



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

December 9, 2025

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

Thomas Johnson - Request No. 2025-094 – Request to line 75 feet of tidal shoreline with sand and burlap sandbags to provide short-term protection from erosion. Max channelward extension 7.5'. This project is located at 5827 South Point Rd, Berlin, also known as Tax Map 50, Parcel 51, Lot 31, 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 December 24, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-094
Submission Date: 12-9-25

☒ Major Construction (\$300.00)

☐ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Line 75' feet of tidal shoreline with sand and burlap sandbags to provide short-term protection from erosion

Property Description:

Map: 0050 Parcel: 0051 Lot: 31 Section: _____ Block: _____ Tax District: _____
Street Address: 5703 Waterside Drive, Berlin, MD 21811 5827 South Pt. Rd, Berlin, MD 21811
Subdivision: _____
Dwelling on lot: _____ Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Thomas F. Johnson

Phone No. (410) 251-7579

Mailing Address: 5703 Waterside Drive, Berlin, MD 21811

Po Box 500 Berlin MD 21811

E-Mail Address: tjohn24142@aol.com

Contractor: DNR

Phone No.: (410) 260-8720

Mailing Address: 580 Taylor Ave E-2 Annapolis, MD 21401

E-Mail Address: samuel.eckert@maryland.gov

Recorded Adjacent Property Owner:

Property Address: David and Kimberly Quillen 5705 Waterside Dr Berlin MD
Tax Map: 0050 Parcel: 0051 Lot: 19 Section: _____ Block: _____ 21811

Recorded Adjacent Property Owner:

Property Address: Worcester County 1 West Market St Snow Hill MD 21863
Tax Map: 0050 Parcel: 0012 Lot: _____ Section: _____ Block: _____

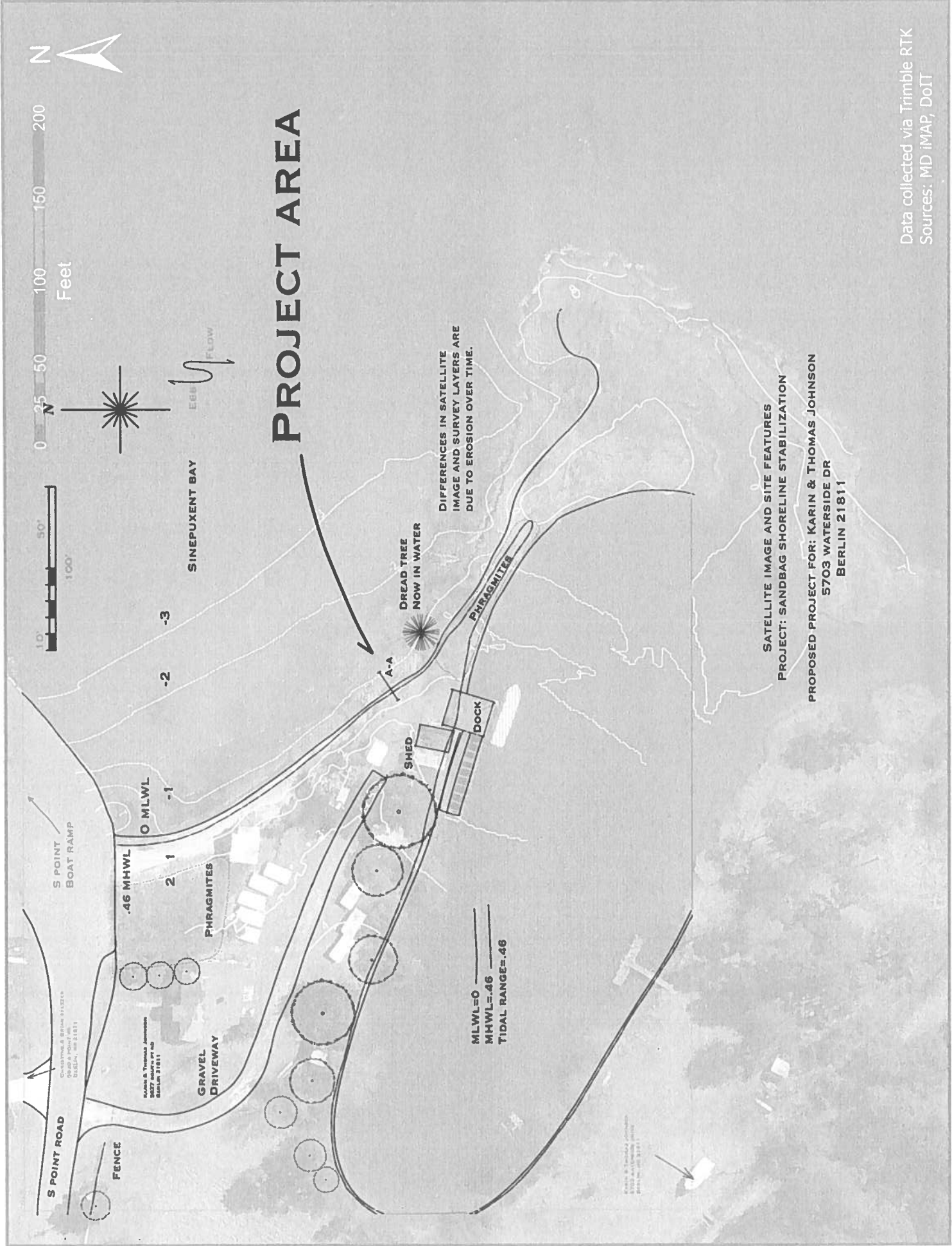
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

