



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

October 23, 2023

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

Windlass Real Property LLC – Request No. 2023-092 – Request to construct a 6x114 pier with a 10x20 “L” and install two boat lifts and two PWC lifts with associated pilings. Maximum of 125’ channelward. This project is located at 6040 South Point Rd, Berlin, also known as Tax Map 50, Parcel 24 Lot 8. 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 7, 2023.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2023-092
Submission Date: 10-23-23

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

Written Description of Proposed Improvement (include channelward distance):

construct a 6x114 pier with a 10x20 "L" and install two (2) boat lifts and two (2) PWC lifts with associated pilings a maximum of 125' channelward of approximate MLW

Property Description:

Map: 50 Parcel: 24 Lot: 8 Section: _____ Block: _____ Tax District: 10
Street Address: 6040 South Point Road
Subdivision: _____
 Dwelling on lot: X Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Windlass Real Property LLC, c/o Shawn Harrison Phone No. 443-235-6782
Mailing Address: 5554 East Nithsdale Drive, Salisbury, MD 21801
E-Mail Address: shawn@realhvacservices.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: John J. Nemeskay
Property Address: 6048 South Point Road, Berlin, MD 21811
Tax Map: 50 Parcel: 14 Lot: _____ Section: _____ Block: _____

Recorded Adjacent Property Owner: Zackary Keenan & Anastacia Jester
Property Address: 6038 South Point Road, Berlin, MD 21811
Tax Map: 50 Parcel: 15 Lot: _____ Section: _____ Block: _____

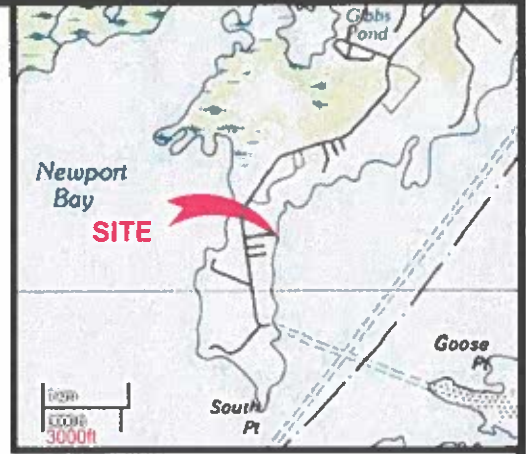
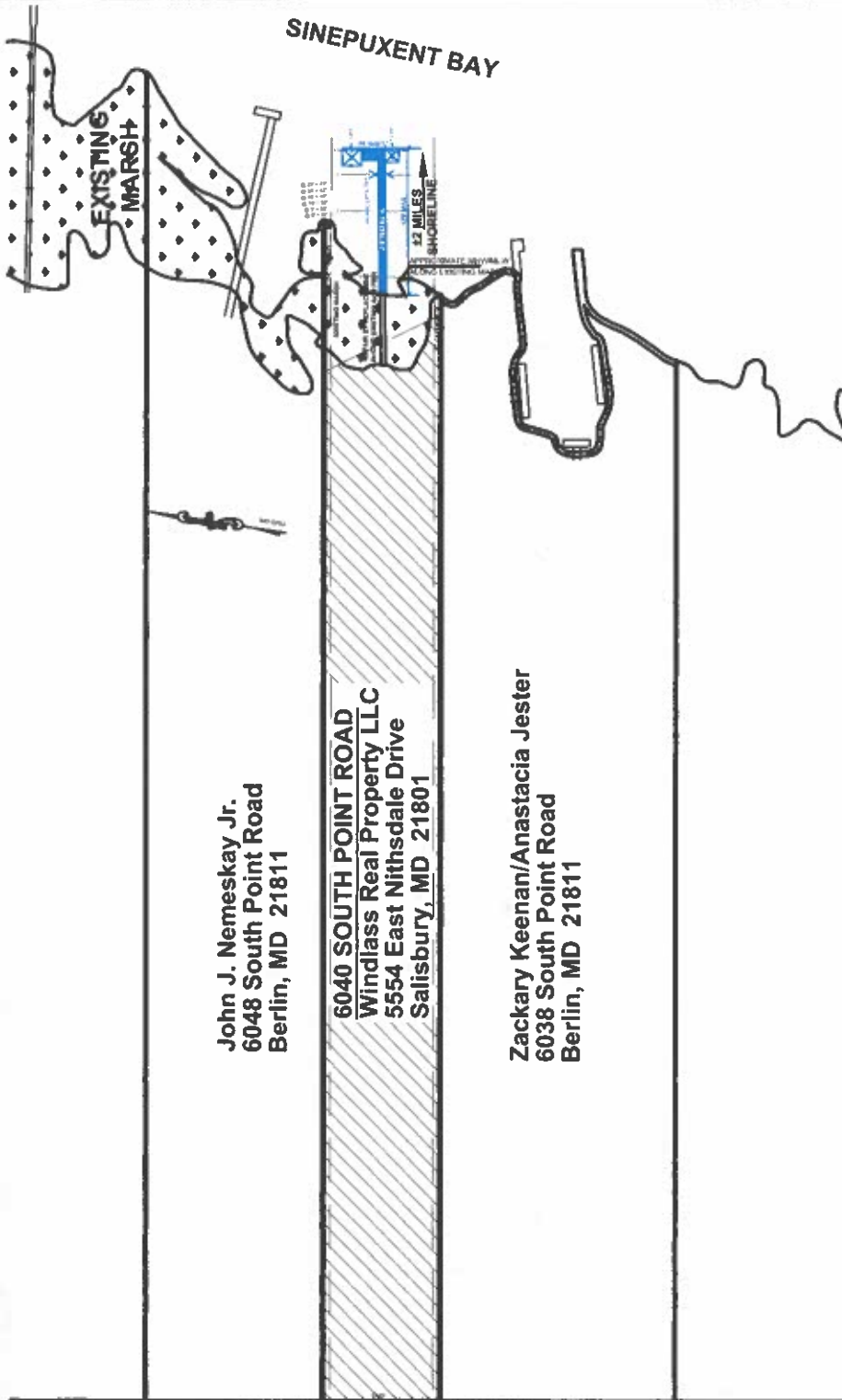
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

