



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 24, 2026

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

Bennie & Audrey Gill - Request No. 2026-013 – Request to construct 114' replacement bulkhead and replace a 26'x3' dock in kind. Max channelward extension 3'. This project is located at 44 Boatswain Dr, Ocean Pines, also known as Tax Map 16, Parcel 15, Section 19, Lot 44. 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 8, 2026.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
Joy Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-013
Submission Date: 3/24/26

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

Written Description of Proposed Improvement (include channelward distance):
This project proposes to construct 114' replacement bulkhead and replace a 26' x 3' dock in kind. Max Channelward 3'

Property Description:
Map: 16 Parcel: 15 Lot: 44 Section: 19 Block: Tax District: 3
Street Address: 44 Boatswain Dr, Berlin, MD 21811
Subdivision:
 Dwelling on lot: Dwelling under construction: Vacant: Commercial:

Owner: Bennie & Audrey Gill Phone No. (267) 254-9162
Mailing Address: 608 W Providence Rd, Aldan, PA 19018
E-Mail Address: gill.benn@yahoo.com

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

Recorded Adjacent Property Owner: Neal & Bonnie Edwards
Property Address: 43 Boatswain Dr, Berlin, MD 21811 - 6220 Garden Rd Springfield VA 22152
Tax Map: 16 Parcel: 15 Lot: 43 Section: 19 Block:

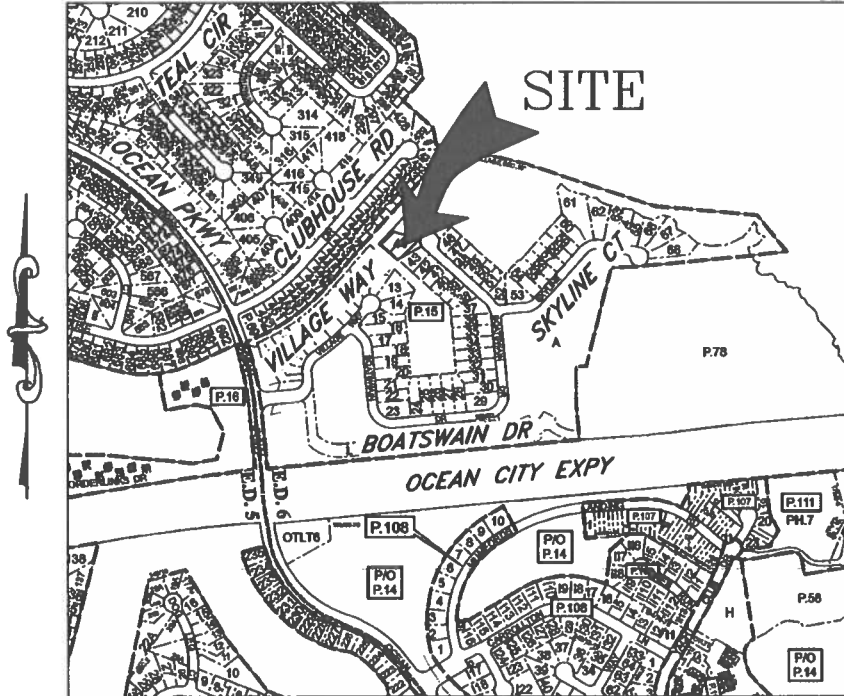
Recorded Adjacent Property Owner: Janet Tellman
Property Address: 45 Boatswain Dr, Berlin, MD 21811
Tax Map: 16 Parcel: 15 Lot: 45 Section: 19 Block:

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.

