



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 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:

Linda Demmler - Request No. 2025-068 – Request to construct a 3' X 485' elevated walkway over existing vegetated wetlands with a 6' x 30' bump out over existing mud flat. Max channelward extension 391'. Request to construct a 80' x 6' timber pier with a 8'x25' "L" platform. Request to install one boat lift with associated piles. Request to install one PWC lift. Max channelward 88'. This project is located at Lot 12 South Point Rd, Berlin, also known as Tax Map 50, Parcel 24, Lot 12. 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 September 5, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-068
Submission Date: 8-21-25



Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

1. Construct 3-foot wide 485 long elevated walkway over existing vegetated wetlands, 6-foot wide 30 long barge pier over existing mud flat extending 391-foot channelward of upland/marsh interface 2. Construct 80-foot long 6-foot wide timber pier with 9-foot long 25-foot wide "L" head platform, one boat lift (*)

Property Description:

Map: 50 Parcel: 24 Lot: 12 Section: _____ Block: _____ Tax District: _____
Street Address: Lot 12, 5 Point Rd Berlin MD 21011
Subdivision: BAY SHORES
Dwelling on lot: _____ Dwelling under construction: _____ Vacant: ☒ Commercial: _____

Owner: Linda Demmler Phone No. 443-994-9573
Mailing Address: 105 Boone Tr Saarna Port MD 21146
E-Mail Address: mjackson07@hotmail.com

Contractor: Blue Fish Construction Phone No.: 410-430-0553
Mailing Address: 106 120th St. Unit 404 Ocean City MD 21842
E-Mail Address: _____

Recorded Adjacent Property Owner: Charles & Vangelia Brown
Property Address: 6024 5 Point Rd Berlin MD 21011
Tax Map: 50 Parcel: 24 Lot: 11 Section: _____ Block: _____

Recorded Adjacent Property Owner: Harry & Jenna Menton's
Property Address: 6014 5 Point Rd Berlin MD 21011 - 626 Whitby Dr
Tax Map: 50 Parcel: 24 Lot: 13 Section: _____ Block: _____ Wilmington De 19803

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.

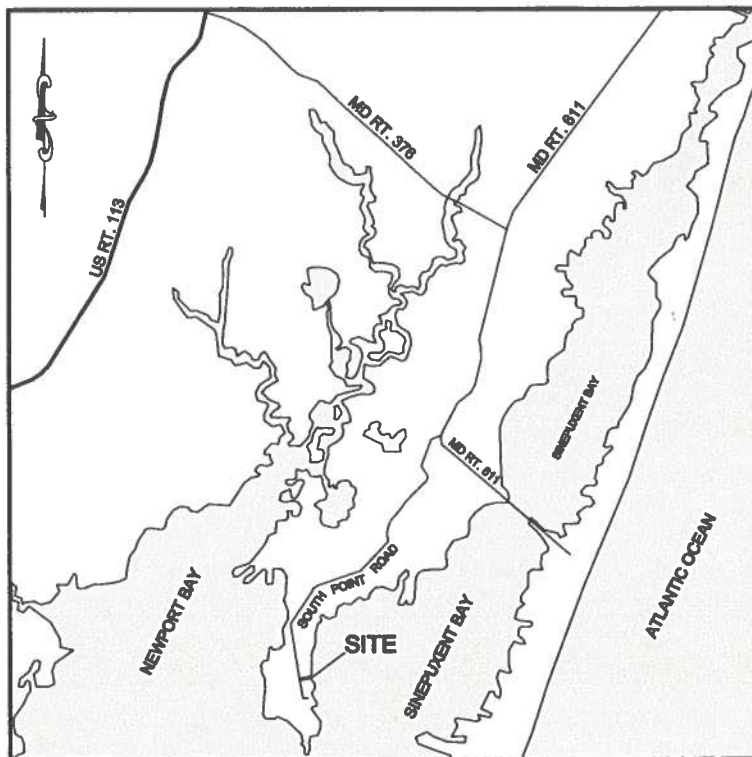
Linda Demmler 7/31/25
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 8-21-25 Public Comment Deadline: 9-5-25 (15 calendar days)
Department Approval Date: _____ Expiration: _____

Revised 7/1/19

(*) with piles and one PWC lift, extending 93 feet channelward of marsh/open water interface.

