 5 Block:

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.

Owner/Applicant's Signature Date 3-17-2026

DEPT. USE ONLY:
Notification Distribution Date: 3-30-26 Public Comment Deadline: 4-14-26 (15 calendar days)
Department Approval Date: Expiration:

PIER REPLACEMENT PERMIT DRAWINGS
 PREPARED FOR
 GARY & SUSAN KULIK
 IN THE THIRD ELECTION DISTRICT
 WORCESTER COUNTY, MARYLAND



VICINITY MAP
 SCALE: 1" = 600'

ENGINEER

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

OWNER/DEVELOPER

GARY & SUSAN KULIK
 16 DRAWBRIDGE ROAD
 OCEAN PINES, MD 21811
 (443) 421-0754

PROJECT LOCATION

16 DRAWBRIDGE ROAD
 OCEAN PINES, MD 21811

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

25-PR-1141
 202561786
 187714
 11/25/2025
 RMS

SHEET No. 1
 DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 250483
 FILE No. D589

TITLE SHEET
ON THE LANDS OF
GARY D. KULIK &
SUSAN V. KULIK
 IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
 TAX MAP 16, GRID 0, PARCEL 42, SECTION 5, LOT 97

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

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. SOUNDINGS SHOWN HEREON PROVIDED BY THE APPLICANT FOR PERMITTING PURPOSES ONLY.
4. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
5. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER (MLW) = 0.0'.
6. THERE ARE NO KNOWN MAPPED SAV BEDS IN THE AREA.
7. MEAN TIDAL RANGE = 1.12'
8. LOT SIZE = 25,773 SF±
9. DISTANCE TO CHANNEL CENTERLINE = 62'±
10. MAXIMUM CHANNELWARD ENCROACHMENT = 13'±
11. ZONING CLASSIFICATION = R3 (RESIDENTIAL)
12. 911 ADDRESS = 16 DRAWBRIDGE RD, OCEAN PINES, MD 21811

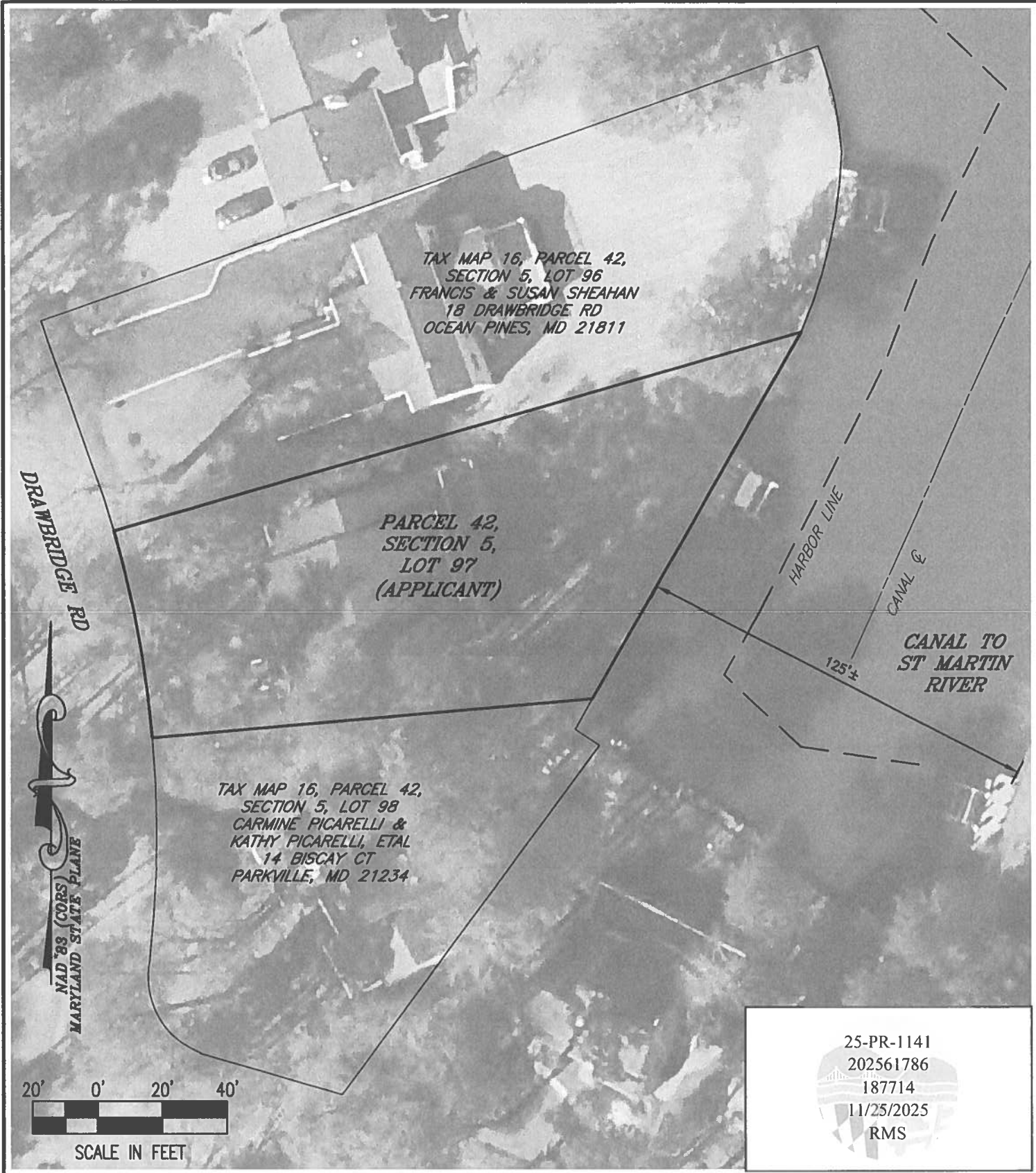
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FILE No. D589
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 DATE: AS NOTED
 SHEET No. 2