Owner/Applicant's Signature Date

DEPT. USE ONLY:
Notification Distribution Date: 3/24/26 Public Comment Deadline: 4-8-26 (15 calendar days)
Department Approval Date: Expiration:

**BULKHEAD REPLACEMENT PERMIT DRAWINGS
 PREPARED FOR
 BENNIE R. GILL & AUDREY J. GILL
 IN THE THIRD ELECTION DISTRICT
 WORCESTER COUNTY, MARYLAND**



VICINITY MAP
 SCALE: 1" = 1,000'

ENGINEER

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

OWNER/DEVELOPER

BENNIE GILL &
 AUDREY GILL
 608 W PROVIDENCE ROAD
 ALDAN, PA 19018
 (267) 254-9162

PROJECT LOCATION

44 BOATSWAIN DRIVE
 BERLIN, MD 21811

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:

SHEET No. 1
 DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 250125
 FILE No. D531

TITLE SHEET
 ON THE LANDS OF
 BENNIE R. GILL &
 AUDREY J. GILL
 IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
 TAX MAP 16, GRID 0, PARCEL 15, SECTION 19, LOT 44

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)

PROPERTY LINE _____

SPOT ELEVATION/SOUNDING x^{-2.15}

PROJECT NOTES

1. THE PROPERTY BOUNDARY AND EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM GENERAL MAPS, DEED, PLAT, SITE SKETCH AND AERIAL PHOTO INTERPRETATION. THESE MAPS ARE BELIEVED TO BE THE BEST, READILY AVAILABLE SOURCE OF INFORMATION FOR MARINE PERMITTING PURPOSES. 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. THESE DRAWINGS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED AS AN ACCURATE CONSTRUCTION DOCUMENT.
3. SOUNDINGS SHOWN HEREON PROVIDED BY CONTRACTOR FOR PERMITTING PURPOSES ONLY.
4. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
5. NO SAV IS MAPPED IN THE AREA WITHIN THE PAST 5 YEARS.
6. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER = 0.0'.
7. MEAN TIDAL RANGE = 1.10'
8. LOT SIZE = 19,448 SF±
9. DISTANCE TO CHANNEL CENTERLINE = 40'±
10. MAXIMUM CHANNELWARD ENCROACHMENT = 3'±
11. ZONING CLASSIFICATION = R3 (MULTI-FAMILY RESIDENTIAL)
12. 911 ADDRESS = 44 BOATSWAIN DR, BERLIN, MD 21811


FILE No. D531 JOB No. 250125 SCALE: AS NOTED DATE: AS NOTED SHEET No. 2	SITE & PROJECT NOTES	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
	ON THE LANDS OF BENNIE R. GILL & AUDREY J. GILL	
	<i>IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 16, GRID 0, PARCEL 15, SECTION 19, LOT 44</i>	
Date: 03/17/2028 - 4:26pm User: sfreund Project Manager: SJF Drawing Path: J:\2025\0100\250125\CM13D-250125\Draw\Plots\HMP-PLTS-250125.dwg Sheet 2 LANE ENGINEERING, LLC XREF File(s): RAR-BASE-250125/CSP-BASE-250125/RLD-BASE-250125/CBS-BASE-LETR-250125		



SHEET No. **3**
 DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 250125
 FILE No. D531

SITE OVERVIEW
ON THE LANDS OF
BENNIE R. GILL &
AUDREY J. GILL
IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 0, PARCEL 15, SECTION 19, LOT 44

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CANAL TO ST MARTIN RIVER

TAX MAP 16, PARCEL 15, LOT 45
 JANET K. TELLMAN, TRUSTEE
 45 BOATSWAIN DR
 BERLIN, MD 21811

PROPERTY LINE
 EXTENDED

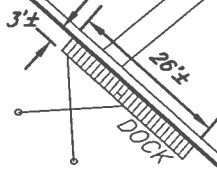


MHW/MLW

PARCEL 15, LOT 44
 (APPLICANT)

DRIVEWAY

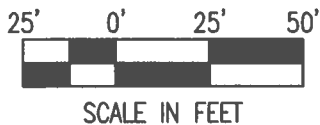
DWELLING



BULKHEAD

PROPERTY LINE
 EXTENDED

TAX MAP 16, PARCEL 15, LOT 43
 NEAL BRANNER EDWARDS &
 BONNIE ANN EDWARDS
 REVOCABLE TRUST
 6220 GARDEN RD
 SPRINGFIELD, VA 22152



