



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

August 5, 2026

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

Qin Zheng/Rental AA Homes LLC - Request No. 2026-058 – Request to construct a 6' x 55' pier install one boat lift with associated piling and install two mooring pilings. Max channelward extension 50'. This project is located at 11328 Gum Point Rd, Berlin, also known as Tax Map 21, Parcel 24. 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 August 20, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-058
Submission Date: 8-5-26

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

Written Description of Proposed Improvement (include channelward distance):

Construct a 6' x 55' pier, Install (1) Boat Lift with associated piling, and install 2 mooring piling.

Maximum channelward distance 50'

Property Description:

Map: 0021 Parcel: 0024 Lot: _____ Section: _____ Block: _____ Tax District: _____

Street Address: 11328 Gum Point Road, Berlin, MD 21811

Subdivision: _____

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

Owner: Qin Zheng (Rental AA Homes LLC) Phone No. 703-505-5268

Mailing Address: 2721 Berryland Drive, Oakton, VA 22124

E-Mail Address: qinczheng@gmail.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: William & Melissa Gunn

Property Address: 11324 Gum Point Road, Berlin, MD 21811

Tax Map: 0021 Parcel: 0131 Lot: _____ Section: _____ Block: _____

Recorded Adjacent Property Owner: Greg & Marjorie Steen

Property Address: 11330 Gum Point Road, Berlin, MD 21811

Tax Map: 0021 Parcel: 0025 Lot: _____ 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.


Owner/Applicant's Signature

7/15/2026

Date

DEPT. USE ONLY:

Notification Distribution Date: 8-5-26 Public Comment Deadline: 8-20-26 (15 calendar days)

