



ANNUAL REPORT OF THE CUMBERLAND PLANNING COMMISSION

CY2012: January 1 – December 31, 2012

Adopted by the Cumberland Planning Commission on March 11, 2013

I. Introduction

Article 66b, Section 3.09 of the Maryland Annotated Code 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 Section 3.10 of Article 66b. 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 Article 66b, Section 3.10 (c) (2). In regard to the second reporting exemption criterion, the City issued a total of 7 building permits for new residential units in 2012. Therefore, the City is exempt from the additional reporting requirements added to Article 66b, Section 3.10 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 2012, 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 2012 permits that fall within these criteria shows that the City issued a total of only 7 building permits for new residential construction, resulting in the addition of 7 units. No building permits for multiple family dwellings were issued during 2012. These figures represent a sudden and significant reversal in residential building permit activity from the three previous years, where the number of permits issued increased steadily from 15 in 2009 to 19 in 2010 and 26 in 2011. A total of 28 occupancy permits were issued in 2012 for new residential construction, which continued the fluctuating trend over the prior three years of 24 in 2009, 16 in 2010, and 36 in 2011. The total reported value of the residential building permits issued in 2012 was \$1,163,000, which is down roughly 75% from \$4,322,231 in 2011.

These overall low permit figures continue to reflect the reduced level of development activity caused by the 2007 Economic Recession. The 2012 interruption of a recent three-year trend of steadily increasing residential building permit activity can be attributed 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 reflects 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. The financial impetus for most of the multi-family housing projects permitted in the early years of the 2007 recession was a tax credit program initiated by the state to encourage affordable housing construction. The lack of multi-family building permits issued in 2012 is likely to manifest a similar

decline in occupancy permits for new residential dwelling units in 2013. Such fluctuations in building and occupancy permit activity may continue in the near future until residential development investment activity recovers from the housing bust that precipitated the 2007 Recession.

Although data from the initial years of recovery from the Great Recession indicated a positive trend in development activity, many economists feel that the recovery will be slow and could involve fluctuations in market conditions. Building permit data for 2012 validates that projected trend. Recent economic trends suggest a gradually decreasing risk of a double-dip recession and a decline in residential foreclosures, but the potential for a significant reversal depends greatly on the ability of several European countries to accept and implement severe economic austerity measures to avoid bankruptcy and economic collapse. Full recovery of the residential development market will depend on significant reductions in the remaining backlog of residential mortgage foreclosures and “short sales” as well as increased job creation to reduce the relatively high unemployment and underemployment rates.

The City’s permit records also show that a total of 19 residential demolition permits were issued in 2012 that removed a total of 22 former residential units. These figures are comparable to 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 2012 (22) are subtracted from the number of new residential units permitted for construction during the year (7), the City registered a net loss of 15 residential units.

The City also issued a total of 28 residential *occupancy* permits issued during the year for residential structures constructed during 2012 and previous years. This figure represents a decrease from the 2011 figure of 36 such permits. 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. Twenty-five of these occupancy permits were issued for 25-unit Cumberland Townhomes II project on Pennsylvania Avenue, which was awarded building permits in 2011. When the number of residential units gained or lost due to conversions of existing residential and commercial buildings is considered (+6 residential units), the City experienced an estimated overall net loss of 9 residential units in 2012.

Residential occupancy and building permits in 2012 were concentrated on the City’s east side, due to the completion of several large development projects from previous years, including Cumberland Meadows, Cumberland Townhomes II, and Cornerstone Hill. Of these three projects, only Cornerstone Hill has additional residential lots that are anticipated to be developed in future years. In fact, only two of the seven residential building permits issued in 2012 were for homes were not located in Cornerstone Hill. This pattern of construction activity reflects a greater concentration of residential development activity than has been experienced in recent years. The maps provided at the end of this report show the property locations of the permits that were issued in 2012. All development activity occurred in areas of the City that are currently served by adequate water and sewer.

Only one new building permit was issued in 2012 for new non-residential construction. This permit was for a new car wash on Willowbrook Road. Construction on that project was not completed in 2012.

B. Site Plans

No major site plans were submitted in 2012. A total of 3 minor site plans for non-residential buildings under 15,000 square feet in floor area were approved in 2012. All three projects (a 14,800 square foot office building, a 9,600 square foot office/restaurant building, and a 3,500 square foot credit union office) were located along Messick Road in the southeastern corner of the city. This activity compares with the approvals of 4 site plans in 2011 and 2 in 2010.

C. Subdivision Plats

No major subdivisions (five or more total lots) were filed or 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.

The City approved only one minor subdivision plat in 2011 that created one new non-residential lot.

III. Regulatory Amendments & Annexations

The Planning Commission reports that only two regulatory amendments were initiated or adopted during 2012. The Mayor and City Council acted on one Comprehensive Plan Amendment, and one additional Zoning Text Amendment petition was filed in 2012, but will not be acted upon by the Mayor and Council until 2013. No Zoning Map Amendments, Zoning Text Amendments, Subdivision Regulation Amendment, or Annexation petitions were adopted in 2012. 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 is 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 will address the state's goals for broad and meaningful citizen input in the planning process as required in Article 66b of the Annotated Code of Maryland. The 2013 Neighborhood Element will serve as a supplement to the 2004 Comprehensive Plan until such time as the 2013 City-Wide Element is adopted.

Staff is in the process of completing the narrative and associated GIS maps for the City-Wide Element, which is the final volume of the 2013 Comprehensive Plan. This second volume will contain the city's

long-range planning and development policies and will satisfy the applicable requirements of Article 66b. The formal adoption process for this element is anticipated to begin in 2013.

B. Zoning Text Amendments

The Mayor and Council adopted two Zoning Text Amendments in 2011. One Zoning Text Amendment was submitted in November 2012, but it will not be scheduled for an initial public hearing before the Planning Commission until 2013. The proposed amendment will establish specific criteria for the Historic Preservation Commission to consider economic hardship claims for Certificates of Appropriateness. Since the Mayor and Council will not be presented with this amendment until 2013, no new Zoning Text Amendments were adopted in 2012.

C. Zoning Map Amendments

The City adopted no new Zoning Map Amendments in 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 2012. The City adopted one comprehensive amendment to the Subdivision Regulations in 2009.

E. Annexations

The City approved no annexations in 2012. The last annexation was adopted by the City in March 2011.

IV. Infrastructure Improvements/Extensions

A. Street Improvements

The City constructed no new public streets during 2012. 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 completed work on a street resurfacing project for significant portions of Oldtown Road. Work on a utility replacement/upgrade and street resurfacing project for South Centre Street between Winston and Harrison Streets. The utility replacement and ADA improvements were completed in 2012, but final resurfacing will be done in 2013. The City completed design work and water line replacement for a major street resurfacing/widening project for significant portions of Baltimore Avenue (between the CSX railroad and Marion Street). Street resurfacing work is scheduled for 2013. 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

No major water line extensions were undertaken by the City in 2012. The City completed design work for a planned Evitts Creek Crossing water line extension project that will eventually provide water to a the Loves Travel Plaza development site on Ali Ghan Road. Design plans for a new 10-inch main were prepared in November. 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.

The City also replaced two existing water lines along South Centre Street and Baltimore Avenue in 2012 in association with street repaving projects in both areas. A major water line break near the intersection of Independence and Polk Streets was also repaired in 2012.

C. Sewer Extensions

As with the water system, no major sewer line extensions were undertaken by the City during 2012. 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 has been 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 2012 were related to public recreation. These projects included the installation of the National Road Monument and associated sidewalk and ADA handicapped ramp improvements in and adjoining Riverside Park and the initiation of a bikway improvement study for Mechanic and Centre Streets 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 2012 occurred within the City's Priority Funding Area and in areas where adequate infrastructure capacity was determined to exist. Overall residential development activity during the year resulted in a net decrease of nine units, largely due to a sharp decline in residential building permits and a stable level of residential building demolitions. This decline was a disappointing 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 2012,

due in large part to the recent 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 2012. The City annexed no new properties in 2012.

B. Consistency with Adopted Plans

All development activity permitted in 2012 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 subsequent 2009 Plan Update, and were located within the City's Priority Funding Area. As part of the 2009 Plan Update, the City established a desired growth rate of 20% over a twenty-year planning horizon. The potential population impacts from development activity approved and permitted within the City during 2009 would not exceed that rate of growth.

The City's major infrastructure improvement projects (Combined Sewer Overflow improvements, Rolling Mills Project, and Virginia Avenue revitalization) are all recommended initiative in 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 updating its 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 2012. 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 2012 were not inconsistent with the plan.

D. Consistency with State Financing Agency Plans

All of the major infrastructure improvement projects undertaken during 2012 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 2012 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 2011. Many of the infrastructure projects undertaken in 2012 were continuations of projects discussed in the 2011 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 slowdown in development activity from the previous report. A net loss in residential units was realized in addition to a decline in residential building permit activity. Much of the residential building permit decline can be attributed to the decline in 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 economic slowdown and the gradual tightening of the credit market, which made financing difficult for major projects. The City anticipates that these trends will continue to show modest improvement in outlying years. When this recovery will take hold will depend on a number of critical influences. These influences recovery in the single family housing market, reduced unemployment and underemployment rates, fiscal austerity compliance in European countries facing bankruptcy, and successful resolution of the United State's own budget deficit issues. Each of these factors will affect investment markets that are critical to stimulate regional and local real estate development markets.

All development activity approved in Cumberland in 2012 was generally consistent with the City's 2004 Comprehensive Plan and supporting documents (including the 2009 Comprehensive Plan Amendment), 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 2012.

