



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

May 29, 2026

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. 2026-040 – Request to replace and reconfigure existing pier. New pier to be 30'x6' with a boat lift . Max channelward extension 30'. This project is located at 28 Lookout Point Rd, Berlin, 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 June 13, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-040
Submission Date: 5-29-26

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

Written Description of Proposed Improvement (include channelward distance):
This project proposes to replace and reconfigure an existing pier. The new pier measures 30 ft long by 6 ft wide with a boat lift, extending a maximum of 30 ft channelward of mean high water.

Property Description:
Map: 16 Parcel: 41 Lot: 119 Section: 4 Block: Tax District: 3rd
Street Address: 28 Lookout Point Ocean Pines, MD 21811
Subdivision: Ocean Pines
Dwelling on lot: Dwelling under construction: Vacant: Commercial:

Owner: Andrew Cohen Phone No. (301) 320-1334
Mailing Address: 146 Crystal Spring Drive Ashton Sandy Spring, MD 20861
E-Mail Address: info@southlawn.com

Contractor: RG Murphy, LLC Phone No.: (410) 352-5015
Mailing Address: 13239 Rollie Road East Bishopville, MD 21813
E-Mail Address: rgmurphy11@comcast.net

Recorded Adjacent Property Owner: Barbara Cox
Property Address: 26 Lookout Point Ocean Pines, MD 21811
Tax Map: 16 Parcel: 41 Lot: 120 Section: 4 Block:

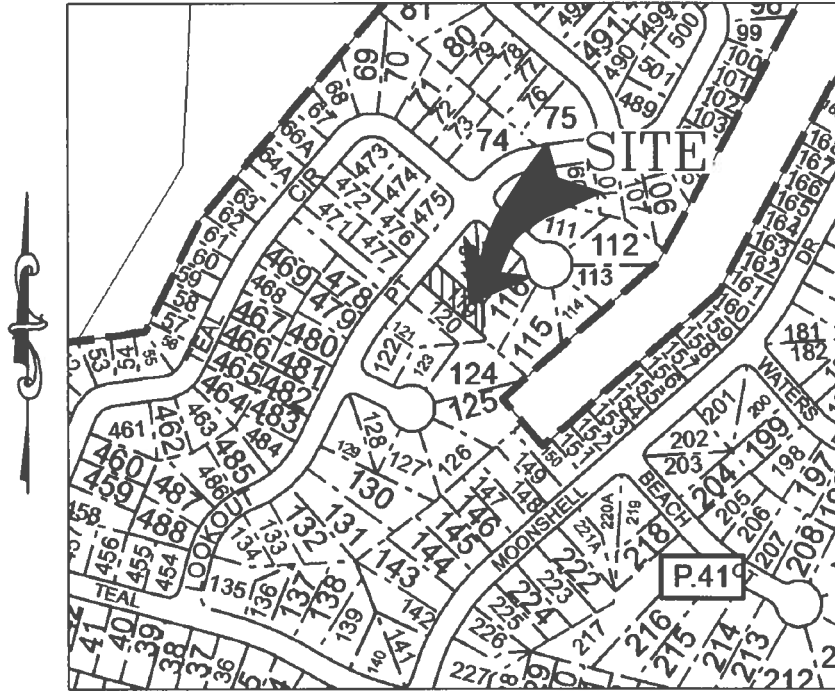
Recorded Adjacent Property Owner: Richard S. Forero, III & Susan A. Wukelic
Property Address: 30 Lookout Point Ocean Pines, MD 21811
Tax Map: 16 Parcel: 41 Lot: 118 Section: 4 Block:

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 D Cohen 05/15/2026
Owner/Applicant's Signature Date

DEPT. USE ONLY:
Notification Distribution Date: 5-29-26 Public Comment Deadline: 6-13-26 (15 calendar days)
Department Approval Date: Expiration:

PIER REPLACEMENT PERMIT DRAWINGS
 PREPARED FOR
 ANDREW DAVID COHEN
 IN THE THIRD ELECTION DISTRICT
 WORCESTER COUNTY, MARYLAND



