



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

May 13, 2025

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

Box 64B Selbyville LLC - Request No. 2025-034 – Request to construct 3’x187.5’ elevated walkway over existing vegetated tidal wetlands. Max channelward extension not to exceed 200’. Request to construct a 4.5’x3’ wide timber pier with a 25’x8’ “T” Shaped platform. Max channleward extension 12.5’ This project is located at Lot 4 Jarvis Rd, Bishopville, also known as Tax Map 9, Parcel 287, Lot 4, Fifth 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 28, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-034
Submission Date: 5-13-25

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

Written Description of Proposed Improvement (include channelward distance):

To construct a pier and platform as noted on the approved State and Federal Permits

Property Description:

Map: 9 Parcel: 287 Lot: 4 Section: Block: Tax District:

Street Address: Jarvis Road, Bishopville MD

Subdivision:

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

Owner: Box 64B Selbyville LLC Phone No.

Mailing Address: 1200 Bank Street, Baltimore MD 21230

E-Mail Address: balsamorealestate@yahoo.com

Contractor: Not Chosen at this time Phone No.:

Mailing Address:

E-Mail Address:

Recorded Adjacent Property Owner: Same as applicant

Property Address:

Tax Map: 9 Parcel: 350 Lot: 3A Section: Block:

Recorded Adjacent Property Owner: Same as applicant Christina Dolomant + William Brown

Property Address: 12838 Jarvis Rd Bishopville

Tax Map: 9 Parcel: 344 Lot: 3 Section: Block:

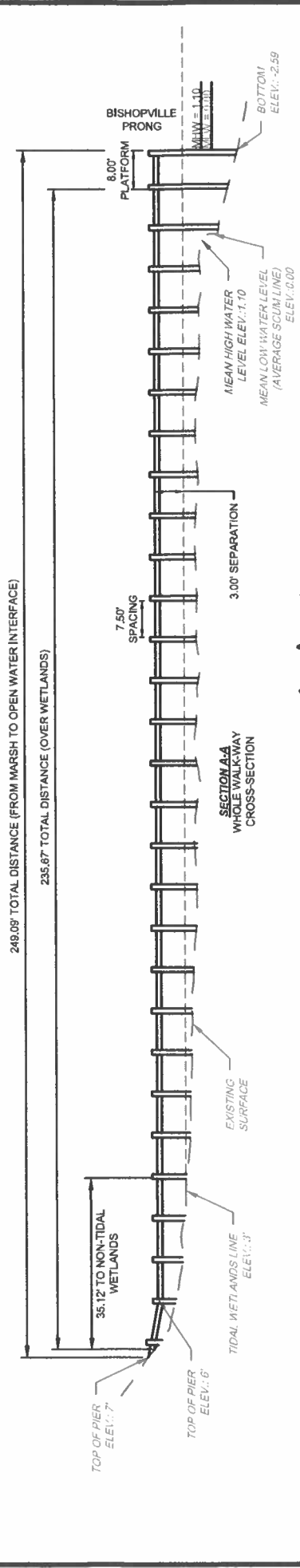
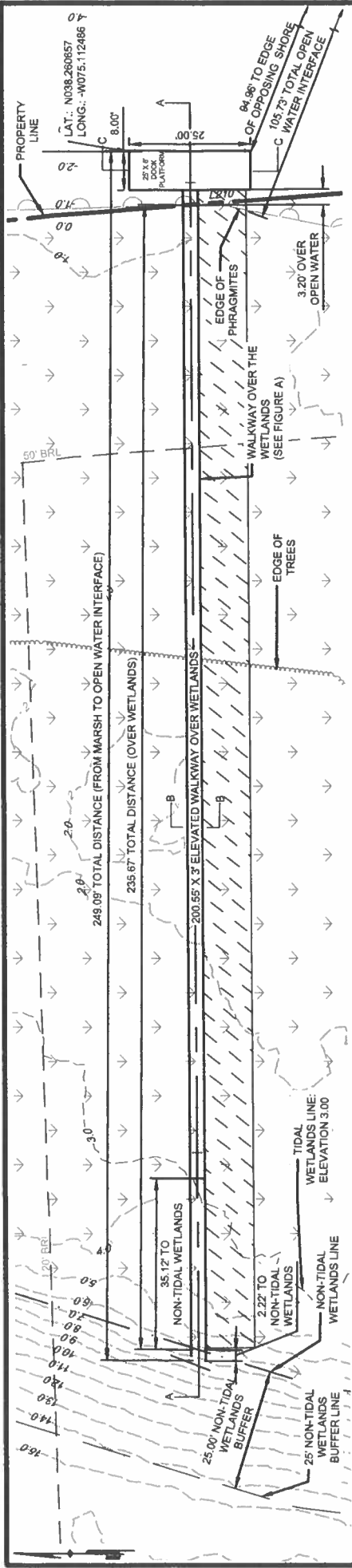
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