APPENDIX

2012 PERMIT DATA AND LOCATION MAPS

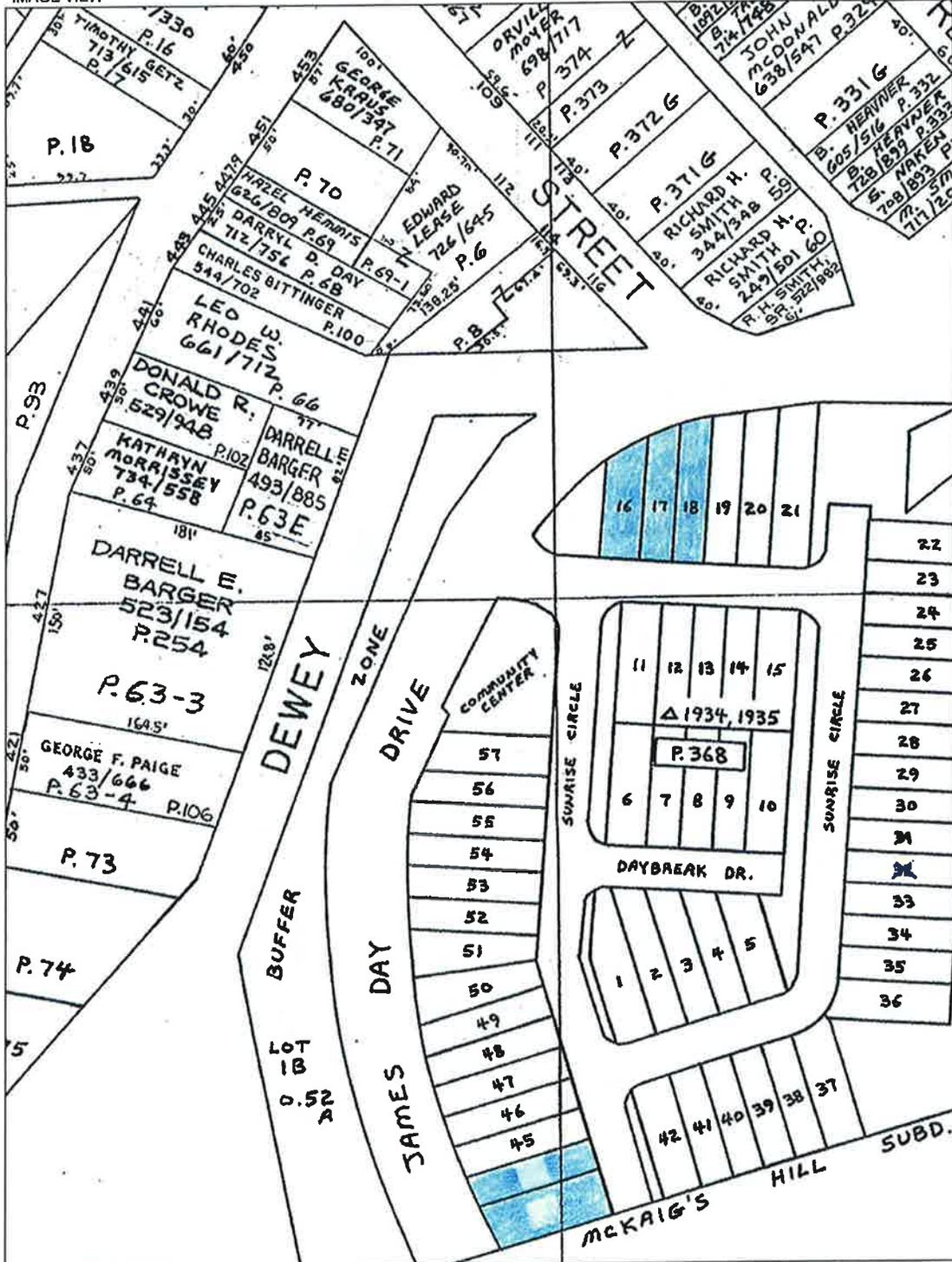
2012 RESIDENTIAL NEW CONSTRUCTION

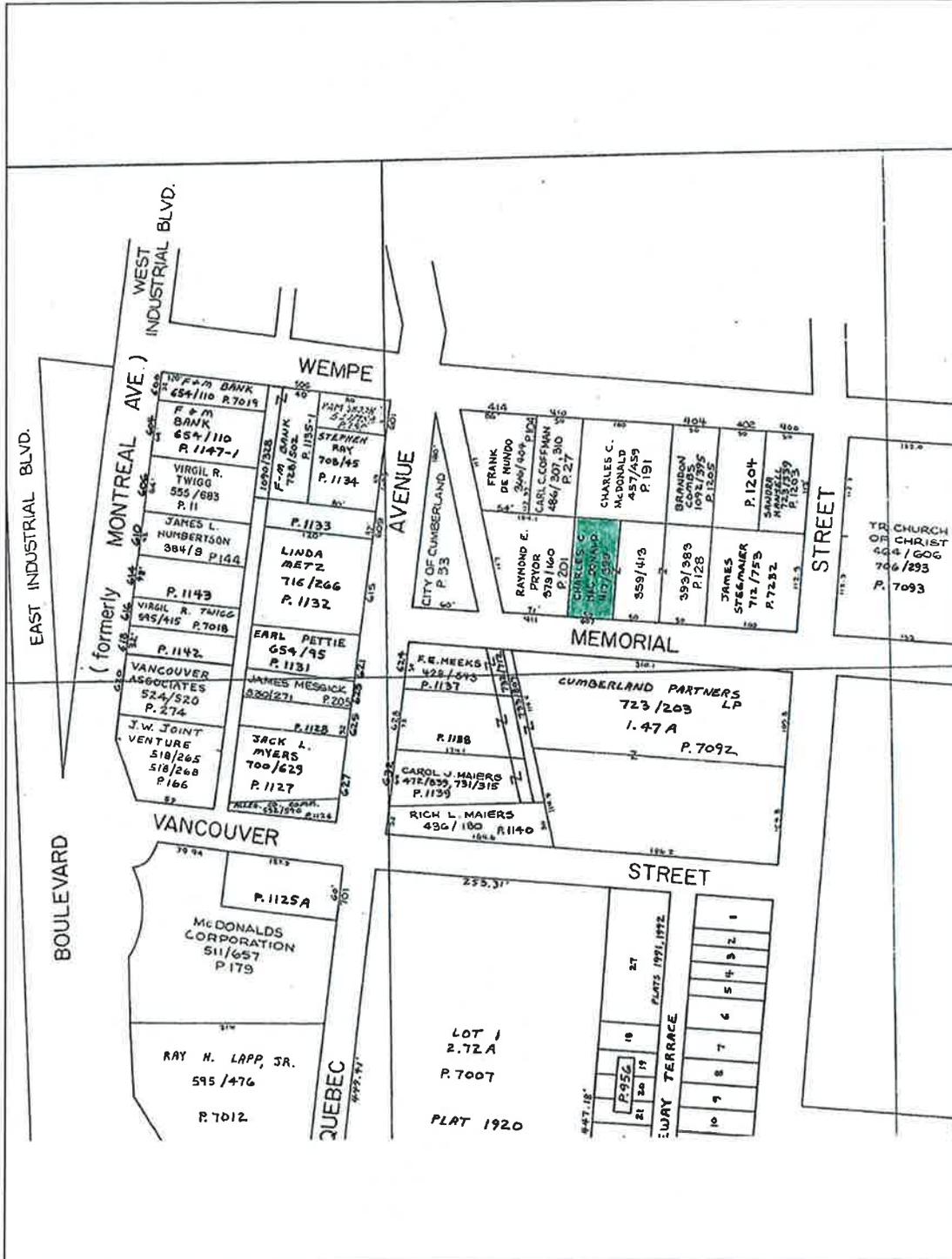
<u>Permit RB #</u>	<u>Date Issued</u>	<u>Job</u>	<u>Cost of Job</u>	<u>Applicant's Name</u>	<u>No. of Resi. Units</u>	<u>St No</u>	<u>Street Name</u>	<u>Map</u>	<u>Lot</u>	<u>Parcel</u>
1184	04/13/12	Single Family Dwelling-Attached	\$150,000.00	Cumberland Housing Alliance	1	5	James Day Drive (a/k/a 151 Sunrise Circle)	105C	32	0368
1183	03/29/12	Single Family Dwelling-Attached	\$ 150,000.00	Cumberland Housing Alliance	1	3	James Day Drive (a/k/a 153 Sunrise Circle)	105C	31	0368
1185	04/13/12	Single Family Dwelling-Attached	\$150,000.00	Cumberland Housing Alliance	1	183	Sunrise Circle	105C	16	0368
1186	04/13/12	Single Family Dwelling-Attached	\$150,000.00	Cumberland Housing Alliance	1	181	Sunrise Circle	105C	17	0368
1187	04/13/12	Single Family Dwelling-Attached	\$150,000.00	Cumberland Housing Alliance	1	179	Sunrise Circle	105C	18	0368
1218	07/26/12	Single Family Dwelling-Detached	\$185,000.00	Foxcraft Home Builders	1	407	Memorial Avenue	111C	40	7096
1237	12/20/12	Single Family Dwelling-Detached	\$228,000.00	Foxcraft Home Builders	1	1302	Lafayette Avenue	113C	306-309	0590
Total	Number of Applications		Total Construction Cost		Total No. of Units					
	7		\$ 1,163,000.00		7					

Single Family Dwelling-Attached
Single Family Dwelling-Detached

Apartment Building

Mixed (Apartment Building & Single Family Dwellings-Attached)