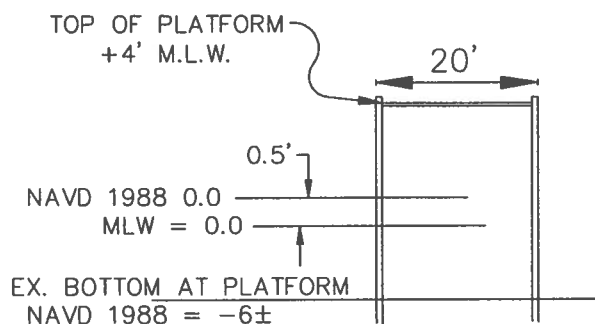
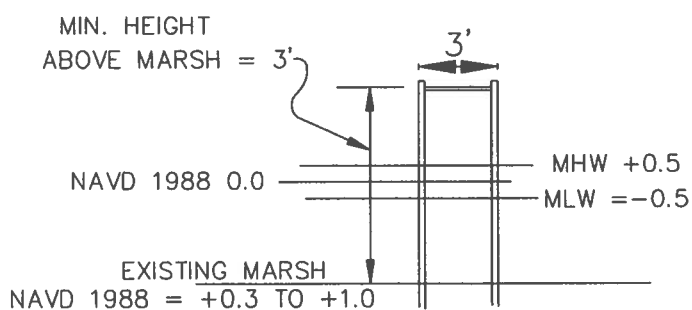


VICINITY MAP

PERMIT PLAN

LINDA DEMMLER
LOT 12 - BAY SHORES
P/O PARCEL 24 - TAX MAP 50
WORCESTER COUNTY, MARYLAND

25-PR-0464
202560717
186062
7/14/2025
RMS



MAX WALK
WIDTH OVER WETLANDS = 3'
WIDTH OVER WATER = 6'

