



ANNUAL REPORT OF THE CUMBERLAND PLANNING COMMISSION

CY2013: January 1 – December 31, 2013

Adopted by the Cumberland Planning Commission on April 14, 2014

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. These new requirements are codified in the Land Use Article. The new Law exempts municipalities from these 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 a total of 5 building permits for new residential units in 2013. 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 insure 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 2013, 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 2013 permits that fall within these criteria shows that the City issued a total of only 5 building permits for new residential construction, resulting in the addition of 5 units. This is a slight decline from the 7 permits issued in 2012 and a continued reversal from the gradual increase that occurred from 2009 through 2011 (15 in 2009, 19 in 2010, and 26 in 2011). No building permits for multiple family dwellings were issued during 2013 or 2012. The lack of multifamily dwelling projects in recent years may reflect a general saturation of the rental market resulting from a number of tax credit-subsidized projects that were built during the height of the recent Recession (2007-2010). A total of 8 occupancy permits for 10 new residential units were issued in 2013, which is a significant decline from the 28 residential occupancy permits issued in 2012. However a number of the residential units for which occupancy permits were issued in 2012 were for units that were issued occupancy permits in prior years when more residential building permits had been issued. The general pattern in residential occupancy permits further reflects a fluctuating trend over the prior years of 24 in 2009, 16 in 2010, and 36 in 2011. The total reported value of the residential building permits issued in 2013 was \$1,128,000, which represents only a slight overall decline from the total value in 2012 of \$1,163,000.

These overall low permit figures continue to reflect the reduced level of development activity initially caused by the 2007 Economic Recession. Although the city experienced a brief three-year recovery in residential building permit activity between 2009 and 2011, the pattern has reversed over the past two years. This reversal can be attributed in large part to the sudden absence of multi-family development projects that helped buoy residential construction activity between 2009 and 2011. In fact, the relatively high number of occupancy permits issued for new residential units in 2012 reflected the

completion 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 those earlier years. As those earlier large projects are completed, the number of occupancy permits declined and can be expected to decline until they more closely reflect the reduced building permit activity reflected in 2012 and 2013 permit data.

The City's permit records also show that a total of 15 residential demolition permits (removing 15 residential units from the housing stock) were issued in 2013. This represents a moderate decline from the 19 residential demolition permits issued in 2012 that removed a total of 22 former residential units. The 2013 figure is significantly lower than the number of residential demolitions issued in 2009 (when 23 permits were issued to remove 29 units), but an increase over 2010 and 2011 (when only 10 and 3 permits were issued, respectively). When the number of residential units demolished in 2013 (15) are subtracted from the number of new residential units permitted for construction during the year (5), the City registered a net loss of 10 residential units.

The City also issued a total of 9 residential *occupancy* permits issued during the year for residential structures constructed during 2013 and previous years. This figure represents a decrease from prior years (28 in 2012 and 36 in 2011). However, as with the building permits, some of these occupancy permits were issued for structures where the owner renovated an existing home into additional new residential units. Others were issued for conversion projects where the owner consolidated two or more existing residential units in the structure into a smaller number of units, or were converted from residential to non-residential uses. When the number of residential units gained or lost due to conversions of existing residential and commercial buildings is considered (+9 residential units), **the City experienced an estimated overall net loss of only 1 residential unit in 2013.**

Three of the five residential building permits issued in 2013 were concentrated on the City's east side, due to the ongoing completion of several large development projects from previous years. Two of those permits were for units in Cornerstone Hill along James Day Drive. The remaining two new residential building permits were issued for construction in the City's west end, where the majority of the remaining vacant residential lots are concentrated. The maps provided at the end of this report show the property locations of the permits that were issued in 2013. 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.

Only two new building permits were issued in 2013 for new non-residential construction. One of these permits was issued for a new County Sheriff's Office on Kelly Road. The other was issued for a new telecommunication tower on Virginia Avenue.

B. Site Plans

Only one minor and one major site plans was submitted in 2013. The minor site plan was approved for the construction of 14,800 square foot office building on Seymour Street in South Cumberland. The application was approved administratively because the building was smaller than 15,000 square feet.

Planning Commission action is not required for a minor site plan. This activity compares with the approvals of three minor site plans in 2012, four in 2011 and two in 2010.

