



# ANNUAL REPORT OF THE CUMBERLAND PLANNING COMMISSION

**CY2019: January 1 – December 31, 2019**

*Adopted by the Cumberland Planning Commission on May 11, 2020*

## **I. Introduction**

The Land Use Article of the Maryland Annotated Code (formerly known as Article 66b) requires that every local Planning Commission prepare an Annual Report to assess development activity and public facility changes over the past year and assess their consistency with adopted plans for the local government, adjoining local governments, and state agencies that provide funding assistance for the City's public facility improvements. The reporting requirements were expanded in 2009 by the MD General Assembly to include requirements for local governments to establish a specific percentage goal to increase the percentage of new development located within the local government's Priority Funding Area and to report on a series of "performance measures" to demonstrate the community's progress in concentrating growth and development. An additional legislative change adopted in 2014 requires that a report on the implementation status of adopted Comprehensive Plan initiatives be included in an annual report not more than five years after adoption or update, which would be the 2018 Annual Report for the 2013 Comprehensive Plan. These new requirements are all codified in the Land Use Article. The new Law exempts municipalities from the additional (2009) reporting requirements where all of the land in the municipality is located within a Priority Funding Area and where the municipality issues fewer than 50 building permits for "new residential units" in the reporting year. According to a 2010 determination by the Maryland Department of Planning, eligibility for this reporting exemption is based on the actual number of permits issued regardless of the number of dwelling units that were permitted by each permit.

In Cumberland, all of the City's area is located within a Priority Funding Area. Consequently, the City is not required to establish a specific percentage goal to increase the percentage of new development located within the City's Priority Funding Area, in accordance with The Land Use Article. In regard to the second reporting exemption criterion, the City issued 1 building permit for new residential units in 2019. Therefore, the City is exempt from the additional reporting requirements added to the Land Use Article of the Maryland Annotated Code in 2009.

Once prepared by the Planning Commission, the report and its recommendations must be filed with and presented to the local Legislative Body, which may direct actions necessary "to ensure the coordination of a viable planning and development process." Maryland Law also requires that the Annual Report be made available for public inspection, and that a copy must be mailed to the Secretary of the Department of Planning. This report shall fulfill the aforementioned Annual Report requirements for the City of Cumberland.

## II. Development Activity

### A. Construction & Occupancy Permits

To evaluate construction activity during 2019, staff reviewed all building, demolition, and occupancy permits issued over the calendar year. Permits issued for minor alterations, outbuildings (such as storage sheds or garages in support of an existing primary use structure), building additions (that did not result in new residential units or independent business spaces), and repairs were ignored in the analysis. Only building and occupancy permits that resulted in the construction or occupancy of new residential units or nonresidential units were included in the inventory. These permits represent development activity that added new capacity to the City, rather than building renovations and minor additions or changes in use from one commercial use to another.

When evaluating permit data, it is important to understand that a considerable time lag can occur between the issuance of a building permit to begin construction and an occupancy permit to occupy a completed building. This time lag can range from six months for a typical single family home when work begins at the start of the seasonal construction period to several years for a major project that is built in phases or is delayed by unanticipated site conditions, financing interruptions, or difficulties securing building supplies and/or unfavorable weather interruptions. Consequently, only a small number of the occupancy permits issued in any given fiscal year may be for buildings that received a building permit in the same fiscal year.

A tally of the 2019 permits that fall within these criteria shows that the City issued 1 building permit for new residential construction. This is a decrease of 1 building permit from the 2018 count, and is generally reflective of the varying low totals from the earlier years, where only 1 permit was issued in 2017, 4 permits were issued in 2016, 4 permits were issued in 2015, and 10 were issued in 2014. The lack of any new residential building permits in 2015 can be attributed in large part to the contribution in recent years from large scale residential projects that had been approved prior to and during the recent economic recession. For example, 8 of the 10 new residential building permits issued in 2014 were for homes built in the Cornerstone Hill project off James Day Drive, which has now achieved build-out. Only 2 of the new residential building permits issued in 2014 were for individual infill lots. All four residential permits issued in 2016 were for new single family dwellings on individual existing lots of record. Consequently, the construction of new single family dwelling units on individual lots represents only a small number of the overall residential building permits issued for new dwelling units in any of the prior several years. Now that the backlog of individual dwelling units approved in the larger residential development projects (Cornerstone Hill, Klots Mill, Penn Avenue, etc.) have been completed, the city's residential building permit activity is and will remain limited to individual single family homes until new larger residential development projects are proposed and approved. Consequently, the total reported value of the new residential unit building permit issued in 2019 was approximately \$245,000 (assuming the reported pre-construction value figures were accurate).

No building permits for multiple family dwellings were issued during 2019, 2018, 2017, 2016, or 2015. The lack of multifamily dwelling projects in recent years reflects a general saturation of the rental

market resulting from a number of tax credit-subsidized projects that were permitted during the height of the recent Recession (2007-2010). These subsidies were offered to stimulate apartment construction as a way to provide alternative affordable housing options for the growing number of homeowners displaced by foreclosure (due to sub-prime mortgage practices) during the Recession. However, the Recession-driven spike in foreclosures did not affect the Cumberland housing market to the same degree as other areas of the state because mortgage costs did not increase as rapidly as in other areas (relative to declining home values) and fewer homeowners in the local housing stock hold mortgages on their properties. Consequently, the sudden increase in apartment construction in a housing market with lower overall population growth and fewer homeowner displacements contributed to greater saturation of the rental market. All of those previously permitted multi-family buildings had been constructed by the end of 2016.

