



ANNUAL REPORT OF THE CUMBERLAND PLANNING COMMISSION

CY2014: January 1 – December 31, 2014

Adopted by the Cumberland Planning Commission on March 23, 2015

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 10 building permits for new residential units in 2014. 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 2014, 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 2014 permits that fall within these criteria shows that the City issued a total of 10 building permits for new residential construction, resulting in the addition of 10 units. This is a slight increase (numerically) relative to the gradual declines from the prior two years, where only 5 permits were issued in 2013 and 7 permits in 2012. If this increase persists, it may represent a slow pattern of recovery to the gradual increase that occurred from 2009 through 2011 (15 in 2009, 19 in 2010, and 26 in 2011). However, it should be noted that 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 is nearing build-out. Only 2 of the new residential building permits issued were for individual infill lots. Therefore, it is difficult to know at this time if the slight increase in permitted new housing units in 2014 represents a potentially sustainable housing construction recovery trend or merely a push to completion of a previously permitted residential development project. The total reported value of the residential building permits issued in 2014 was \$1,575,000, which represents a slight increase in the total value of new units built in 2013 (\$1,128,000) and 2012 (\$1,163,000).

No building permits for multiple family dwellings were issued during 2014, 2013, or 2012. 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 built 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 actual 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.

A total of 8 occupancy permits for 8 new residential units were issued in 2014, which is consistent with the 8 occupancy permits for 10 new residential units that were issued in 2013. All 8 occupancy permits in 2014 were issued for the units built in the Cornerstone Hill project. This pattern represents 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 building permits in prior years when more residential building permits were 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.

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, development activity has subsided over the past three 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. 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 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 12 residential demolition permits (removing a total of 14 residential dwelling units from the housing stock) were issued in 2014. These figures represent a gradual slow decline from the number of demolition permits issued in the past two years (15 residential demolition permits removing 15 residential units in 2013, and 19 residential demolition permits removing 22 former residential units in 2012). When the number of residential units demolished in 2104 (14) are subtracted from the number of new residential units permitted for construction during the year (10), the City realized a net loss of 4 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.

The City also issued a total of 4 residential occupancy permits for conversion projects that resulted in an additional net removal of 3 residential dwelling units 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 (-3 residential units), **the City's overall housing stock experienced a decrease of 7**

residential unit in 2014. This net decrease is greater than the net loss of 1 residential unit that occurred in 2013.

As noted earlier, 8 of the 10 new residential building permits issued in 2014 were concentrated in the Cornerstone Hill project just east of the City's downtown area, while the other two permits were issued for single family homes on the City's East and South sides. The map and tables provided at the end of this report show the property locations of the permits that were issued in 2014. 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 2014 for new non-residential construction (the same number as was issued in 2013). One of these permits was issued for a new County Sheriff's Office on Kelly Road. The other was issued for a portable imaging system unit at the Western MD Health System on Willowbrook Road. The total value for new commercial construction in 2014 was \$430,000.

B. Site Plans

The only major site plan approved in 2014 was a condominium plat for the Cumberland Arms Building at 64 Baltimore Street. The plat, submitted in 2013, did not result in any new construction and did not create any new building lots on the property. The plat only divided the existing building into two condominium units. No new minor site plans for new buildings were approved in 2014. Only one minor and one major site plan was approved in 2013. There were no major site plan submissions/approvals in 2012.

C. Subdivision Plats

No new major subdivisions (creating five or more new lots) were filed or approved in 2014, 2013, or 2012. A revised Final Plat for the Averitt Commercial Subdivision on Messick Road was approved by the Planning Commission in 2014, however this plat revision did not increase or reduce the number of approved lots within the subdivision, it only transferred land from one existing lot of record in the subdivision to two others. Similarly, no new minor subdivisions were filed or approved in 2014, 2013, or 2012. The last minor subdivision plat was approved in 2011.