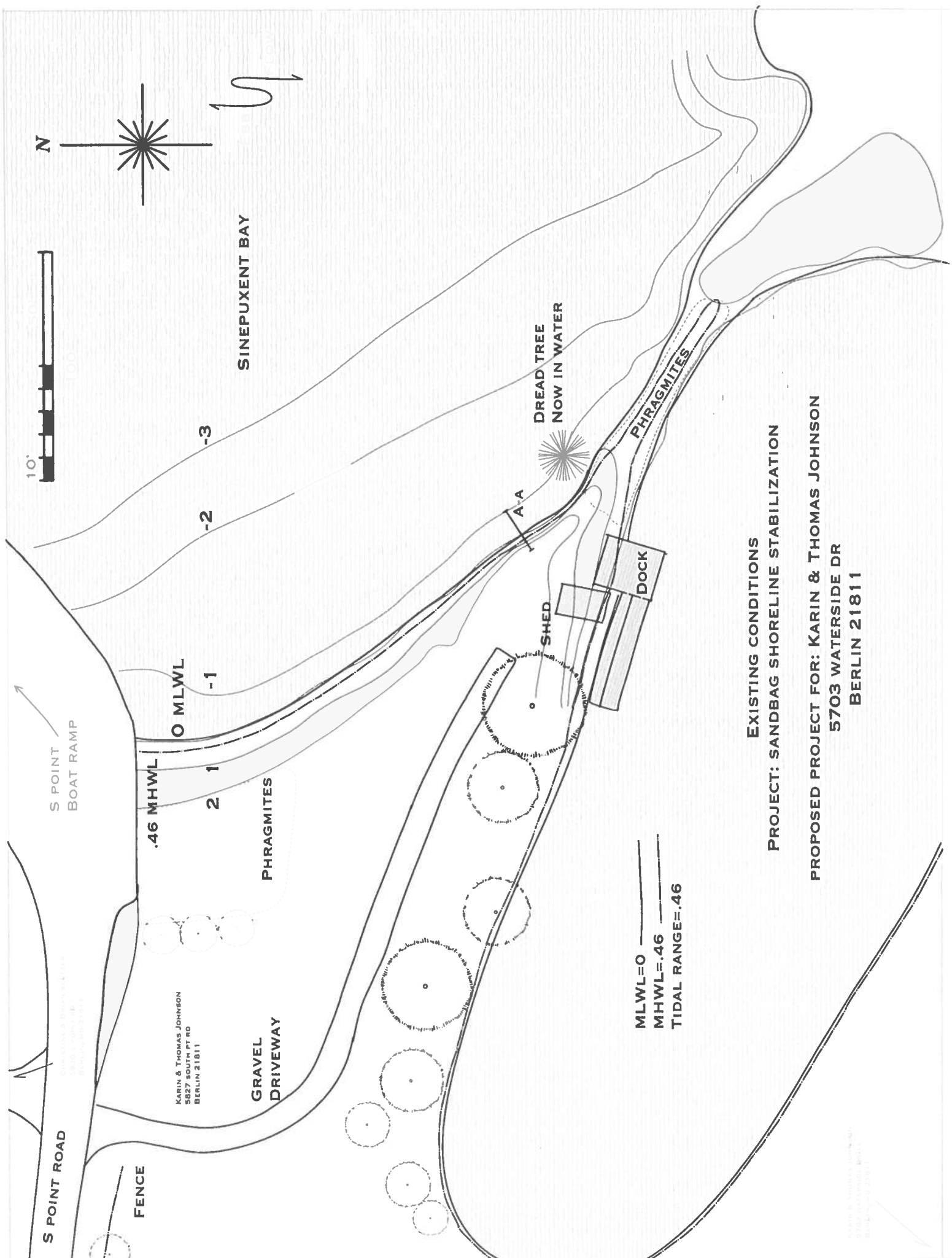
Thomas F. Johnson 11/18/25
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 12-9-25 Public Comment Deadline 12-24-25 (15 calendar days)