These overall low permit figures continue to reflect the reduced level of development activity initially caused by the 2007 Economic Recession. Although the city appeared to experience a brief three-year recovery in residential building permit activity between 2009 and 2011, single family residential development activity has fluctuated at low levels over the past years. As already noted, this reversal can be attributed in large part to the continued absence of multi-family development projects that helped buoy residential construction activity between 2009 and 2011. The relatively high number of occupancy permits issued for new residential units in 2012 and prior years reflected the gradual build-out and occupancy of units in three large multi-family projects (the Cumberland Meadows apartment complex on Old Willowbrook Road, Cumberland Townhomes II on Pennsylvania Avenue, and the Cornerstone Hill project on James Day Drive) that were issued building permits during that earlier period.

The City's permit records also show that a total of 21 residential demolition permits (removing a total of 20 residential dwelling units from the housing stock) were issued in 2019. These figures represent a continued high level of demolition activity over the past four years (64 residential demolition permits removing 62 dwelling units in 2018, 14 residential demolition permits removing 13 dwelling units in 2017, 20 residential demolition permits removing 25 dwelling units in 2016, 18 residential demolition permits removing 14 dwelling units in 2015). When the number of residential units demolished in 2019 (21) are subtracted from the number of new residential units permitted for construction during the year (1), and commercial to residential conversions are considered (1), the City realized a net loss of 21 residential units. As long as the number of demolitions continues to exceed the number of new residential dwelling units constructed during each year, the overall pattern of housing stock decline is likely to persist. Many of the residential building demolitions for 2019 resulted from the Maryland Avenue redevelopment project, which is being undertaken to convert a blighted residential neighborhood adjacent to I-68 into a new commercial development for the City.

The City also issued a total of 4 residential occupancy permits that resulted in an additional net removal of 1 residential dwelling unit from the City's housing stock. When the number of residential units gained or lost due to conversions of existing residential and commercial buildings is considered (-1 residential units), **the City's overall housing stock experienced a decrease of 21 residential units in 2019.** This net decrease represents a significant decrease from the loss of 65 residential units in 2018. Again, this

decline can be expected to continue and grow until the city experiences some significant growth in residential subdivision and building permit activity.

Only one new building permit was issued in 2019 for new non-residential construction (as opposed to 0 in 2018, 1 in 2017, 1 in 2016, and 0 in 2015). The permit in 2019 was issued for new commercial use. The total value for new commercial construction in 2019 was \$275,000.00.

The maps and tables provided at the end of this report show the property locations of the permits that were issued in 2019. All development activity occurred within the City's Priority Funding Area and in areas of the City that are currently served by adequate water and sewer.

#### B. Site Plans

There was one major site plan submitted and approved in 2019. This site plan was for the redevelopment of the Maryland Avenue corridor, also referred to as Cumberland Gateway. There were no major site plans submitted or approved in 2018, 2017, or 2016. A total of 3 major site plans were approved by the Planning Commission in 2015. These include two new hotels—a Sleep Inn hotel at the Loves' Travel Plaza on Ali Ghan Road, and a new Hampton Inn at 100 Welton Drive. The third major site plan was for the new Allegheny High School on Seton Drive, which will be built on the site of the former Sacred Heart Hospital complex. This was a marked increase in non-residential site plan approval activity over the preceding three calendar years.

#### C. Subdivision Plats

The City approved one new minor lot line adjustment in 2019 that created no new lots. There were no major subdivisions (creating five or more new lots) filed or approved in 2018, 2017, or 2016. One minor subdivision was approved in 2015 creating one new nonresidential lot at the Riverside Industrial Park on Kelly Road.

### **III. Regulatory Amendments & Annexations**

The Planning Commission reports that three regulatory actions were completed during 2019. There was one Zoning Map Amendment initiated in 2019. There was one Zoning Map Amendment initiated in 2018, 2 in 2017, 1 in 2016, and one in 2015. There were 2 Zoning Map Amendments initiated in 2019, 0 in 2018, 1 in 2017, 0 in 2016, and 1 in 2015. The other regulatory action initiated in 2015 was an amendment to the 2013 Comprehensive Plan that was adopted by the Mayor and City Council in January 2016. The other two actions were Zoning Text Amendments—one of which was initiated in 2015, but not adopted by the Mayor and City Council until June 2016.

#### A. Comprehensive Plan Amendments

There were no comprehensive plan amendments in 2019, 2018, or 2017. One new comprehensive plan amendment was adopted in 2016. The Planning Commission initiated an Economic Development

Chapter Amendment to the 2013 Comprehensive Plan in 2015 that was eventually adopted by the Mayor and Council in June 2016. The nature of the amendment was to summarize economic development policy changes resulting from the 2014 Strategic Economic Development Plan and to recognize that document as a stand-alone supplement to the 2013 Comprehensive Plan. The original 2013 Comprehensive Plan update was completed on December 17, 2013 with the adoption of the City-Wide Element, which was the second and final volume of the plan. The City-Wide Element addressed the local issues and needs raised in the Neighborhood Element (which was adopted in 2012), contained the city's long-range planning and development policies, and also addressed the legal planning requirements of the Land Use Article of the Annotated Code of Maryland.