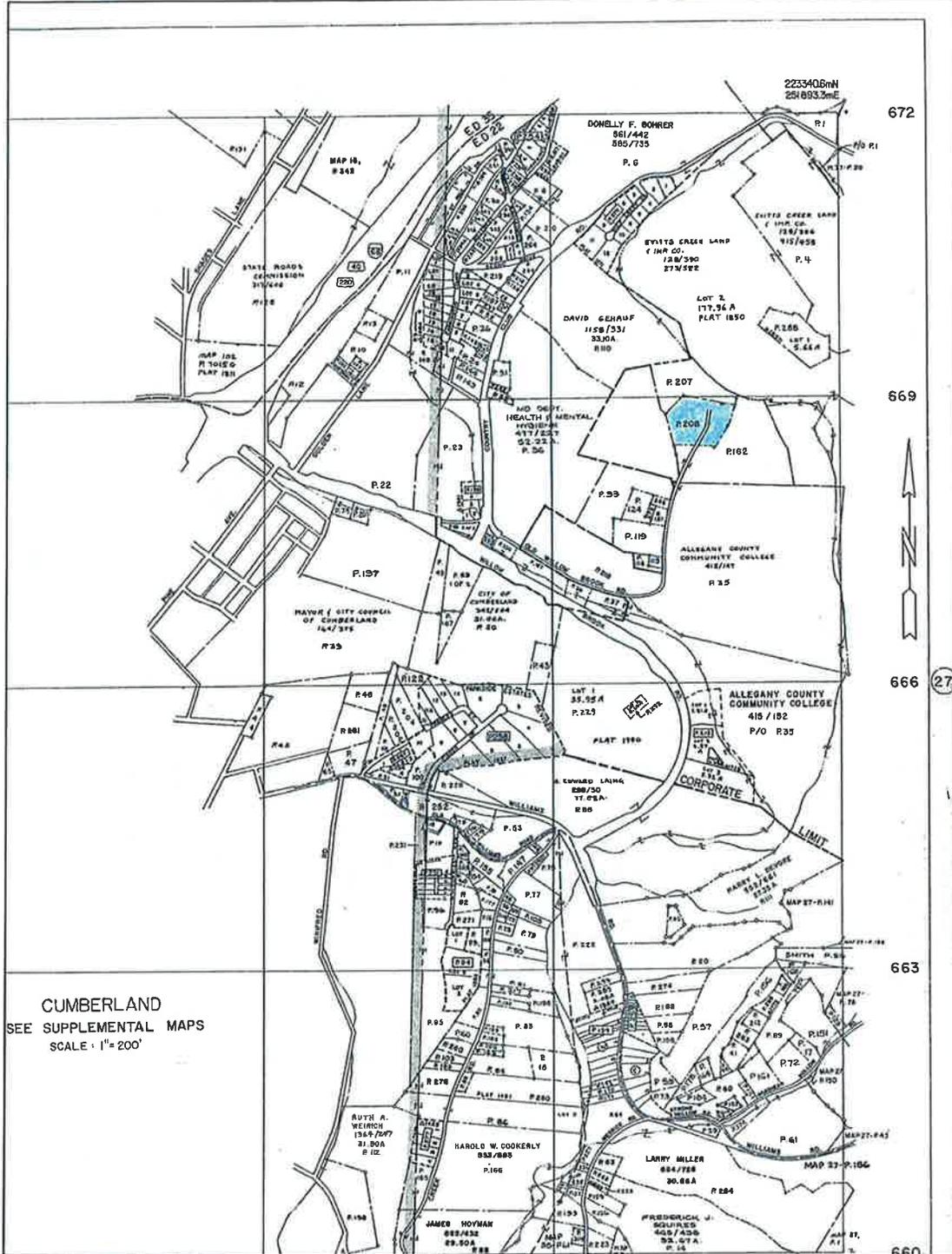




2012 DEMOLITION PERMITS

DP#	Mail Dt.	Applicant's Name	R or C	No. of U's	St No	Dir.	Street Name	Map	Lot	Parcel
375	01/18/12	WODA Construction	R	1	12510		Old Willowbrook Road	26		0208
392	11/29/12	Brabson Salvage	R	1	301		Columbia Street	104B	23	1519
393	11/29/12	Brabson Salvage	R	1	303		Columbia Street	104B	23-63	1518
385	06/20/12	Miller Trucking & Exca	R	2	324-6	N.	Mechanic Street	104D		2227
390	09/17/12	Stanczyk, Marlin	R	2	212-14		Charles Street	105D		0184F
378	04/23/12	Court, Jared	R	1	327		Davidson Street	105D		0263F
377	03/23/12	Hodge, Tina	R	1	328		Estella Street	105D		0215
389	09/17/12	Dilapidated Demolition	R	2	307-09		Harrison Street	105D		7071
387	08/15/12	Brabson & Sons Demo	R	1	7		Waverly Terrace	105D	3	0037
379	04/23/12	First General Services	R	1	106		Lefevre Road	108A	23	1705
395	12/17/12	Dilapidated Demolition	R	1	2		South Terrace	108A	80-86	1025
381	04/30/12	Dilapidated Demolition	C	1	129		Oldtown Road	109B		0236
384	07/11/12	Nixon, Leroy/Brabson	R	1	247		Williams Street	109C	75	7122A
388	08/13/12	Miller Trucking & Exca	R	1	265-7		Williams Street	109C	46	7118A
394	11/29/12	Brabson Salvage	R	1	243		Williams Street	109C	76	2305
386	07/26/12	Foxcraft Builders	R	1	407		Memorial Avenue	111C		0128
380	04/30/12	Dilapidated Demolition	R	1	200		Roberts Street	113A	646-648	0106
382	06/08/12	Allegheny County BOE	R	1	107		Humbird Street	113B	309	0265
383	06/08/12	Allegheny County BOE	R	1	109		Humbird Street	113B	310	0265
376	01/20/12	Miller Trucking & Exca	R	1	1209		Lexington Avenue	113C	133-134	0491

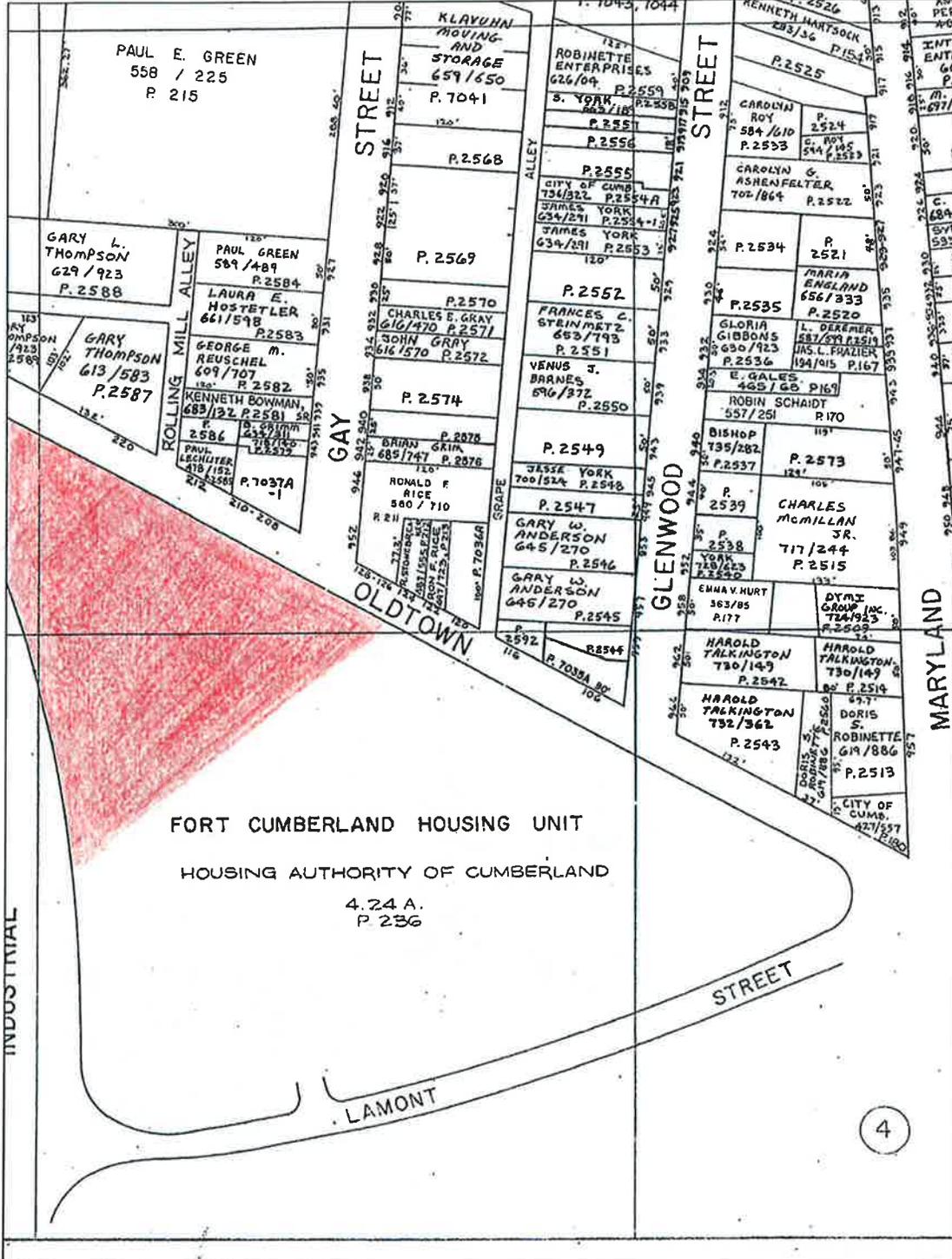
Total Structures	16
Total Resi Structures	15
Total Comm Structures	Units 22