Total length of 6' wide pier = 110' ±
Total length of 3' wide pier = 361' ±

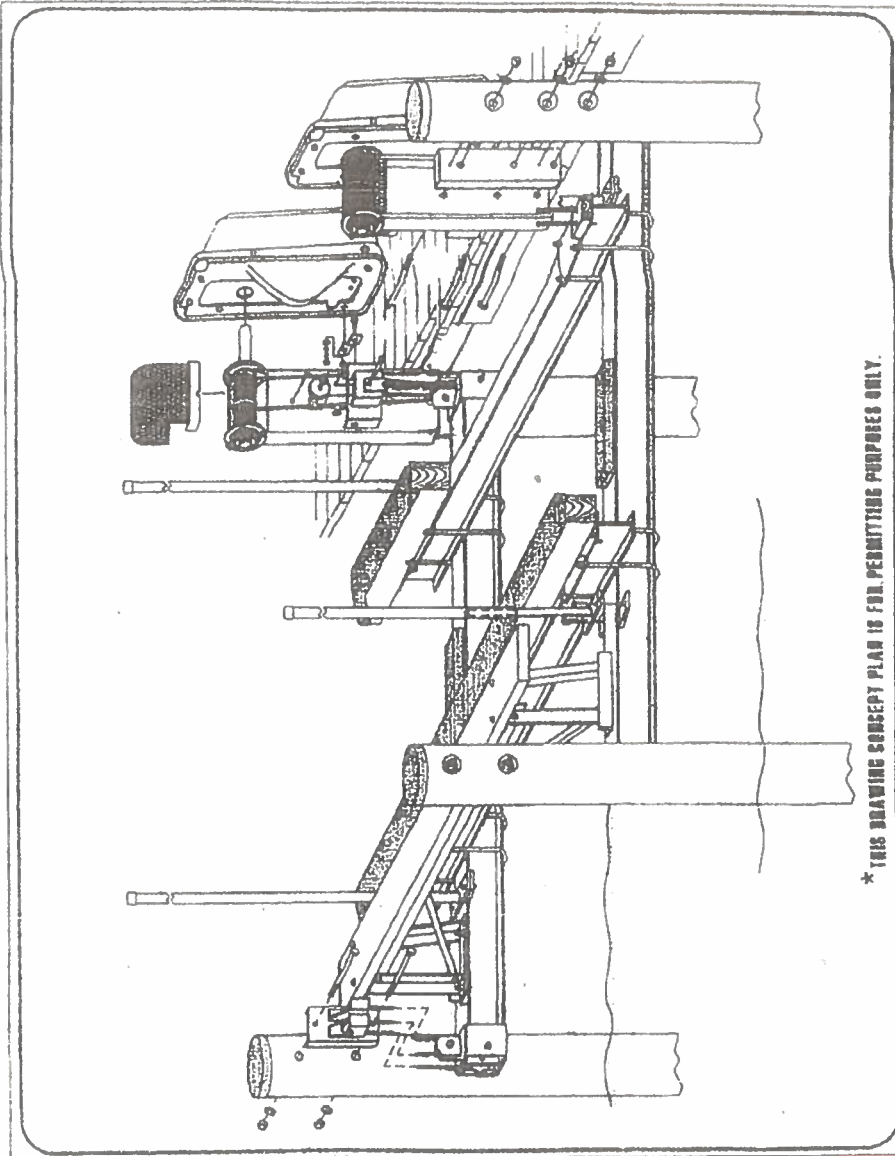
NOTE : 1. THERE ARE NO REPORTED SAV BEDS.
2. MLW IS -0.5 NAVD 1988

Frank G. Lynch, Jr.
& Associates, Inc.

SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN MARYLAND 21811
(410) 641-5353 · 641-5773

DRAWN BY FGL JR.
FILE NO. 11877-25
DATE 5-12-2025 REV 7-14-25
SHEET 1 of 3

TYPICAL BOAT LIFT INSTALLATION



*THIS DRAWING CONCEPT PLAN IS FOR PERMITTING PURPOSES ONLY.

25-PR-0464
202560717
186062
7/14/2025
RMS

BOAT LIFT DETAIL

Frank G. Lynch, Jr.
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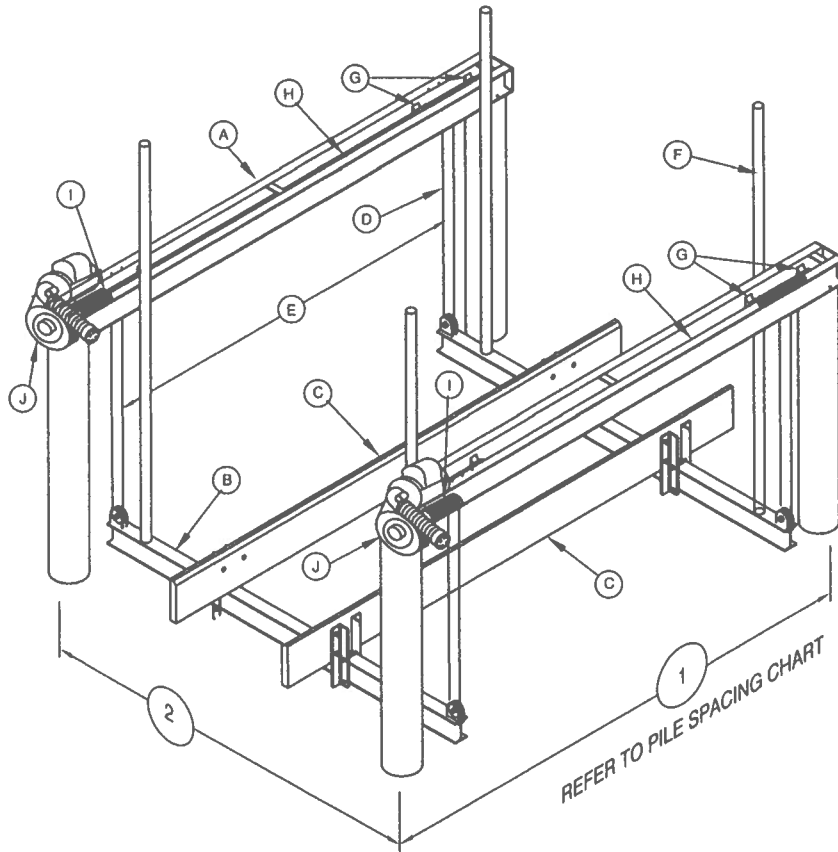
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DRAWN BY FGL JR.
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SHEET 3 of 3

GOLDEN ENGINEERED 4 POST, 2 MOTOR SEA DRIVE BOAT LIFTS



Double the Speed, Double the Strength.