#### B. Zoning Text Amendments

There was 1 Zoning Text Amendment initiated in both 2019 and 2018, ZTA-1208 and ZTA-1207, respectively. ZTA-1208 was an application to amend the City Code to add sections 25-501 for the purpose of regulating Small Cell Technology in public right of ways. This section provides guidelines, safety requirements, installation and inspection processes, and general provisions. ZMA-1208 was approved and adopted April 22, 2019. ZTA-1207 was related to the construction of communication towers and led to the amendment of Section 8.06 of the City of Cumberland Zoning Ordinance and requested modifications of the setback requirements to allow Conditional Uses. ZTA-1207 was approved March 26, 2018. There was 1 Zoning Text Amendment initiated and approved in 2017, ZTA-1206, to which resulted in an amendment the Zoning Ordinance. This amendment modified Section 6.02 (Use Regulations Table) to classify Restaurants as "permitted uses" in Residential-Office Zoning Districts. Two minor Zoning Text Amendments were adopted by the Mayor and Council in 2016. The first text amendment (ZTA 15-01 – Boardinghouses) was initiated in 2015 but not adopted by the Mayor and City Council until January 2016. This amendment reduced the number of rooms that may be created in a boardinghouse and changed the zoning districts within which they may be permitted. The second text amendment (ZTA 16-01 – Lighting Standards), adopted by the Mayor and City Council in December 2016, increased the amount of glare that may be created on prohibited residential uses by permitted commercial developments within the city's commercial zoning districts. The Comprehensive Rezoning package for the 2013 Comprehensive Plan was adopted by the Mayor and City Council in 2015. The comprehensive rezoning package included a Comprehensive Zoning Text Amendment (ZTA 14-01), a Comprehensive Zoning Map Amendment (ZMA 14-01) and a Comprehensive Subdivision Regulations Text Amendment (SRA 14-01).

#### C. Zoning Map Amendments

The City initiated 2 Zoning Map Amendments in 2019, 0 in 2018, 0 in 2017, and 0 in 2016. The only Zoning Map Amendment adopted in 2015 as part of the 2014 Comprehensive Rezoning. ZMA-1205, initiated in 2019 for the rezoning of the old Allegany High School property is still pending. ZMA-1204 was the petition to rezone 6 parcels due to a change in the neighborhood for the construction of a free-standing, single story, credit union building with a drive through and parking lot. ZMA-1204 gained approval on April 22, 2019.

#### D. Subdivision Regulations Amendments

The City initiated 2 Subdivision Regulations Amendments in 2019 that are awaiting adoption. There were no Subdivision Regulation Amendments adopted in 2018, 2017, or 2016. One Subdivision Regulations Amendment (SRA 14-01) was adopted in 2015 as part of the 2014 Comprehensive Rezoning package.

#### E. Annexations

No annexations were petitioned or adopted by the City in 2019. The last annexations – part of the Loves Travel Plaza complex on Ali Ghan Road - were adopted by the City were in 2014. One additional annexation was approved in 2013 at the corner of Messick Road and Industrial Boulevard.

### **IV. Infrastructure Improvements/Extensions**

#### A. Street Improvements

The City constructed no new public streets during 2019. All street improvements during the year involved surface restoration, reconstruction, and paving of existing streets.

Comprehensive patching work was continued in 2019 with financial assistance from Federal, State, and City resources on all or portions of 18 city streets, including Allegany St, Baltimore St, Bedford St, Chase St, Cumberland St, Edison Ave, Fayette St, Manns Ter, Mechanic St, S Mechanic St, Myrtle St, Patterson Ave, Regina Ave, Sperry Ter, Springfield Blvd, Warren St, Walnut Pl, and Alley #96 (Locust Alley). This patching work is intended to temporarily stabilize the travel surface until such time as funding can be committed to a more extensive street rehabilitation and resurfacing projects.

The city hired engineering/planning consultants for the replacement of the Cumberland Street, Baltimore Street, Fayette Street, and Washington Street bridges. These projects were initiated in 2018. At the time of this report, the Cumberland Street and Baltimore Street projects are still in the design phases, whereas the Fayette Street and Washington Street projects are complete and studies have been returned and submitted to CSX negotiations.

The city also hired an engineering/planning consultant for a CSX railroad bridge replacement (on Washington Street). The report was completed in early 2016 and recommended that CSX replace both the Washington and Fayette Street railroad bridges, which have been determined to be structurally deficient. A major rehabilitation of the Cumberland Street railroad bridge was also recommended. The City is awaiting action by CSX on the full engineering report recommendations. As mentioned, this project is still in the design phase. Also in 2016, the Engineering Department initiated design and cost estimate work for repairs to the McMullen Bridge. This project is currently on hold while other bridge repair projects haven taken precedent.

The city is also working to solicit an engineering/planning study, which is being funded by the Cumberland Area MPO, for a federal grant to undertake major redevelopment of the Greene Street corridor, which will encompass a full rehabilitation of the street, sidewalk (including ADA crossings), and streetscape improvements. At the time of this report, a Design Report from Alta Planning & Design was submitted and presented to the Mayor and City Council; however the plan to start work on securing Construction Funding Applications has been delayed due to the Baltimore Street project, which would have been competing for the same funds. This project will be a priority in the future.

Additionally, the city is wrapping up the Mechanic Street Access Road Improvement project. Initiated in 2014, this project entailed repaving and ADA ramp improvements to the section of Mechanic Street from I-68 to Bedford Street. This includes improvements to the block of Bedford Street from N. Centre to N. Mechanic Street and Baltimore Street to the bridge. At the time of this report, paving is substantially complete and reconstruction of the non-compliant ADA ramps has been completed.