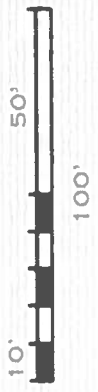
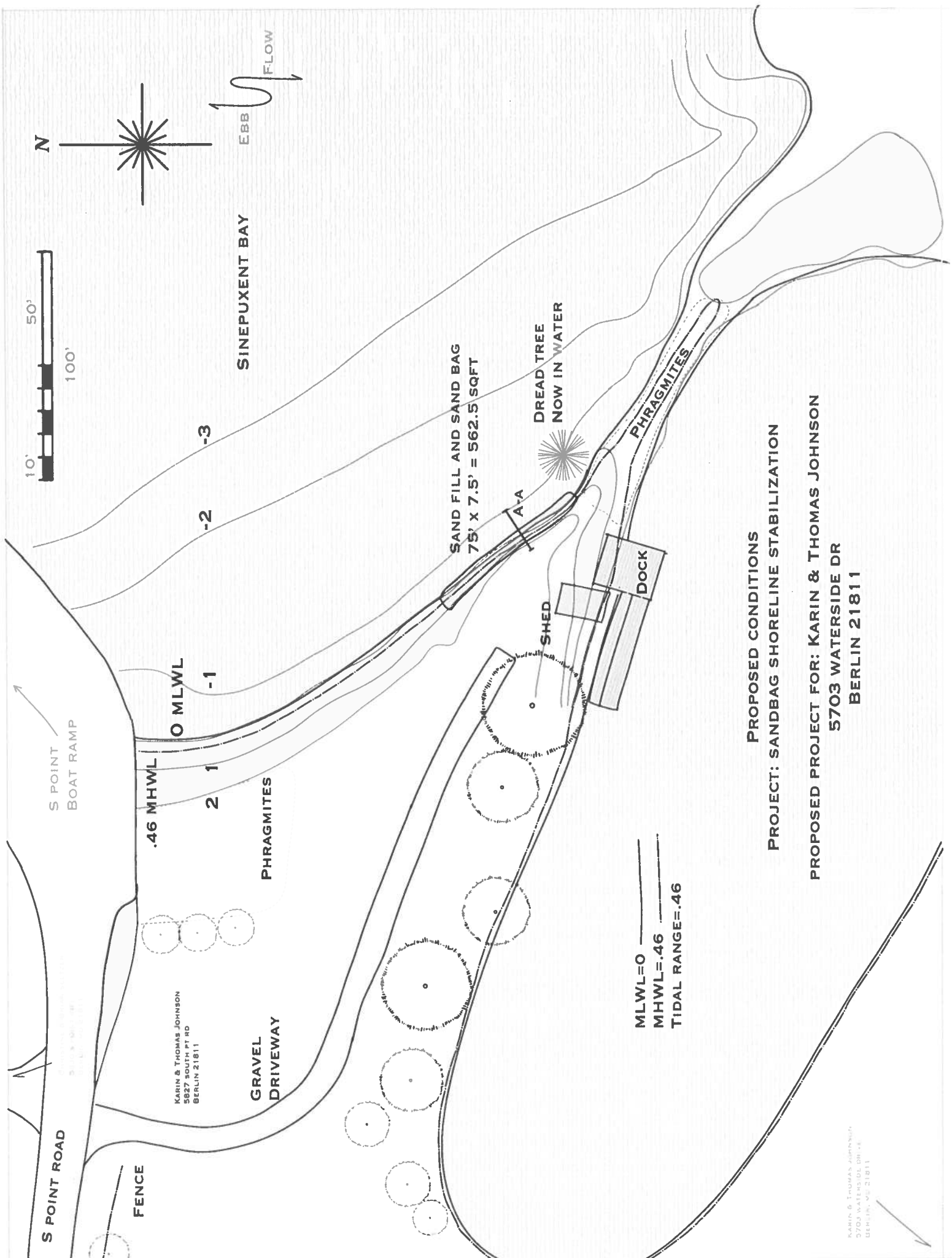
Department Approval Date: _____ Expiration: _____



