



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

April 21, 2025

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

Robert Asner - Request No. 2025-029 – Request to construct a 3'x195' walkway and a 6'x45' pier with a 12'x20' platform. Request to install a boat lift and three mooring piles. Max channelward extension not to exceed 65' of open water interface. This project is located at 11919 Cedar Creek Road, Bishopville, also known as Tax Map 15, Parcel 252, Lot 10. 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 May 6, 2025.**

Sincerely,

Brandy Whitlock  
Environmental Inspector

cc: Interested Parties  
David Bradford, Deputy Director  
File



WORCESTER COUNTY  
SHORELINE CONSTRUCTION  
APPLICATION

Request No.: 2025-029  
Submission Date: 4-21-25

☒ Major Construction (\$300.00)

☐ Minor Construction (\$150.00)

**Written Description of Proposed Improvement (include channelward distance):**

This project proposes to construct a 3' x 195' walkway and a 6' x 45' pier with a 12' x 20' platform, a boat lift, and three mooring piles.

**Property Description:**

Map: 15 Parcel: 252 Lot: 10 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Tax District: 3

Street Address: 11919 Cedar Creek Road, Bishopville, MD 21813

Subdivision: \_\_\_\_\_

Dwelling on lot: ☒ Dwelling under construction: \_\_\_\_\_ Vacant: \_\_\_\_\_ Commercial: \_\_\_\_\_

**Owner:** Robert Asner

Phone No. (410) 430-3758

Mailing Address: 11919 Cedar Creek Road, Bishopville, MD 21813

E-Mail Address: robasner@comcast.net

**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:** Gregory & Heidi Nikolaus

Property Address: 11917 Cedar Creek Road, Bishopville, MD 21813 - 1332 Manor St Columbia, PA 17512

Tax Map: 15 Parcel: 252 Lot: 11 Section: \_\_\_\_\_ Block: \_\_\_\_\_

**Recorded Adjacent Property Owner:** Spencer & Teresa Rowe

Property Address: Cedar Creek Road, Bishopville, MD 21813

- 12430 Fleetway Dr Ocean City MD 21842

Tax Map: 15 Parcel: 252 Lot: 9 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.

[Signature]  
Owner/Applicant's Signature

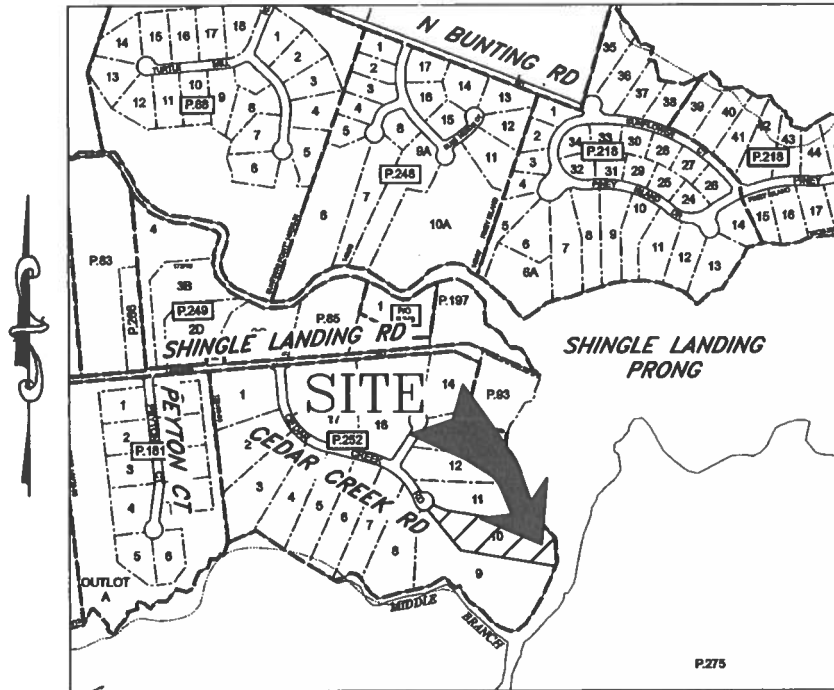
4/9/25  
Date

\*\*\*\*\*  
DEPT. USE ONLY:

Notification Distribution Date: 4-21-25 Public Comment Deadline: 5-6-25 (15 calendar days)

Department Approval Date: \_\_\_\_\_ Expiration: \_\_\_\_\_

PIER PERMIT DRAWINGS  
PREPARED FOR  
ROBERT ASNER  
IN THE THIRD ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND



**VICINITY MAP**  
SCALE: 1" = 1,000'

ENGINEER

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


OWNER/DEVELOPER

ROBERT ASNER  
11919 CEDAR CREEK ROAD  
BISHOPVILLE, MD 21813  
(410) 430-3758

PROJECT LOCATION

11919 CEDAR CREEK ROAD  
BISHOPVILLE, MD 21813

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

SHEET No. <b>1 OF 6</b> DATE: AS NOTED SCALE: AS NOTED JOB No. 240479 FILE No. D490	<b>TITLE SHEET</b>  <b>ON THE LANDS OF</b> <b>ROBERT A. ASNER</b> <b>BISHOPVILLE, MARYLAND</b>  <b>IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY</b> <b>TAX MAP 15, GRID 4, PARCEL 252, LOT 10</b>	<b>Lane Engineering, LLC</b> 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 HOMEOWNER FOR PERMITTING PURPOSES ONLY.
4. NO SAV HAS BEEN MAPPED IN THE AREA WITHIN THE PAST 5 YEARS.
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 = 1.14'
8. LOT SIZE = 2.38 AC $\pm$
9. DISTANCE TO CHANNEL CENTERLINE = 143' $\pm$
10. MAXIMUM CHANNELWARD ENCROACHMENT = 65' $\pm$
11. ZONING CLASSIFICATION = R1 (RURAL RESIDENTIAL) & RP (RESOURCE PROTECTION)
12. 911 ADDRESS = 11919 CEDAR CREEK ROAD, BISHOPVILLE, MD 21813

FILE NO. D490	JOB NO. 240479	SCALE: AS NOTED	DATE: AS NOTED	SHEET NO. 2 OF 6	SITE & PROJECT NOTES		<b>Lane Engineering, LLC</b> 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
					ON THE LANDS OF ROBERT A. ASNER BISHOPVILLE, MARYLAND		
					IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 15, GRID 4, PARCEL 252, LOT 10		
Date: 04/21/2025 - 2:01pm User: sfreund Project Manager: SJF Drawing Path: J:\2024\0400\240479\CM13D-240479\Draw\Plots\HMP-PLTS-240479.dwg   Sheet 2					LANE ENGINEERING, LLC		





**SHEET No.**  
**3 OF 6**

**DATE: AS NOTED**

**SCALE: AS NOTED**

**JOB No. 240479**

**FILE No. D490**

**SITE OVERVIEW**

**ON THE LANDS OF**  
**ROBERT A. ASNER**  
**BISHOPVILLE, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY**  
**TAX MAP 15, GRID 4, PARCEL 252, LOT 10**

**Lane Engineering, LLC**

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TAX MAP 15, PARCEL 252, LOT 11  
GREGORY & HEIDI NIKOLAUS  
1332 MANOR ST  
COLUMBIA, PA 17512

**SHINGLE  
LANDING  
PRONG**

DRIVEWAY

DWELLING

PROPERTY  
LINE EXTENDED

6' SETBACK

SHED

MHW

**PARCEL 252, LOT 10  
(APPLICANT)**

HARBOR LINE

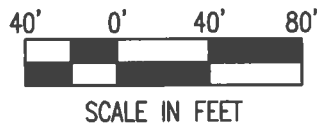
PRONG

6' SETBACK

PROPERTY  
LINE  
EXTENDED

TAX MAP 15, PARCEL 252, LOT 9  
SPENCER & TERESA ROWE  
12430 FLEETWAY DR  
OCEAN CITY, MD 21842

NAD 83 (CORS)  
MARYLAND STATE PLANE



**EXISTING CONDITIONS**

**ON THE LANDS OF  
ROBERT A. ASNER  
BISHOPVILLE, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY  
TAX MAP 15, GRID 4, PARCEL 252, LOT 10**

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SHEET No.  
**4 OF 6**

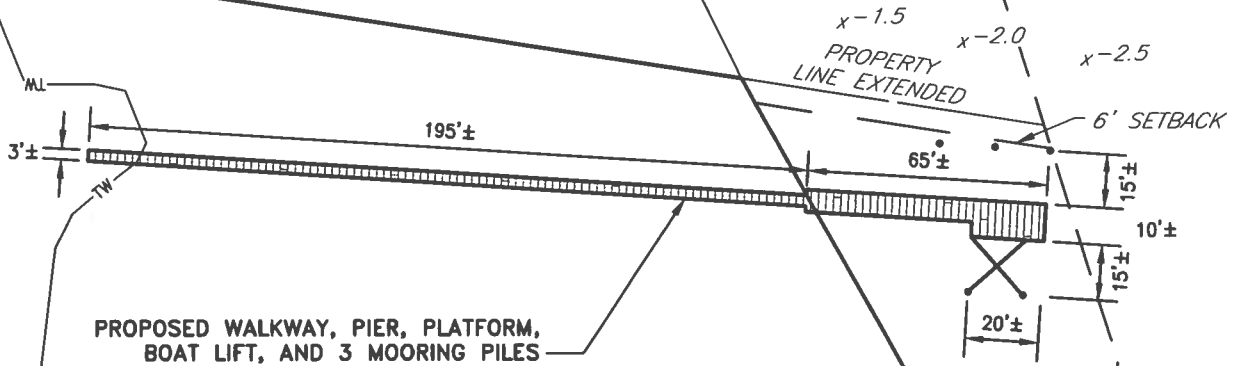
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SCALE: AS NOTED