The lone major site plan was a Conceptual Condominium Plat for the Cumberland Arms building at the corner of Baltimore and Liberty Streets on the Downtown Pedestrian Mall. The proposed condominium will create two units within the building—a first floor commercial unit and a residential (senior citizen) unit for the upper five floors of the building. This site plan was submitted for staff review at the end of 2012 and required additional supporting submissions before it could be presented to the Planning Commission for final approval. Consequently, the Cumberland Arms Condominium Plat was not approved in 2012 and is not anticipated to be presented to the Planning until sometime in 2014. There were no major site plan submissions/approvals in 2012.

C. Subdivision Plats

No new major subdivisions (five or more total lots) were filed or approved in 2013. One revision of the previously approved final plat for the Cornerstone Hill subdivision on James Day Drive was approved by the Planning Commission. The revision reduced the number of units/lots in the subdivision by two and eliminated a proposed sidewalk within the subdivision. No major subdivision plats were submitted/approved in 2012.

No minor subdivisions that would result in the creation of new residential or non-residential lots were filed or approved in 2012. City staff did approve two lot line adjustment plats to allow for the swapping of small portions of adjoining lots between the neighboring property owners. These transfers did not create any additional development capacity on the affected lots. The City approved no minor subdivisions in 2012 and only one minor subdivision plat in 2011 that created one new non-residential lot.

III. Regulatory Amendments & Annexations

The Planning Commission reports that only three regulatory amendments were initiated or adopted during 2013. The Mayor and City Council adopted one new Zoning Text Amendment (ZTA 12-01) in December 2013 which had been submitted in 2012. The Mayor and Council also adopted a new City-Wide Element (Volume 2 of 2), to complete the adoption of a new Comprehensive Plan for the city. Finally, the city annexed a 6.42 acre commercial property at the corner of Messick Road and Industrial Boulevard on the city's southeast corner. No other Zoning Map Amendments, Zoning Text Amendments, or Subdivision Regulation Amendment, were adopted in 2013. A review of these changes is provided below.

A. Comprehensive Plan Amendments

The Mayor and Council began updating the 2004 Comprehensive Plan with the formal adoption of 2013 Comprehensive Plan Neighborhood Element on February 14, 2012. The Neighborhood Element was the first of two planned volumes that will collectively comprise the 2013 Comprehensive Plan. It is a

compilation of input received through a series of 10 public forms conducted in the City's residential neighborhoods from January-September of 2010. The document identifies and discusses issues and needs identified in each neighborhood by citizen participants and provides a series of recommended issues that should be addressed in the City-Wide Element that will follow. The Neighborhood Element addressed the state's goals for broad and meaningful citizen input in the planning process as required in the Land Use Article of the Annotated Code of Maryland.

The 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, 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

The Mayor and Council adopted one Zoning Text Amendment (ZTA 12-01) in 2013. The amendment (submitted at the end of 2012) incorporated a new economic hardship application and review process into the city's current Historic Preservation District regulations. No zoning text amendments were adopted in 2012 and two were adopted in 2011.

C. Zoning Map Amendments

The City adopted no new Zoning Map Amendments in 2013 or 2012. Two Zoning Map Amendments were filed and approved in 2011.

D. Subdivision Regulations Amendments

The City made no changes to the Subdivision Regulations in 2013. The City adopted one comprehensive amendment to the Subdivision Regulations in 2009.

E. Annexations

The City approved one annexation in December 2013. The annexation, which added 6.42 acres of land to the city, encompassed a new credit union office at the corner of Messick Road and Industrial Boulevard. The annexed land was zoned B-C (Business Commercial) as part of the annexation process. The last previous annexation was adopted by the City in March 2011.

IV. Infrastructure Improvements/Extensions

A. Street Improvements

The City constructed no new public streets during 2013. All street improvements during the year involved surface restoration, reconstruction, and paving of existing streets. These paving projects are now governed by the City's Pavement Management System, which was completed in 2006. The

Pavement Management System identified roughly \$67,000,000 in street improvement needs, and the Mayor and Council have obtained financing to begin implementation of the improvement schedule for the first three years.

