



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

July 17, 2025

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

Susan Picciotti - Request No. 2025-055 – Request to install one boat lift with associated pilings. Max channelward ext 13'. This project is located at 12416 Snug Harbor Rd, Berlin, also known as Tax Map 33, Parcel 346, Lot 42. 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 August 1, 2025.**

Sincerely,

Brandy Whitlock  
Environmental Inspector

cc: Interested Parties  
David Bradford, Deputy Director  
File



WORCESTER COUNTY  
SHORELINE CONSTRUCTION  
APPLICATION

Request No.: 2025-055  
Submission Date: 7-17-25

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

Written Description of Proposed Improvement (include channelward distance):

Install one (1) boat lift with associated pilings on Tompkin Canal  
at the Southwest end of the dock. Per the attached Permit  
Plan, the channelward distance is 13'.

Property Description:

Map: 0033 Parcel: 0346 Lot: 42 Section: A Block: \_\_\_\_\_ Tax District: 544  
Street Address: 12416 Snug Harbor Rd, Berlin, MD 21811  
Subdivision: \_\_\_\_\_  
Dwelling on lot: ☒ Dwelling under construction: \_\_\_\_\_ Vacant: \_\_\_\_\_ Commercial: \_\_\_\_\_

Owner: Susan Picciotti Phone No. 240-401-3984  
Mailing Address: 12416 Snug Harbor Rd, Berlin, MD 21811  
E-Mail Address: picciotti@comcast.net

Contractor: TBD/unknown Phone No.: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

Recorded Adjacent Property Owner: Tina Kaldereantzis: Hara-Lambidis Property Holdings, LLC  
Property Address: 12414 Snug Harbor Rd, Berlin, MD 21811  
Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: 41 Section: \_\_\_\_\_ Block: \_\_\_\_\_

Recorded Adjacent Property Owner: Joseph & Victoria Magnolia Boyd/Oboyle  
Property Address: 12414 Snug Harbor Rd, Berlin, MD 21811 12417 9th Road NW  
Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: 5484 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Berlin, MD 21811

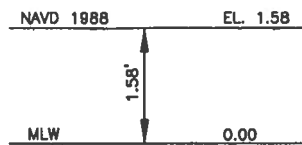
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

Susan Picciotti 7/7/2025  
Owner/Applicant's Signature Date

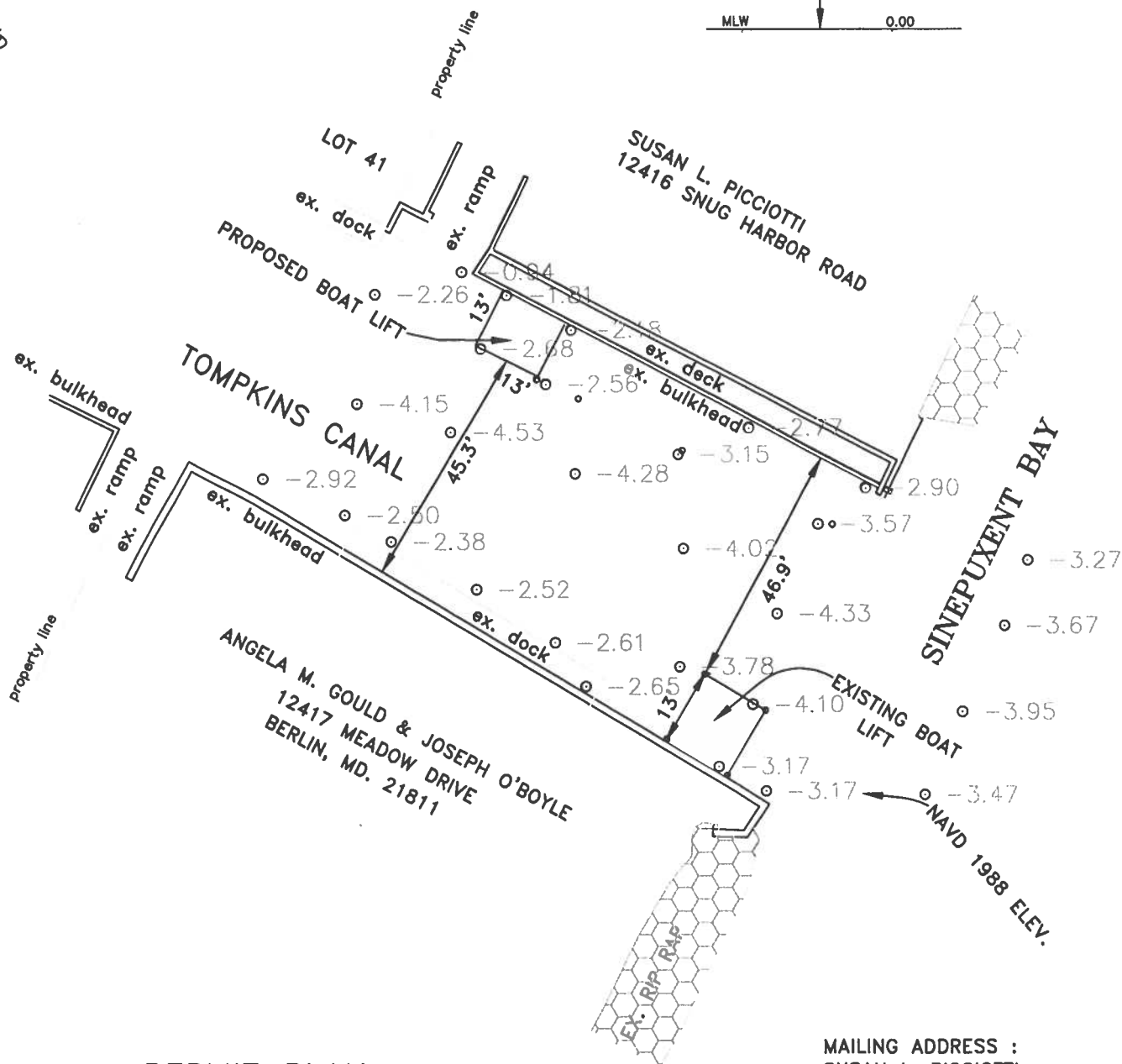
DEPT. USE ONLY:

Notification Distribution Date: 7-17-25 Public Comment Deadline: 8-1-25 (15 calendar days)  
Department Approval Date: \_\_\_\_\_ Expiration: \_\_\_\_\_

HARALAMBIDIS PROPERTY HOLDINGS LLC  
12414 SNUG HARBOR ROAD  
BERLIN, MD. 21811

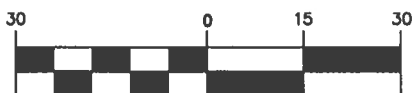


PER RECORD PLAN



## PERMIT PLAN

LOT 42 - SECTION A - SNUG HARBOR  
LANDS OF SUSAN PICCIOTTI  
FIFTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND  
PARCEL 346 - TAX MAP 33  
ZONING : R-2



( IN FEET )  
1 Inch = 30 ft.

NOTE : THERE ARE REPORTEDLY NO SAV BEDS AT THIS SITE.

MAILING ADDRESS :  
SUSAN L. PICCIOTTI  
12416 SNUG HARBOR ROAD  
BERLIN, MD. 21811

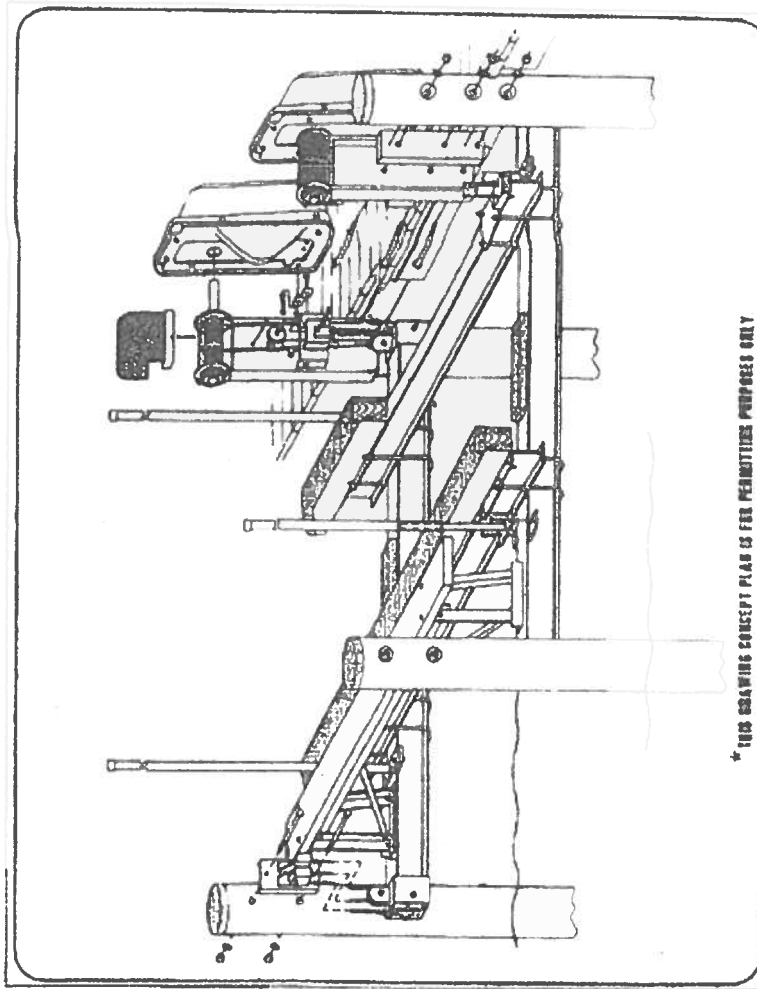
Frank G. Lynch, Jr.  
& Associates, Inc.

SURVEYING • LAND PLANNING  
10535 RACETRACK ROAD • BERLIN MARYLAND 21811  
(410) 641-6363 • 641-6773

DRAWN BY FGL JR.  
FILE NO. 12486-25  
DATE 4-29-2025

SHEET 1 OF 2

TYPICAL BOAT LIFT INSTALLATION



\* THIS DRAWING CONCEPT PLAN IS FOR PERMITTING PURPOSES ONLY

BOAT LIFT DETAIL

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

SURVEYING • LAND PLANNING  
10535 RACETRACK ROAD • BERLIN MARYLAND 21011  
(410) 641-5353 • 641-5773

DRAWN BY FGJ JR.  
FILE NO. 12486-25  
DATE 4-17-2025

SHEET 2 OF 2

ST#2/C/JOB FILES 2025/12486-25.DWG







