



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

November 10, 2025

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

Harbor Lights of Ocean City LLC - Request No. 2025-086 – Request to install 300 linear feet of steel sheeting with returns along the existing shoreline to stabilize the failing rip rap and install rip rap immediately in front of new wall. Max channelward extension 24'. This project is located at Old Bridge Rd, Ocean City, also known as Tax Map 27, Parcel 489, Lot 1, 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 November 25, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-086
Submission Date: 11-10-25

X Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

install ~300 lf of steel sheeting with returns along the existing shoreline to stabilize the failing rip rap and install rip rap immediately in front of new wall not to exceed 24' channelward of approximate MHW

Property Description:

Map: 27 Parcel: 489 Lot: 1 Section: _____ Block: _____ Tax District: 10

Street Address: Old Bridge Road, Ocean City, MD 21842

Subdivision: Harbor Lights of Ocean City

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

Owner: Harbor Lights of Ocean City, LLC

Phone No. _____

Mailing Address: 220 16th Street, Ocean City, MD 21842

E-Mail Address: sdorsey@merrittproperties.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: Thomas & Suzanne Petr

Property Address: 11906 Berans Road, Lutherville, MD 21093

Tax Map: 27 Parcel: 487 Lot: 1A Section: _____ Block: _____

Recorded Adjacent Property Owner: Worcester County Commissioners

Property Address: 1 West Market Street, Snow Hill, MD 21863

Tax Map: 27 Parcel: 701 Lot: _____ 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.

Harbor Lights Condominium, LLC

By: Scott E Dorsey
Owner/Applicant's Signature

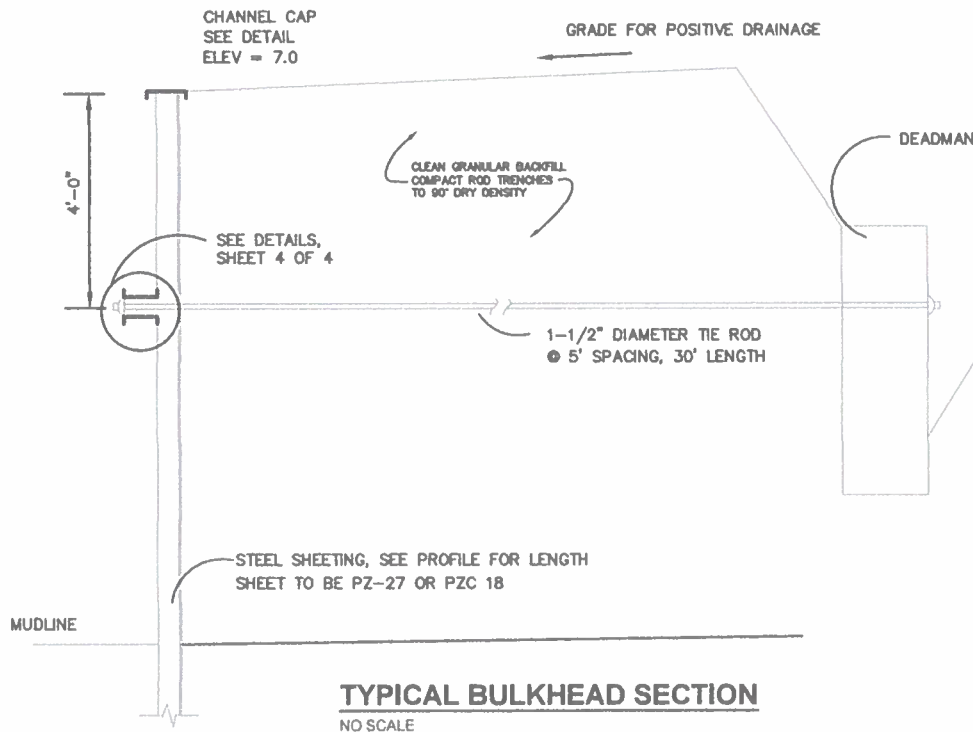
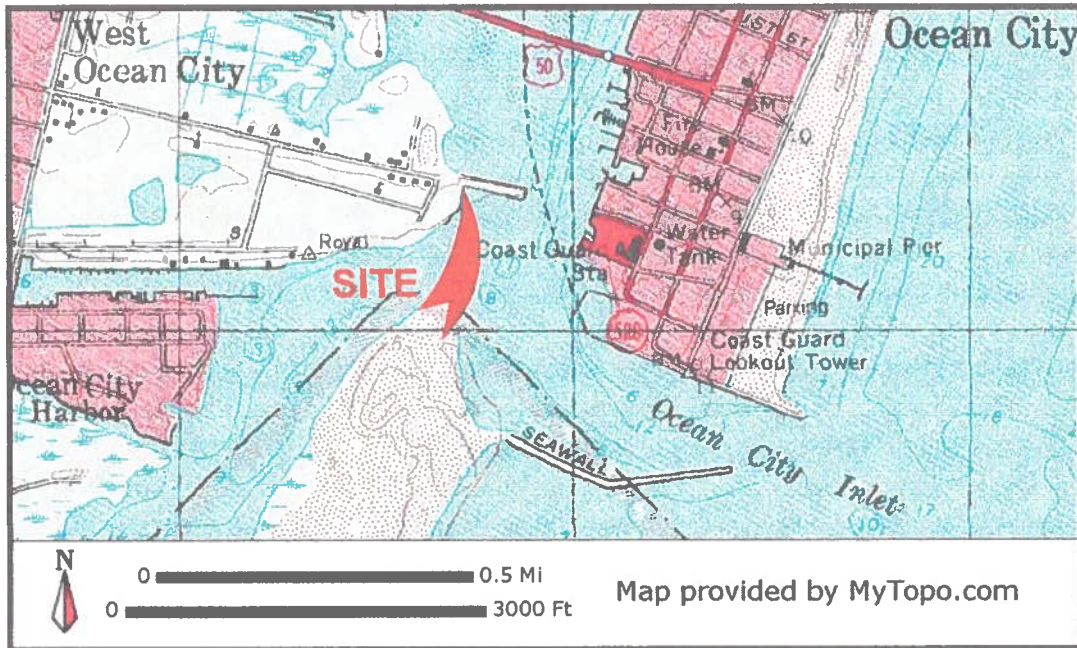
11/6/25
Date