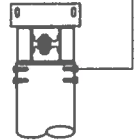
PILE SPACING CHART
The boat center of gravity needs to be set in the center of the top beam

Lift Capacity	1" Dimension	2" Dimension	Recommended Pile Diameters
Lb.	Ft.	Ft.	In.
5,000	11	10	8
7,500		12	
10,000			
12,000	12	12.5	10
14,000			
16,000		14	
20,000	14		
24,000		16	12
28,000	16		

STAINLESS STEEL PILING MOUNT BRACKET - RECOMMENDED ATTACHMENT BASED ON BRACKET CONFIGURATION. VERIFY ADEQUACY BASED ON ACTUAL SITE CONDITIONS
4-3/8" STAINLESS STEEL LAG SCREWS USED TO CONNECT THE BRACKETS TO THE PILING AND 2-3/8" STAINLESS STEEL CARRIAGE BOLTS USED TO CONNECT THE BRACKETS TO THE LIFT CHANNELS

NOTE: THIS STRUCTURE HAS BEEN DESIGNED FOR LOADS ASSOCIATED WITH AN ULTIMATE WIND SPEED OF 180 MPH, EXPOSURE "D", RISK CATEGORY I, CALCULATED PER FLORIDA BUILDING CODE 8th EDITION, 2023, ASCE/SEI 7-22 AND ADM-2020. BOATS SHALL NOT BE STORED ON LIFTS DURING HIGH WIND EVENTS.

IN GENERAL, PILING PENETRATION TO BE A MINIMUM OF 10' INTO THE SAND BOTTOM OR 5' INTO THE ROCK STRATA. SUB-SURFACE CONDITIONS CAN VARY GREATLY. THE CONTRACTOR SHALL VERIFY ALL PILE CAPACITIES. ALL PILING TO BE 2.5 C.C.A. PRESSURE TREATED WOOD. ALL STRUCTURAL MEMBERS TO BE 6061-T6 ALUMINUM.