Shawn Harrison 10/16/23
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 10-23-23 Public Comment Deadline: 11-7-23 (15 calendar days)
Department Approval Date: _____ Expiration: _____

SINEPUXENT BAY



John J. Nemeskay Jr.
6048 South Point Road
Berlin, MD 21811

6040 SOUTH POINT ROAD
Windlass Real Property LLC
5554 East Nithsdale Drive
Salisbury, MD 21801

Zackary Keenan/Anastacia Jester
6038 South Point Road
Berlin, MD 21811

SOUTH POINT ROAD

PROJECT DESCRIPTION:

Construct a 6x114 pier with a 10x20 "L" and install two (2) boat lifts and two (2) PWC lifts with associated pilings a maximum of 125' channelward of approximate MHW.

The pier will connect to an existing 4x50 pier over marsh.

**WINDLASS REAL PROPERTY LLC
PROPOSED PIER - REPAIR BY REPLACEMENT
6040 SOUTH POINT ROAD
BERLIN**

APPLICANT: Windlass Real Property LLC
c/o Shawn Harrison
5554 East Nithsdale Drive
Salisbury, MD 21801
shawn@realhvacservices.com / 443-235-6782

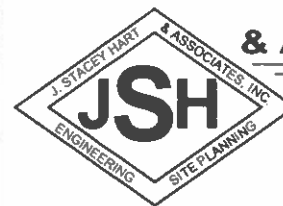
LOCATION: BAY SHORES PLAT
WATERWAY: SINEPUXENT BAY
WATER DEPTH MEASUREMENTS: 10/14/2023
REFERENCED TO MLW 12:00 P.M.

