



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

March 27, 2025

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

Sawyer LLC C/O Richard Comly - Request No. 2025-022 – Request install boat lift with associated piling. Max channelward extension not to exceed 24'. This project is located at 7B Pines Point Marina, Ocean Pines, also known as Tax Map 16, Parcel 113, Lot B7. 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 April 11, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2005-027
Submission Date: 3-27-25

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

Written Description of Proposed Improvement (include channelward distance):

Install (1) boat lift with associated piling. Maximum channelward distance 24'.

Property Description:

Map: 0016 Parcel: 0113 Lot: B7 Section: _____ Block: _____ Tax District: _____

Street Address: 7B Pines Point B, Ocean Pines, MD 21811 (Yacht Club Drive)

Subdivision: Pines Point Marina

Dwelling on lot: No Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Sawyer LLC c/o Richard Comly Phone No. 215-435-1858

Mailing Address: 5128 Cooper Road, Eden, MD 21822

E-Mail Address: rcomly@webuildyouplay.com

Contractor: McGinty Marine Construction Phone No.: 410-250-5066

Mailing Address: 12050 Industrial Park Road, Bishopville, MD 21813

E-Mail Address: heather@mcgintymarine.com

Recorded Adjacent Property Owner: Patricia Kimmel

Property Address: 5B Pines Point B, Yacht Club Drive - 8 Birdnest Dr OP

Tax Map: 0016 Parcel: 0113 Lot: B5 Section: _____ Block: _____

Recorded Adjacent Property Owner: Allen & Petra Todd

Property Address: 9B Pines Point B, Yacht Club Drive - 506 Old Gulph Rd Penn Valley, PA

Tax Map: 0016 Parcel: 0113 Lot: B9 Section: _____ Block: _____

19072

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.

Richard Comly

Mar 24, 2025

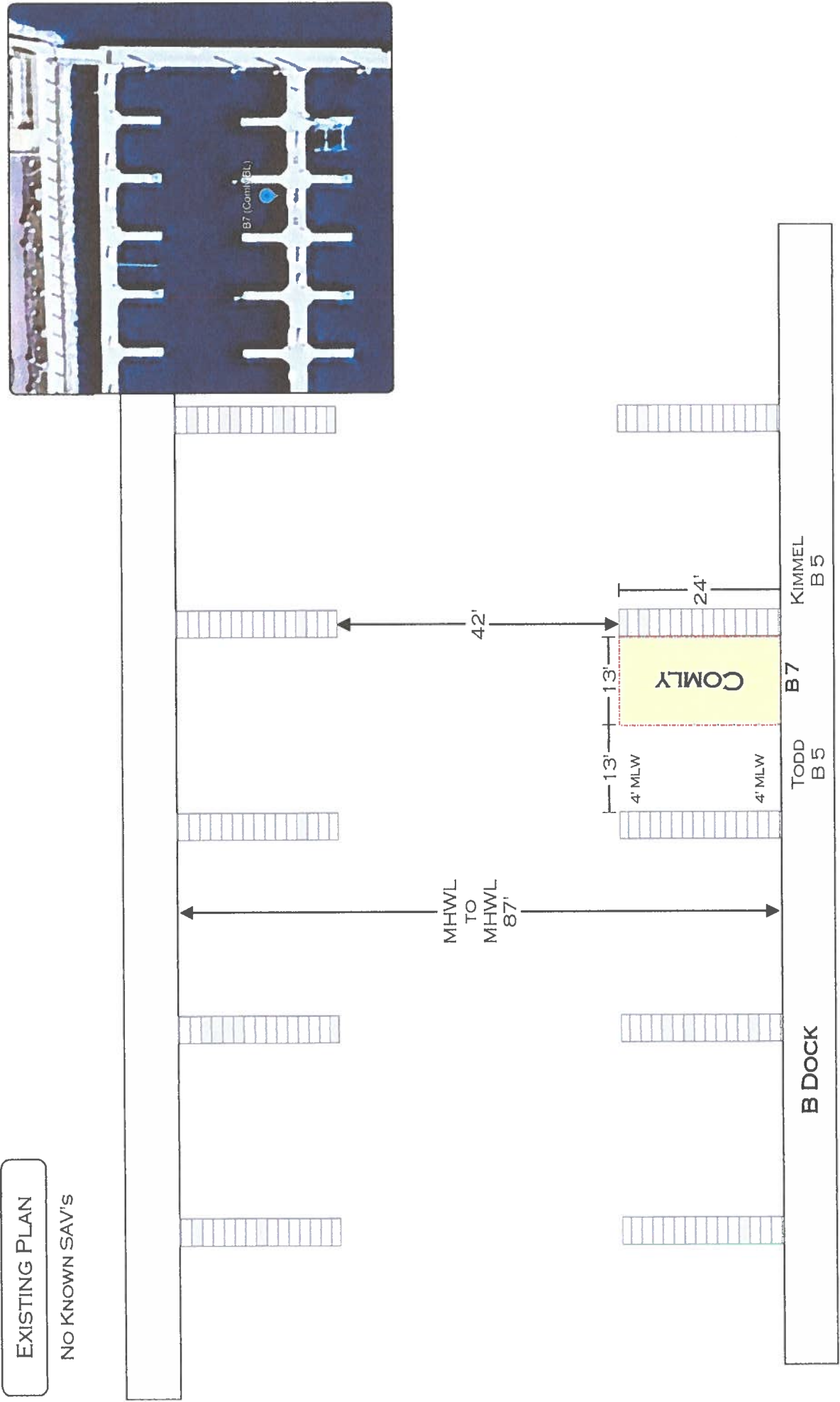
Owner/Applicant's Signature

Date

DEPT. USE ONLY:

Notification Distribution Date: 3-27-25 Public Comment Deadline: 4-11-25 (15 calendar days)

Department Approval Date: _____ Expiration: _____



PINES POINT MARINA

NAME:	PINES POINT MARINA SLIP B 7	DRAWING:	EXISTING PLAN	PROJECT:	COMLY	DRAWN:	H.SCHLEUPNER	MCGINTY MARINE CONSTRUCTION 12050 INDUSTRIAL PARK DRIVE BISHOPVILLE, MD 21813 410-250-5066
TITLE:	SAWYER LLC c/o RICHARD COMLY	SCALE:	1" = 20'	DATE:	3/10/25	PAGE:	1 OF 3	

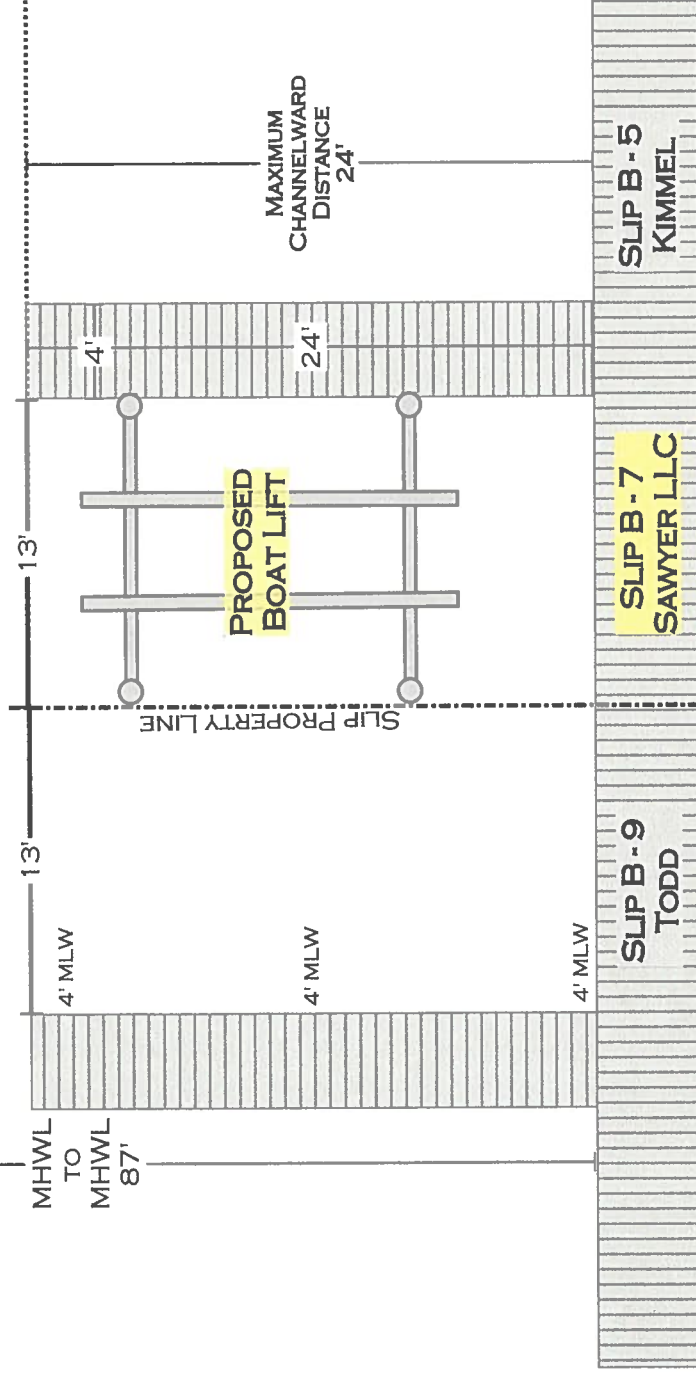
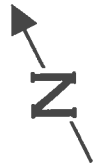
PROPOSED PLAN