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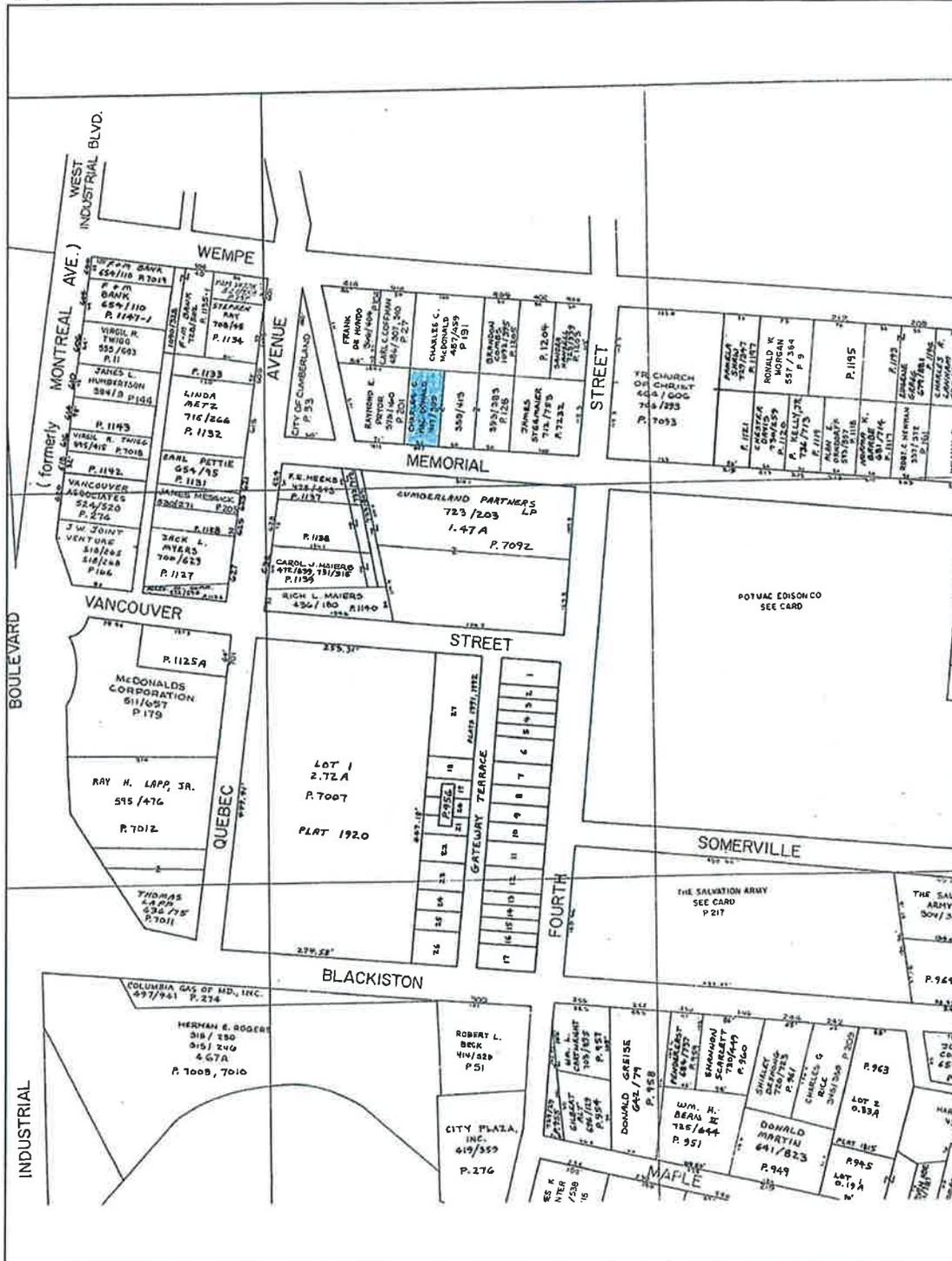


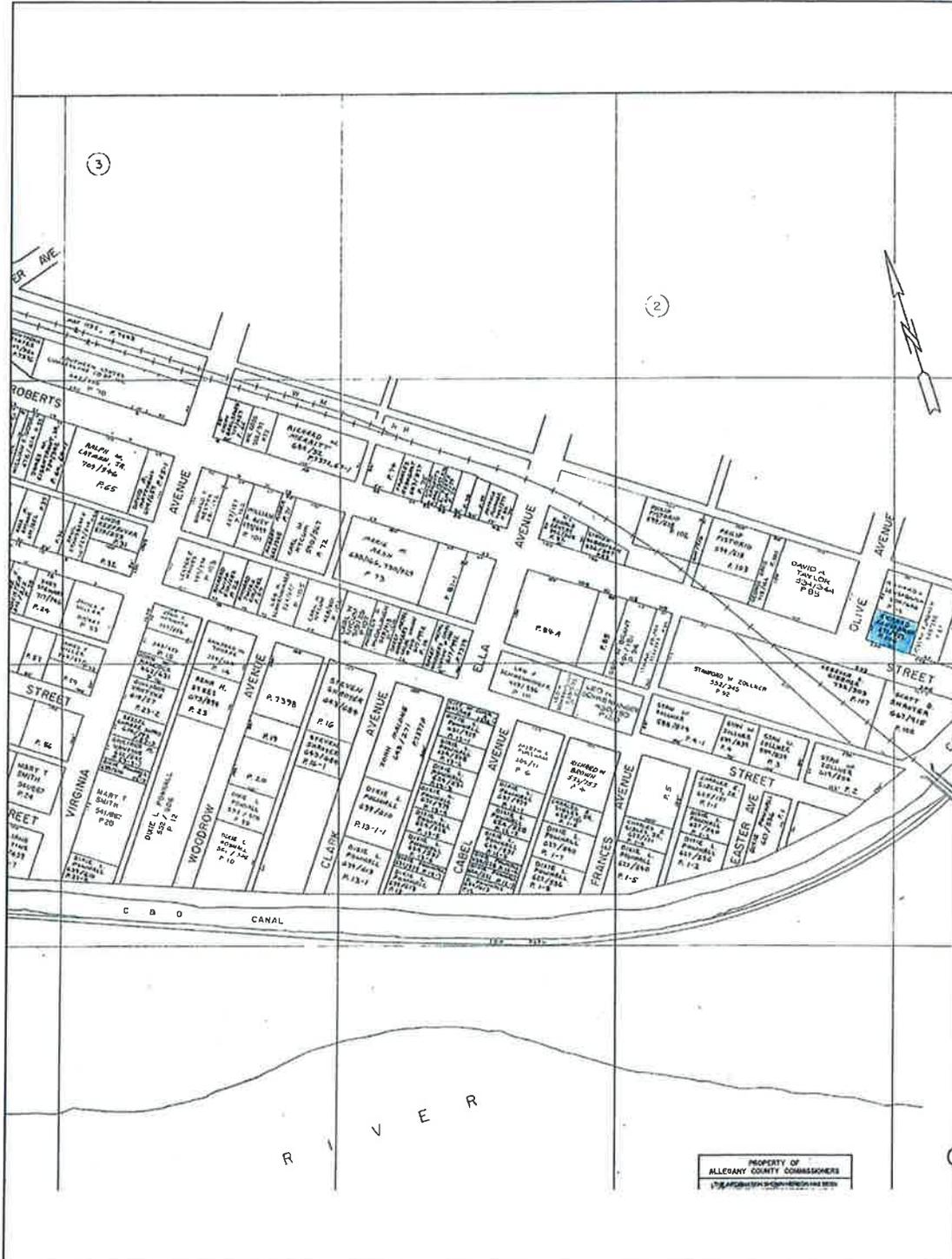




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<p>ELDER</p> <p>GLENN LEE 725/844 P. 1350</p> <p>GLENN LEE 725/844 P. 1350</p> <p>ANNAL PALMER P. 292</p> <p>CHRIS W PALMER 455/110</p> <p>CHAS. L. FELKER 456/110</p> <p>ASSSEMBLY OF GOD 114/194 190/151 155/174</p> <p>452/919 P. 223</p>		<p>EMMANUEL METH. CH. 485/152 P. 1501</p> <p>UNITED METHODIST CHURCH 880/22</p> <p>ROBERT E. 646/600 P. 314</p> <p>PAULA E. SETTLE EST. 707/232</p> <p>ERWIN W. MASON 646/600</p> <p>C. JOLLEY 712/257</p> <p>DAVID HARRISON 644/415 P. 330</p>		<p>EMMANUEL METH. CH. 485/152 P. 1501</p> <p>UNITED METHODIST CHURCH 880/22</p> <p>ROBERT E. 646/600 P. 314</p> <p>PAULA E. SETTLE EST. 707/232</p> <p>ERWIN W. MASON 646/600</p> <p>C. JOLLEY 712/257</p> <p>DAVID HARRISON 644/415 P. 330</p>		<p>EMMANUEL METH. CH. 485/152 P. 1501</p> <p>UNITED METHODIST CHURCH 880/22</p> <p>ROBERT E. 646/600 P. 314</p> <p>PAULA E. SETTLE EST. 707/232</p> <p>ERWIN W. MASON 646/600</p> <p>C. JOLLEY 712/257</p> <p>DAVID HARRISON 644/415 P. 330</p>	
<p>HUMBIRD</p> <p>JAMES A. METZ 537/917 P. 174</p> <p>LEWIS A. METZ 537/917 P. 174</p> <p>AGUA CAMPBELL M.C. CHURCH 257/134 P. 144</p> <p>ROBERT D. 405/158 P. 270</p> <p>BOARD OF ED. 105/434 P. 101</p> <p>BOARD OF ED. 451/512 P. 103</p> <p>BOARD OF ED.</p>		<p>EMMANUEL METH. CH. 485/152 P. 1501</p> <p>UNITED METHODIST CHURCH 880/22</p> <p>ROBERT E. 646/600 P. 314</p> <p>PAULA E. SETTLE EST. 707/232</p> <p>ERWIN W. MASON 646/600</p> <p>C. JOLLEY 712/257</p> <p>DAVID HARRISON 644/415 P. 330</p>		<p>EMMANUEL METH. CH. 485/152 P. 1501</p> <p>UNITED METHODIST CHURCH 880/22</p> <p>ROBERT E. 646/600 P. 314</p> <p>PAULA E. SETTLE EST. 707/232</p> <p>ERWIN W. MASON 646/600</p> <p>C. JOLLEY 712/257</p> <p>DAVID HARRISON 644/415 P. 330</p>			
<p>MARY</p> <p>STEVEN BOWERS 734/202 734/198 P. 165 P. 7405</p> <p>ROBERT CRISSEY 655/53 P. 156</p> <p>SAUNDRA AUGA 710/250 P. 153</p> <p>JOSEPH A. NALL 697/806 P. 147</p> <p>LEON ENGLAND 332/332 P. 141</p>		<p>EMMANUEL METH. CH. 485/152 P. 1501</p> <p>UNITED METHODIST CHURCH 880/22</p> <p>ROBERT E. 646/600 P. 314</p> <p>PAULA E. SETTLE EST. 707/232</p> <p>ERWIN W. MASON 646/600</p> <p>C. JOLLEY 712/257</p> <p>DAVID HARRISON 644/415 P. 330</p>		<p>EMMANUEL METH. CH. 485/152 P. 1501</p> <p>UNITED METHODIST CHURCH 880/22</p> <p>ROBERT E. 646/600 P. 314</p> <p>PAULA E. SETTLE EST. 707/232</p> <p>ERWIN W. MASON 646/600</p> <p>C. JOLLEY 712/257</p> <p>DAVID HARRISON 644/415 P. 330</p>			
<p>POTOMAC</p> <p>JOHN MURPHY 584/499 P. 154</p> <p>EMORY B. CRITES 496/512 P. 116</p> <p>JOHN MURPHY 584/499 P. 154</p> <p>EMORY B. CRITES 496/512 P. 116</p> <p>JOHN MURPHY 584/499 P. 154</p> <p>EMORY B. CRITES 496/512 P. 116</p>		<p>EMMANUEL METH. CH. 485/152 P. 1501</p> <p>UNITED METHODIST CHURCH 880/22</p> <p>ROBERT E. 646/600 P. 314</p> <p>PAULA E. SETTLE EST. 707/232</p> <p>ERWIN W. MASON 646/600</p> <p>C. JOLLEY 712/257</p> <p>DAVID HARRISON 644/415 P. 330</p>		<p>EMMANUEL METH. CH. 485/152 P. 1501</p> <p>UNITED METHODIST CHURCH 880/22</p> <p>ROBERT E. 646/600 P. 314</p> <p>PAULA E. SETTLE EST. 707/232</p> <p>ERWIN W. MASON 646/600</p> <p>C. JOLLEY 712/257</p> <p>DAVID HARRISON 644/415 P. 330</p>			
<p>VIRGINIA</p> <p>JOHN MURPHY 584/499 P. 154</p> <p>EMORY B. CRITES 496/512 P. 116</p> <p>JOHN MURPHY 584/499 P. 154</p> <p>EMORY B. CRITES 496/512 P. 116</p> <p>JOHN MURPHY 584/499 P. 154</p> <p>EMORY B. CRITES 496/512 P. 116</p>		<p>EMMANUEL METH. CH. 485/152 P. 1501</p> <p>UNITED METHODIST CHURCH 880/22</p> <p>ROBERT E. 646/600 P. 314</p> <p>PAULA E. SETTLE EST. 707/232</p> <p>ERWIN W. MASON 646/600</p> <p>C. JOLLEY 712/257</p> <p>DAVID HARRISON 644/415 P. 330</p>		<p>EMMANUEL METH. CH. 485/152 P. 1501</p> <p>UNITED METHODIST CHURCH 880/22</p> <p>ROBERT E. 646/600 P. 314</p> <p>PAULA E. SETTLE EST. 707/232</p> <p>ERWIN W. MASON 646/600</p> <p>C. JOLLEY 712/257</p> <p>DAVID HARRISON 644/415 P. 330</p>			
<p>ELLA</p> <p>SOY CUNNINGHAM 714/664 P. 128</p> <p>HENRY MILLER 508/217 P. 111</p> <p>WILLIAM F. GOSS 550/537 P. 325</p>		<p>EMMANUEL METH. CH. 485/152 P. 1501</p> <p>UNITED METHODIST CHURCH 880/22</p> <p>ROBERT E. 646/600 P. 314</p> <p>PAULA E. SETTLE EST. 707/232</p> <p>ERWIN W. MASON 646/600</p> <p>C. JOLLEY 712/257</p> <p>DAVID HARRISON 644/415 P. 330</p>		<p>EMMANUEL METH. CH. 485/152 P. 1501</p> <p>UNITED METHODIST CHURCH 880/22</p> <p>ROBERT E. 646/600 P. 314</p> <p>PAULA E. SETTLE EST. 707/232</p> <p>ERWIN W. MASON 646/600</p> <p>C. JOLLEY 712/257</p> <p>DAVID HARRISON 644/415 P. 330</p>			