#### B. Water Extensions/Improvements

No new water line extensions were undertaken in 2019 or 2018. Two major waterline improvements were undertaken in 2017. These projects consisted of the replacement of the 12" waterline at the Route 51 Bridge and the replacement of the Decatur St 24" cross-town water main. There were also one major waterline improvements undertaken in 2016. This project consisted of the replacement of the 12" waterline along Willowbrook Rd. At the time of this report, this project is complete. One major water line extension was undertaken in the City in 2015. A new 10-inch water main extension to the Loves' Travel Plaza was constructed along Ali Ghan Road. This project was financed by the project developer with ownership of the line granted to the City.

The City also continued several (routine maintenance) water line replacements since 2016 to upgrade aging lines – most significantly in the downtown core along Baltimore and Mechanic Streets. None of these replacement projects added any new capacity to the system, but are part of the City's ongoing efforts to target lines that may be in danger of failing.

#### C. Sewer Extensions/Improvements

There were no major sewerline extensions or improvements initiated in 2019, 2018, or 2017. One major sewerline project was initiated in 2016. This project consisted of the construction of the 78" parallel pipeline from Mill Race to the CSO discharge point. At the time of this report, the 30% design has begun with final design proposed to be completed in 2020. A project to remove sludge and clean the anaerobic digester for the wastewater treatment plant was considered in 2016, but a re-evaluation of the need and benefit of the project was deemed necessary. A request for an MDE permit has been submitted. The City continued its work to expand stormwater storage capacity as part of the Combined Sewer Overflow project (which involves the planned addition of a storage and handling facility at the City's Wastewater Treatment Plant). At the time of this report, this project is in the construction phase. The contractor has continued work on the pump house and mechanical and electrical systems inside the tank are ramping up. Substantial completion of this project is projected for mid-February 2020. In other efforts to expand Combined Sewer Overflow, the replacement of the CSO line connecting Evitts Creek

Pump Station that parallels the Canal Towpath is still in the design phase. This project has been complicated because of the location of the sewer lines deep under the CSX Yards. This project has not been funded by MDE, so Engineering will continue to apply for funds and present this project at PACE, where communities have the opportunity to meet with and educate Legislators and other state officials on the specific needs of their communities.

#### D. Other Public Facility Improvements

There were no other significant public facility improvement efforts initiated in 2019 or 2018. The lion's share of the City's other public facility improvements undertaken during 2016 were related to public recreation. Several deteriorating road surfaces in Constitution Park were patched and paved. These projects also included the design of bikeway improvements for Mechanic and Centre Streets and a bike lane along Frederick Street, both of which will be funded through the new MD Bikeways program. An additional funding extension to permit construction of these projects in early 2017 has been submitted to MDOT. The proposed bike lane on Frederick Street generated considerable neighborhood controversy, and the Mayor and Council decided in early 2015 to scale back the project to shared-lane facilities on both streets. Work on a partial bike lane as part of the Canal Street improvement project was completed in 2016.

### **IV. Consistency Assessment**

#### A. Consistency between Infrastructure Improvements & Development Activity

All of the development activity that was permitted and undertaken during 2019 occurred within the City's Priority Funding Area and in areas where adequate infrastructure capacity was determined to exist. All development activity also occurred within areas designated as Septic System Tier 1 (served by municipal sewer) on the City's adopted SB 236 Septic System Tier Map. This map appears as an appendix in the City's 2013 Comprehensive Plan.

Overall residential development activity during the year resulted in a net decrease of 21 units, which was a significant decrease from the net loss of 65 units in the previous year (2018). Only 1 building permit for new residential units was issued in 2019. The lack of any new major or minor subdivisions over the past few years suggests that the City can expect few residential building permits to be issued in outlying years. One new commercial building permit and no new residential building permits were issued just outside the central business district during 2019.

#### B. Consistency with Adopted Plans

All development activity permitted in 2016 occurred in areas of the City where such activity was permitted by current zoning. These developments were approved as consistent with the 2013 Comprehensive Plan (conceptual future land use map), and were located within the City's Priority Funding Area. As part of the adopted 2013 Comprehensive Plan, the City established a desired population growth rate of up to 15% over a twenty-year planning horizon. The potential population

impacts from development activity approved and permitted within the City during 2013 would not exceed that rate of growth.

The City's major infrastructure improvement projects undertaken in 2019 are all specifically recommended by or otherwise consistent with the City's Comprehensive Plan and supporting documents. These improvements resulted in little or no additional infrastructure capacity, which is commensurate with the level of development activity that occurred within the City in recent years.

#### C. Consistency with Adjoining Government Plans

In 2014, Allegany County completed the process of adopting a major update of its 2002 comprehensive plan. The development activity permitted in the City during 2019 was not incompatible with the County's new plan. Also, none of the development activity that did occur in the City in 2019 was adjacent to the County boundaries.

#### D. Consistency with State Financing Agency Plans

All of the major infrastructure improvement projects undertaken during 2019 involved State and/or Federal funding support, primarily the MD Department of the Environment (for the City's sewer improvement projects). These projects were determined to be in compliance in order to receive funding. All infrastructure improvements undertaken and development permits approved by the City in 2014 were located within the City's Priority Funding Area.