Department Approval Date: _____ Expiration: _____



MHWL
TO
MHWL
380' +/-

EXISTING
BROKEN
DOCK
TO BE
REMOVED



STEEN

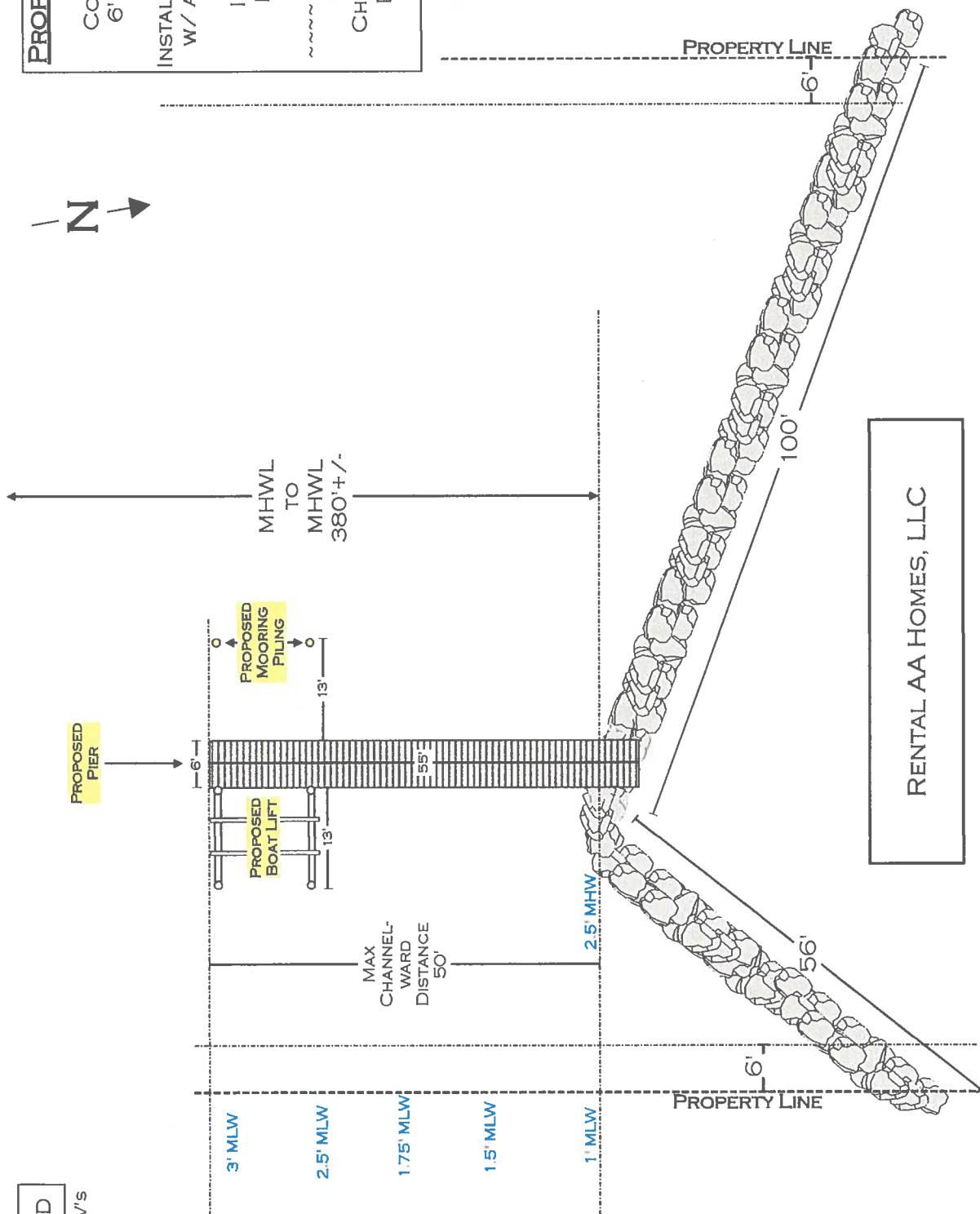
RENTAL AA HOMES LLC
ZHENG

GUNN

SITE:	11328 GUM POINT ROAD BERLIN, MD 21811	DRAWING: EXISTING	PROJECT: ZHENG	DRAWN: H. SCHLEUPNER	
				PAGE: 1 OF 3	
TITLE:	QIN ZHENG (RENTAL AA HOMES LLC)	SCALE: 1" = 30"	DATE: 6/29/26	MCGINTY MARINE CONSTRUCTION 12050 INDUSTRIAL PARK ROAD BISHOPVILLE, MD 21813 410-250-5066	

