



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 18, 2023

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

Waterside Drive II LLC – Request No. 2023-051 – Request to install a 3'x20' walkway over the wetlands, a 6'x240' pier, a 10'x20' platform and four boat lifts. Maximum channelward extension of 250'. This project is located at 5721 Waterside Drive, Berlin, also known as Tax Map 50, Parcel 51, Lot 11. 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 June 2, 2023.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2023-051
Submission Date: 5-18-23

☒ Major Construction (\$300.00)

☐ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Install a 3' x 20' walkway over the wetlands, a 6' x 240' pier, a 10' x 20' platform and four (4) boat lifts. Maximum channel ward extension of 250'.

Property Description:

Map: 0050 Parcel: 0051 Lot: 11 Section: _____ Block: _____ Tax District: _____

Street Address: 5721 Waterside Drive, Berlin, MD 21811

Subdivision: 1113

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

Owner: Waterside Drive II, LLC/Chuck Kuhn

Phone No. 703-909-9069

Mailing Address: 4412 Mercure Circle, Sterling, VA 20166

E-Mail Address: chuck.kuhn@jkmoving.com

Contractor: Bayshore Marine Construction

Phone No.: 410-726-6658

Mailing Address: 9808 Stephen Decatur Hwy, Unit 6, Ocean City, MD 21842

E-Mail Address: bayshoremarine@comcast.net

Recorded Adjacent Property Owner: Gunnar Zorn

Property Address: 5723 Waterside Drive, Berlin, MD 21811

Tax Map: 0050 Parcel: 0051 Lot: 10 Section: _____ Block: _____

Recorded Adjacent Property Owner: Waterside Drive, LLC/Charles Kuhn

Property Address: Waterside Drive, Berlin, MD 21811

Tax Map: 0050 Parcel: 0051 Lot: 12 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.

Chuck Kuhn/RW Freund POA

Owner/Applicant's Signature

Date

DEPT. USE ONLY:

Notification Distribution Date: 5-18-23 Public Comment Deadline: 6-2-23 (15 calendar days)

Department Approval Date: _____ Expiration: _____

NOTES

1. There are SAV beds in the area outlined below.
2. The soundings were taken on 01/31/2023.
3. The nearest shoreline is approximately 2.01nm West of the site.
4. The maximum channelward extension is 250'.

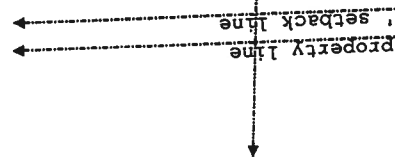
SCOPE

Install a 6' x 240' pier with a 10' x 20' platform at the end, four (4) boat lifts with all associated poles, and a 3' x 20' walkway over the Rip Rap. Maximum channel ward extension of 250'.



CHINCOTEAGUE BAY

Approximate location of the outermost edge of historical SAV beds



70' 4 13/16"

mhl & mwl at bulkhead

wetland/rip-wrap

LOT 11 2.989 ACS
WATERSIDE DRIVE
REV SOUTH POINT FARMS

grassland

grassland

Wetland/
rip-wrap

SITE

Site: 5721 Waterside Drive Berlin, MD

Drawing:
1

Project:
Kuhn

Drawn:
Carouge

Notes:

Hidden Oak Farms,
LLC

Title:
EXISTING CONDITIONS - ZOOMED

Scale:
1/2"=25'0"

Date:
02/5/2023

Rev:
A

NOTES

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SCOPE

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250' max channelward ext.

10'x20'

6'x240'

CHINCOTEAGUE BAY

Approximate location of the outermost edge of historical SAV beds

255'0"

182'6"

70' 4 13/16"

6' setback line
Property line

Wetland/
rip-wrap

Grassland

LOT 11 2.889 ACS
WATERIDE DRIVE
REV SOUTH POINT FARMS

400'0"

mbwl & mlwl at bulkhead
wetland/rip-wrap

grassland

SITE

Site:	5721 Waterside Drive Berlin, MD	Drawing:	1	Project:	Kuhn	Drawn:	Carouge	Notes:	Hidden Oak Farms, LLC
Title:	PROPOSED CONDITIONS - ZOOMED	Scale:	1/2"=25'0"	Date:	02/5/2023	Rev:	A		

NOTES

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4. The maximum channelward extension is 250'.

