



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

September 2, 2025

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

William Bissell - Request No. 2025-070 – Request to install one boat lift with associated pilings. Max channelward extension 60'. This project is located at 16 Stone Harbor Villas, Ocean City, also known as Tax Map 5, Parcel 25, Slip S16. 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 September 17, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-070
Submission Date: 9-2-25

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

Written Description of Proposed Improvement (include channelward distance):

install one (1) boat lift with associated pilings a maximum of 60' channelward of approximate MHW

Property Description:

Map: 5 Parcel: 25 Lot: S16 Section: Block: Tax District: 10
Street Address: 16 Stone Harbour Villas
Subdivision: Stone Harbour Villas CM
Dwelling on lot: X Dwelling under construction: Vacant: Commercial:

Owner: William H. Bissell Phone No. 410-804-6056
Mailing Address: 3420 Edwards Lane, Baltimore, MD 21220
E-Mail Address: whbissell@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: Steven & Christina Crossley
Property Address: 833 Milmar Road, Newtown Square, PA 19073
Tax Map: 5 Parcel: 25 Lot: S15 Section: Block:

Recorded Adjacent Property Owner: Karl & Robin Vaughn Rev Trust
Property Address: 2512 Bennett Point Road, Queenstown, MD 21658
Tax Map: 5 Parcel: 25 Lot: S17 Section: Block:

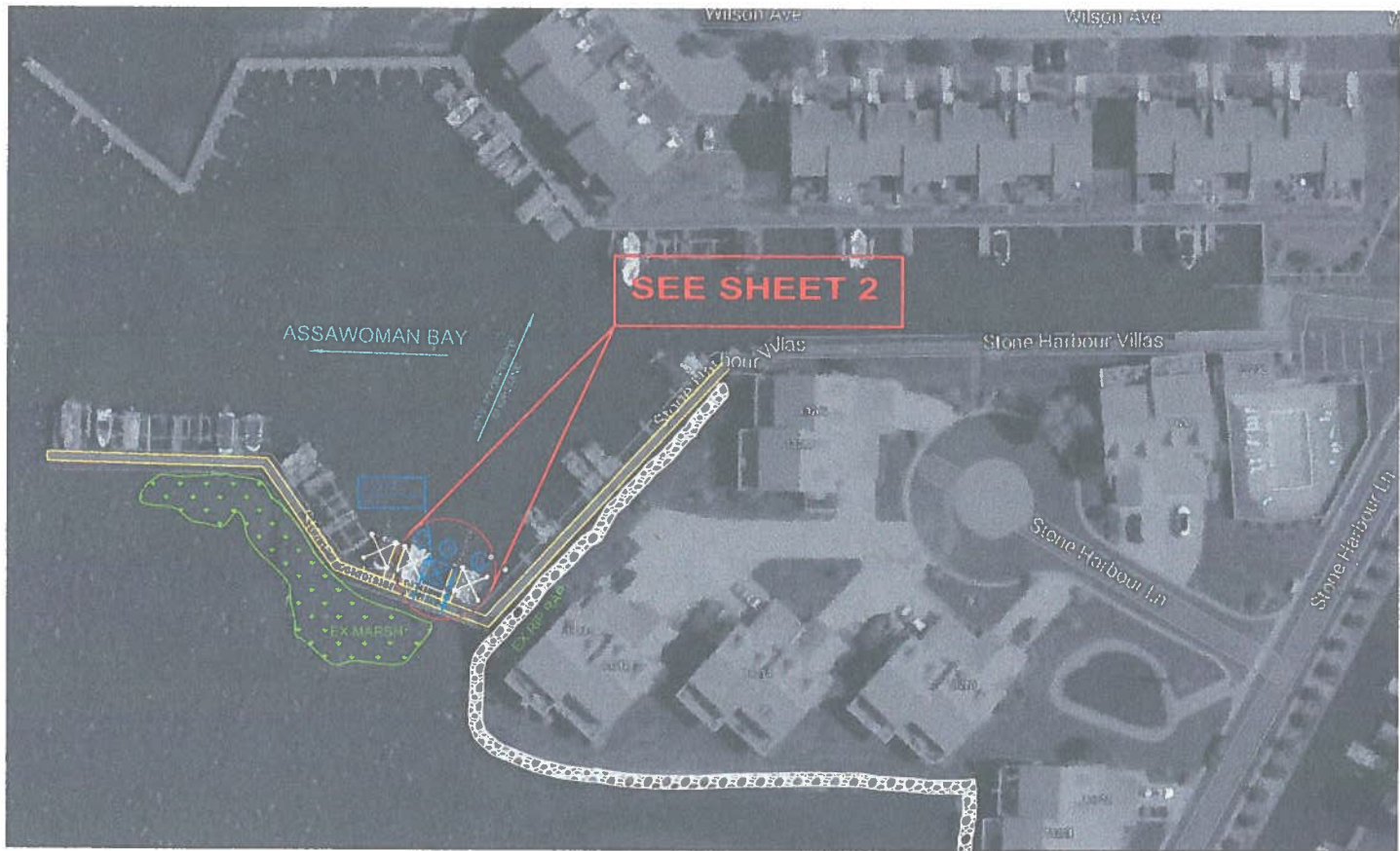
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