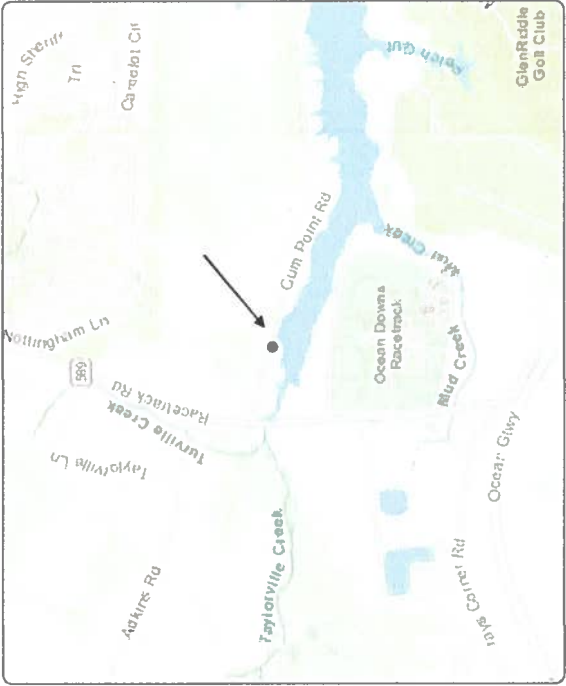
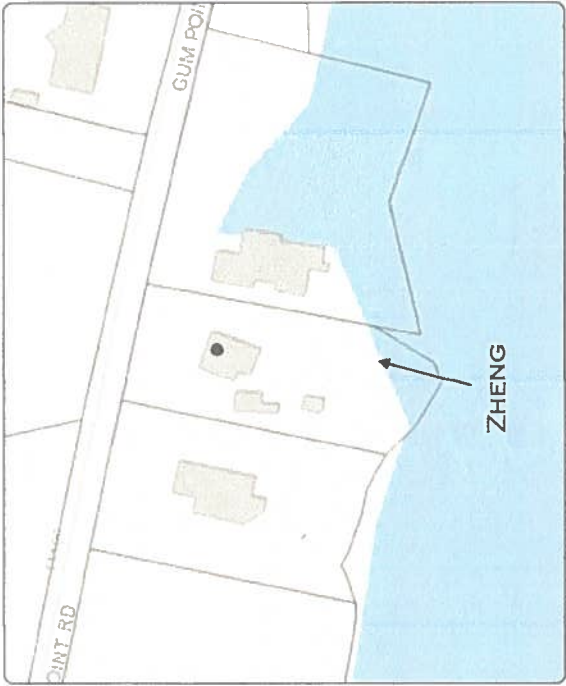
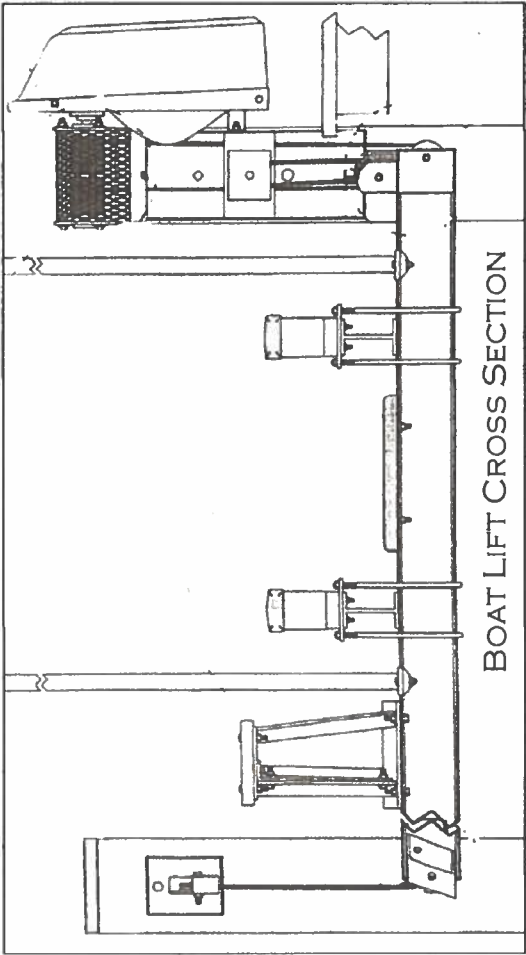
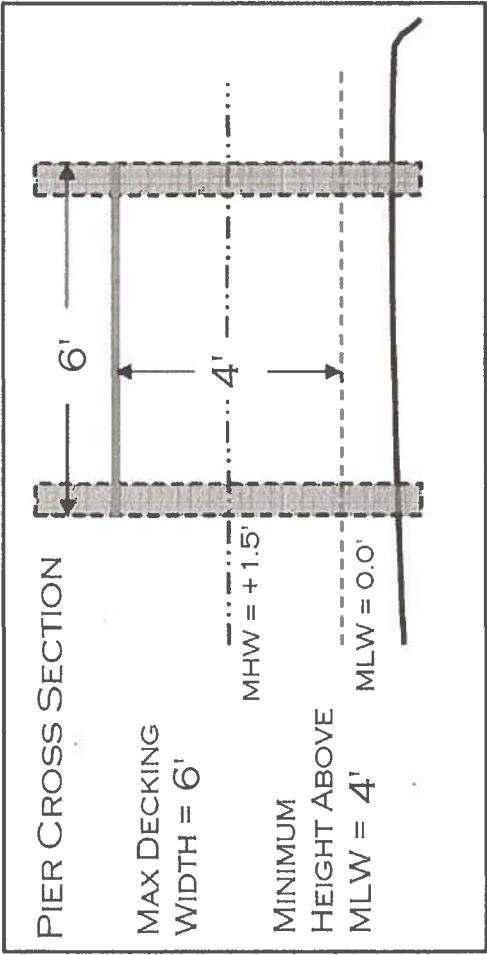
NO KNOWN SAV'S