2012 OCCUPANCY PERMITS ISSUED - RESIDENTIAL USE CHANGES

NO.	Issued Date	APPLICANT	CHANGE	ST #	STREET NAME	MAP	LOT	PARCEL
1361	03/26/12	WODA Group, LLC	New Construction Mid-Rise Apartments	12500	Old Willowbrook Road	26		0162
1659	11/27/12	Leisinger, Ed	Conversion 1 to 2 Family Dwelling	321	Bedford Street	104A	32	1041F
1441	07/13/12	Buchanan, Barbara	Commercial Space to Residential Unit	43	Liberty Street, N	104C		7155B
1646	10/23/12	Adams, Denna	Commercial Space to Residential Unit	403	Mechanic Street, N	104D		7127
1621	05/25/12	Cook, Jerrod	Conversion 1 to 2 Family Dwelling	220	Cecelia Street	105A		0240
1599	09/06/12	Cumberland Housing All	New Construction Single Fam Dwelling (Row Home)	3	James Day Drive	105C	31	0368
1603	12/11/12	Cumberland Housing All	New Construction Single Fam Dwelling (Row Home)	179	Sunrise Circle	105C	18	0368
1663	12/20/12	Werner, Larry	Conversion 14 to 11 Dwelling Units	2 & 4	Altamont Terrace	105D		7073
1485	08/31/12	Macy, Doug	Commercial Space to Residential Unit	36	Greene Street	106C		7035
1594	03/26/12	Brown, James H.	Conversion 2 to 1 Family Dwelling	422	Fayette Street	106D	169	1130
1634	07/26/12	Heinlein, Rosemarie	Group Home to Single Fam. Dwelling (Attached)	416	Paca Street	106D		0705
1606	09/18/12	Bambino, Holly	Conversion 3 to 1 Family Dwelling	615	Washington Street	106D	42-43	1076
1591	03/07/12	Shinham, John R.	Conversion 2 to 1 Family Dwelling	927	Maryland Avenue	109B	54	2521

2012 OCCUPANCY PERMITS ISSUED - RESIDENTIAL USE CHANGES										
NO.	Issued Date	APPLICANT	CHANGE	ST #	STREET NAME	MAP	LOT	PARCEL		
1518	07/18/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	127	Juniper Way	111B	16	7089		
1519	07/18/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	125	Juniper Way	111B	17	7089		
1520	07/18/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	123	Juniper Way	111B	18	7089		
1521	05/29/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	400	Lavender Way	111B	19	7089		
1522	05/29/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	402	Lavender Way	111B	20	7089		
1523	05/29/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	404	Lavender Way	111B	21	7089		
1524	05/29/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	406	Lavender Way	111B	22	7089		
1525	04/30/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	116	Pennsylvania Avenue	111B	23	7089		
1526	04/30/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	114	Pennsylvania Avenue	111B	24	7089		
1527	04/30/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	112	Pennsylvania Avenue	111B	25	7089		

2012 OCCUPANCY PERMITS ISSUED - RESIDENTIAL USE CHANGES

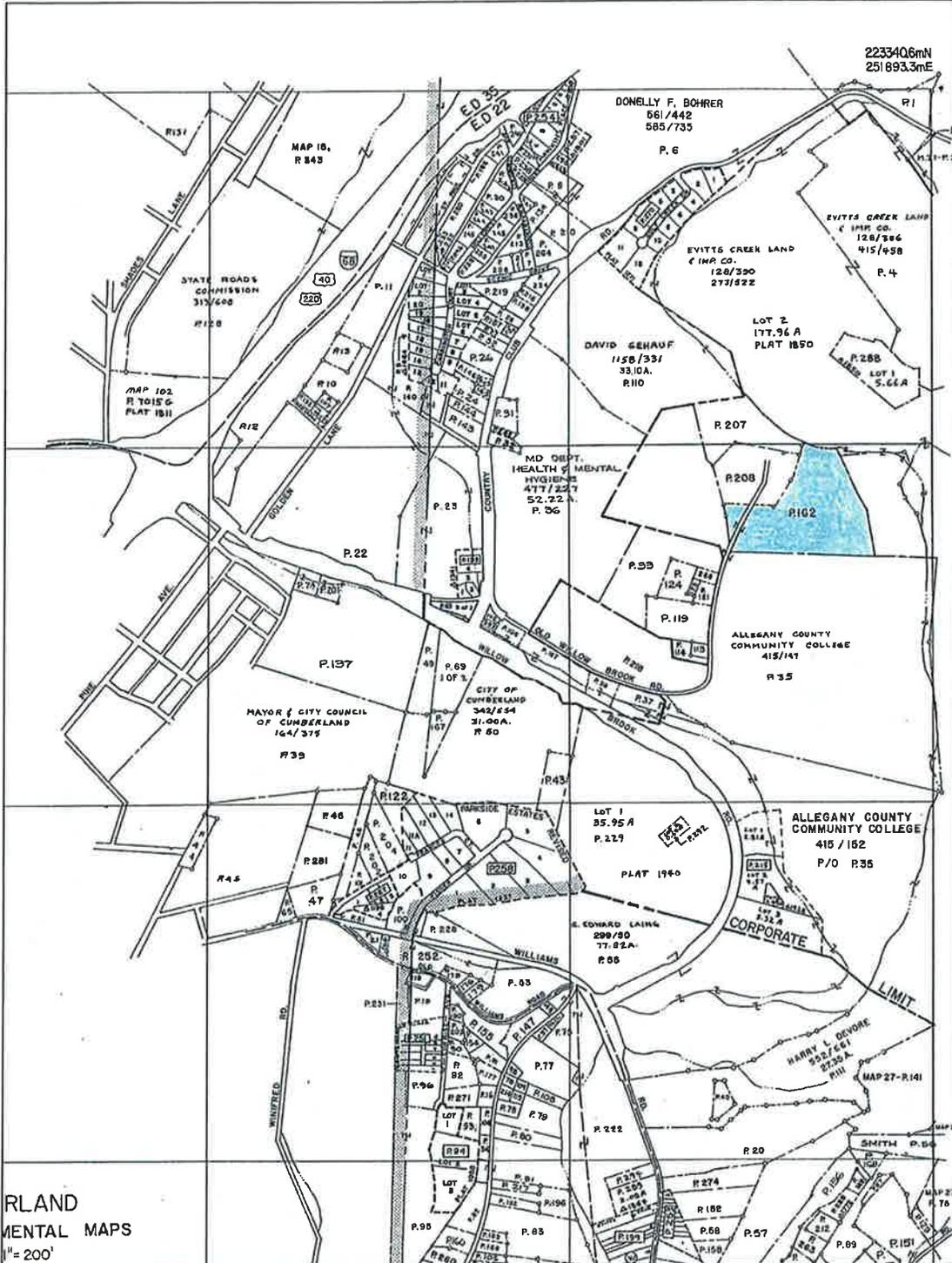
NO.	Issued Date	APPLICANT	CHANGE	ST #	STREET NAME	MAP	LOT	PARCEL
1627	12/17/12	Murphy, Gary	2 Units to Boarding House with 10 U's	325	Pennsylvania Avenue	111B	150	1443
1503	05/29/12	Pirhl Developers, LLC	New Construction Single Fam Dwelling (Row Home)	402	Second Street, E.	111B	1	7089
1504	05/29/12	Pirhl Developers, LLC	New Construction Single Fam Dwelling (Row Home)	404	Second Street, E.	111B	2	7089
1505	05/29/12	Pirhl Developers, LLC	New Construction Single Fam Dwelling (Row Home)	406	Second Street, E.	111B	3	7089
1506	05/29/12	Pirhl Developers, LLC	New Construction Single Fam Dwelling (Row Home)	408	Second Street, E.	111B	4	7089
1507	05/29/12	Pirhl Developers, LLC	New Construction Single Fam Dwelling (Row Home)	410	Second Street, E.	111B	5	7089
1508	05/29/12	Pirhl Developers, LLC	New Construction Single Fam Dwelling (Row Home)	412	Second Street, E.	111B	6	7089
1509	05/29/12	Pirhl Developers, LLC	New Construction Single Fam Dwelling (Row Home)	414	Second Street, E.	111B	7	7089
1510	05/29/12	Pirhl Developers, LLC	New Construction Single Fam Dwelling (Row Home)	416	Second Street, E.	111B	8	7089
1511	05/29/12	Pirhl Developers, LLC	New Construction Single Fam Dwelling (Row Home)	418	Second Street, E.	111B	9	7089