III. Regulatory Amendments & Annexations

The Planning Commission reports that two regulatory actions were completed during 2014. The city annexed two commercial properties along Ali Ghan Road on the city's northeastern corner. No other Zoning Map Amendments, Zoning Text Amendments, or Subdivision Regulation Amendments, were adopted during the year. A review of these changes is provided below.

A. Comprehensive Plan Amendments

No new comprehensive plan amendments were initiated or completed in 2014. 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 (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

No Zoning Text Amendments were adopted by the Mayor and Council in 2014. However, the 2013 Plan Comprehensive Rezoning was initiated by staff and the Planning Commission during the year. The comprehensive rezoning package includes 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). The Planning Commission completed its public hearing on the proposed amendments that comprise the entire package on December 12, 2014. A final recommendation from the Planning Commission and subsequent action by the Mayor and Council are anticipated to be completed in 2015. No zoning text amendments were adopted in 2012, but two were adopted in 2011 and one was adopted in 2013.

C. Zoning Map Amendments

The City adopted no new Zoning Map Amendments in 2014, 2013 or 2012. As noted above, a comprehensive zoning map amendment (ZMA 14-01) is in progress as part of the 2013 Plan Comprehensive Rezoning. Final action on that amendment is anticipated in 2015. Two Zoning Map Amendments were filed and approved in 2011.

D. Subdivision Regulations Amendments

The City made no changes to the Subdivision Regulations in 2014 or 2013. As noted above, a comprehensive subdivision regulations amendment (SRA 14-01) is in progress as part of the 2013 Plan Comprehensive Rezoning. Final action on that amendment is anticipated in 2015.

E. Annexations

The City adopted two annexations in October 2014. The total area annexed was approximately 2.68 acres (the first parcel contained 2.13 acres and the second contained 0.55 acres). Both of these parcels are located along Ali Ghan Road and were incorporated into the Loves Travel Plaza landholding to become part of the commercial travel plaza that they are constructing. The annexed parcels have been zoned B-H (Highway Business) and were accepted by MDP as part of the city's Priority Funding Area. One additional annexation was approved in 2013 at the corner of Messick Road and Industrial Boulevard. No annexations were approved in 2012.

IV. Infrastructure Improvements/Extensions

A. Street Improvements

The City constructed no new public streets during 2014. 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 continued work on a major street resurfacing/widening project (initiated in 2013) for significant portions of Baltimore Avenue (between the CSX railroad and Marion Street). The project also includes small sections of Front Street, Henderson Avenue, and Marion Street and is anticipated to be completed in 2015. Comprehensive patching work was undertaken with financial assistance from MDOT on a number of city streets, including significant portions of Greene, Centre, Lee, Beall, and Baltimore Streets, as well as portions of Louisiana, Virginia, Ashland, and White Avenues and Winifred Road. 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 project. The city is in the process of preparing an ARC grant application for funding to rehabilitate Mechanic Street from I-68 to Bedford Street, including ADA crossing improvements. The city completed engineering work for a reconstruction of Chase Street, which was driven by a full water line replacement under the street to repair a leak. The reconstruction work is scheduled to be undertaken in 2015. The city also hired engineering/planning consultants for a CSX railroad bridge replacement (on Washington Street) and a proposed complete street redevelopment project for the Greene Street corridor between Baltimore Street and I-68. The Washington Street railroad bridge was reduced to single-lane traffic in 2014, due to deterioration of the structure. The latter project, which is being funded by the Cumberland Area MPO, will encompass a full rehabilitation of the street, sidewalk (including ADA crossings), and streetscape improvements. These studies are slated for completion in 2015.

Finally, the city is working with SHA officials to redesign the Virginia Avenue/Industrial Boulevard intersection to alleviate traffic congestion and a lengthy traffic signal cycle length. The city concurred with SHA's preliminary design for the project in 2014, and SHA has initiated final engineering and design work.