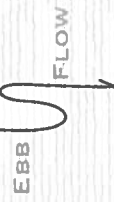


EXISTING CONDITIONS
PROJECT: SANDBAG SHORELINE STABILIZATION
PROPOSED PROJECT FOR: KARIN & THOMAS JOHNSON
5703 WATERSIDE DR
BERLIN 21811

MLWL=0
MHWL=.46
TIDAL RANGE=.46



SINEPUXENT BAY



SAND FILL AND SAND BAG
75' X 7.5' = 562.5 SQFT

DREAD TREE
NOW IN WATER

PHRAGMITES

MLWL=0
MHWL=.46
TIDAL RANGE=.46

PROPOSED CONDITIONS
PROJECT: SANDBAG SHORELINE STABILIZATION
PROPOSED PROJECT FOR: KARIN & THOMAS JOHNSON
5703 WATERSIDE DR
BERLIN 21811

FENCE

KARIN & THOMAS JOHNSON
5703 SOUTH PT RD
BERLIN 21811

GRAVEL
DRIVEWAY

PHRAGMITES

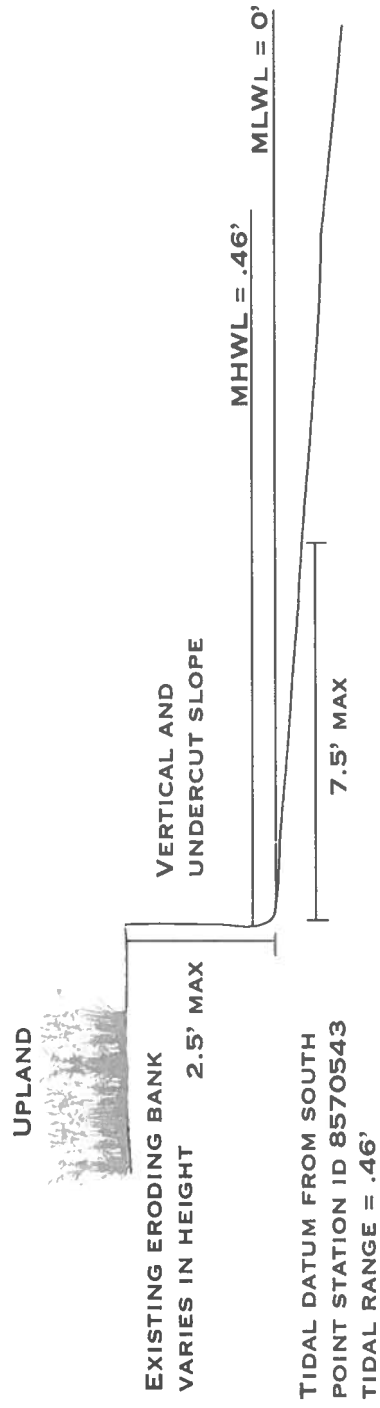
.46 MHWL
0 MLWL
-1
-2
-3

S POINT
BOAT RAMP

S POINT ROAD

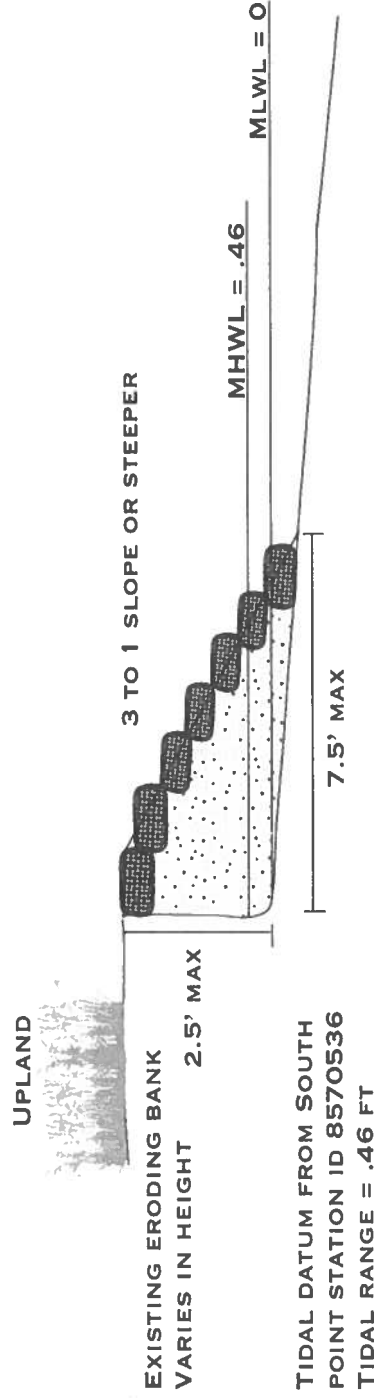
KARIN & THOMAS JOHNSON
5703 WATERSIDE DR
BERLIN, MD 21811

CROSS SECTION A-A EXISTING CONDITIONS



CROSS SECTION EXISTING CONDITIONS
PROJECT: SANDBAG SHORELINE STABILIZATION
PROPOSED PROJECT FOR: KARIN & THOMAS JOHNSON
5703 WATERSIDE DR
BERLIN 21811

CROSS SECTION A-A PROPOSED CONDITIONS



- FILL WILL CONSIST OF CONCRETE SAND
- TOTAL FILL 30CU/YDS
- BURLAP SAND BAGS WILL BE PLACED
- MAXIMUM FOOTPRINT = 562.5 SQ/FT
- ON THE CHANNELWARD EDGE OF THE
- MAXIMUM CHANNELWARD EXTENT 7.5' FROM
- SAND FILL
- EXISTING MLWL = EL 0

CROSS SECTION PROPOSED CONDITIONS
PROJECT: SANDBAG SHORELINE STABILIZATION

PROPOSED PROJECT FOR: KARIN & THOMAS JOHNSON
5703 WATERSIDE DR
BERLIN 21811

COMAR 23.02.04.06.C. Emergency License.