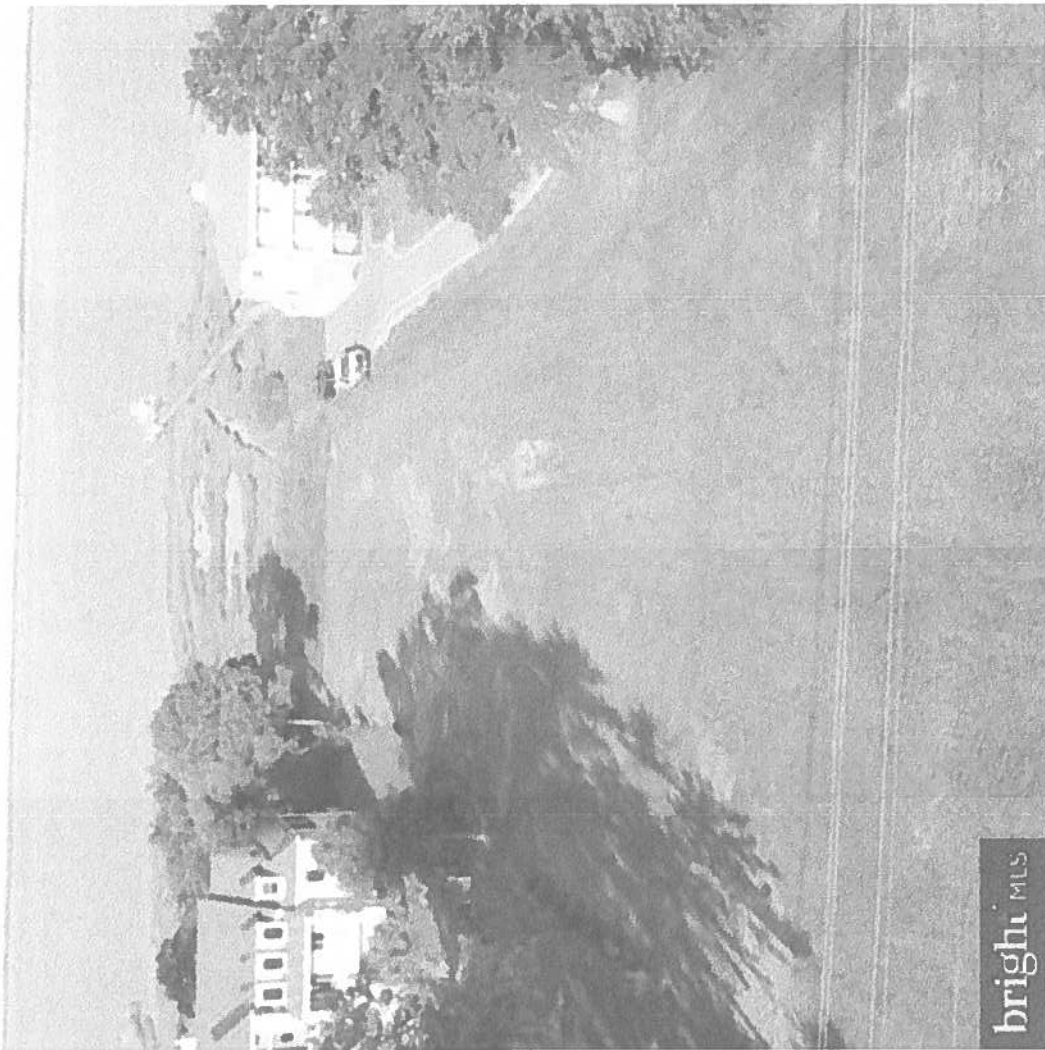


SUMMARY OF DESIGN FEATURES

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)		
LIFT CAPACITY	TOP BEAM CHANNEL 2 EACH	CRADLE I-BEAM 2 EACH	BUNK	CABLE SIZE	CABLE SPREAD	GUIDE POST HGTH	BRGS	DRIVE SHAFT	WINDER DIA	MOTOR HP VOLTAGE	INCHES OF LIFT PER MIN	
Lbs	INCHES	INCHES		INCHES	IN							
5,000#	4 H x .15 2 W x .23 141" OAL	6 H x .19 4 W x .29 120" LGTH	2x8x144 ROUGH	4 - 5/16" x15" ST ST 1 PART	107.75	80"	10 - 2" H.D. EXTRUDED 6061-T6 ALUM.	1-15/16" DIA. SCH 40 GALV PIPE	3-1/2" DIA SCH 80 ALUM PIPE W/ CABLE GROOVES	2 - 3/4 HP 120V/20A 240V/10A	42" to 108"	
7,500#	5 H x .15 2.25 W x .26 x 153" OAL	6 H x .19 4 W x .29 144" LGTH			120.75					2 - 1 HP 120V/28A 240V/14A		
10,000#	6 H x .17 2.5 W x .29 x 153" OAL	8 H x .23 5 W x .35 150" LGTH		4 - 5/16" x30" ST ST 2 PART	116.75					2 - 3/4 HP 120V/20A 240V/10A	20" to 108"	
12,000#	7 H x .17 2.75 W x .29 x 153" OAL	8 H x .25 5 W x .41 150" LGTH										
14,000#	7 H x .17 2.75 W x .29 x 153" OAL	8 H x .25 5 W x .41 150" LGTH										
16,000#	8 H x .19 3 W x .35 x 153" OAL	10 H x .25 6 W x .41 168" LGTH	3x10x192 ROUGH	4 - 5/16" x45" ST ST 3 PART	127.75	120"		1-15/16" DIA. SCH 80 GALV PIPE			2 - 1 HP 120V/28A 240V/14A	21" to 54"
20,000#	8 H x .25 3.75 W x .41 x 177" OAL	10 H x .25 6 W x .41 192" LGTH			151.75							
24,000#	8 H x .25 3.75 W x .41 x 201" OAL	10 H x .29 6 W x .50 192" LGTH										
28,000#	10 H x .526 2.88 W x .437 x 206" OAL	12 H x .29 7 W x .47 192" LGTH		4 - 5/16" x60" ST ST 4 PART	150.3125						2 - 1-1/2 HP 120V/30A 240V/15A	14" to 54"







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