DATE: AS NOTED
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SHEET No.
 4

EXISTING CONDITIONS

ON THE LANDS OF
 BENNIE R. GILL &
 AUDREY J. GILL

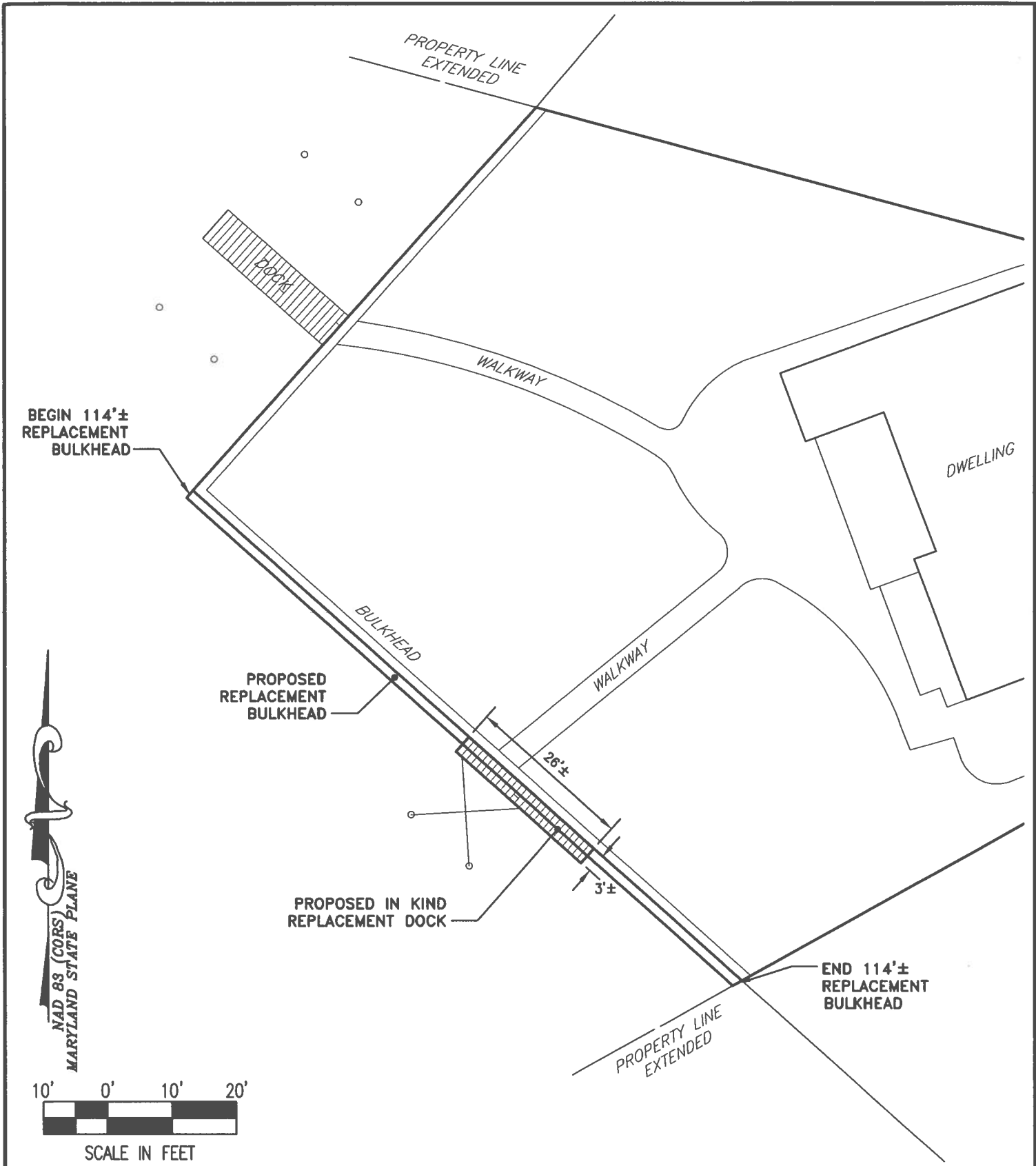
IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
 TAX MAP 16, GRID 0, PARCEL 15, SECTION 19, LOT 44