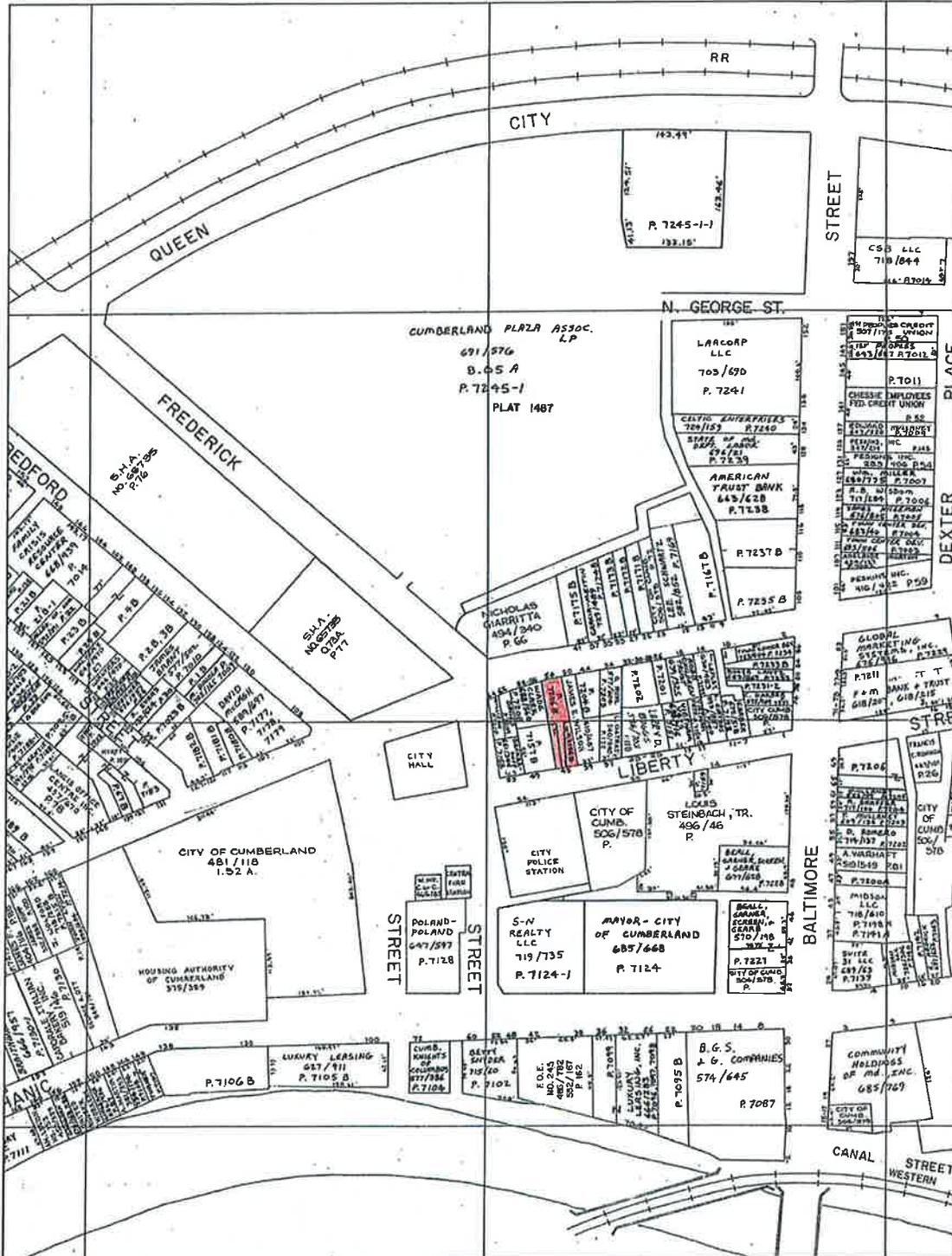
2012 OCCUPANCY PERMITS ISSUED - RESIDENTIAL USE CHANGES

NO.	Issued Date	APPLICANT	CHANGE	ST #	STREET NAME	MAP	LOT	PARCEL
1512	06/21/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	127	South Street	111B	10	7089
1513	06/21/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	125	South Street	111B	11	7089
1514	06/21/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	123	South Street	111B	12	7089
1515	06/21/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	121	South Street	111B	13	7089
1516	06/21/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	119	South Street	111B	14	7089
1517	06/21/12	Pirhi Developers, LLC	New Construction Single Fam Dwelling (Row Home)	117	South Street	111B	15	7089