A) Applicant Name: Tom Johnson

Agent: Maryland Coastal Bays Program, 8219 Stephen Decatur Hwy, Berlin, MD 21811

B) Location of Emergency Activity: 5703 Waterside Drive, Berlin, MD 21811

C) Site Photographs:

11-5-2025

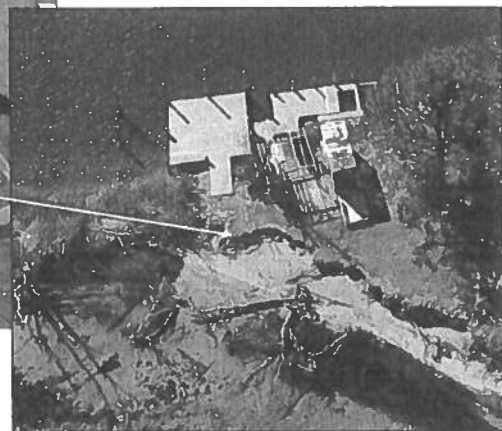
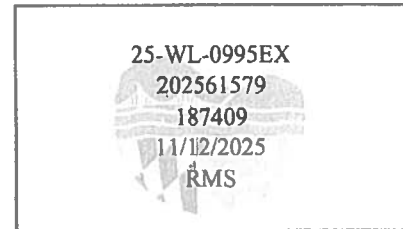
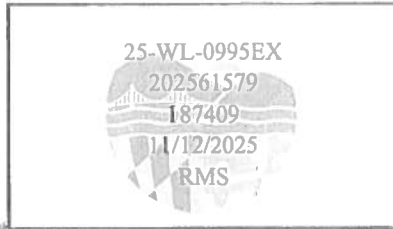


Photo B: close up of dock

Photo A: a drone shot of the cove adjacent to South Point Boat Ramp; with jeopardized access to dock infrastructure.

Photo B: a close up of the dock where our two boats (owned by DNR's Wildlife and Heritage Program and Maryland Coastal Bays Program respectively,) are harbored for use to access the Tern Raft 2 miles away for State-Listed Endangered Common and Royal Terns.



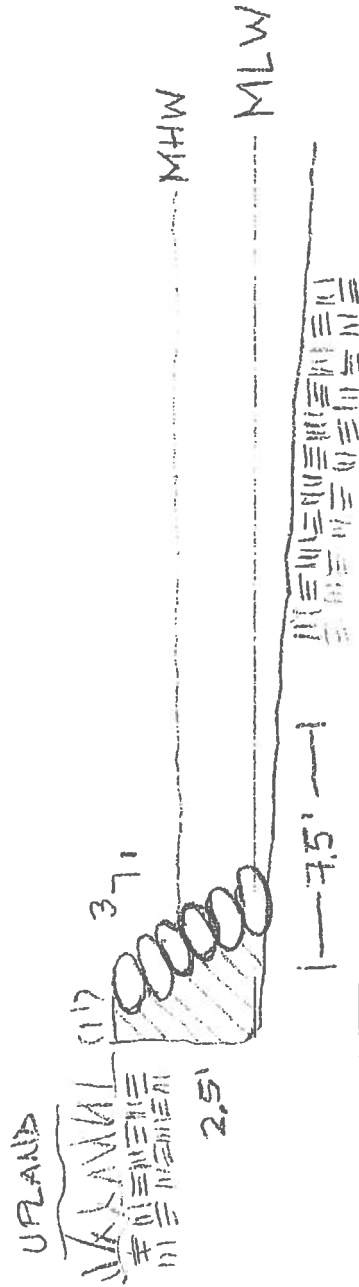
Photos C and D above taken of October 28, 2025



Photos E taken November 3rd, 2025; Photos F taken November 5th, 2025

- D) Extent of work to be done: Line 75' feet of tidal shoreline with sand and burlap sandbags to provide short-term protection from erosion. See cross section attached.
- E) Anticipated impact on tidal wetlands: There are no vegetated wetlands impacted. All impact is to open water with no SAV. Estimated impact is 562.5 sq.ft.
- F) Nature of Emergency: This shoreline at our Coastal Bird Management docks have eroded so badly that we can no longer access our dock. We would like to address this situation by installing sand and sandbags to regain access.

PROPOSED WORK TYPICAL CROSS SECTION NOT TO SCALE



TOTAL FILL = 52 yd³

FOOTPRINT = 562.5 ft.²

25-WL-0995EX

202561579

187409

11/12/2025

RMS