The City initiated work on a major street resurfacing/widening project for significant portions of Baltimore Avenue (between the CSX railroad and Marion Street). The city also initiated a street surface mill and overlay project on Waverly Terrace, in association with a gas line improvement project by Columbia Gas. Finally, the city completed resurfacing of South Centre Street in association with a subsurface infrastructure repair and improvement project. Each of these repaving projects were prioritized and scheduled by the City's Pavement Management System, which was developed in accordance with the City's Comprehensive Plan.

B. Water Extensions

One major water line extensions were undertaken by the City in 2013. The City completed installation of a new 10-inch water main extension across Evitts Creek that will eventually provide water to the Loves Travel Plaza development site on Ali Ghan Road. A major site plan for the project was approved by the Planning Commission in January 2012. The project is still awaiting an access permit from the MD State Highway Administration before the building permit can be issued. Once the construction of the project is underway, the building will be connected to the new water main.

The City also issued a bid for the replacement of 36-inch inlet and outlet valves at Fort Hill Reservoir. This project is a maintenance project and will not add new water capacity to the system. Work on the replacement project is anticipated to begin in 2014.

The City also completed several minor (routine maintenance) water line replacements in 2013 to upgrade aging lines. 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. The specific replacement projects were for Lafayette Avenue from Ford Avenue to Mary Street, Kentucky Avenue from Laing's Lane to Winifred Road, Winifred Road from Kentucky Avenue to Michigan Avenue, and Chase Street from Washington Street to Fayette Street.

C. Sewer Extensions

No major sewer line extensions were undertaken by the City during 2013. 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). The city's work on the ENR treatment system upgrade was completed in 2011 and the city began conducting routine sampling and flow monitoring in 2012.

D. Other Public Facility Improvements

The lion's share of the City's other public facility improvements undertaken during 2013 were related to public recreation. These projects included the design of bikeway improvements for Mechanic and

Centre Streets and an application for a bike lane along Frederick and Bedford Streets, both of which will be funded through the new MD Bikeways program.

IV. Consistency Assessment

A. Consistency between Infrastructure Improvements & Development Activity

All of the development activity that was permitted and undertaken during 2013 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 one unit, largely due to a slight decline in residential building permits and a moderate level of residential building demolitions. This decline continues a reversal from the slow, but steady increase in residential building permit activity that occurred between 2009 and 2011. Downtown revitalization and redevelopment and overall growth and development in the City continued at a very slow pace in 2013, due in large part to the lingering effects of the 2007 economic slowdown and the resulting tightening of credit markets to finance new development investment. No new residential or commercial development permits were issued in the central business district during 2013. The City annexed no new properties in 2013.

B. Consistency with Adopted Plans

All development activity permitted in 2013 occurred in areas of the City where such activity was permitted by current zoning. These developments were approved as consistent with the 2004 Comprehensive Plan (future land use map), as well as the recently adopted 2013 Comprehensive Plan, 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 2013 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

Allegany County is in the process of adopting a major update of its 2002 comprehensive plan. The current County-wide plan is highly generalized and is not entirely specific as applied to the development projects approved by the City in 2013. Also, very little of the development activity that did occur in the City was adjacent to the County boundaries.

In early 2008, the County adopted its first new watershed-based plan—the La Vale Region Comprehensive Plan. The recent development patterns and infrastructure improvements undertaken by the City of Cumberland during 2013 were not inconsistent with the plan.

D. Consistency with State Financing Agency Plans

All of the major infrastructure improvement projects undertaken during 2013 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 2013 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 2012. Many of the infrastructure projects undertaken in 2013 were continuations of projects discussed in the 2012 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 slight slowdown in development activity from the previous report. A net loss in residential units was realized in addition to an overall decline in residential building permit activity. Much of the residential building permit decline can be attributed to the continued absence of multi-family construction, which had helped buoy residential permit activity in recent years. The relatively low level of overall development activity in the City was largely due to the very slow recovery from the 2007 economic recession and the resulting tightening of the credit market, which make financing more difficult for major projects and capital investments. The City anticipates that this trend will continue with a general tendency towards modest recovery in outlying years. Precisely when this recovery will take hold and how strong it may be depends on a number of critical economic influences, including continued recovery in the single family housing market, greater levels of job creation and stability, and expanded economic and population growth trends in the Washington and Baltimore areas.