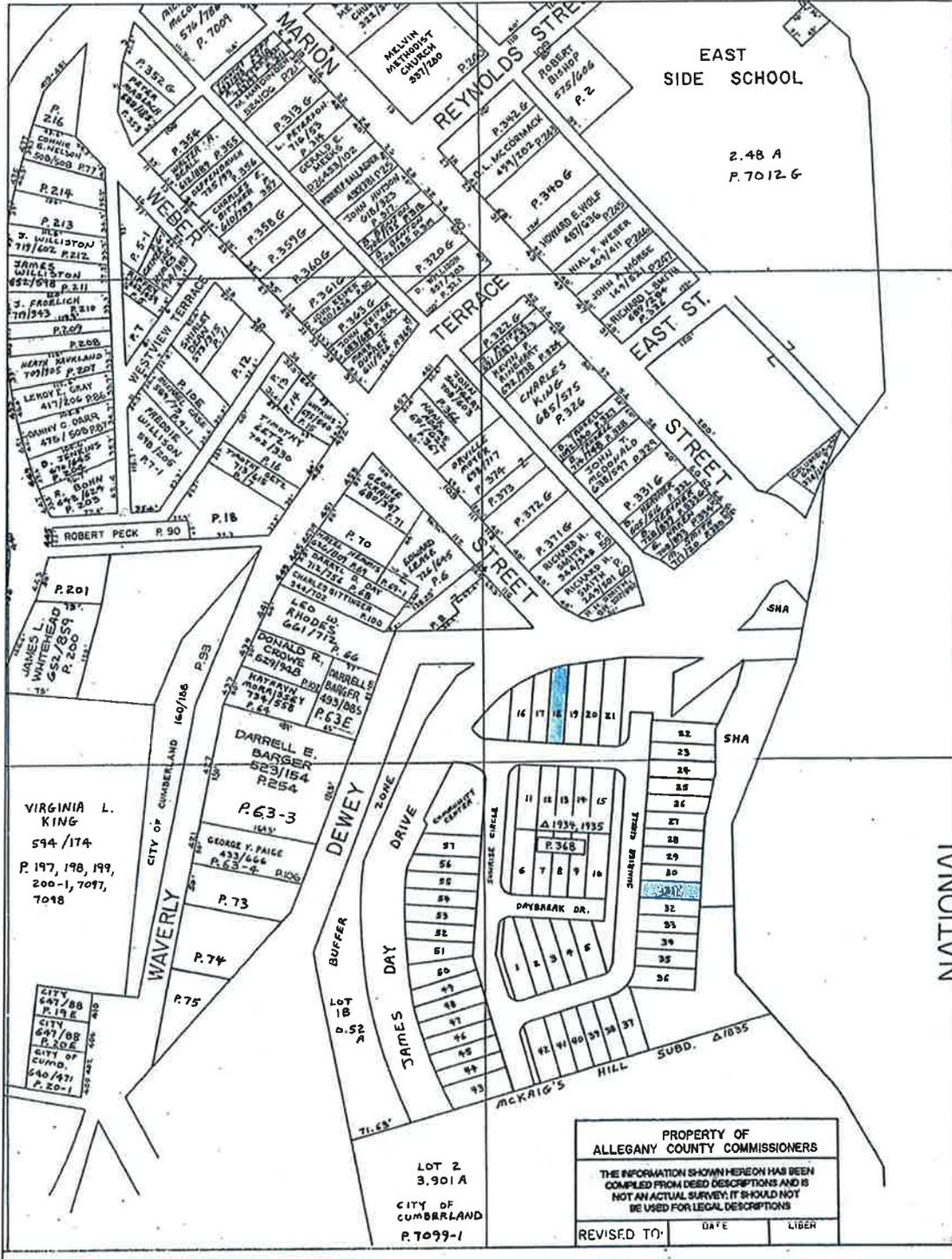
Total Number
39

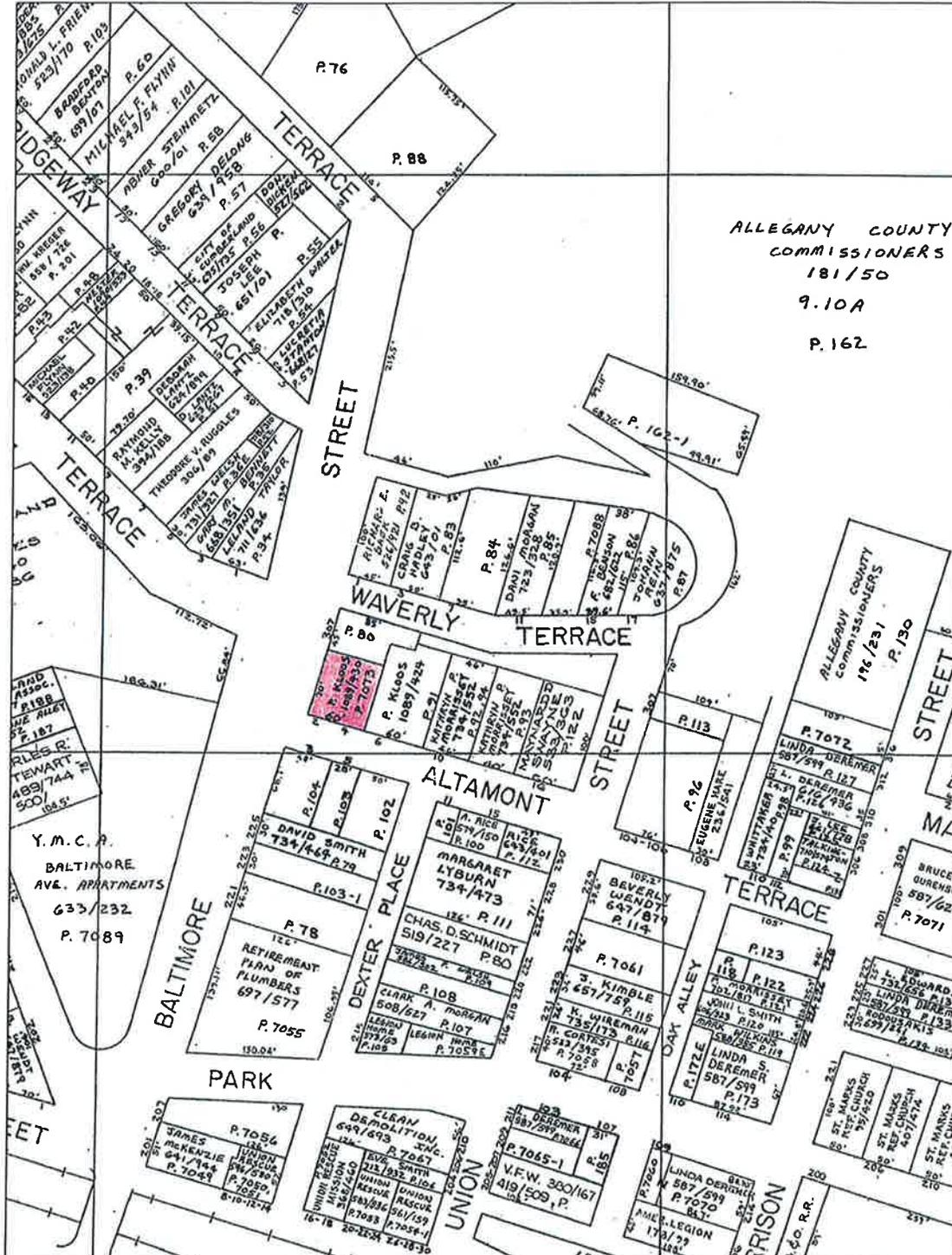
Residential New Construction	28
Increase in Residential Space	3
Conversion - Commercial to Residential	3
Decrease in Residential Space	5
Group Home	0