CESU
ALW
Owner/Applicant's Signature Date 2/19/25

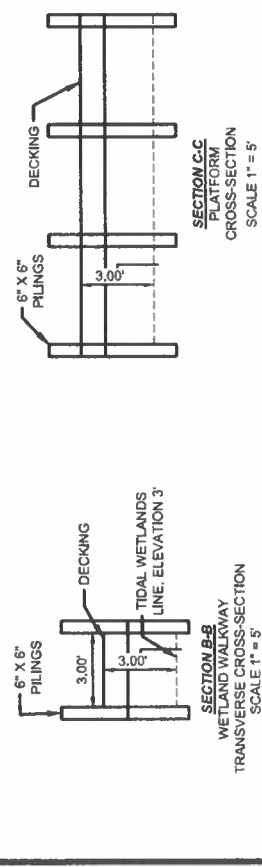
DEPT. USE ONLY:

Notification Distribution Date: 5-13-25 Public Comment Deadline: 5-28-25 (15 calendar days)

Department Approval Date: Expiration:



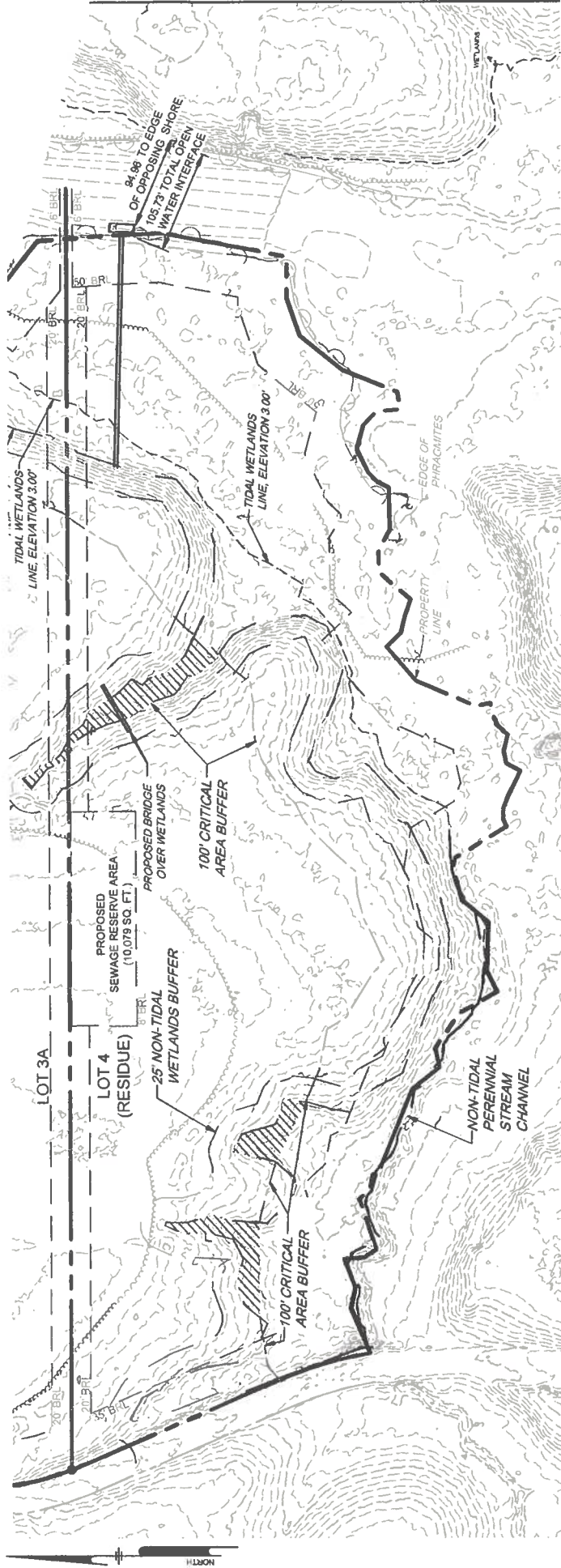
ND S.A.U. observed



NOTES:

1. PROPOSED TIMBER MATS 2,348 SQ.F.T
2. NUMBER OF PILING IN PIER 64 PILES
3. ALL DIMENSIONS ARE ALONG THE SECTION LINE

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT AND ARE THE PROPERTY OF PENNONI ASSOCIATES. NO PART OF THIS DOCUMENT OR ANY OTHER WRITTEN INSTRUMENT OR ADAPTATION BY PENNONI ASSOCIATES FOR THE PROJECT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION OR ADAPTATION BY PENNONI ASSOCIATES. FOR THE PURPOSES OF THIS AGREEMENT, PENNONI ASSOCIATES SHALL BE CONSIDERED THE EMPLOYER OF THE ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, SURVEYOR, AND/OR CONSULTANT. PENNONI ASSOCIATES, ITS OWNERS SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.	