B. Water Extensions

No major water line extensions were undertaken by the City in 2014. The city is still awaiting construction of the Loves Travel Plaza so that the final extension of the new line constructed across Evitts Creek in 2013 can be completed. The city completed a major water line replacement project along Chase Street in 2014 to repair several leaks. The City also completed replacement of 36-inch inlet and outlet valves at Fort Hill Reservoir in 2014.

The City also completed several minor (routine maintenance) water line replacements in 2014 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.

C. Sewer Extensions/Improvements

No major sewer line extensions were undertaken by the City during 2014. A project to remove sludge and clean the anaerobic digester for the wastewater treatment plant is underway and anticipated to be completed in 2015. 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 2014 were related to public recreation. These projects 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. The initiation of construction on these projects is on hold pending authorization from the Mayor and Council. The proposed bike lane on Frederick Street generated considerable neighborhood controversy, and the Mayor and Council appears inclined to conduct a test of the traffic impacts of the proposed bike lane in the spring of 2015 before authorizing staff to begin work establishing the lane. Additional bicycle safety improvements for Canal Street were proposed in 2014, and the city has applied for ARC funding to finance that project.

IV. Consistency Assessment

A. Consistency between Infrastructure Improvements & Development Activity

All of the development activity that was permitted and undertaken during 2014 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 7 units, which exceeded the net loss of one unit in the previous year (2013). Most of the new residential units permitted for construction in 2013 were for a large residential development (Cornerstone Hill) that was permitted in previous years. The lack of any new major or minor subdivisions over the past few years suggests that the City can expect fewer residential building permits to be issued in outlying years. No new residential or commercial development permits were issued in the central business district during

2014. The City annexed two new properties in 2014 on the City's East Side, which will become part of the proposed Loves Travel Plaza, which is scheduled for construction in 2015.

B. Consistency with Adopted Plans

All development activity permitted in 2014 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 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

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 2014 was not incompatible with the County's new plan. Also, none of the development activity that did occur in the City in 2014 was adjacent to the County boundaries.

D. Consistency with State Financing Agency Plans

All of the major infrastructure improvement projects undertaken during 2014 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 2013. Many of the infrastructure projects undertaken in 2014 were continuations of projects discussed in the 2013 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 2013 report. Despite a slight increase in the number of building permits issued in the past year (10

permits issued in 2014 versus 5 permits in 2013, the City's overall housing stock realized a net decrease of 7 residential units, which results in a three-year pattern of reduced residential development from the peak years of the 2007-2009 Recession. Much of the reduced recent residential building permit activity can be attributed to the continued absence of multi-family construction, which had helped buoy residential permit activity during the years immediately following the Recession. Judging from the relative lack of new residential subdivision activity, 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 2014 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 2015.

APPENDIX

2014 PERMIT DATA AND LOCATION MAPS

2014 Residential New Construction

PERMIT	RB#	Issue Dt.	Job	Cost of Job	Applicant's Name	No. of Resi Units	St No	Street Name	Map	Lot	Parcel
RB	1289	01/24/14	New Residential Cons	\$ 170,000.00	Cumberland Housing Alliance	1	177	Sunrise Circle	105	19	368
RB	1290	01/24/14	New Residential Cons	\$ 170,000.00	Cumberland Housing Alliance	1	175	Sunrise Circle	105	20	368
RB	1291	01/24/14	New Residential Cons	\$ 170,000.00	Cumberland Housing Alliance	1	173	Sunrise Circle	105	21	368
RB	1292	01/24/14	New Residential Cons	\$ 170,000.00	Cumberland Housing Alliance	1	171	Sunrise Circle	105	22	368
RB	1293	01/24/14	New Residential Cons	\$ 170,000.00	Cumberland Housing Alliance	1	169	Sunrise Circle	105	23	368
RB	1294	01/24/14	New Residential Cons	\$ 170,000.00	Cumberland Housing Alliance	1	167	Sunrise Circle	105	24	368
RB	1295	01/24/14	New Residential Cons	\$ 170,000.00	Cumberland Housing Alliance	1	165	Sunrise Circle	105	25	368
RB	1296	01/24/14	New Residential Cons	\$ 170,000.00	Cumberland Housing Alliance	1	163	Sunrise Circle	105	26	368
RB	1323	12/06/14	SFD Construction	\$ 100,000.00	Steven Carithers	1	25	Beechwood Drive	112		636
RB	1324	11/17/14	Showcase Homes	\$ 115,000.00	Showcase Homes (Buckley)	1	12007	Old Willowbrook RD	26	2	139