Scott E Dorsey, President

DEPT. USE ONLY:

Notification Distribution Date: 11-10-25 Public Comment Deadline: 11-25-25 (15 calendar days)

Department Approval Date: _____ Expiration: _____



2011 APPROVALS:

AI: 131944
NAB 201061207
11-WL-0153

2018 APPROVALS:

AI: 131944
NAB 201860754
18-WL-0459

PROJECT DESCRIPTION

INSTALL +/-300 L.F. OF STEEL BULKHEAD A MAXIMUM OF 18" CHANNELWARD OF MHW WITH RETURNS ALONG EXISTING SHORELINE TO PROTECT THE EXISTING STRUCTURES/DWELLINGS AND STABILIZE THE FAILING RIP RAP; REPAIR BY REPLACEMENT RIP RAP IMMEDIATELY IN FRONT OF NEW WALL, 12 - 24 FEET CHANNELWARD OF NEW STEEL SHEETING TO MINIMIZE SCOURING. RIP RAP WILL BE WITHIN ORIGINAL 1997 PERMITTED FOOTPRINT.

PROPOSED MARINE REPAIRS HARBOR LIGHTS CONDOMINIUMS, INC. 13060, 13062, 13064, 13066 & 13068 OLD BRIDGE ROAD WEST OCEAN CITY, MARYLAND

LOCATION: HARBOR LIGHTS
WATERWAY: SINEPUXENT BAY/OCEAN CITY INLET
WATER DEPTH MEASUREMENTS: 12/16/2021

NO SAV'S

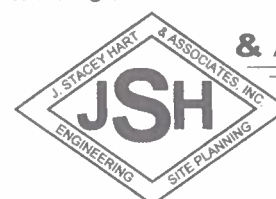
TAX MAP: 27
PARCEL: 489
GRID: 8

JOB NUMBER: 2010-007	SCALE: NONE	SHEET NO: 1 of 5	DATE: 10/23/2023	REVISED: 10/17/2024
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APPLICANT: HARBOR LIGHTS OF OCEAN CITY, LLC
c/o MANN PROPERTIES
220 16th STREET
OCEAN CITY, MD 21842
410-289-6156