CONSTRUCT A
6' X 55' PIER
&
INSTALL (1) BOAT LIFT
W/ ASSOC. PILING
&
INSTALL 2
MOORING
PILING
~~~~~  
MAXIMUM  
CHANNELWARD  
DISTANCE  
50'

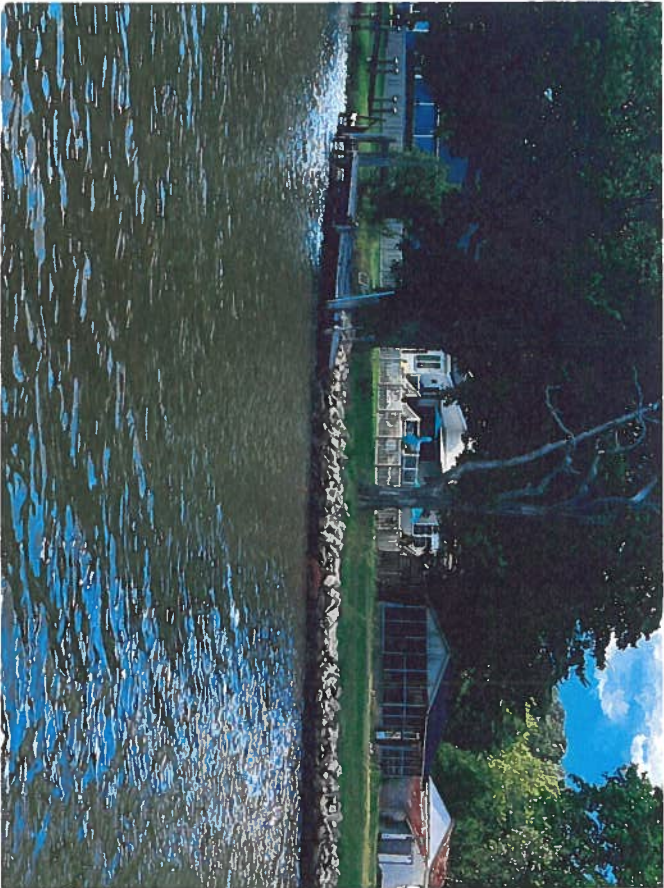


|        |                                          |                      |                   |                         |                                                                                                    |
|--------|------------------------------------------|----------------------|-------------------|-------------------------|----------------------------------------------------------------------------------------------------|
| SITE:  | 11328 GUM POINT ROAD<br>BERLIN, MD 21811 | DRAWING:<br>PROPOSED | PROJECT:<br>ZHENG | DRAWN:<br>H. SCHLEUPNER | MCGINTY MARINE CONSTRUCTION<br>12050 INDUSTRIAL PARK ROAD<br>BISHOPVILLE, MD 21813<br>410-250-5066 |
| TITLE: | QIN ZHENG<br>(RENTAL AA HOMES LLC)       | SCALE:<br>1" = 20"   | DATE:<br>6/29/26  | PAGE:<br>2 OF 3         |                                                                                                    |

CROSS SECTION & MAP



|                                                |                                |                |                         |                                                                                                    |
|------------------------------------------------|--------------------------------|----------------|-------------------------|----------------------------------------------------------------------------------------------------|
| SITE: 11328 GUM POINT ROAD<br>BERLIN, MD 21811 | DRAWING: MAP &<br>CROSSSECTION | PROJECT: ZHENG | DRAWN:<br>H. SCHLEUPNER | MCGINTY MARINE CONSTRUCTION<br>12050 INDUSTRIAL PARK ROAD<br>BISHOPVILLE, MD 21813<br>410-250-5066 |
| TITLE: QIN ZHENG<br>(RENTAL AA HOMES LLC)      | SCALE: NONE                    | DATE: 6/29/26  | PAGE: 3 OF 3            |                                                                                                    |



|        |                                          |          |           |          |         |        |               |                                                                                                    |
|--------|------------------------------------------|----------|-----------|----------|---------|--------|---------------|----------------------------------------------------------------------------------------------------|
| SITE:  | 11328 GUM POINT ROAD<br>BERLIN, MD 21811 | DRAWING: | SITE PICS | PROJECT: | ZHENG   | DRAWN: | H. SCHLEUPNER | MCGINTY MARINE CONSTRUCTION<br>12050 INDUSTRIAL PARK ROAD<br>BISHOPVILLE, MD 21813<br>410-250-5066 |
| TITLE: | QIN ZHENG<br>(RENTAL AA HOMES LLC)       | SCALE:   | NONE      | DATE:    | 6/29/26 | PAGE:  |               |                                                                                                    |