Total Applications 10

Total Construction Cost 1,575,000.00

Total No. of Units 10

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

2014 Commercial New Construction

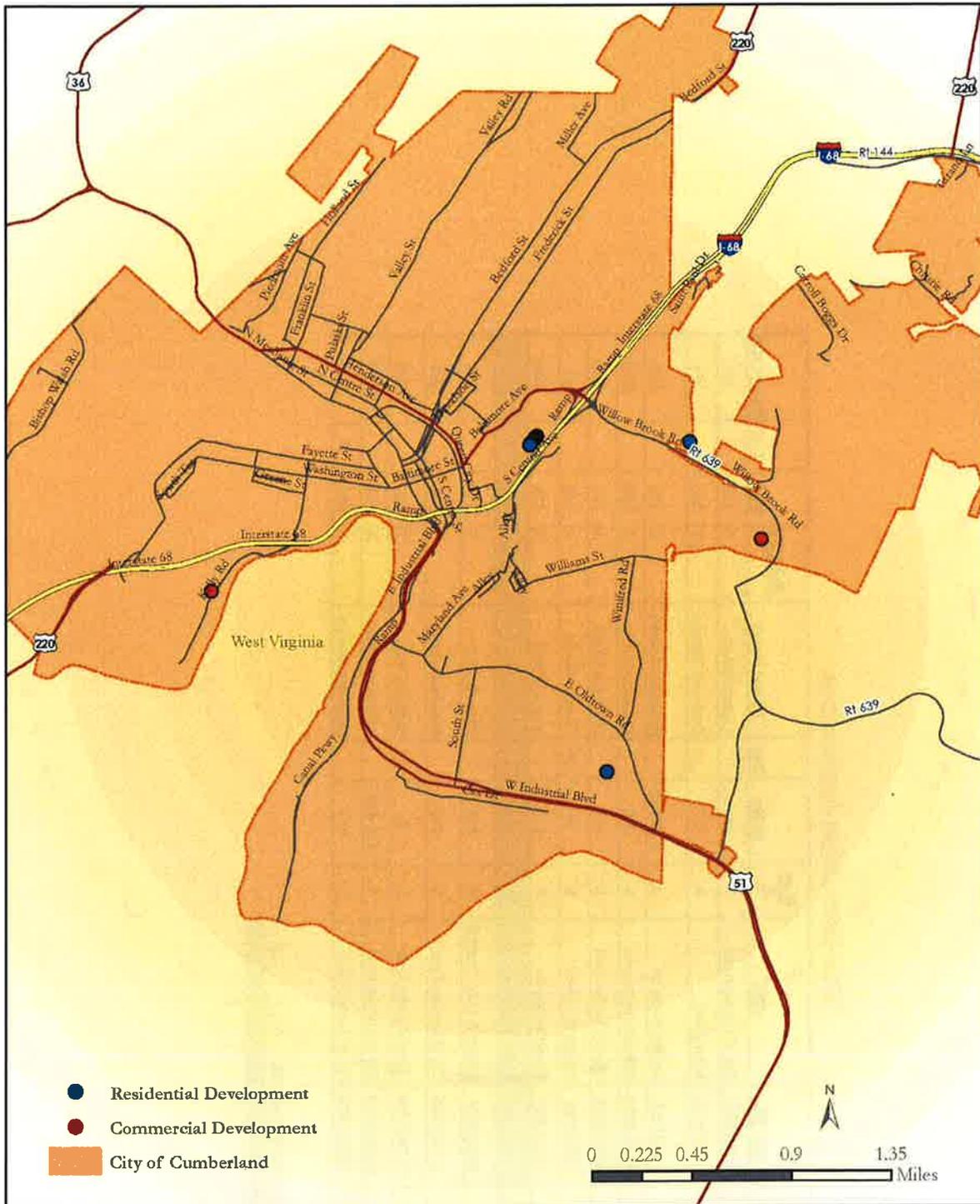
PERMIT	RB#	Issue Date	Job	Cost of Job	Applicant's Name	Bus/Contractor	St No	Street Name	Map	Lot	Parcel #
RB	1305		Commercial Construct	\$ 300,000.00	A. C. Commissioners	Same - Sheriffs Office	695	Kelly Road	26		120
RB	1340	01/08/15	MRI Trailer and wall	\$ 130,000.12	Clark Contractors, Inc	Same - WMHS	12400	Willowbrook RD	26	1	229