VICINITY MAP
 SCALE: 1" = 400'

ENGINEER
Lane Engineering, LLC
 117 BAY STREET
 EASTON, MD 21601
 (410) 822-8003

OWNER/DEVELOPER
 ANDREW DAVID COHEN
 146 CRYSTAL SPRING DRIVE
 ASHTON SANDY SPRING, MD 20861
 (301) 320-1334

PROJECT LOCATION
 28 LOOKOUT POINT
 OCEAN PINES, MD 21811

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:
MDE SUBMITTAL	05/14/26	DSR				

SHEET No. 1 OF 7	TITLE SHEET ON THE LANDS OF ANDREW DAVID COHEN OCEAN PINES, MARYLAND IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 16, PARCEL 41, SECTION 4, LOT 119	Lane Engineering, LLC Established 1986 Civil Engineers • Land Planning • Land Surveyors E-mail: general@leinc.com 117 Bay St. Easton, MD 21601 (410) 822-8003 15 Washington St. Cambridge, MD 21813 (410) 221-0818 354 Pennsylvania Ave. Centerville, MD 21617 (410) 758-2095
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SITE DATA

OWNER: ANDREW DAVID COHEN
146 CRYSTAL SPRING DRIVE
ASHTON SANDY SPRING, MD 20861
(301) 320-1334

SITE: 28 LOOKOUT POINT
OCEAN PINES, MD 21811

DEED REFERENCE: 8532/16

ZONING: R3 (MULTI-FAMILY RESIDENTIAL)

TOTAL AREA: 0.18 AC± (PER SDAT)

MEAN HIGH WATER ELEVATION: 1.113 (PER NOAA VDATUM)

PROJECT NOTES

1. THE PROPERTY BOUNDARY AND EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM DEEDS, PLATS, AERIAL IMAGERY, AND GIS MAPPING RESOURCES. A BOUNDARY AND/OR EXISTING CONDITIONS SURVEY HAS NOT BEEN COMPLETED. LANE ENGINEERING IS NOT RESPONSIBLE FOR ANY INACCURACIES ASSOCIATED WITH THE LOCATION OF THE ABOVE REFERENCED EXISTING FEATURES AND RELATED LATERAL LINES, SETBACKS, ETC.
2. SOUNDINGS SHOWN HEREON PROVIDED BY PROPERTY OWNER FOR PERMITTING PURPOSES ONLY.
3. SAV WAS NOT MAPPED ALONG THE SHORELINE IN THE LAST 5 YEARS (2020-2024).
4. THE PROPERTY SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
5. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EXPANDED BUFFERS ADJACENT TO THE 100' BUFFER AND 100' TIDAL WETLAND BUFFER DUE TO STEEP SLOPES AND/OR HYDRIC SOILS. AN INVESTIGATION FOR THE PRESENCE OF THESE ENVIRONMENTAL FEATURES HAS NOT BEEN COMPLETED AT THIS TIME.
6. THE PROPERTY SHOWN HEREON IS LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "AE" (EL 5) FLOOD ZONE(S) AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240083, MAP NO. 24047C0045H FOR WORCESTER COUNTY, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND

ZONES A, AE, AH, AO, AR, A99, V & VE - 1% ANNUAL CHANCE FLOOD

ZONE X (SHADED) - 0.2% ANNUAL CHANCE FLOOD

ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

7. THESE DRAWINGS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED AS AN ACCURATE CONSTRUCTION DOCUMENT.
8. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
9. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER = 0.0'.