SITE & PROJECT NOTES
 ON THE LANDS OF
 GARY D. KULIK &
 SUSAN V. KULIK
 IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
 TAX MAP 16, GRID 0, PARCEL 42, SECTION 5, LOT 97

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FILE No. D589
JOB No. 250483
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 3

SITE OVERVIEW
ON THE LANDS OF
GARY D. KULIK &
SUSAN V. KULIK
IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 0, PARCEL 42, SECTION 5, LOT 97

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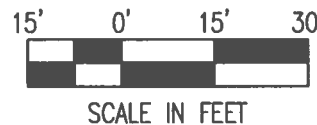
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TAX MAP 16, PARCEL 42,
SECTION 5, LOT 96
FRANCIS & SUSAN SHEAHAN
18 DRAWBRIDGE RD
OCEAN PINES, MD 21811

PARCEL 42,
SECTION 5,
LOT 97
(APPLICANT)

TAX MAP 16, PARCEL 42,
SECTION 5, LOT 98
CARMINE PICARELLI &
KATHY PICARELLI, ETAL
14 BISCAY CT
PARKVILLE, MD 21234

25-PR-1141
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187714
11/25/2025
RMS



FILE No. D589
JOB No. 250483
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 4

EXISTING CONDITIONS

**ON THE LANDS OF
GARY D. KULIK &
SUSAN V. KULIK**

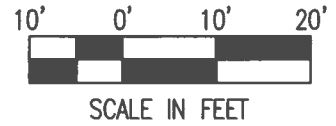
IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 0, PARCEL 42, SECTION 5, LOT 97

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TAX MAP 16, PARCEL 42,
SECTION 5, LOT 96
FRANCIS & SUSAN SHEAHAN
18 DRAWBRIDGE RD
OCEAN PINES, MD 21811

PARCEL 42,
SECTION 5,
LOT 97
(APPLICANT)

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NAD 83 (CORS)
MARYLAND STATE PLANE

PROPERTY LINE
EXTENDED
6' SETBACK

MHW/MLW

PROPOSED
DOUBLE PWC
LIFT

x-2.0

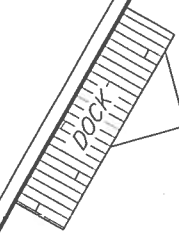
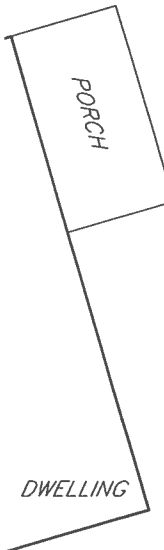
x-2.5

x-3.0

HARBOR LINE

CANAL E

CANAL TO
ST MARTIN
RIVER



BULKHEAD

6' SETBACK

PROPERTY LINE
EXTENDED

TAX MAP 16, PARCEL 22,
SECTION 5, LOT 98
CARMINE PICARELLI &
KATHY PICARELLI, ETAL
14 BISCAY CT
PARKVILLE, MD 21234

DATE: AS NOTED
SCALE: AS NOTED
JOB No. 250483
FILE No. D589

SHEET No.
5

PROPOSED IMPROVEMENTS

**ON THE LANDS OF
GARY D. KULIK &
SUSAN V. KULIK**

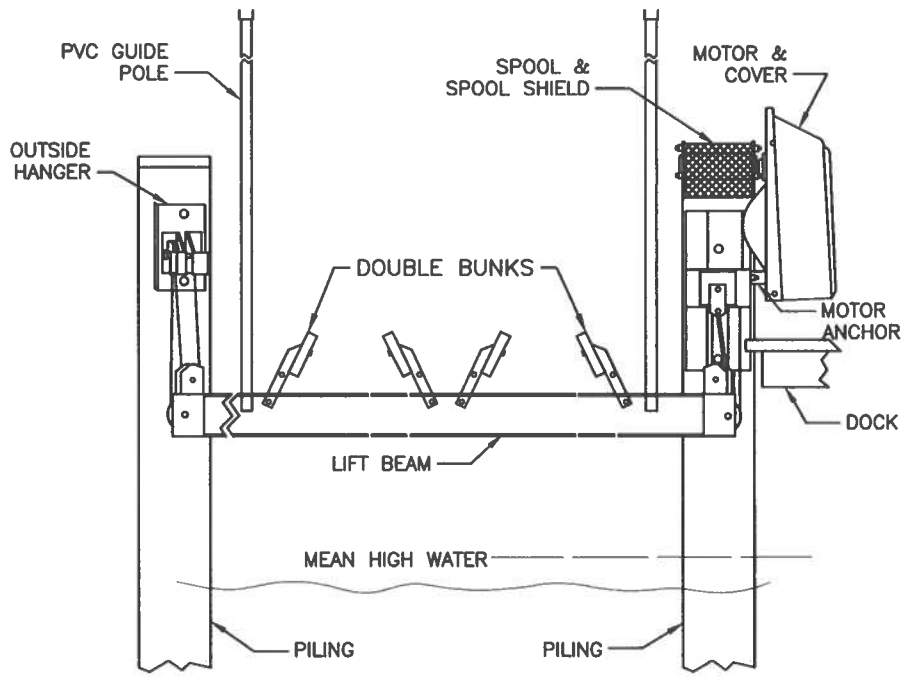
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DOUBLE PVC LIFT DETAIL
NOT TO SCALE

25-PR-1141
202561786
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11/25/2025
RMS

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JOB No. 250483
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SHEET No. 6

DETAILS
ON THE LANDS OF
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IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
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