



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 28, 2026

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

Kathleen Wessel - Request No. 2026-081 – Request to repair with 50' deteriorated with vinyl replacement bulkhead. Max channelward extension of 18". Request to construct three 6.5' x 10' platforms/docks and install one elevator style boat lift with associated pilings. Max channelward extension 16'. This project is located at 12317 Meadow Drive, Ocean City, also known as Tax Map 33, Parcel 346, Lot 20. 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 October 13, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-081
Submission Date: 9-28-26

X Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

repair with vinyl replacement 18" channelward, 50 lf of deteriorated bulkhead; construct three (3)

staggered platforms/docks, each 6.5x10 and install one (1) elevator-style boat lift with associated

pilings a maximum of 16' channelward of existing bulkhead/MHW/MLW

Property Description:

Map: 33 Parcel: 346 Lot: 20 Section: _____ Block: _____ Tax District: 10

Street Address: 12317 Meadow Drive

Subdivision: Snug Harbor

Dwelling on lot: X Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Kathleen Wessel

Phone No. 305-283-5198

Mailing Address: 9340 Gallardo Street, Coral Gables, FL 33156

E-Mail Address: bioyal@bellsouth.net

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: Duane Maddy

Property Address: 10441 Racetrack Road, Ste 4, Berlin, MD 21811

Tax Map: 33 Parcel: 346 Lot: 19 Section: _____ Block: _____

Recorded Adjacent Property Owner: James Daniel Trust

Property Address: 12321 Meadow Drive, Berlin, MD 21811

Tax Map: 33 Parcel: 346 Lot: 21 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.

Owner/Applicant's Signature [Signature] Date 9-8-26

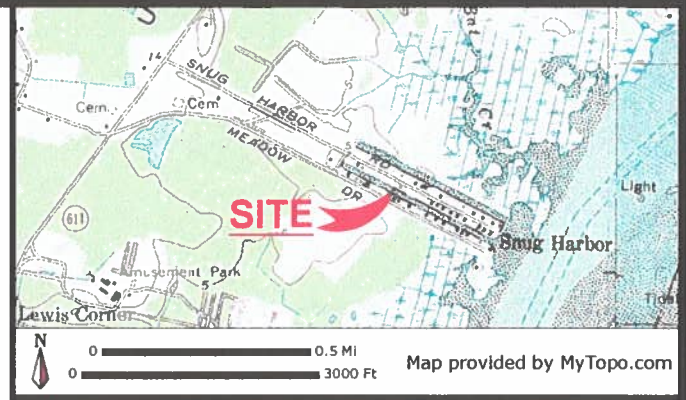
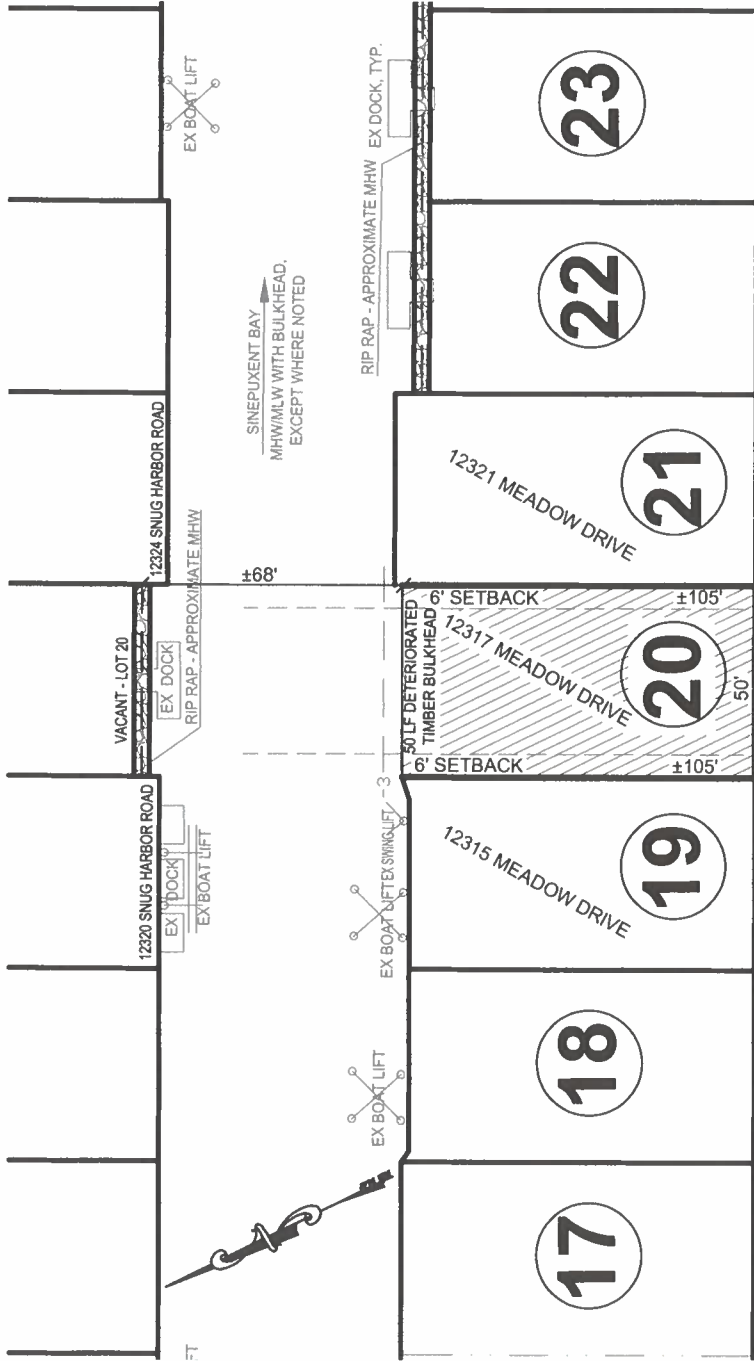
DEPT. USE ONLY:

Notification Distribution Date: 9-28-26 Public Comment Deadline: 10-13-26 (15 calendar days)

Department Approval Date: _____ Expiration: _____

PROJECT DESCRIPTION:

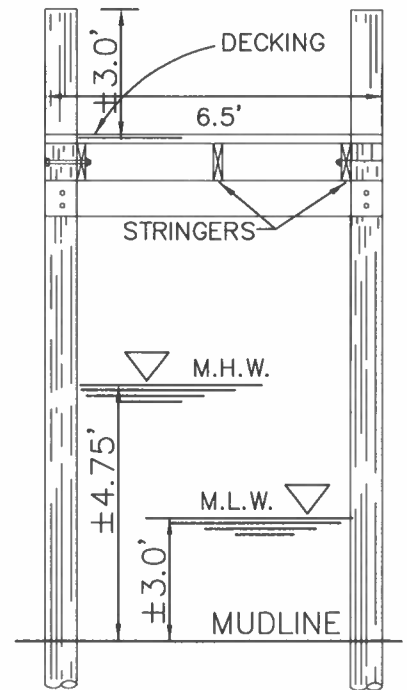
Repair with vinyl replacement 50 lf of deteriorated timber bulkhead 18" channelward; install one (1) elevator style lift with three (3) sections of parallel dock, each 6.5x10 staggered as shown. All a maximum of 16' channelward of existing bulkhead/MHW/MLW.



EXISTING

CRITICAL AREA NOTE:

The project is within the critical area buffer with no tree removal.



WESSEL PROPERTY PROPOSED MARINE IMPROVEMENTS 12317 MEADOW DRIVE BERLIN

LOCATION: SNUG HARBOR SUBDIVISION
WATERWAY: MANMADE CANALS ON SINEPUXENT BAY
WATER DEPTH MEASUREMENTS: 8/5/2026
REFERENCED TO MLW 11:00 A.M.

NO SAV'S

TAX MAP: 33
PARCEL: 346
LOT: 20

JOB NUMBER: P26-051	SCALE: 1"=50'	SHEET NO: 1 of 2	DATE: 09/2026	REVISED: N/A
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APPLICANT:

Kathleen Wessel
9340 Gallardo Street
Coral Gables, FL 33156
EMAIL: bioya1@bellsouth.net
PHONE: 305-283-5198

DETAILS FOR PERMIT PURPOSES ONLY - NOT FOR CONSTRUCTION

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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

SNUG HARBOR ROAD

22

21

20

19

18

VACANT - LOT 20

12320 SNUG HARBOR ROAD

EX DOCK

EX BOAT LIFT

SINEPUXENT BAY
MHW/MLW WITH BULKHEAD,
EXCEPT WHERE NOTED

±68'

RIP RAP - APPROXIM.

22

12321 MEADOW DRIVE

21

12317 MEADOW DRIVE

20

12315 MEADOW DRIVE

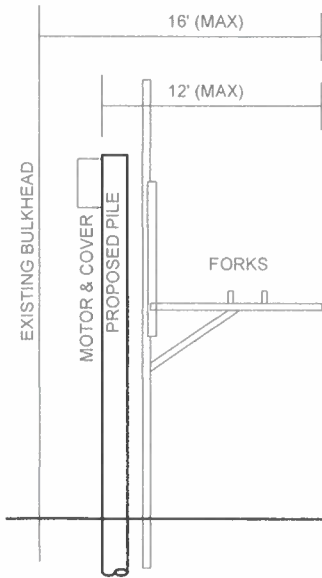
19

18

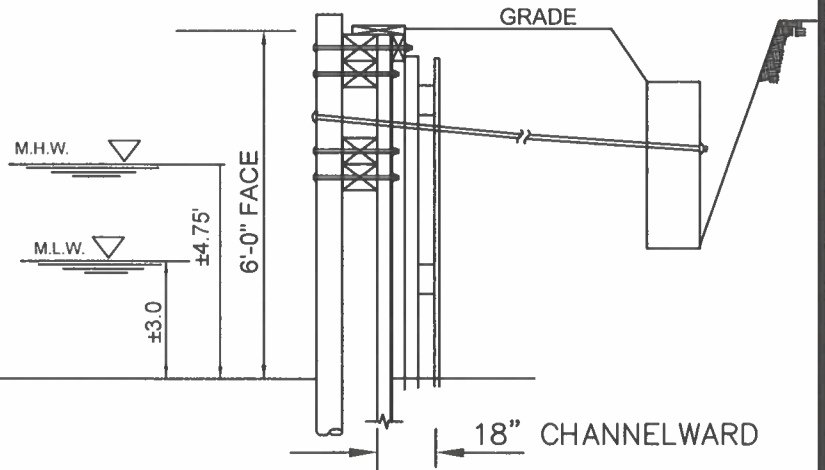
MEADOW DRIVE

PROPOSED

ELEVATOR LIFT SECTION: NO SCALE



BULKHEAD SECTION: NO SCALE



WESSEL PROPERTY
PROPOSED MARINE IMPROVEMENTS
12317 MEADOW DRIVE
BERLIN

APPLICANT: Kathleen Wessel
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Coral Gables, FL 33156
EMAIL: bioya1@bellsouth.net
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TAX MAP: 33
PARCEL: 346
LOT: 20

JOB NUMBER: P26-051
SCALE: 1"=50'
SHEET NO: 2 of 2
DATE: 09/2026
REVISED: n/a



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