FILE No. D627
JOB No. 260198
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 2 OF 7

SITE DATA & PROJECT NOTES

**ON THE LANDS OF
ANDREW DAVID COHEN
OCEAN PINES, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, PARCEL 41, SECTION 4, LOT 119**

Lane Engineering, LLC








Established 1986
Civil Engineers • Land Planning • Land Surveyors



E-mail: general@leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

LEGEND & ABBREVIATIONS

MHW MEAN HIGH WATER (APPROXIMATE)
 MLW MEAN LOW WATER (APPROXIMATE)
 SAV SUBMERGED AQUATIC VEGETATION
 TBR TO BE REMOVED
 TYP TYPICAL

PROPERTY LINE 
 TOP OF BANK 
 LIMIT OF TIDAL WETLANDS 
 TIDAL WETLANDS 
 TREE LINE 
 TREES 
 SPOT ELEVATION/SOUNDING  -2.15

LEGEND & ABBREVIATIONS

**ON THE LANDS OF
 ANDREW DAVID COHEN
 OCEAN PINES, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
 TAX MAP 16, PARCEL 41, SECTION 4, LOT 119**

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SHEET No.
3 OF 7

DATE: AS NOTED
 SCALE: AS NOTED
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 FILE No. D627

ADJACENT PROPERTY OWNERS

①

TAX MAP 16, PARCEL 41,
SECTION 4, LOT 120
BARBARA COX
26 LOOKOUT POINT
OCEAN PINES, MD 21811

②

TAX MAP 16, PARCEL 41,
SECTION 4, LOT 118
RICHARD S. FORERO, III
SUSAN A. WUKELIC
30 LOOKOUT POINT
OCEAN PINES, MD 21811

LOOKOUT POINT

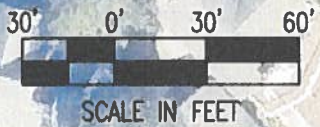
TAX PARCEL 41
SECTION 4, LOT 119
(APPLICANT)

PROPOSED PIER
& BOAT LIFT

CANAL

284'±

NAD 83 (CORS) SS
MARYLAND STATE PLANE



FILE No. D627
JOB No. 260198
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 1 OF 1

PROPOSED IMPROVEMENTS OVERVIEW

**ON THE LANDS OF
ANDREW DAVID COHEN
OCEAN PINES, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, PARCEL 41, SECTION 4, LOT 119**

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ADJACENT PROPERTY OWNERS

①

TAX MAP 16, PARCEL 41,
SECTION 4, LOT 120
BARBARA COX
26 LOOKOUT POINT
OCEAN PINES, MD 21811

②

TAX MAP 16, PARCEL 41,
SECTION 4, LOT 118
RICHARD S. FORERO, III
SUSAN A. WUKELIC
30 LOOKOUT POINT
OCEAN PINES, MD 21811

LOOKOUT POINT

②

TAX PARCEL 41
SECTION 4, LOT 119
(APPLICANT)

①

REFERENCE LINES
PER PLAT 11/54

167±

CANAL



SHEET No. 4 OF 7
DATE: AS NOTED
SCALE: AS NOTED
JOB No. 260198
FILE No. D627

SITE OVERVIEW
ON THE LANDS OF
ANDREW DAVID COHEN
OCEAN PINES, MARYLAND
IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, PARCEL 41, SECTION 4, LOT 119

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LOOKOUT POINT

TAX MAP 16, PARCEL 41,
SECTION 4, LOT 118
RICHARD S. FORERO, III
SUSAN A. WUKELIC
30 LOOKOUT POINT
OCEAN PINES, MD 21811

DRIVEWAY

DWELLING

DECK

STAIRS

TAX MAP 16, PARCEL 41,
SECTION 4, LOT 120
BARBARA COX
26 LOOKOUT POINT
OCEAN PINES, MD 21811

BULKHEAD
MHW

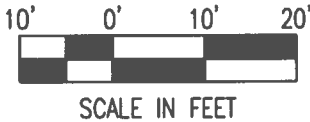
PROPERTY LINE EXTENDED
6' SETBACK
PIER

PIER TO BE REMOVED

PROPERTY LINE EXTENDED
6' SETBACK
PIER

CANAL

NAD 83 (CORS)
MARYLAND STATE PLANE



SCALE IN FEET

EXISTING CONDITIONS

ON THE LANDS OF
ANDREW DAVID COHEN
OCEAN PINES, MARYLAND

IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, PARCEL 41, SECTION 4, LOT 119

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DATE: AS NOTED
SCALE: AS NOTED
JOB No. 260198
FILE No. D627