All development activity approved in Cumberland in 2013 was generally consistent with the City's 2004 and newly adopted 2013 Comprehensive Plans 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 2013.

APPENDIX

2013 PERMIT DATA AND LOCATION MAPS

2013 RESIDENTIAL NEW CONSTRUCTION											
Permit #	Date Issued	Job	Cost of Job	Applicant's Name	No. of Units	St No	Street Name	Map	Lot	Parcel ID	
1244	2/14/2013	Resi. New Construction	\$ 245,000.00	Foxcraft Homes	1	802	Arrowhead Trail	107	20	2263	ifd
1260	6/28/2013	Resi. New Construction	\$ 150,000.00	Chaney Architectures	1	131	Sunrise Circle	105	28	368	ifd Attached
1261	6/28/2013	Resi. New Construction	\$ 150,000.00	Chaney Architectures	1	133	Sunrise Circle	105	27	368	ifd Attached
1272	10/7/2013	Resi. New Construction	\$ 375,000.00	Gacon, Inc.	1	200	Fayette Street	106	1 & 2	1110	ifd detached
1273	8/13/2013	Resi. New Construction	\$ 208,000.00	Gacon, Inc.	1	708	White Avenue	110	9	3591	ifd attached garage

Total Applications 5 **Total Construction Cost** **Total No. of Units**
\$ 1,128,000.00 **\$** **5**

- Single Family Dwelling
- Single Family Dwelling-Attached
- Single Family Attached - Garage

2013 COMMERCIAL NEW CONSTRUCTION											
Permit #	Date Issued	Job	Cont of Job	Applicant's Name	No. of Res. Units	St. No.	Street Name	Map	Lot	Parcel ID#	
1268	10/7/2013	Comm. Const New	\$ 350,000.00	Allegany Co Comm	1		Willy Road	26	5A	120	
1279	9/26/2013	Comm. Const New	\$ 25,000.00	William Robman	1	501	WILSON AV	111		7305	
Total No. of Applications											
2											
Total Construction Cost											
\$375,000.00											

Single Commercial Use
Multiple Commercial Use

Permits Issued for New Development



DP#	Date Issued	Job	ROR C	STNO	DIR	STREET NAME	RES LUY	Map	Lot	Parcel ID#
397	1/14/2013	Kiddy Contracting	R	708		White Ave	1	110	9	3591
398	2/27/2013	Brabson & Sons	R	27		Ridgeway Terr	1	105	18	60
400	3/1/2013	Dilapidated Demo	C	201		Virginia Ave	1	111	11 & 12	7259
401	3/15/2013	Dilapidated Demo	C	310		Independence St	1	104	23	1602
401	3/15/2013	Dilapidated Demo	C	312		Independence St	1	104	23	1602
402	3/22/2013	Brabson & Sons	R	106	W	First Street	1	111	27	2070
403	4/4/2013	Brabson & Sons	R	213	N	Lee Street	1	106	395-396	1444
404	5/1/2013	Raley, Ainsley	R	19		Virginia Ave	1	111	35	1948A
405	5/31/2013	Kiddy Contracting	R	138		Mary Street	1	113	383-384	199
406	5/31/2013	Brabson & Sons	R	910		Maryland Ave	1	109		2486
407	5/30/2013	Bridges, Lena	R	944		Glenwood St	1	109	49	2539
408	6/18/2013	Brabson & Sons	R	221		Humbird St	1	113	337,338,339	232
409	6/18/2013	Brabson & Sons	R	446		Bond St	1	104	4	1952
411	7/23/2013	G&B Excavating	R	13,300		Ali Ghan Rd	1	16		7
411	7/23/2013	G&B Excavating	R	13320		Ali Ghan Rd	1	16		7
411	7/23/2013	G&B Excavating	R	10801		Turano Lane	1	16		7
416	11/14/2013	Miller Trucking & Exca	R	319		Columbia St	1	104		1917
416	11/14/2013	Miller Trucking & Exca	R	321		Columbia St	1	104		1917