Total Applications
2

Total Construction Cost
430,000.00

Single Commercial Use

Permits Issued for New Development



2014 Demolition Applications

DP#	Mail Dt.	JOB	R or C	St No	Dir.	Street Name	Resi U's	Map	Lot	Parcel ID#
420	1/23/2014	City of Cumberland	R	106		Roberts Street	1	113		83
421	1/23/2014	Brian Grant	R	577		Cromwell Terrace	1	105		385
422	3/5/2014	Delmas Brabson	R	478/480		Baltimore Avenue	2	105		56F
425	4/30/2014	City of Cumberland	R	240		Columbia Street	1	104		2013
426	4/30/2014	City of Cumberland	R	427		Columbia Street	1	104		1930
427	5/8/2014	Harvey Shadwell	R	18	W	Clement Street	1	113		41
434	12/3/2014	Timothy Meade	R	610		Ann St (Place)	1	104		1026
435	7/8/2014	Total Wrecking	C	900		Seton Drive	Hospital	107		7267
437	9/18/2014	Mayor & City Council	R	451		Pine Avenue	1	105		660
438	11/5/2014	City of Cumberland	R	316		Broadway Street	1	105		299
439	10/30/2014	City of Cumberland	R	8	E	Oldtown Road	1	109		2885
440	12/23/2014	City of Cumberland	R	474-476		Baltimore Avenue	2	105		0057F
441	12/23/2014	City of Cumberland	R	472		Baltimore Avenue	1	105	2	030F