PROJECT BAL SX20003 D-4 2023-05-31 DATE REVISED 2025-01-16 DRAWING SCALE 1"=20'	DRAWN BY SJD APPROVED BY KBE
	MAP: 009 GRID: 0011 PARCEL: 0287 & 0350 INF BOX 16 SELBYVILLE LLC 13002 JARVIS ROAD BISHOPVILLE, MD 21033	
	LOT 4 PROPOSED PIER AND CROSS SECTION	
	JOE BAL SAMO 1200 BANK STREET BALTIMORE, DE 21202	



SITE DATA:

1. TIDAL MEAN WATER LINE 3
2. HIGH MEAN WATER LINE 1.11
3. LOW MEAN WATER LINE 0.00
- 3.1. SCUM LINE SHOTS AVERAGE TO 0.00
4. COORDINATES AT THE END OF THE PLATFORM
- 4.2. LATITUDE N038.250857
- 4.3. LONGITUDE -W073.112488
5. NO SAV (SUBMERGED AQUATIC VEGETATION) WAS OBSERVED IN PROJECT AREAS



DATE	NO.	REVISIONS	BY
2024-07-23	2	REVISED PER USAGE COMMENTS	SJD
2024-06-17	1	REVISED PER WORCESTER COUNTY COMMENTS	SJD



VICINITY MAP
SCALE: 1" = 2,000'

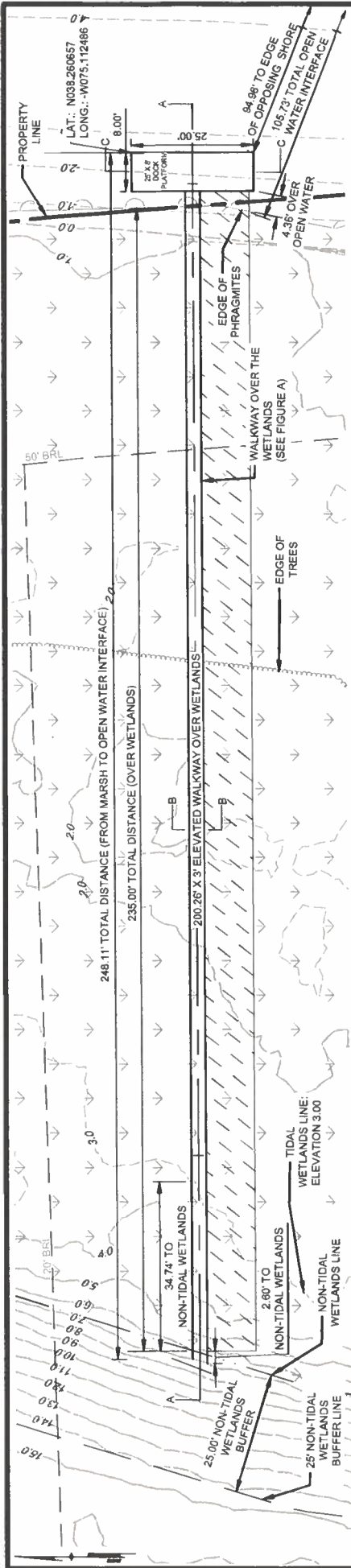
LOT 4 OVERALL SITE PLAN AND VICINITY MAP

I ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19668

T 302.684.6030 F 302.684.8054

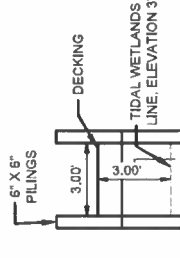
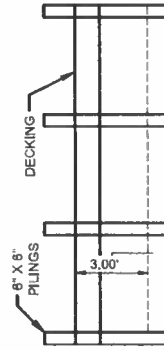
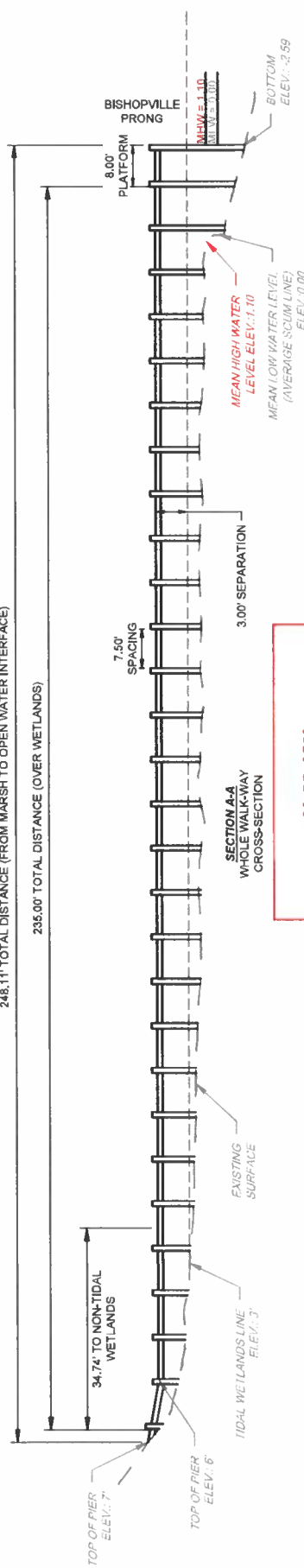
JOE BALSANO
1300 BANK STREET
BALTIMORE, MD 21202

MAP: 008 | GRID: 0011 | PARCEL: 0287 & 0350
NF BOX 64 SELBYVILLE LLC
1300 JARVIS ROAD
BISPOHILL, MD 21013



248.11' TOTAL DISTANCE (FROM MARSH TO OPEN WATER INTERFACE)

235.00' TOTAL DISTANCE (OVER WETLANDS)



SECTION C-C
PLATFORM
CROSS-SECTION
SCALE 1" = 5'

SECTION B-B
WETLAND WALKWAY
TRANSVERSE CROSS-SECTION
SCALE 1" = 5'

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2. NUMBER OF PILING IN PIER 64 PILES



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

PROJECT	BAL SX20003 D-4
DATE	2023-05-31
REVISION	REVISED 2024-01-28
DRAWING SCALE	1"=20'
DRAWN BY	SJD
APPROVED BY	KBE
MAP: 009 GRID: 0011 PARCEL: 0287 & 0350 NIF BOX 84 SELBYVILLE LLC 1300 BANK STREET BALTIMORE, DE 21202	
LOT 4 PROPOSED PIER AND CROSS SECTION JOE BALSAMO 1300 BANK STREET BALTIMORE, DE 21202	