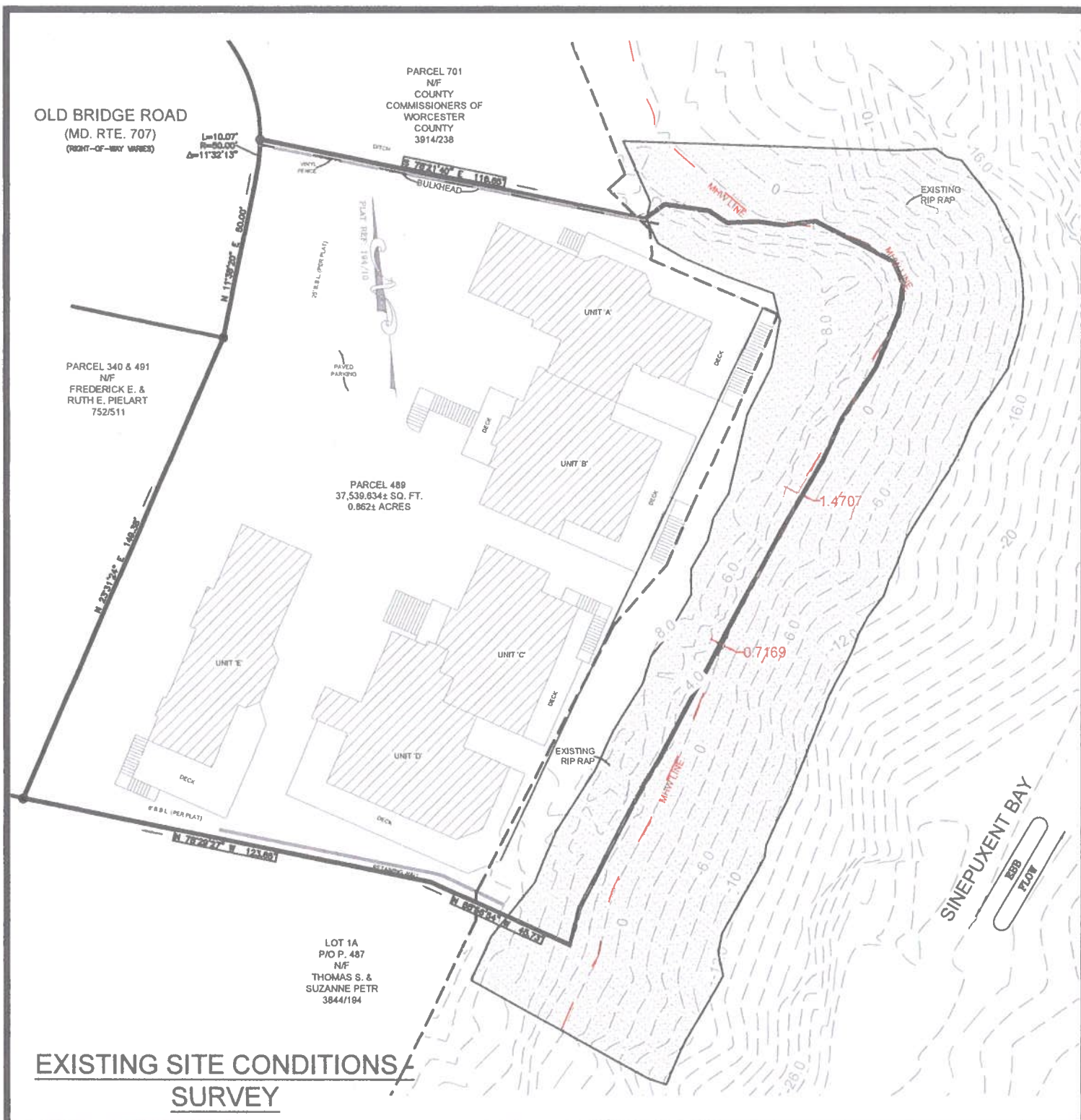
AI#: 131944

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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



**PROPOSED MARINE REPAIRS
HARBOR LIGHTS CONDOMINIUMS, INC.
13060, 13062, 13064, 13066 & 13068 OLD BRIDGE ROAD
WEST OCEAN CITY, MARYLAND**