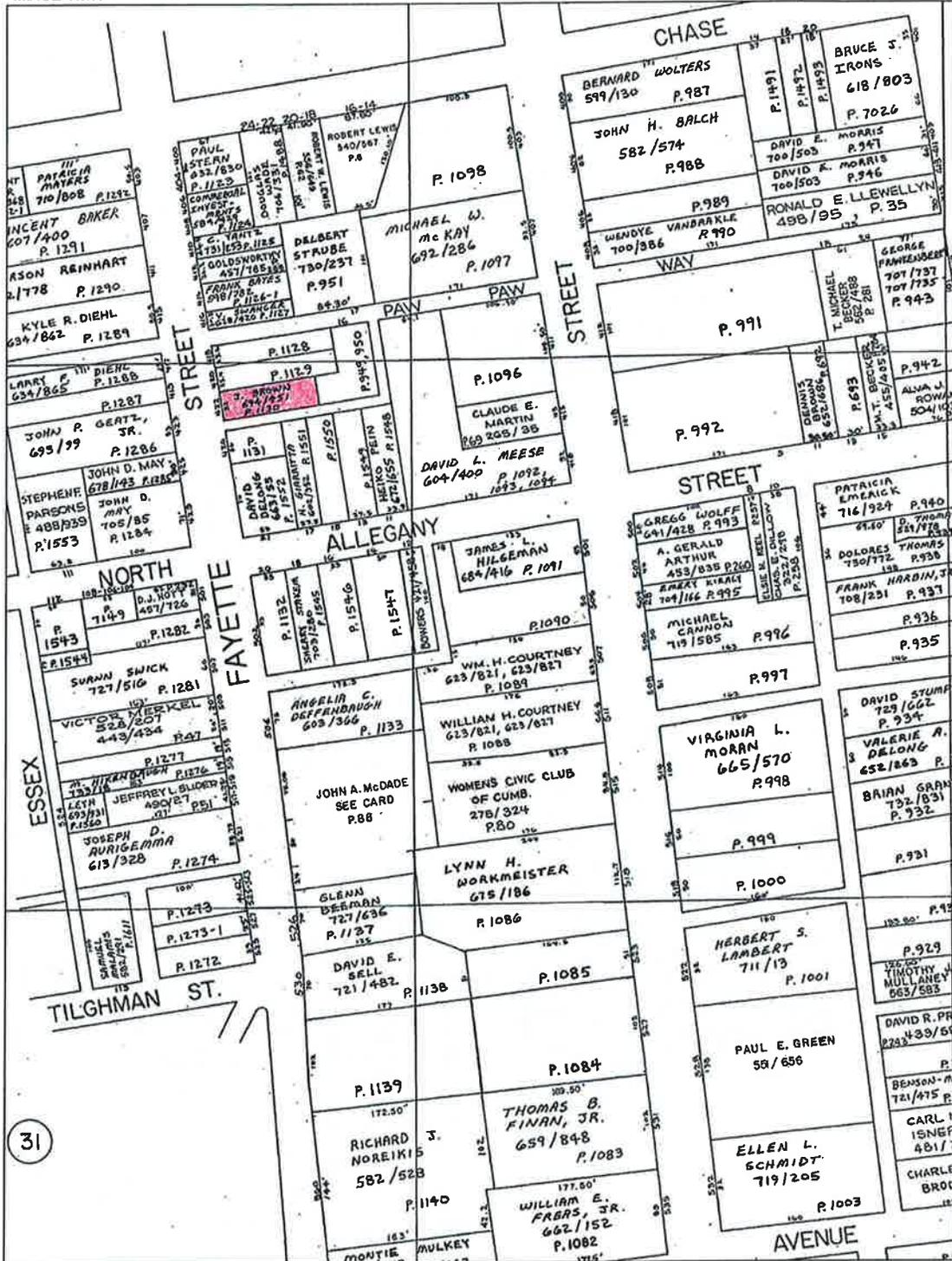


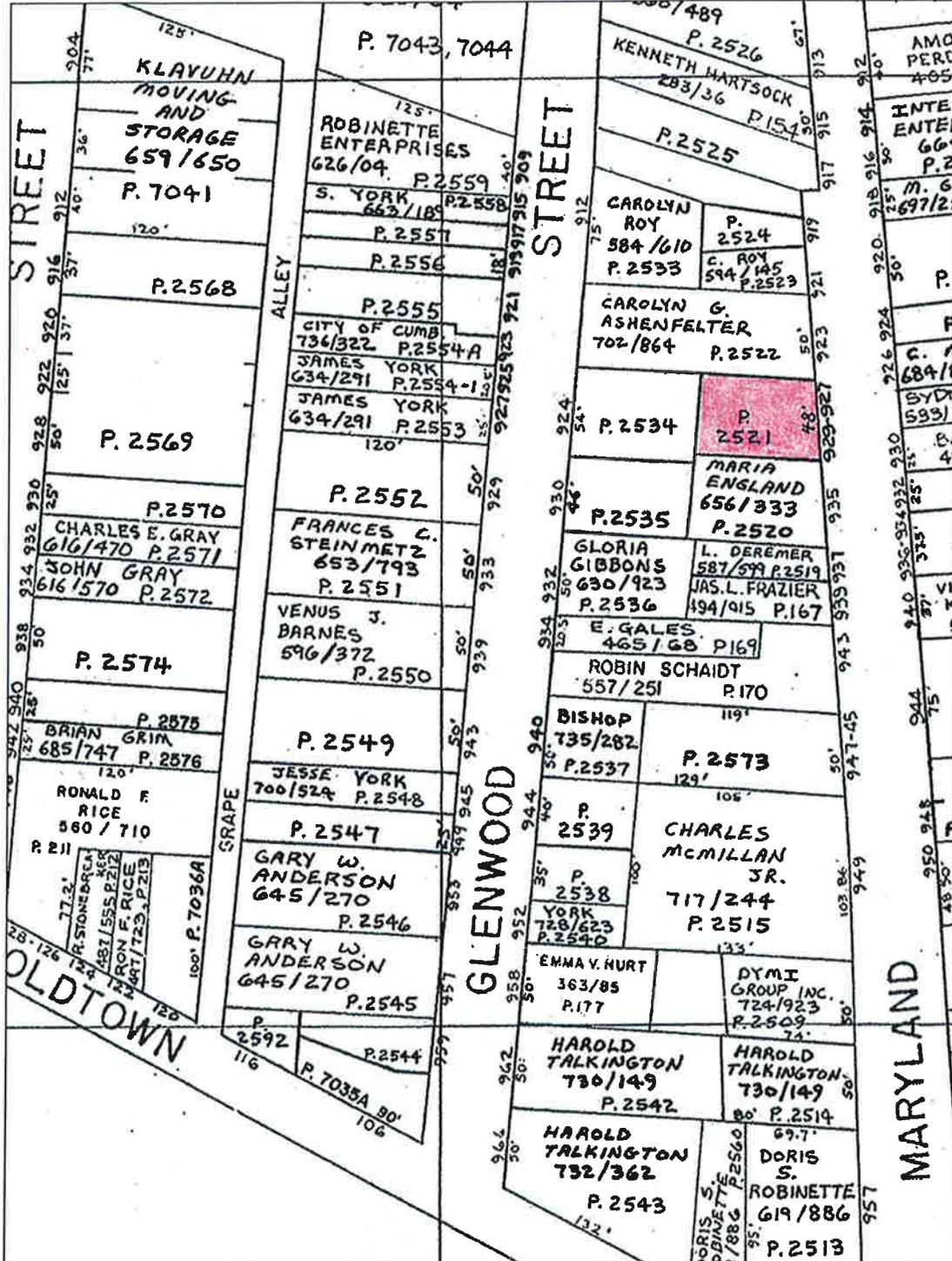




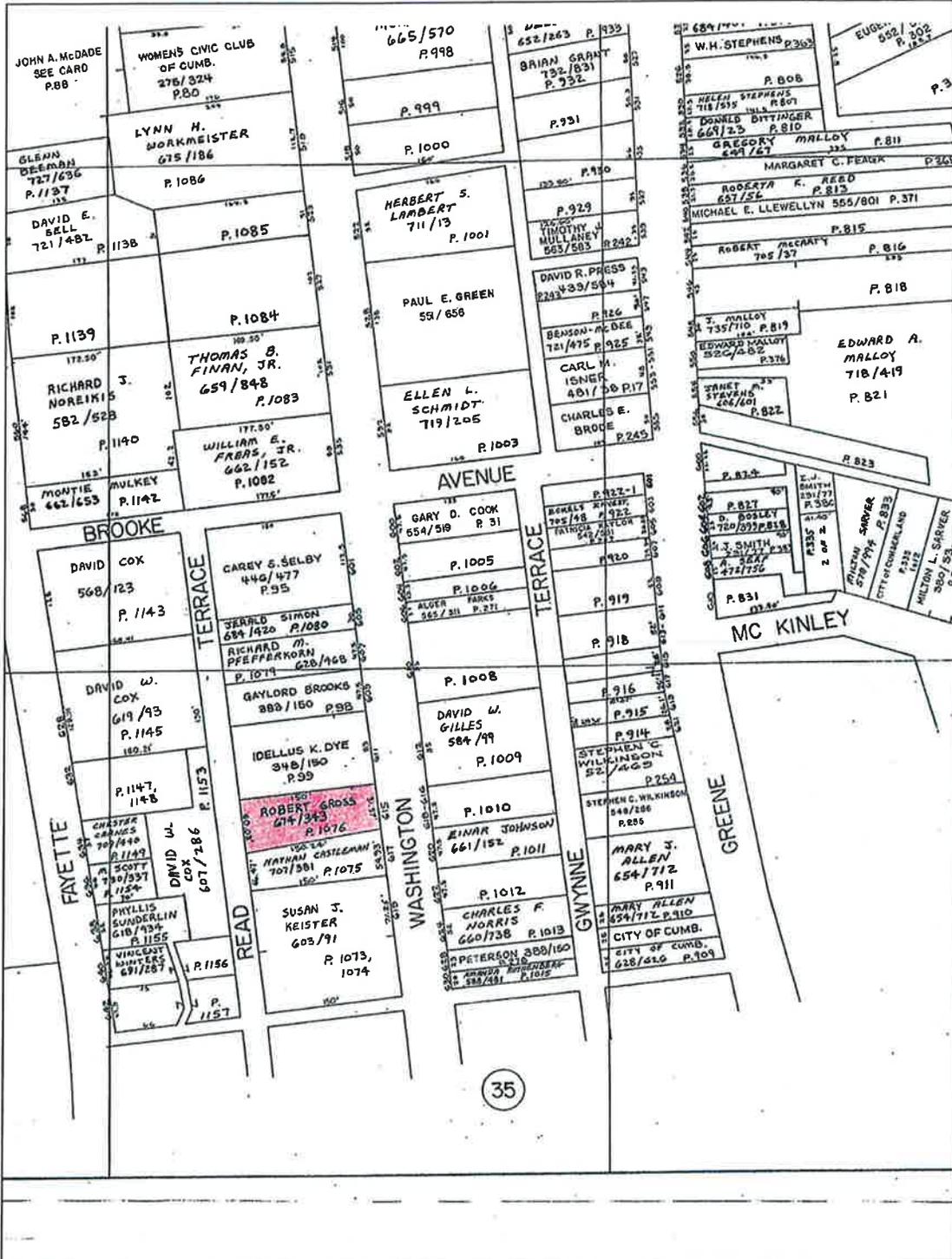














2012 COMMERCIAL NEW CONSTRUCTION

Permit RB #	ISSUED DATE	Job	Cost of Job	Applicant's Name	St No	Street Name	Map	Lot	Parcel
1202	05/25/12	Car Wash Structure (2,091 SF)	\$ 110,000.00	Coughenour/Nixon, Leroy	409	Willowbrook Road	105B	471-472	083S-0837

Total Number of
Applications

1

Total Construction
Cost

\$ 110,000.00

Single Commercial Use
Multiple Commercial Use



**2012 SUBDIVISION & SITE PLAN
DATA AND LOCATION MAPS**

2012 SITE PLAN REVIEWS

Permit No.	Application Date	Street No.	Dir	Street Name	Proposal	Map	Parcel	Lot
72	08/01/12	12313		Messick Road	Proposal to construct a 14800 SF office building	38	0458	2
71	08/01/12	12301		Messick Road	Proposal to construct a 9600 SF structure for office or restaurant use.	38	0458	3
70	12/28/11	12001 (12401)		Oldtown Road (Messick Road)	Proposal to construct a 3500 SF Credit Union	38	0458	1

Total Number

of

Applications

3

Commercial

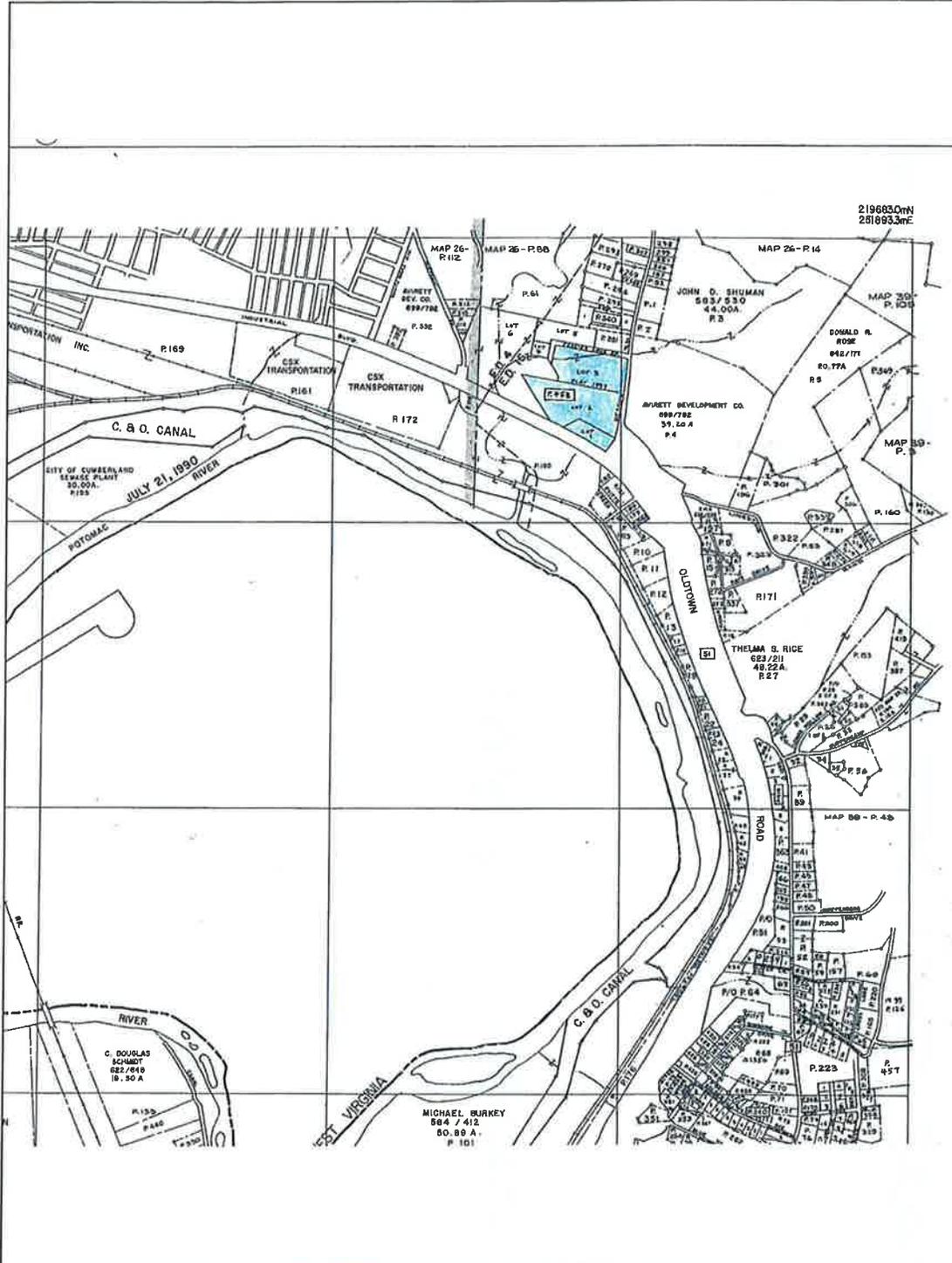
Major

Minor

Residential

Major

Minor



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I HEREBY CERTIFY, that the foregoing Annual Report of the Cumberland Planning Commission, representing the period of January 1, 2012 through December 31, 2012, was approved by the Mayor and City Council of Cumberland on the 23rd day of April, 2013, with 5 votes in the affirmative and 0 votes in the negative.

(SEAL)



Marjorie A. Eirich, City Clerk