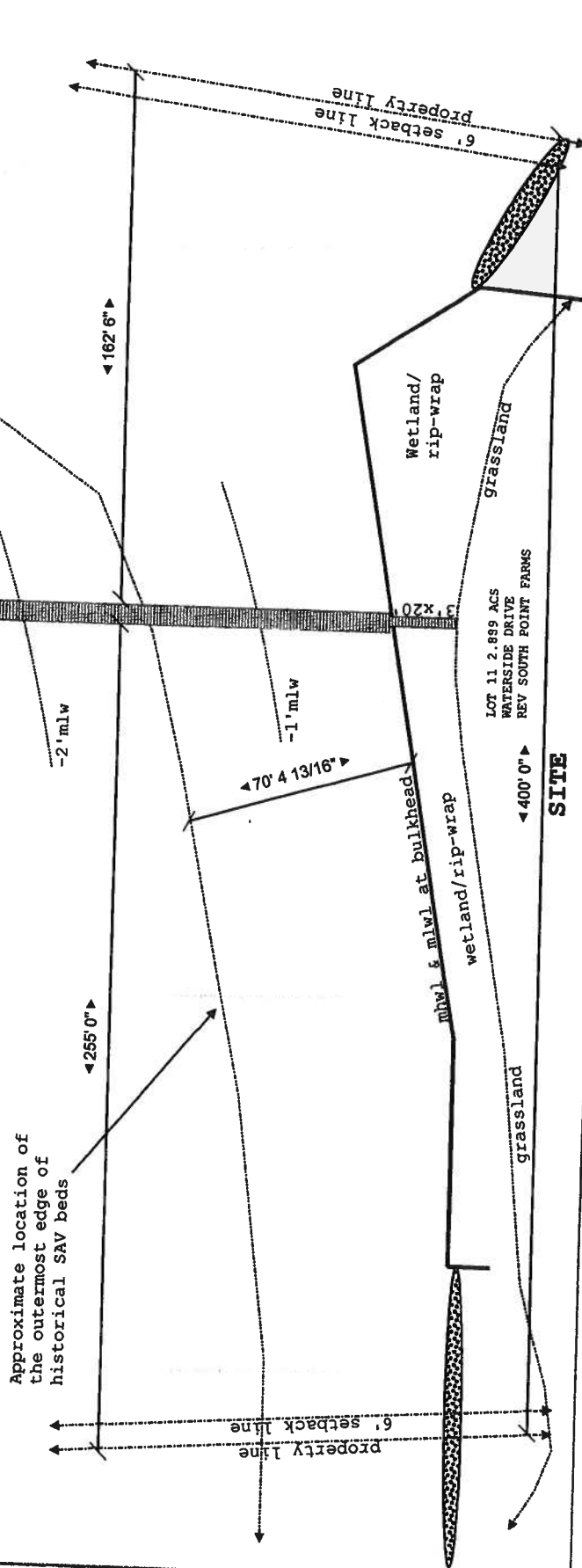
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CHINCOTEAGUE BAY