William H Bissell 17 8/14/25
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 9-2-25 Public Comment Deadline: 9-17-25 (15 calendar days)
Department Approval Date: Expiration:

PROJECT DESCRIPTION:
 INSTALL ONE BOAT LIFT WITH
 ASSOCIATED PILINGS WITHIN
 EXISTING SLIP 16.



**BISSELL BOAT SLIP
 PROPOSED BOAT LIFT
 STONE HARBOUR SLIP #16
 WORCESTER COUNTY**

APPLICANT: William Bissell
 3420 Edwards Lane
 Baltimore, MD 21220
 410-804-6056
 whbissell@gmail.com

LOCATION: STONE HARBOUR VILLAS
 WATERWAY: ASSAWOMAN BAY

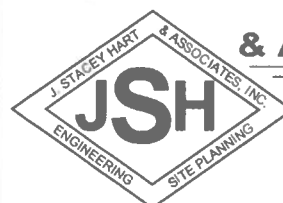
NO SAV'S

WATER DEPTH MEASUREMENTS: 8/14/2025
 REFERENCED TO MLW 4:15 P.M.

TAX MAP: 5
 PARCEL: 25
 SLIP: S16

JOB NUMBER: P25-063	SCALE: 1"=100'	SHEET NO: 1 OF 2	DATE: 8/20/2025	REVISED: n/a
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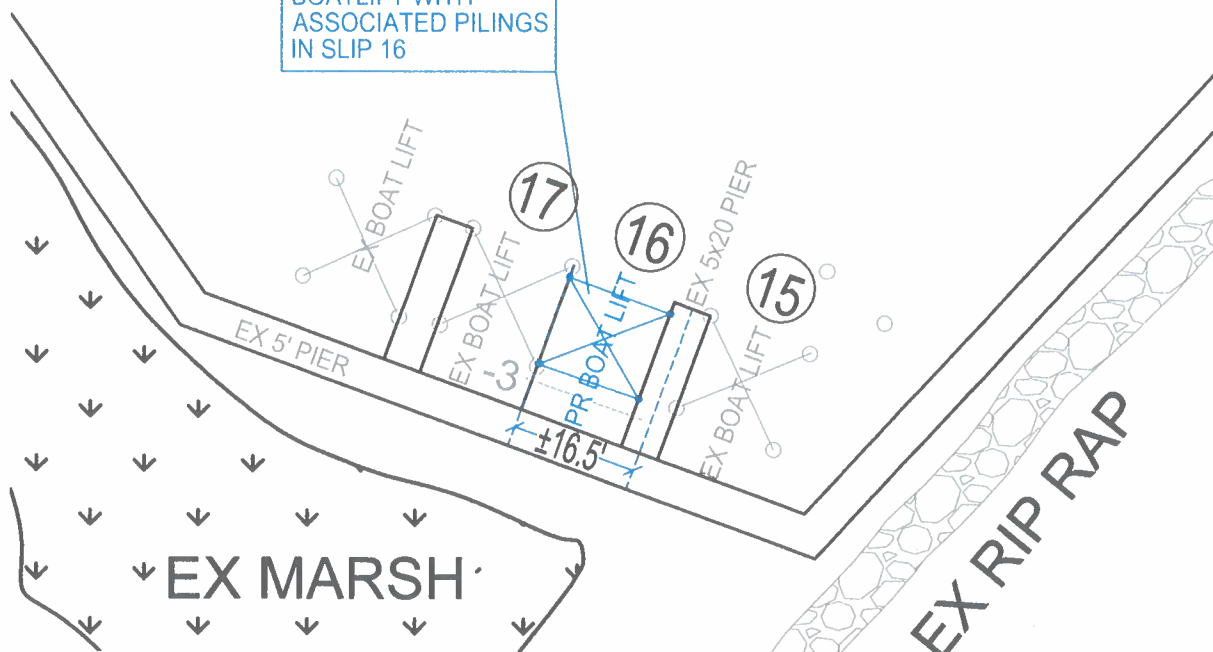