#### E. Consistency with Recommendations from Previous Annual Report

The last Annual Report prepared by the City's Planning Commission covered calendar year 2016. Some of the infrastructure projects undertaken in 2019 were continuations of projects discussed in the 2016 Annual Report. All projects undertaken during the year and all findings from this report are generally consistent with the previous report.

### **V. Conclusions & Recommendations**

Based on this assessment, the City experienced a continued decrease in development activity from the 2016 report. The recent decline in building permits for new residential dwelling units from 0 in 2015 to 4 in 2016 to 1 in 2017 and 2 in 2018 is primarily due to the build-out of large residential development that had been approved in prior years. Judging from the lack of new residential subdivision activity, the City anticipates that this trend of low or no residential construction activity will continue in the immediate outlying years. Overall, the City's housing stock experienced a decline of 21 units in 2019, when net losses from residential conversions and demolitions are considered.

All development activity approved in Cumberland in 2019 was generally consistent with the City's 2013 Comprehensive Plan and supporting documents, the City's Zoning Ordinance and the applicable provisions of the County's plans. The major infrastructure projects undertaken by the City during the

year were consistent with the City's plans, consistent with the demands created by the development permits that were issued, and consistent with the applicable requirements and plans of the applicable State financing agencies.

Consequently, staff has determined that no changes in the City's current policies or plans are needed in response to the activities permitted and undertaken by the City during 2020.

## **APPENDIX**

### **2019 PERMIT DATA AND LOCATION MAPS**

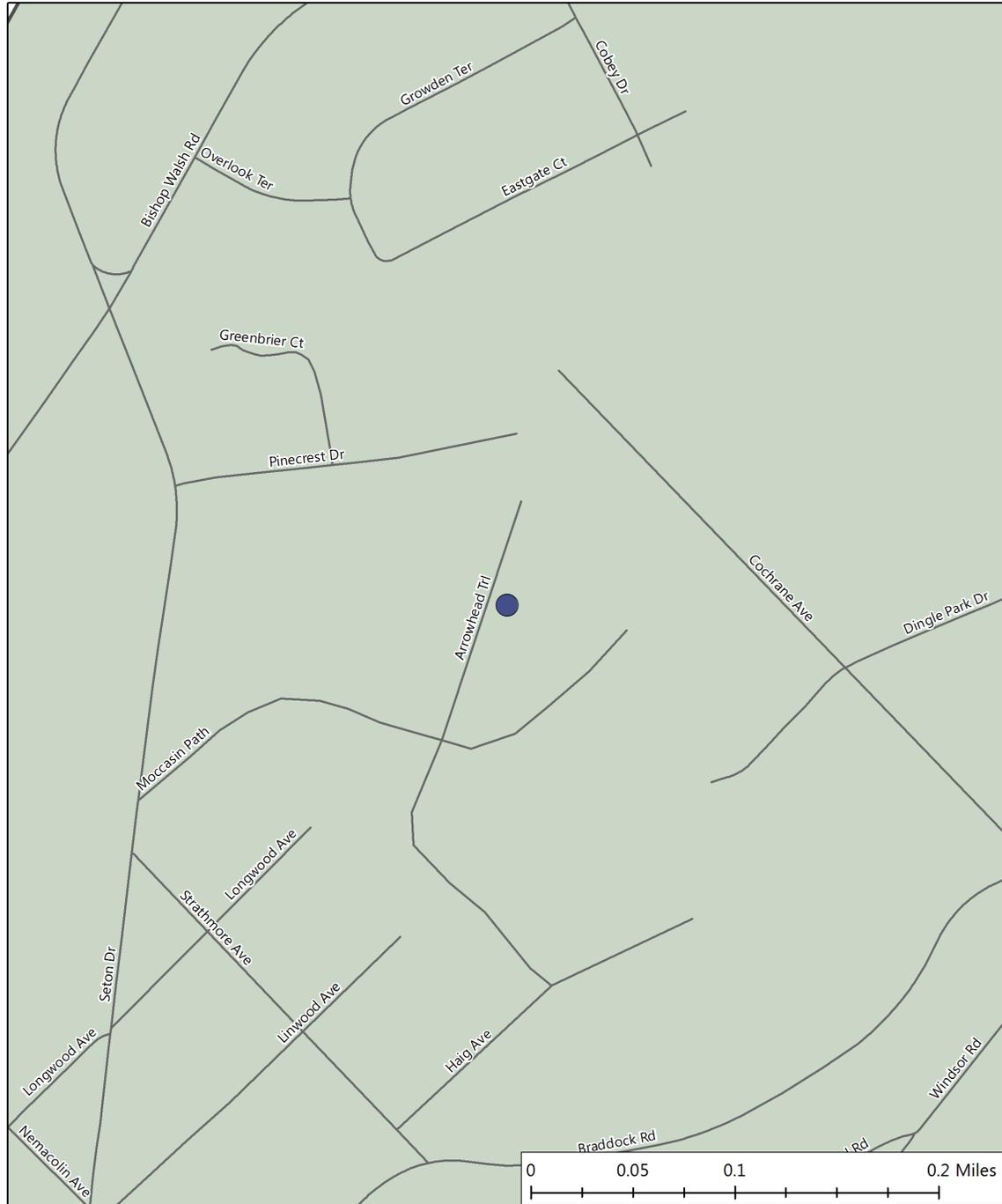
## 2019 Residential Permits

MB #	Issue Date	Job	Cost of Job	Contractor	Address	Map	Lot	Parcel
1523	2/12/2019	New Single Family Dwelling	\$245,000.00	Gradcon, Inc.	913 Arrowhead Trail	0107	8	2263