Approximate location of the outermost edge of historical SAV beds

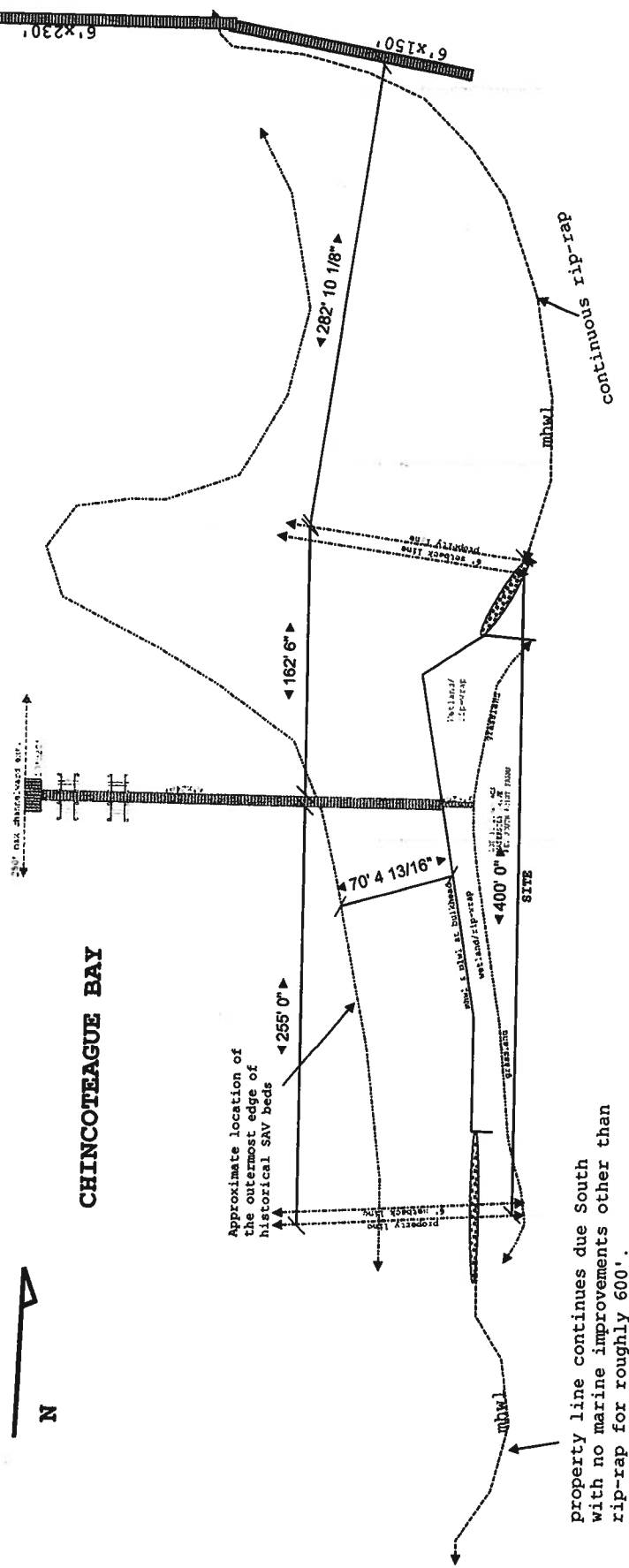


SITE

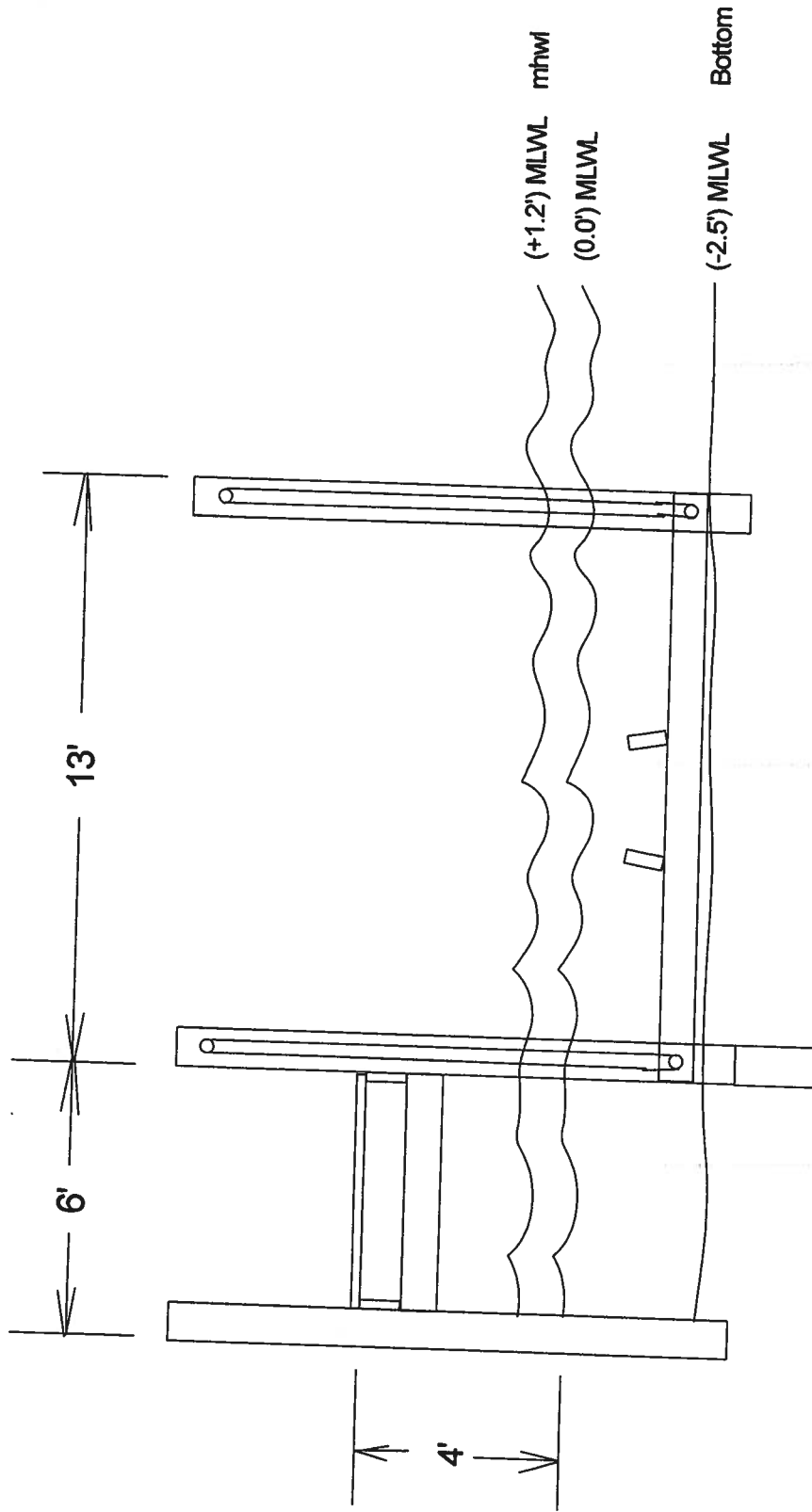
Site:	5721 Waterside Drive Berlin, MD	Drawing:	1	Project:	Kuhn	Drawn:	Carouge	Notes:	Hidden Oak Farms, LLC
Title:	DEPTHS	Scale:	1/2"=25'0"	Date:	02/5/2023	Rev:	A		

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Site:	5721 Waterside Drive Berlin, MD	Drawing: 1	Project: Kuhn	Drawn: Carouge	Notes:	Hidden Oak Farms, LLC
Title :	PROPOSED CONDITIONS - PANNED OUT	Scale: 1/2"=50'0"	Date: 02/05/2023	Rev: A		



Work Scope: Boat lift and pier cross section for 5721 Waterside Drive
Berlin, MD

Scale: 1" = 20'

Date:

Owner:

Lot

Blk

T. Map

Parcel

5721 Waterside Drive
Berlin, MD
Walkway cross section

