



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

August 7, 2025

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

Andrew Cohen - Request No. 2025-061 – Request to remove existing pier/dock and install a 6'x20' dock, install a 5'x37' pier and install one boat lift with associated pilings. Max channelward ext 43'. This project is located at 28 Lookout Point Rd, Ocean Pines, also known as Tax Map 16, Parcel 41, Lot 119. 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 August 22, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-061
Submission Date: 8-25

_____ Major Construction (\$300.00)

_____ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Remove Existing Pier/Dock - Install 6' x 20' Dock- Install 5' x 37' Pier - Install (1) Boat Lift w/ Associate Pilings
Max Chnl 43'

Property Description:

Map: 0016 Parcel: 0041 Lot: 119 Section: 4 Block: _____ Tax District: 03

Street Address: 28 Lookout Point Road Ocean Pines MD 21811

Subdivision: _____

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

Owner: Andrew Cohen Phone No. 301-370-1334

Mailing Address: 146 Crystal Spring Dr., Ashton-Sandy Spring, MD 20861

E-Mail Address: info@southlawn.com

Contractor: Ocean City Boat Lifts & Marine Construction Inc Phone No.: 410-352-5095

Mailing Address: 12010 Industrial Park Road Unit 11 Bishopville MD 21813

E-Mail Address: oceancitylifts.kayla@aol.com

Recorded Adjacent Property Owner: Richard Forero & Susan Wukelic

Property Address: 30 Lookout Point Ocean Pines MD 21811

Tax Map: 0016 Parcel: 0041 Lot: 118 Section: 4 Block: _____

Recorded Adjacent Property Owner: Barbara Cox Site: 24 Lookout

Property Address: 17 Lookout Point Ocean Pines MD 21811 mailing

Tax Map: 0016 Parcel: 0041 Lot: 120 Section: 4 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.

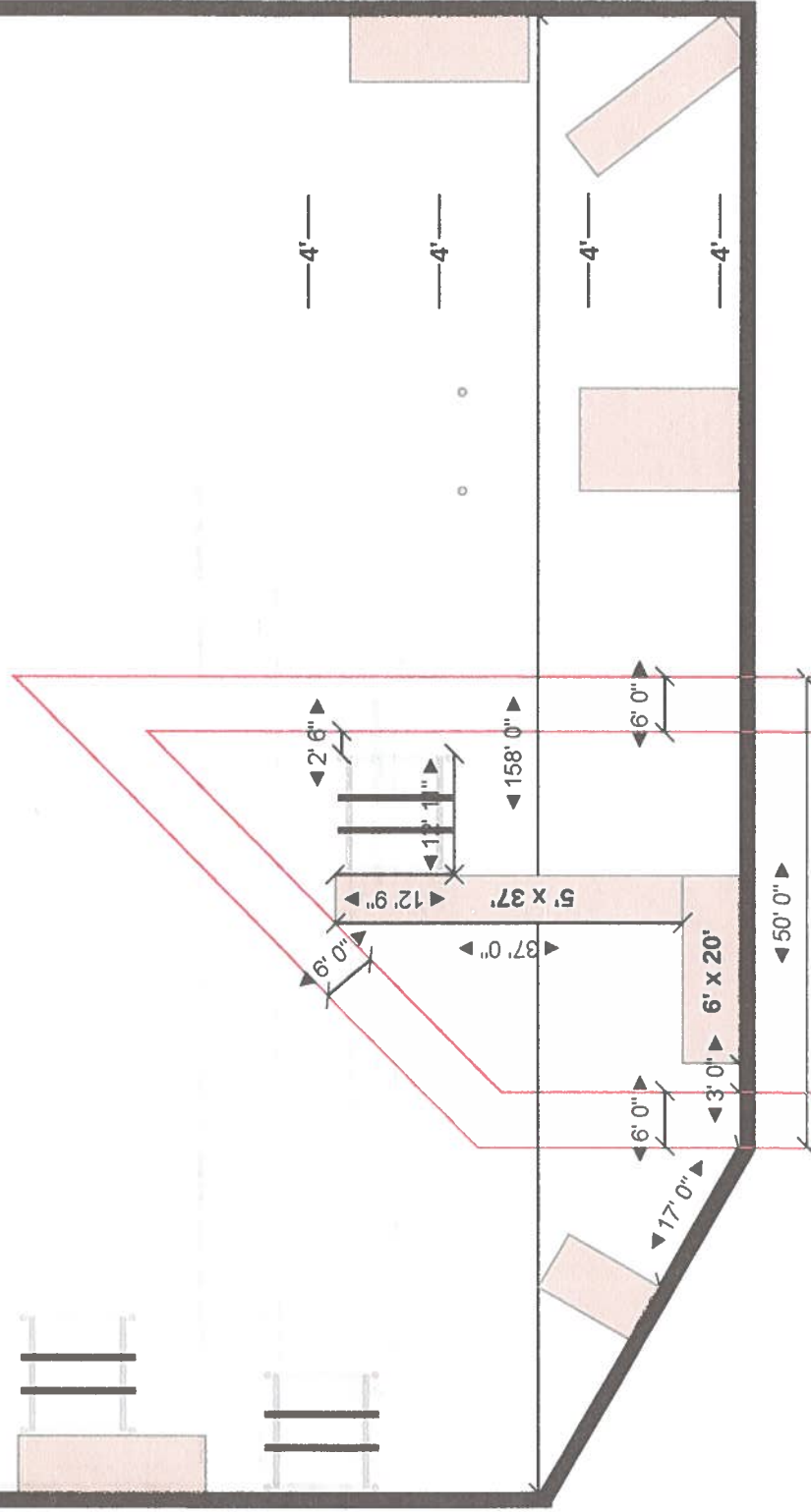
Andrew Cohen 07/09/25
Owner/Applicant's Signature Date