## 2019 Commercial Permits

MB #	Issue Date	Job	Cost of Job	Contractor	Address	Map	Lot	Parcel
1555	4/3/2019	New Commercial Building	\$275,000.00	UHL Real Estate LLC	213 Charles St	0105		0187F

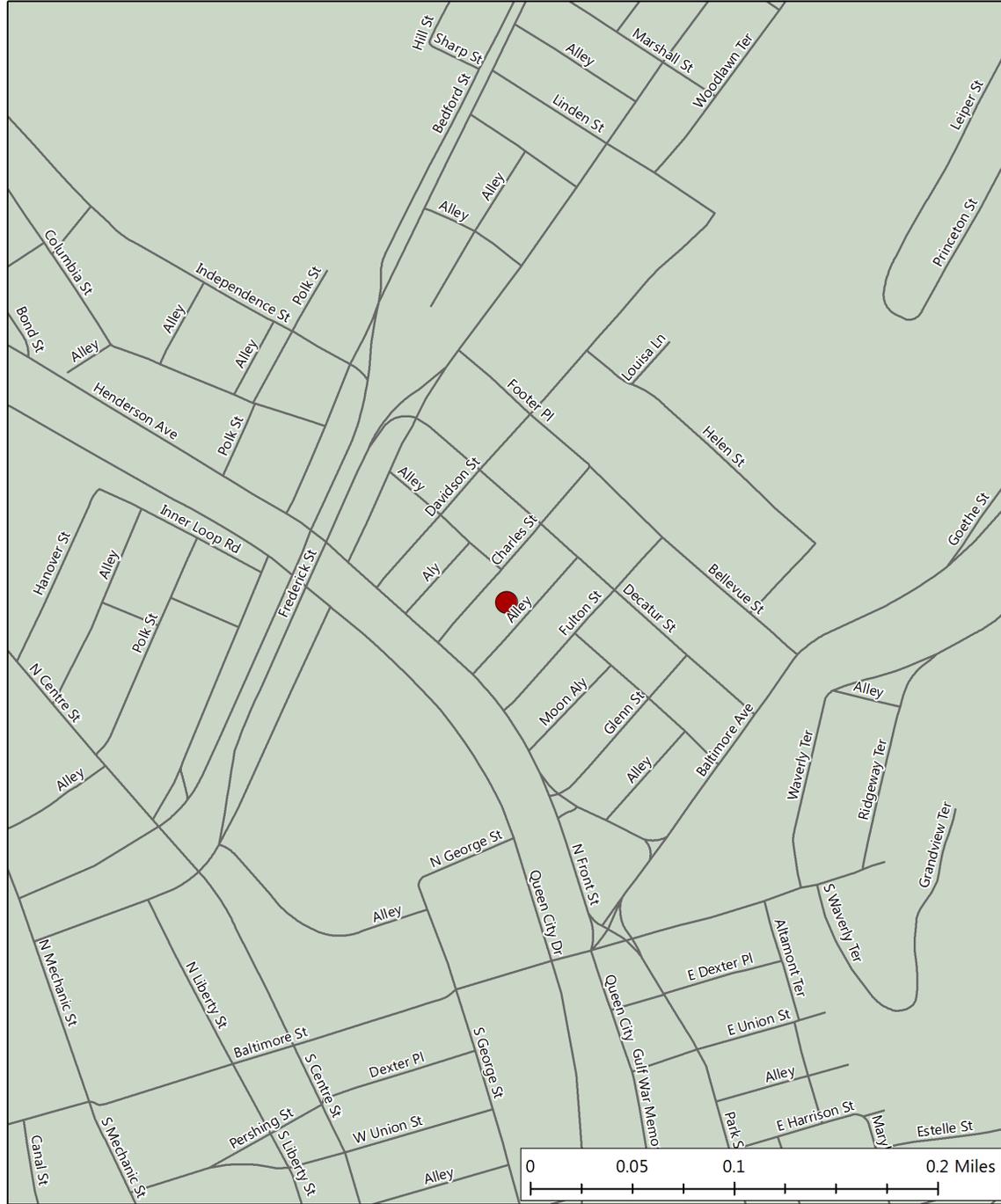
# New Residential Construction 2019



-  New Residential Construction
-  City of Cumberland



# New Commercial Construction 2019



-  New Commercial Construction
-  City of Cumberland



## 2019 Demolition Permits

Permit	Issue Date	Job	Res/Comm	St. No.	St. Name	Map	Parcel
579	1/14/2019	Tim Uhl/QCM	R	305	Decatur St	0105	7065F
580	1/24/2019	Shaffer Construction	C	209	N. Mechanic St	0104	7141
581	1/24/2019	Shaffer Construction	C	216	N. Centre St	0104	0080B
583	5/10/2019	EZ Out	R	206	Potomac St	0113	0095
584	6/6/2019	Kiddy Contracting	R	310	Bellvue Hts	0105	0270F
585	6/6/2019	Kiddy Contracting	R	312	Bellvue Hts	0105	0269F
587	7/18/2019	Dave Creegan	R	1300	Kentucky Ave	0112	3435
588	6/24/2019	Kiddy Contracting	R	301	Arch St	0111	1842
592	8/16/2019	The Belt Group	C	10700	Leslie Ln	0026	0043
593	9/5/2019	Scott Construction	R	308	Cecelia St	0105	0247
594	9/5/2019	Scott Construction	R	321	Emily St	0105	0217
595	8/23/2019	Kiddy Contracting	R	107	Springdale St	0111	2090
596	8/23/2019	Kiddy Contracting	R	109	Springdale St	0111	2091
598	9/23/2019	EZ Out	R	208	Fayette St	0106	1112
599	6/13/2019	Kiddy Contracting	R	305	Arch St	0111	1841
600	6/13/2019	Kiddy Contracting	R	309	Arch St	0111	1839
601	6/13/2019	Kiddy Contracting	R	307	Arch St	0111	1840
602	6/13/2019	Kiddy Contracting	R	349	Davidson St	0105	0292F
603	6/13/2019	Kiddy Contracting	R	32	E Industrial Blvd	0111	1900
604	6/13/2019	Kiddy Contracting	R	112	Winton Pl	0106	0746
605	11/1/2019	Adams & Sons	R	40	Utah Ave	0112	0780
606	10/15/2019	Kiddy Contracting	R	12	W First St	0111	2062A
607	10/15/2019	Kiddy Contracting	R	14	W First St	0111	2062A
608	10/17/2019	Kiddy Contracting	R	417	Walnut St	0104	1535

Commercial - 3

Residential - 21

# 2019 Occupancy Permits

Permit #	Application Date	Issue Date	Permit Fee	Applicant's Name	Contractor	Conversion	Address	Map	Lot	Parcel
2089	2/14/2019	3/1/2019	\$15	Dana May/Aspired		Conversion of 2 to SFD	314 Columbia St	0104		1982
2090	2/19/2019	3/20/2019	\$15	James R. Brant		Conversion Comm. To Res.	128 Bedford St	0104		7010B
2093	3/11/2019	5/20/2019	\$15	Ernest Kaylor/Jack Swain	Owner	Conversion Garage to Res.	13 Blackiston Ave	0111		1005
2110	5/10/2019	6/4/2019	\$30	Patricia Ellis	N/A	Conversion of 2 to SFD	108 Blaul Ave	0111		2107