LOCATION: HARBOR LIGHTS
WATERWAY: SINEPUXENT BAY/OCEAN CITY INLET
WATER DEPTH MEASUREMENTS: 12/16/2021

NO SAV'S

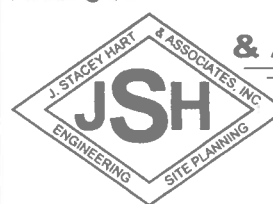
TAX MAP: 27
PARCEL: 489
GRID: 8

JOB NUMBER: 2010-007	SCALE: 1"=40'	SHEET NO: 2 of 5	DATE: 10/23/2023	REVISED: 10/17/24
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13060, 13062, 13064, 13066 & 13068 OLD BRIDGE ROAD
WEST OCEAN CITY, MARYLAND**

LOCATION: HARBOR LIGHTS
WATERWAY: SINEPUXENT BAY/OCEAN CITY INLET
WATER DEPTH MEASUREMENTS: 12/16/2021

NO SAV'S

TAX MAP: 27
PARCEL: 489
GRID: 8

JOB NUMBER: 2010-007	SCALE: 1"=30'	SHEET NO: 3 of 5	DATE: 10/23/2023	REVISED: 10/17/24
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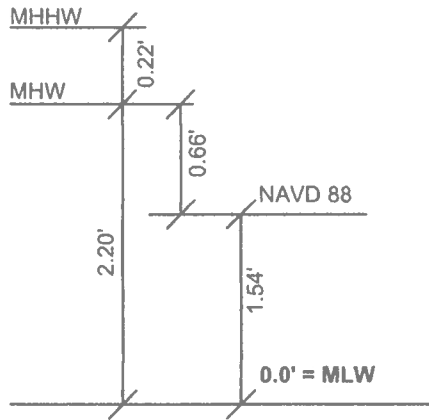
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STONE SIZE RANGE	PERCENT OF GRADATION SMALLER THAN
5.25 - 5.95	100
4.2 - 4.9	85
3.5 - 4	50
1.4 - 2.1	15

DATUM COMPARISONS

SCALE: NONE

DATUM COMPARISONS WERE OBTAINED FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) INFORMATION INTERPOLATED FROM STATION ID# 8570282, PID# HU0367.

ARMOR STONE, $D_{50} = 48"$
PLACED AND CHINKED
SEE GRADATION CHART FOR SIZES

TOE STONE RIP-RAP SLOPE
INTO EXISTING GROUND

1.5 - 2
1

MIRAFI HP370
GEOTEXTILE

12' - 24'

ELEV. 7.00

MHW=ELEV. +2.20

MLW=ELEV. -0.00

NEW STEEL BULKHEAD

TOP OF RIP RAP VARIES BASED
ON MUDLINE ELEVATION

MIRAFI HP370
GEOTEXTILE

8' - 12'

MUDLINE ELEVATION VARIES
+2.0 TO -7.0

- NOTES:
1. ARMOR STONE SHALL HAVE A DENSITY OF 167 LB/CF MINIMUM.
 2. CONTRACTOR SHALL SUBMIT GRADATION AND QUARRY STONE INFORMATION PRIOR TO ORDERING.

RIP-RAP SCOUR PROTECTION DETAIL

NO SCALE

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13060, 13062, 13064, 13066 & 13068 OLD BRIDGE ROAD
WEST OCEAN CITY, MARYLAND

APPLICANT: HARBOR LIGHTS OF OCEAN CITY, LLC
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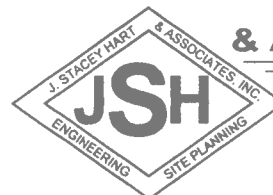
LOCATION: HARBOR LIGHTS
WATERWAY: SINEPUXENT BAY/OCEAN CITY INLET
WATER DEPTH MEASUREMENTS: 12/16/2021

NO SAV'S

TAX MAP: 27
PARCEL: 489
GRID: 8

JOB NUMBER: 2010-007	SCALE: NONE	SHEET NO: 5 of 5	DATE: 10/23/2023	REVISED: 10/17/24
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