DEPT. USE ONLY:

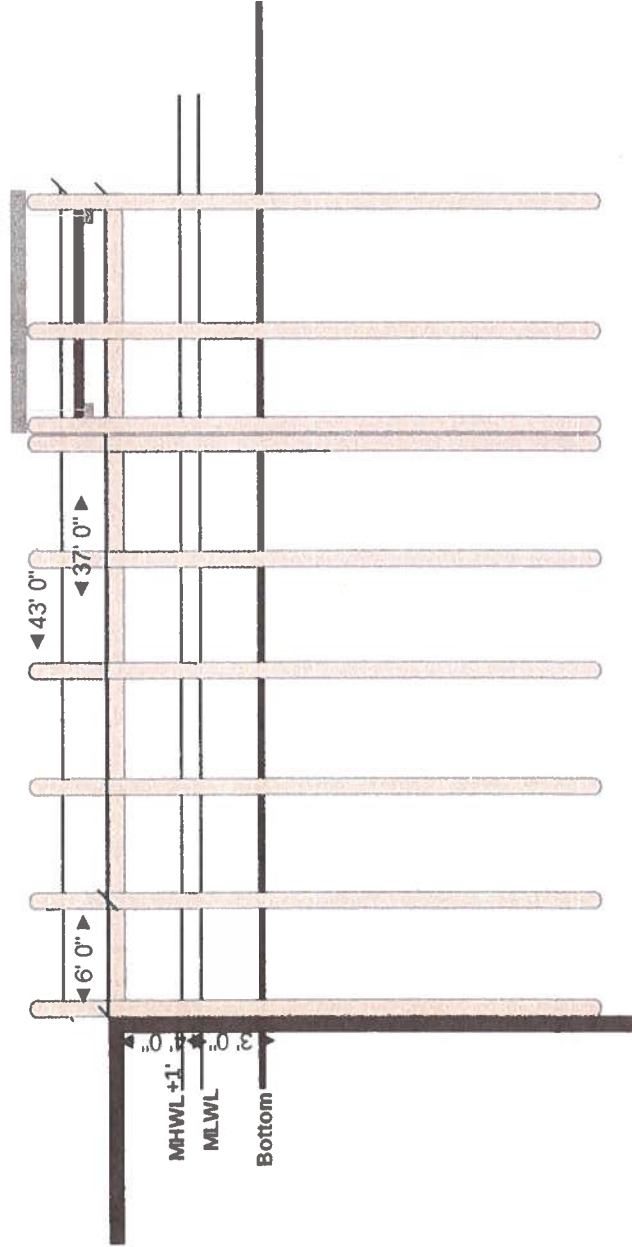
Notification Distribution Date: 8-7-25 Public Comment Deadline: 8-22-25 (15 calendar days)