NO KNOWN SAV'S

PROPOSED PLAN

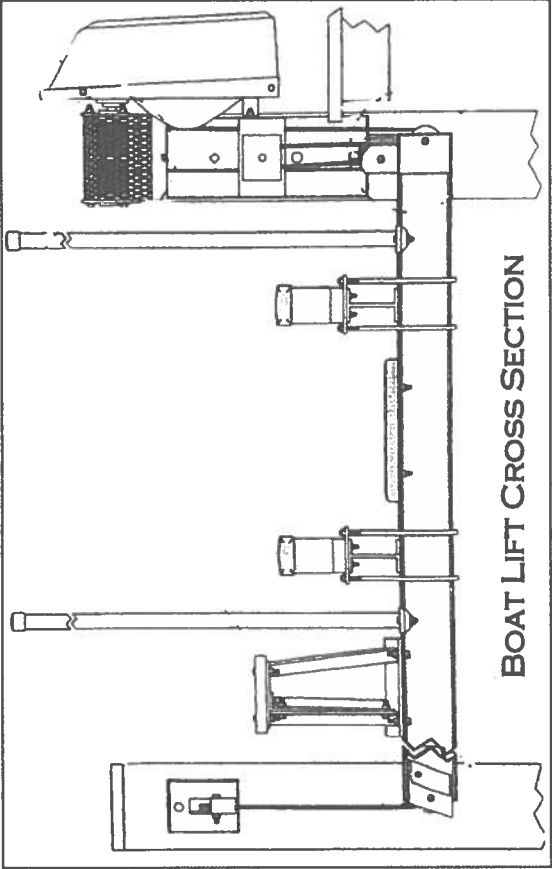
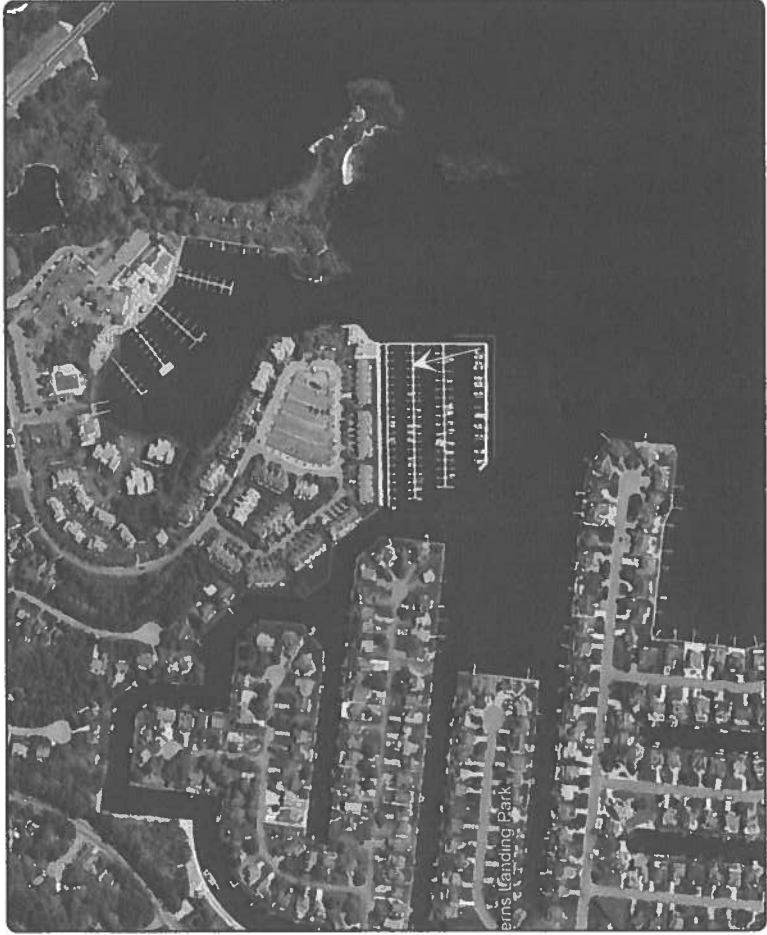
INSTALL (1) BOAT LIFT
WITH ASSOC. PILING

MAXIMUM CHANNELWARD
DISTANCE 24'



SITE:	PINES POINT MARINA SLIP B 7	DRAWING: PROPOSED PLAN	PROJECT: COMLY	DRAWN: H.SCHLEUPNER	MCGINTY MARINE CONSTRUCTION 12050 INDUSTRIAL PARK ROAD BISHOPVILLE, MD 21813 410-250-5066	
TITLE:	SAWYER LLC c/o RICHARD COMLY	SCALE: 1" = 8'	DATE: 3/10/25	PAGE: 2 OF 3		

CROSS SECTION &
MAP VIEW



SITE:	PINES POINT MARINA SLIP B 7	DRAWING: MAP VIEW & CROSS SECTION	PROJECT: COMLY	DRAWN: H.SCHLEUPNER	MCGINTY MARINE CONSTRUCTION 12050 INDUSTRIAL PARK ROAD BISHOPVILLE, MD 21813 410-250-5066	
					DATE: 3/10/25	PAGE: 3 OF 3
TITLE:	SAWYER LLC C/O RICHARD COMLY	SCALE: NO SCALE				

Sawyer LLC c/o Richard Comly
7B Pines Point B, Ocean Pines, MD 21811

Pines Point Marina Slip B 7