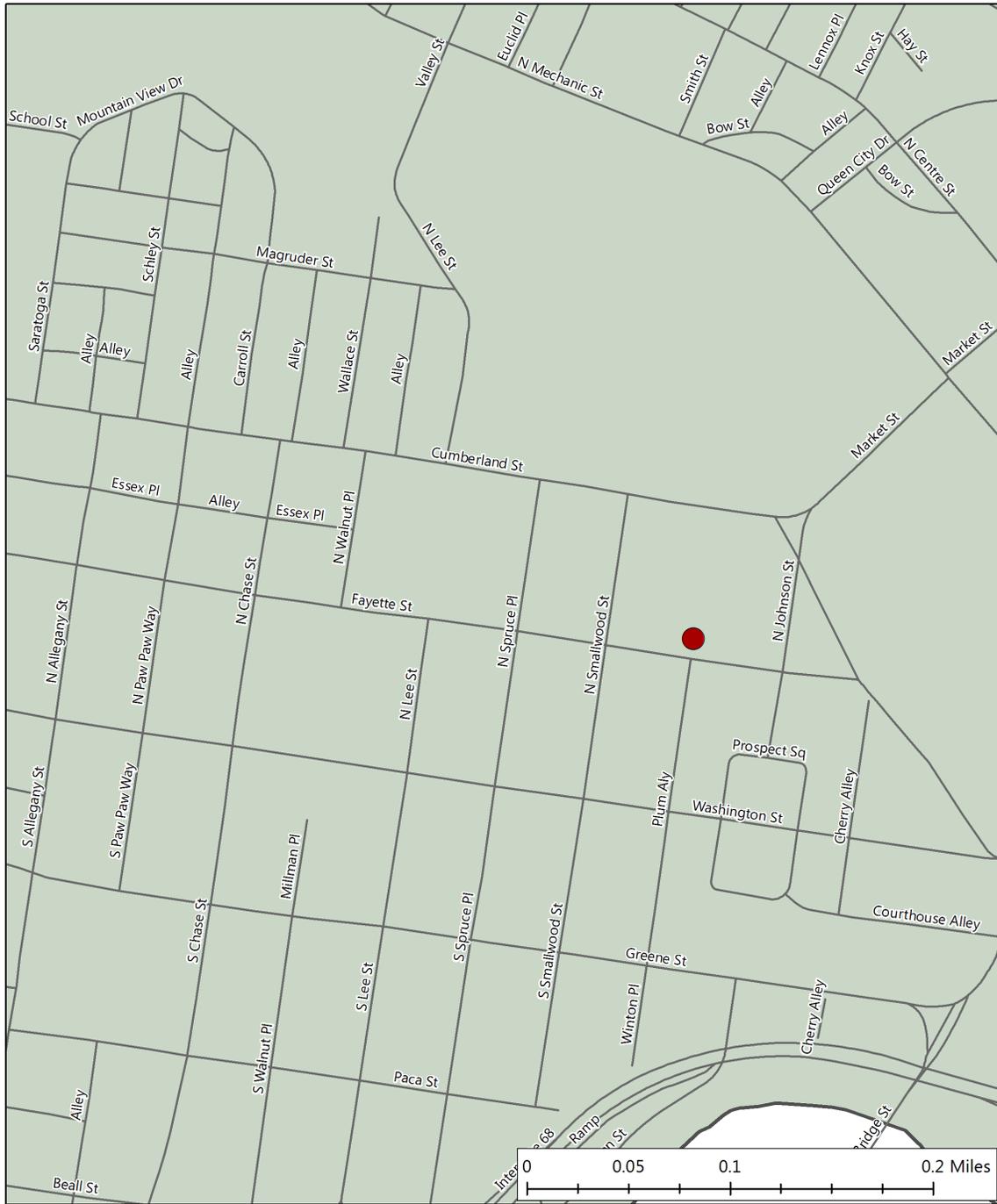
## 2019 Subdivision Review

Permit #	Issue Date	Job	Cost of Job	Applicant's Name	Contractor	Address	Map	Lot	Parcel
SR 77	8/12/2019	Lot Line Adjustment		Bennet, Brewer, and Associates		125 Fayette St	0106		7133

## 2019 Site Plan Review

Permit #	Issue Date	Job	Cost of Job	Applicant's Name	Contractor	Address	Map	Lot	Parcel