Total Structures	18
Total Rest Structures	15
Total Comm Structures	3

2013 RESIDENTIAL OCCUPANCY PERMITS												
IND.	DATE ISSUED	APPLICANT	BUSINESS	ACTION	ST#	DR.	STREET NAME	MAP LOT	PARCEL	TAX NO.		
1665	2/28/2013	Wadastatic, LLC	Fantastic Sams	Commercial	505		Springdale St	111	7332	4031962		
1675	1/14/2013	Alice Aherisher	Country Corners	Commercial	467		Columbia Ave	104 45	7069	5023327		
1676	1/25/2013	Macy Rentals	Jane's Place	Commercial	26		Greene Street	106	7034	6027563		
1678	1/31/2013	Midson, LLC	Get Out and Play	Commercial	7		Washington St	106	7094	6012833		
1679	1/31/2013	Midson, LLC	Allison Park/Hill International	Commercial	7		Washington St	106	7094	6012833		
1680	2/27/2013	Greater Allegany Coun.	Greater Allegany Counseling	Residential to Commercial	310B		Decatur St	105	174F	23008246		
1682	2/14/2013	Charles Casey	Puff & Stuff (FF only)	Commercial	215B		Virginia Ave	111 13	7264	4011376		
1685	2/14/2013	Steven Leyh	Away Media	Commercial	58	N	Centre St	104	7208B	14003193		
1686	4/2/2013	Dr. Helene Robbins	Dr. Helene Robbins	Residential - 1 to 2 Units	722		Washington St	108	1028	6005268		
1688	3/15/2013	Dr. Shiv Khanna	Luxury Leasing	Commercial	214		Paca St #B	106	7214	6016006		
1689	3/15/2013	New Day Church	Luxury Leasing	Commercial	214		Paca St #C	106	7214	6016006		
1690	2/27/2013	Debbie Meagher	Creation Laundry	Commercial	313		Springdale St	111 22	7319	4042670		
1691	3/21/2013	Arlene Johnson	A Personal Touch Styling	Commercial	400		Virginia Ave	111 38	7289	4032357		
1693	4/4/2013	Chris Henderson	Cartridges Galore	Commercial	66		Pershing St	104	7213A	4034171		
1694	5/24/2013	David Marriott	Vugatte Pizza	Commercial	22	N	Mechanic St	104 194	7095B	14003002		
1695	5/24/2013	David Marriott	Mobile 2 Mobile	Commercial	22	N	Mechanic St	104 194	7095B	1.4E+08		
1696	4/9/2013	3 H Enterprises	3 H Enterprises	Commercial			Reservoir Ave	110	7107	22016202		
1697	5/6/2013	Patricia Peacock	Peacock Gallery & Studio	Commercial	31		Baltimore St	104	7139A	4025482		
1698	5/6/2013	David Marriott	Second 2 None	Commercial	531		Maryland Ave	11V 6	76	22010735		
1699	5/6/2013	Paul Petre	Quarryville Produce	Commercial - Seasonal	409		Willowbrook Rd	105	837	22013084		
1700	4/24/2013	William Friend	Suds - Bar	Commercial	209		Union St	105	7065	22011324		
1701	5/14/2013	Same	Kreigr J. Goldsmith	Commercial	7		Washington St-FF	106	7094	6012833		
1702	5/29/2013	Dennis Smith	SFD to 2 Units	Residential - 1 to 2 Units	926		Kent Avenue	110 19-20	3217	4020693		
1704	5/20/2013	Kevin Good	Forgotten Time Pieces	Comm to Residential - 1 Unit	405		Maryland Ave	105	284	22013017		
1705	5/17/2013	Tiffany Condry	Hush Skin Care	Commercial	58	N	Centre St	104	7208B	14003193		
1706	10/30/2013	Chaney Architects	Chaney Architects	New Residential Construction	133		Sunrise Circle	105 27	368	22017357		