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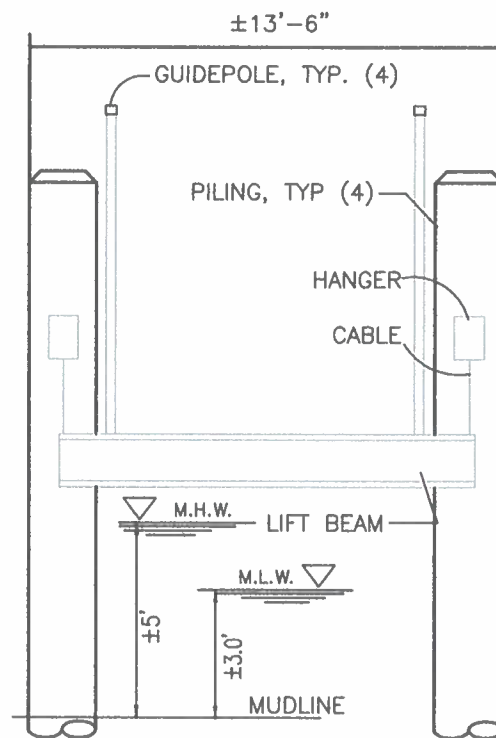
**J. STACEY HART
 & ASSOCIATES, INC.**

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

INSTALL ONE (1)
BOATLIFT WITH
ASSOCIATED PILINGS
IN SLIP 16



BOAT LIFT SECTION: NO SCALE



BISSELL BOAT SLIP PROPOSED BOAT LIFT STONE HARBOUR SLIP #16 WORCESTER COUNTY

LOCATION: STONE HARBOUR VILLAS
WATERWAY: ASSAWOMAN BAY

WATER DEPTH MEASUREMENTS: 8/14/2025
REFERENCED TO MLW 4:15 P.M.

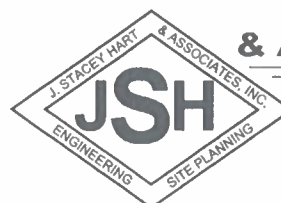
NO SAV'S

TAX MAP: 5
PARCEL: 25
SLIP: S16

JOB NUMBER: P25-063	SCALE: 1"=25'	SHEET NO: 2 OF 2	DATE: 8/20/2025	REVISED: n/a
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APPLICANT: William Bissell
3420 Edwards Lane
Baltimore, MD 21220
410-804-6056
whbissell@gmail.com

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