SHEET No.
5 OF 7

LOOKOUT POINT

TAX MAP 16, PARCEL 41,
SECTION 4, LOT 118
RICHARD S. FORERO, III
SUSAN A. WUKELIC
30 LOOKOUT POINT
OCEAN PINES, MD 21811

DRIVEWAY

DWELLING

DECK

STAIRS

TAX MAP 16, PARCEL 41,
SECTION 4, LOT 120
BARBARA COX
26 LOOKOUT POINT
OCEAN PINES, MD 21811

PIER

PROPERTY LINE EXTENDED
6' SETBACK

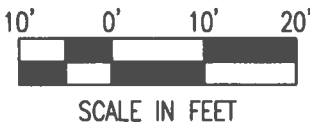
BULKHEAD
MHW

PROPOSED PIER
30'±
6'±

PROPOSED BOAT LIFT

PROPERTY LINE EXTENDED
6' SETBACK

CANAL



SCALE IN FEET

DATE: AS NOTED
SCALE: AS NOTED
JOB No. 260198
FILE No. D627

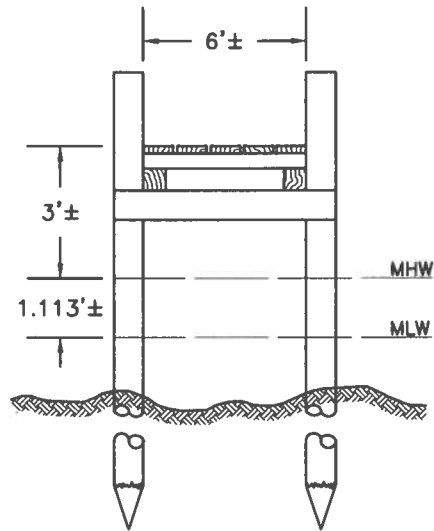
SHEET No.
6 OF 7

PROPOSED IMPROVEMENTS
ON THE LANDS OF
ANDREW DAVID COHEN
OCEAN PINES, MARYLAND

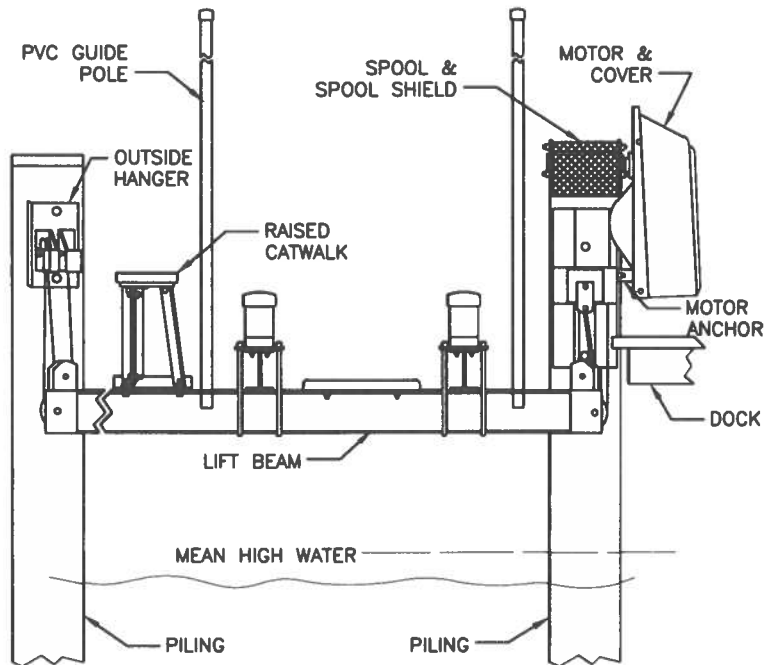
IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, PARCEL 41, SECTION 4, LOT 119

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PIER SECTION
NOT TO SCALE



BOAT LIFT DETAIL
NOT TO SCALE

FILE No. D627
JOB No. 260198
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 7 OF 7

DETAILS
ON THE LANDS OF
ANDREW DAVID COHEN
OCEAN PINES, MARYLAND
IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, PARCEL 41, SECTION 4, LOT 119

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