1710	6/21/2013	Deena Adams	Deena Adams	Committed to Change PA	Comm to Residential - 1 Unit	413	N	Mechanic St	104	286	2253	5026458
1711	6/21/2013	Larry Jackson	Larry Jackson	Aspired Property Man.	Commercial	200		Glenn Street	105		7077F	23005247
1712	6/21/2013	Dayna May	Dayna May	Arc of Frederick Co	Commercial	230	N	Mechanic St	104	186	7117B	14005323
1713	6/21/2013	Chris Garrity	Chris Garrity	Tech Reup	Commercial	81		Baltimore St - Rm 51	104		7229A	4027329
1715	6/21/2013	Mecken Swyter	Mecken Swyter	TNT Fireworks	Commercial - Seasonal	50	N	Mechanic St - Site A	104		7102B	14004874
1716	6/28/2013	TNT Fireworks	TNT Fireworks	Carter Roque	Commercial	66		Queen City Dr	104		7245B	14006117
1717	8/14/2013	David Carter	David Carter	Dale Whitacre	Commercial	1		Washington St	106	1,3-5	7091	6004318
1718	6/28/2013	Dale Whitacre	Dale Whitacre	Comcast	Residential - 1 to 2 Units	15, 415-1/2		Holland St	103		1209	5027705
1720	8/15/2013	Luxury Leasing	Luxury Leasing	K & D Development	Commercial	28		Washington St	106		7118	6008356
1721	8/14/2013	Louukury Leasing	Louukury Leasing	1st Mortgage Service	Commercial	28		Washington St	106		7118	6008356
1723	8/6/2013	James Stemple	James Stemple	Gasco Co.	Commercial	203		Paca St	106		7220	6009972
1725	9/17/2013	Gasco Co.	Gasco Co.	Luxury Leasing	Commercial	637B	N	Centre St	104		7273	5029767
1727	9/17/2013	Luxury Leasing	Luxury Leasing	Karen McGinn	Commercial	214		Paca St	106		7214	6016006
1728	9/17/2013	Karen McGinn	Karen McGinn	Food Market	Residential - 1 to 2 Units	434	N	Mechanic St	104	258	7107	5017378
1730	9/18/2013	David Greene	David Greene	Sign Change	Commercial	66		Queen City Dr	104		7245B	14006117
1731	10/31/2013	Hagerstown Goodwill	Hagerstown Goodwill	Sign Change	Commercial	538		Pine Ave	105	281-281	7114E	22012886
1732	10/31/2013	Jin Wu	Jin Wu	Sign Change	Commercial	1050		Industrial Blvd	112		7454A	4038150
1733	9/18/2013	Dayna May	Dayna May	Aspired Property Man.	Commercial	36		Queen City Dr	104		7245B	14006117
1736	12/5/2013	Carey Selby	Carey Selby	Aspired Property Man.	Residential - 1 to 4 Units	1304		Virginia Ave	113	308	7355	4023137
					Residential - 1 to 2 Units	601		Washington St	106	36-37	1081	6035256
												D
Total Occupancy Permits 45												
Commercial 33												
Commercial - Seasonal 2												
Increase in Residential 1 to 4 Units 1												
Increase in Residential 1 to 2 Units 5												

**2013 SUBDIVISION & SITE PLAN
DATA AND LOCATION MAPS**

2013 SITE PLAN REVIEWS						
Permit #	Application Dt.	Street No.	Dir.	Street Name	Proposal	Map Parcel Lot
73	8/1/2013	310		Seymour St	Create a 14800 SF Structure to be utilized as a office building.	111 7081 2
					Parking would include 121 Spaces	
					Six (6) of those spaces would be handicap accessible.	