Department Approval Date: _____ Expiration: _____

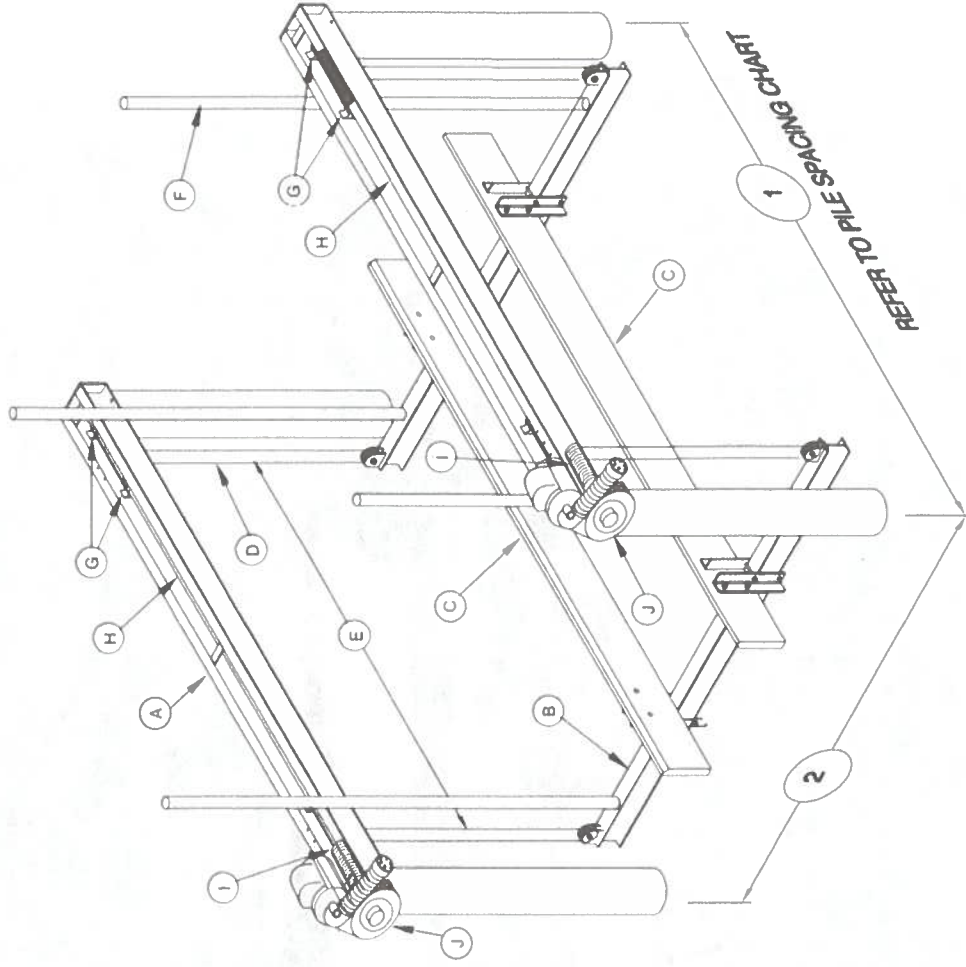
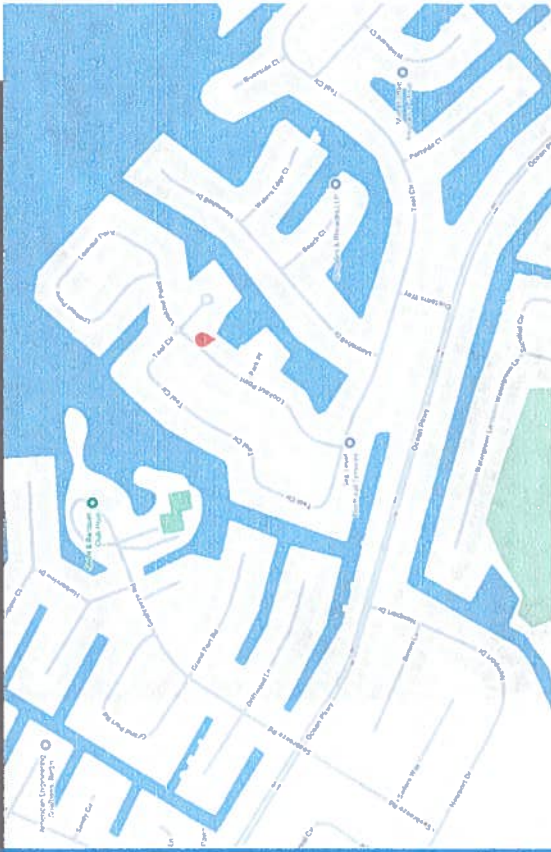
North Arrow
↙



Site:	28 Lookout Point, Ocean Pines, MD 21811	Property Owner:	Cohen	Project ID:	25-249	Plan:	Proposed	Notes:	-No known SAV -Max Chnl. 43'	Ocean City Boat Lifts (410) 352-5095 oceancitylifts.kayla@aol.com 12010 Industrial Park Rd., Unit 11, Bishopville, MD 21813
Scope of Work:	Remove Existing Dock/Pier - Install 6' x 20' Dock - Install 5' x 37' Pier - Install (1) 4 Piling Boat Lift w/ Associate Pilings	Scale:	1"=20'	Date:	07/08/2025	Contractor:	OC Boat Lifts			



Site: 28 Lookout Point, Ocean Pines, MD 21811	Property Owner: Cohen	Project ID: 25-249	Plan: Cross Section	Notes: -No known SAV -Max Chnl. 43'	Ocean City Boat Lifts (410) 352-5095 oceancitylifts.kayla@aol.com 12010 Industrial Park Rd., Unit 11, Bishopville, MD 21813
Scope of Work: Remove Existing Dock/Pier - Install 6' x 20' Dock - Install 5' x 37' Pier - Install (1) 4 Piling Boat Lift w/ Associate Pilings	Scale: 1"=20'	Date: 07/08/2025	Contractor: OC Boat Lifts		



Site:	28 Lookout Point, Ocean Pines, MD 21811	Property Owner:	Cohen	Project ID:	25-249	Plan:	Map/Spec	Notes:	Ocean City Boat Lifts (410) 352-5095 oceancitylifts.kayla@aol.com 12010 Industrial Park Rd., Unit 11, Bishopville, MD 21813
Scope of Work:	Remove Existing Dock/Pier - Install 6' x 20' Dock - Install 5' x 25' Pier - Install (1) 4 Piling Boat Lift w/ Associate Piling	Scale:	1"=20'	Date:	07/08/2025	Contractor:	OC Boat Lifts	-No known SAV -Max Chnl.	