Lane Engineering, LLC

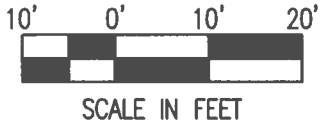
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NAD 88 (CORS)
MARYLAND STATE PLANE



SHEET No.
5

DATE: AS NOTED

SCALE: AS NOTED

JOB No. 250125

FILE No. D531

PROPOSED IMPROVEMENTS

ON THE LANDS OF
BENNIE R. GILL &
AUDREY J. GILL

IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 0, PARCEL 15, SECTION 19, LOT 44

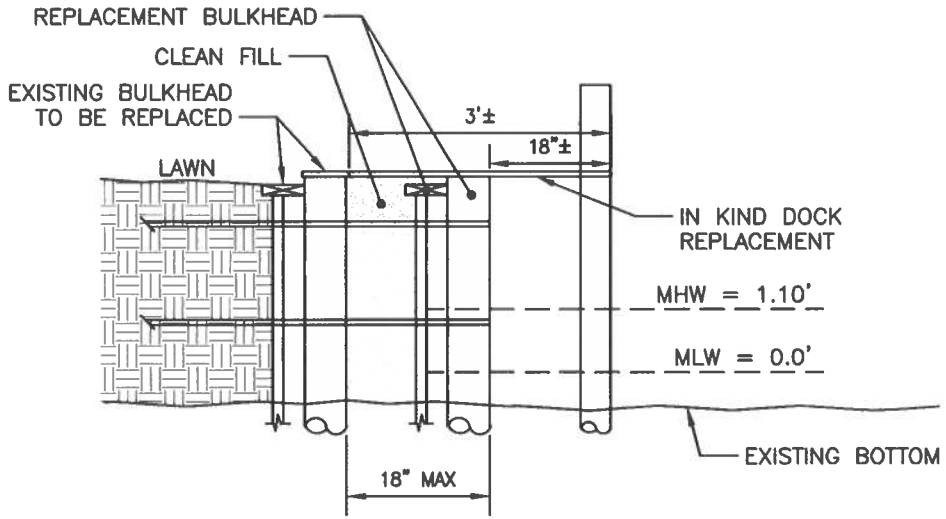
Lane Engineering, LLC

Established 1986

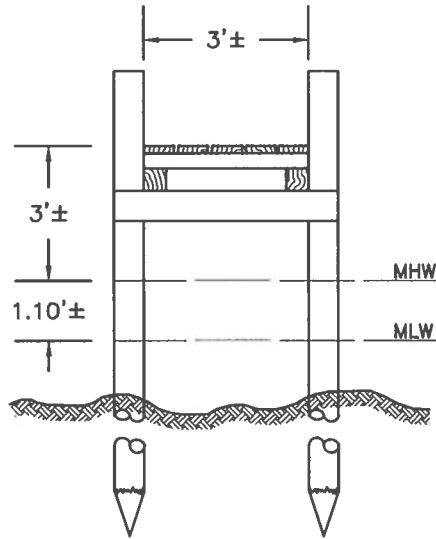
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BULKHEAD REPLACEMENT DETAIL
NOT TO SCALE



PIER SECTION
NOT TO SCALE

DATE: AS NOTED
SCALE: AS NOTED
JOB No. 250125
FILE No. D531

SHEET No.
6

DETAILS

**ON THE LANDS OF
BENNIE R. GILL &
AUDREY J. GILL**

*IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 0, PARCEL 15, SECTION 19, LOT 44*

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