SPR 87	12/18/2019	Cumberland Gateway		Robert Barrick	Cumberland Gateway Real Estate LLC	Park St & Cecelia St	0105		220, 223, 224, 225, 226, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 239, 240, 241, 242, 243, 244, 245, 246

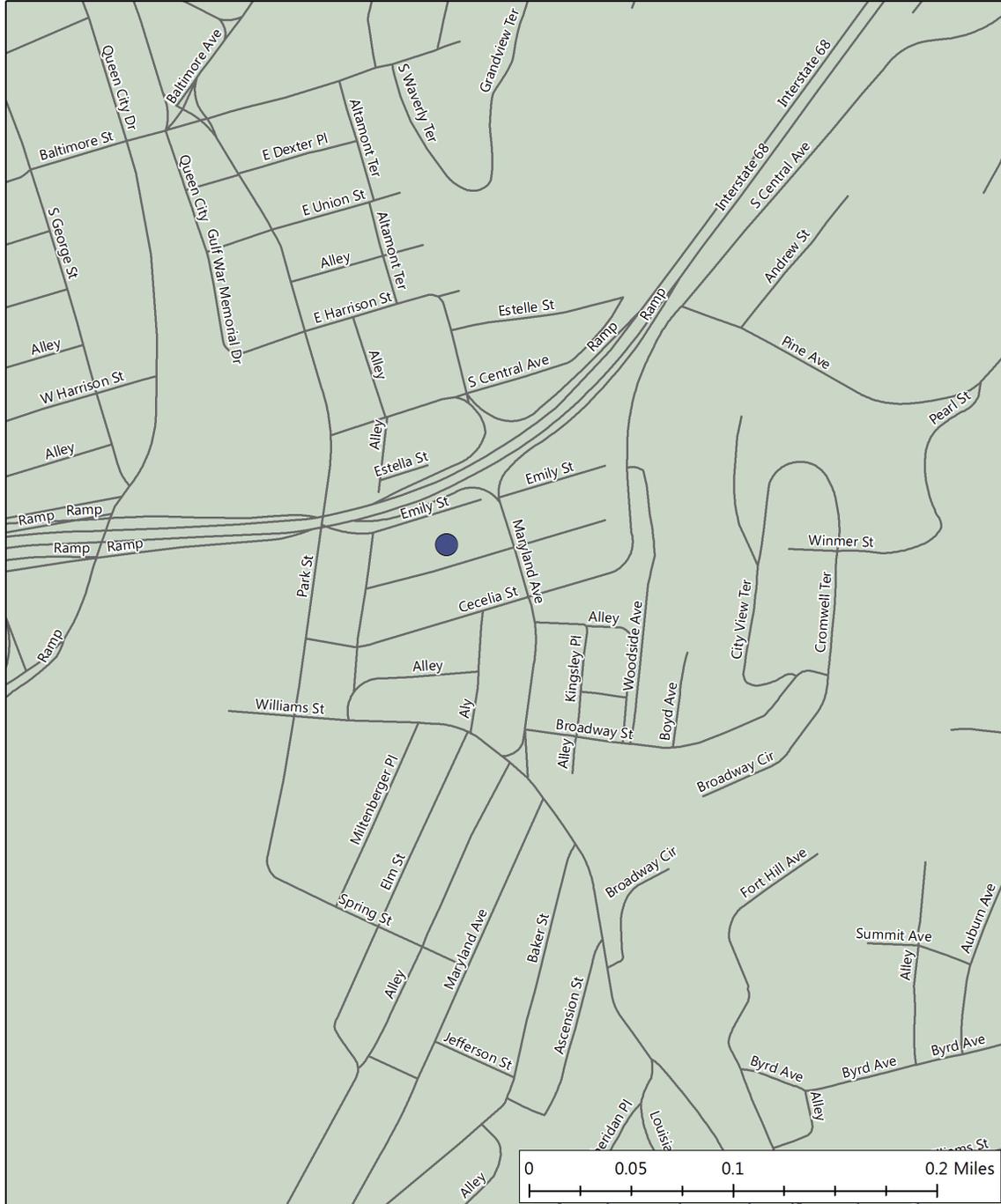
# Subdivision Review 2019



- Subdivision Review
- City of Cumberland



# Site Plan Review 2019



- Site Plan Review
- City of Cumberland