NO SAV'S

TAX MAP: 50
GRID: 24
PARCEL: 24
LOT: 8

JOB NUMBER: P23-044	SCALE: 1"=150'	SHEET NO.: 1 of 3	DATE: 10/2023	REVISED: N/A
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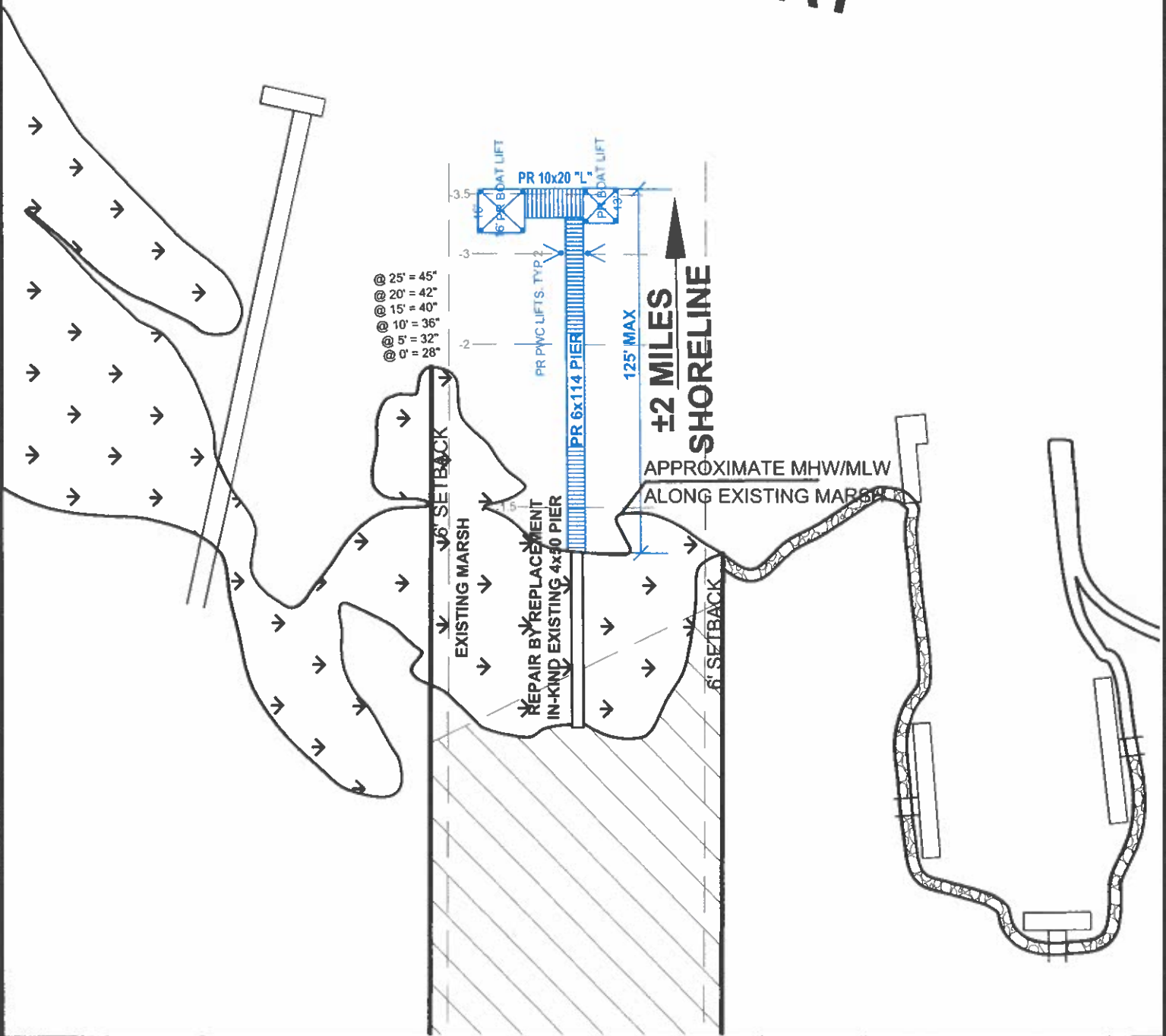


J. STACEY HART & ASSOCIATES, INC.

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



SINEPUXENT BAY



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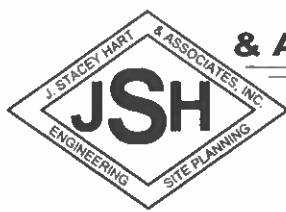
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WATERWAY: SINEPUXENT BAY
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NO SAV'S