JOB No. 240479

FILE No. D490

TAX MAP 15, PARCEL 252, LOT 11  
GREGORY & HEIDI NIKOLAUS  
1332 MANOR ST  
COLUMBIA, PA 17512



PROPOSED WALKWAY, PIER, PLATFORM,  
BOAT LIFT, AND 3 MOORING PILES

PARCEL 252, LOT 10  
(APPLICANT)

SHINGLE  
LANDING  
PRONG

TAX MAP 15, PARCEL 252, LOT 9  
SPENCER & TERESA ROWE  
12430 FLEETWAY DR  
OCEAN CITY, MD 21842

PROPERTY  
LINE  
EXTENDED



SCALE IN FEET

FILE NO. D490  
JOB NO. 240479  
SCALE: AS NOTED  
DATE: AS NOTED  
SHEET NO. 5 OF 6

## PROPOSED IMPROVEMENTS

ON THE LANDS OF  
ROBERT A. ASNER  
BISHOPVILLE, MARYLAND

IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY  
TAX MAP 15, GRID 4, PARCEL 252, LOT 10

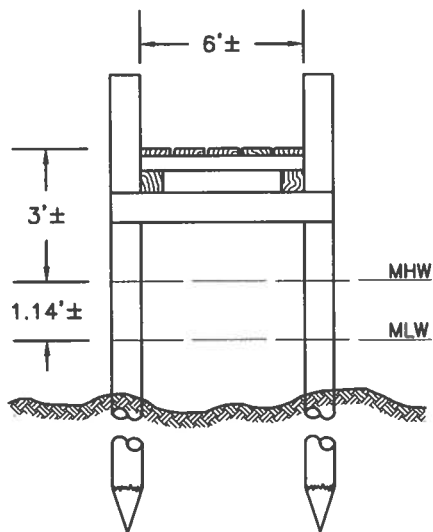
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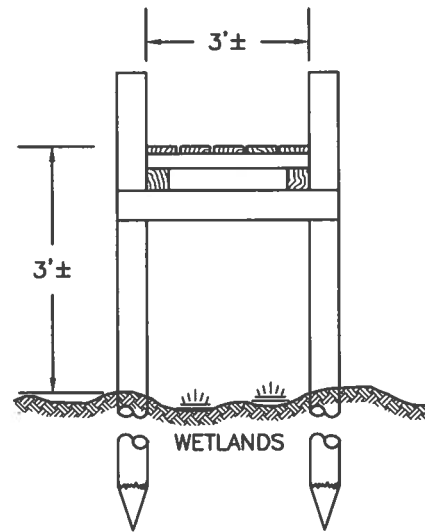


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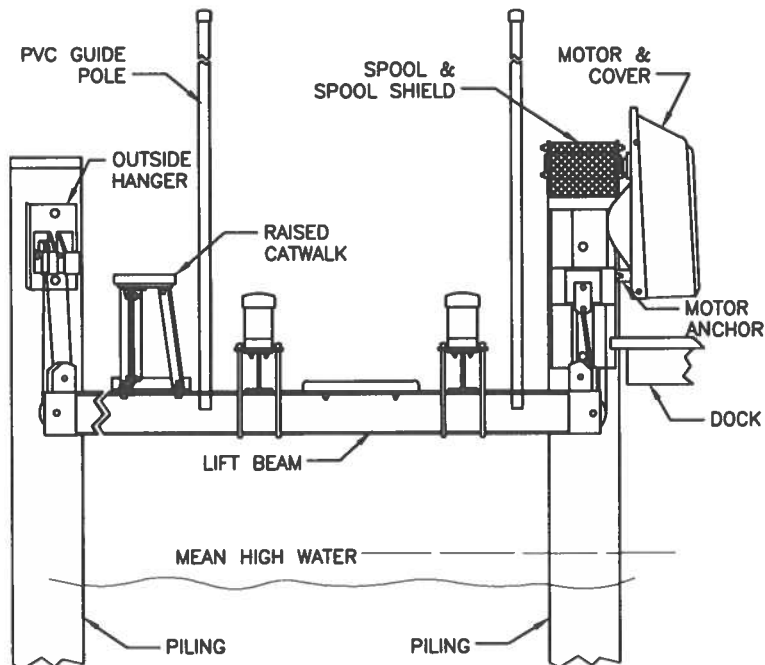




**PIER SECTION**  
NOT TO SCALE



**WALKWAY SECTION**  
NOT TO SCALE



**BOAT LIFT DETAIL**  
NOT TO SCALE

FILE No. D490  
JOB No. 240479  
SCALE: AS NOTED  
DATE: AS NOTED  
SHEET No.  
**6 OF 6**

**DETAILS**  
**ON THE LANDS OF**  
**ROBERT A. ASNER**  
**BISHOPVILLE, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY**  
**TAX MAP 15, GRID 4, PARCEL 252, LOT 10**

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