Total Number of Applications

1

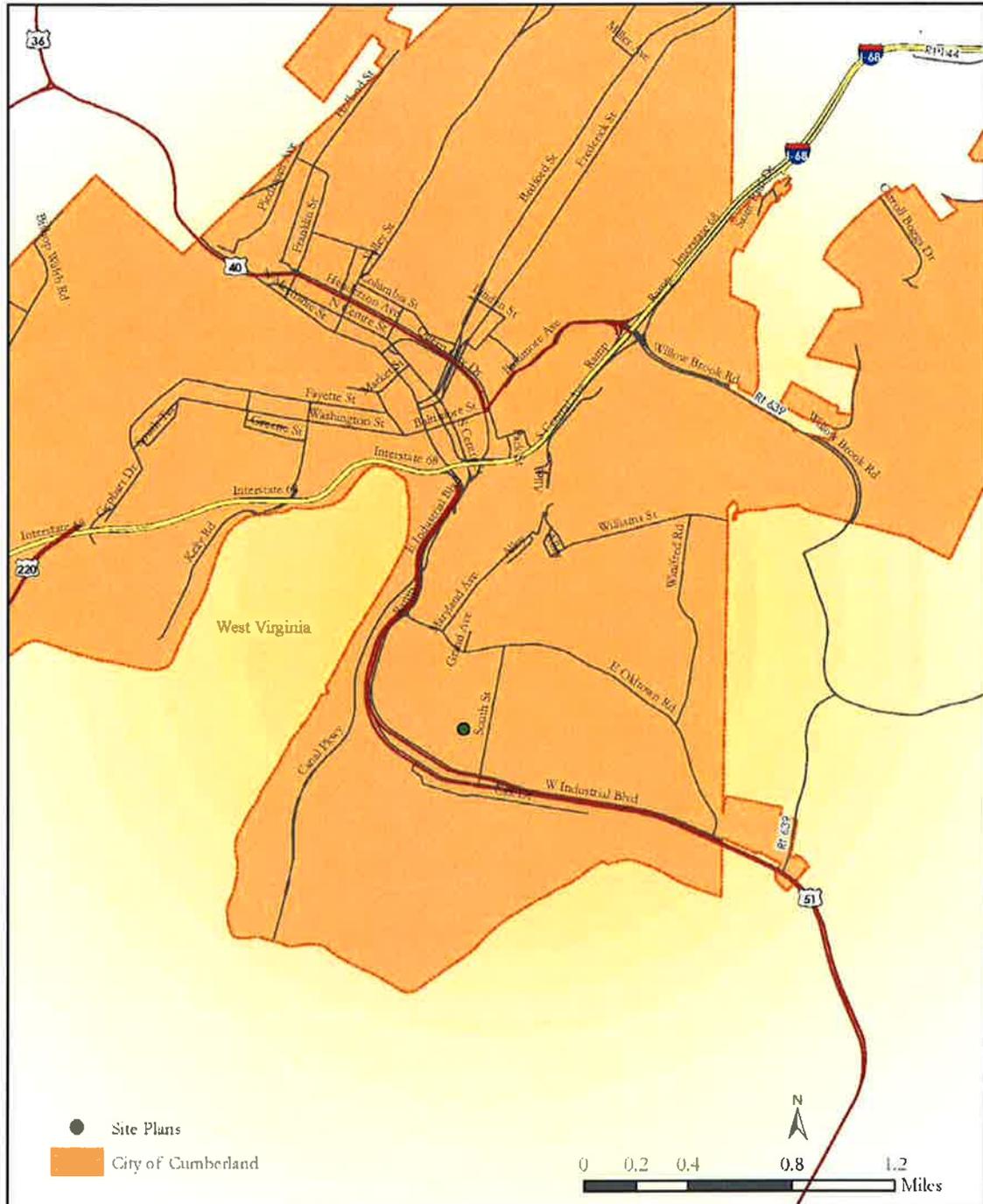


2013 SUBDIVISION REVIEWS						
Permit #	Appli. Dt.	Street No.	Dir.	Street Name	Proposal	Map Lot Parcel
69	3/12/2013			Willowbrook Road	Lot Line Adjustment - Right of Way Plat # 2232 35 SF on W side of Old Willowbrook Road to M & CC of Cumberland from Allegany Community College Foundation Conveys 3675 SF of the N side of Old Willowbrook to Allegany Comm College Foundation from M & CC of Cumberland Conveys 11,108 SF on the E side of Old Willowbrook Rd to M & CC of Cumberland from Allegany Comm College Foundation.	26 33
70	4/12/2013			Frederick St	Lot Line Adjustment - Cornerstone Baptist Church is conveying 461 SF of their property. A section of their land adjacent to Silbert Place, to Dennis Nave. The land conveyed is also adjacent to the Navee Property (23-010852). 461 SF of land is being conveyed to 23-010852 (514 Conrad Ave from 23-003414 as per property survey.	102 7022F

Minor
Major

Commercial
Residential

Approved Site Plans & Subdivisions



Certified True Copy

I hereby certify that the attached is a true copy of the Annual Report of the Cumberland Planning Commission for the period January 1 – December 31, 2013, as approved by the Mayor and City Council of Cumberland during their public meeting held May 6, 2014.

Witness my hand as City Clerk with the Seal of the City of Cumberland hereto affixed this 13th day of May, 2014.



Marjorie A. Woodring, City Clerk