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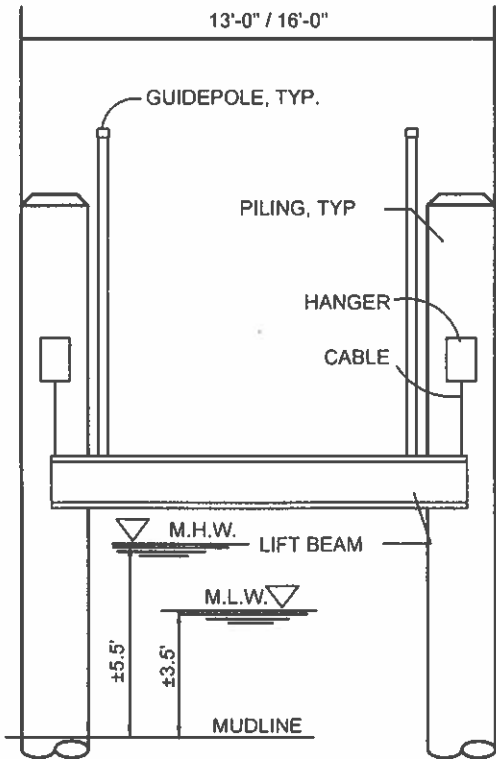
JOB NUMBER: P23-044	SCALE: 1"=50'	SHEET NO.: 2 of 3	DATE: 06/2023	REVISED: N/A
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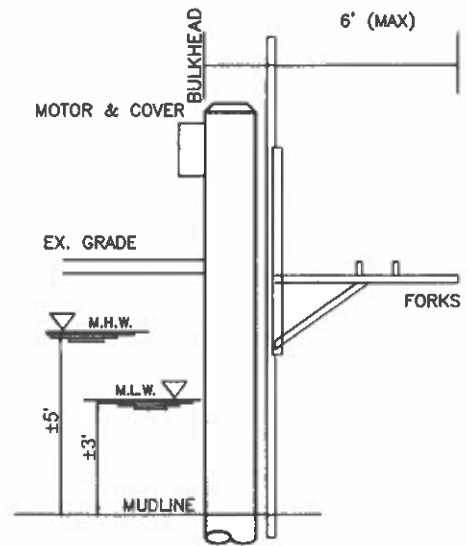


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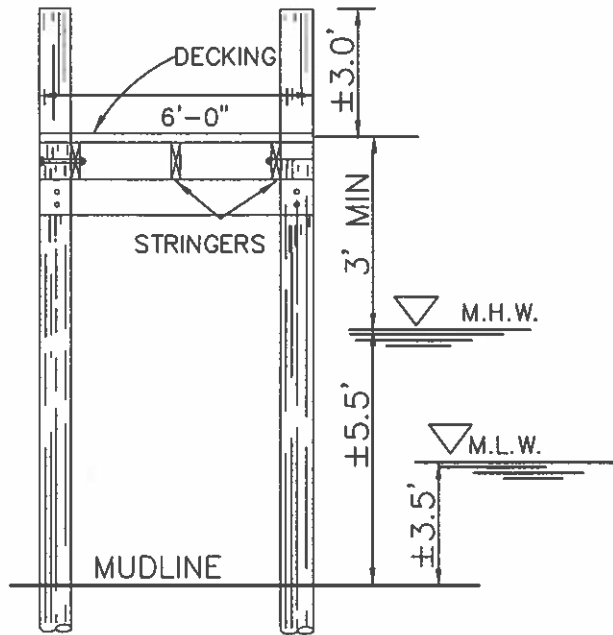


BOAT LIFTS SECTION: NO SCALE



PWC LIFTS SECTION: NO SCALE

PIER: NO SCALE



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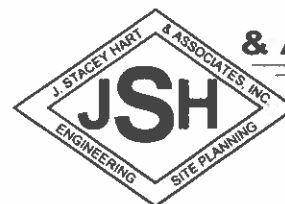
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NO SAV'S

TAX MAP: 50
GRID: 24
PARCEL: 24
LOT: 8

JOB NUMBER: P23-044	SCALE: none	SHEET NO: 3 of 3	DATE: 06/2023	REVISED: N/A
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