Total Residential Structures 12

Total Commercial Structures 1

2014 Occupancy Permits

OP No.	Date Issued	Applicant	Business	Action	ST #	Dir/Street Name	Map	Lot	Parcel	Tax No.
1748	01/29/14	Adam Family Health Club	Hard as Oak CrossFit/Health Club	Comm. Conv. to Comm.		Mary Street	113		7407	04-009118
1750	01/03/14	George Alwright	B & G Retail Outlet	Comm. Conv. to Comm.	101	Baltimore Street	104		7001	22-011480
1751	01/29/14	Jennette Kerns	Same (Flower Shop to 1 Unit)	Comm. Conv. to Residential	221	Maryland Ave	105		7082	22-007866
1752	01/07/14	Ray Robertson	Supplies	Office	116	Valley Street	104		7246	05-028140
1753	02/02/14	Samantha Monroe	Sam's Club	Child Day Care Center	917	Gay Street	109	5 - 16	7102A	04-018028
1754	01/24/14	Cumberland Housing Alliance Inc	Same	New Single Family Dwelling	177	Sunrise Circle	105	19	368	22-018167
1755	01/24/14	Cumberland Housing Alliance Inc	Same	New Single Family Dwelling	175	Sunrise Circle	105	20	368	22-018159
1756	01/24/14	Cumberland Housing Alliance Inc	Same	New Single Family Dwelling	173	Sunrise Circle	105	21	368	22-018205
1758	01/24/14	Cumberland Housing Alliance Inc	Same	New Single Family Dwelling	173	Sunrise Circle	105	22	368	22-018191
1759	01/24/14	Cumberland Housing Alliance Inc	Same	New Single Family Dwelling	171	Sunrise Circle	105	23	368	22-018256
1760	01/24/14	Cumberland Housing Alliance Inc	Same	New Single Family Dwelling	169	Sunrise Circle	105	24	368	22-018248
1761	01/24/14	Cumberland Housing Alliance Inc	Same	New Single Family Dwelling	167	Sunrise Circle	105	25	368	22-018280
1762	01/24/14	Cumberland Housing Alliance Inc	Same	New Single Family Dwelling	165	Sunrise Circle	105	26	368	22-017314
1763	01/28/14	Carla Malonis	Douglas	Retail Furniture	444	N Centric Street	104		2126	05-029147
1764	02/19/14	Frederick Shorter	The Max Salon	Beauty Salon	163	N Centric Street	104		7040	14-003762
1767	02/20/14	Kelly Houdensheldt	Under The Sun	Retail Shoe	7	N Liberty Street	104		71489	14-003949
1768	02/11/14	Phil Croppin - Croppin Construction	Atgality Management Serv	Dry Cleaning Pro/Shop Only	100	N Mechanic Street	104		71056	14-006125
1770	03/03/14	Matthew Crawford	Sweet Charlottes Photography	Home Occupation	416	Louisiana Ave	1069		2653	04-034196
1771	03/03/14	James Bucy	Same	2 Units Conversion to SFD	418	Seymour St	111		1537	04-034236
1773		Bernie Nicols	Mezzo's	Bar/Restaurant	114	S Cerne Street	104		7032	22-005901

1774	04/15/14	AllCity Hospitality	Ramada Inn	Hotel	100	S	George Street	104	2	7030	22-006990
1775	04/02/14	Paul Green	Eagles	Social/Event Hall	38	N	Mechanic Street	104		7100B	14-003738
1776	04/02/14	A2Z Property Rental	Rental Services	Office	1		Washington Street	106		7081	05-004318
1778	04/15/14	Howard J. Faulkner	Psychiatric Office	Office	208	N	Centre Street	104		079B	14-005684
1779	04/28/14	Living Word Lutheran	Church	Church	800		Hilltop Drive	109		7097A	04-038600
1780	07/01/14	Michelle Jefferson	BOIII	Fitness Center	1050		Industrial Blvd Ste 11	112		7454A	04-038150
1781	08/05/14	Gail Hall	House & Hotel Room/Board	House & Hotel Room/Board	9		Decatur Street	105		0160F	23-006243
1782	07/02/14	Karl Gargulinski	Random Stuff	Flea Market	325		Virginia Avenue	111		7284	04-039432
1783	05/28/14	Deanna Rock	Lawyer Office - Lia Blig	Office	83		Baltimore Street	104		7229A	04-027329
1784	05/13/14	Michelle Ingrodi	Charm City Animal Rescue	Office/Animal Adoption	10	S	Mechanic Street	104		7141A	04-049152
1785	05/13/14	Paula Jilanis	Serene Massage & Body Works	Massage Centre	83		Baltimore Street	104		7229A	04-027329
1786	05/13/14	Kayla Deal	Senior Benefit Services Inc	Office	309		Willowbrook Road	105		0847E	22-005049
1787	05/23/14	Jerilyn Jackson	Allegany Conflict Resolution Ctr	Office	58	N	Centre Street	104		7208B	14-003193
1788	06/17/14	Tiffany Condy	Hush Skin Care	Boutique Facial	64		Baltimore Street	104		7229B	14-003177
1789	05/26/14	Randy Hardman	Office State Comptroller	Office	3		Parishing Street	104		7148A	04-044617
1794	VOID See OP 1780	Mark Gilmore	Planet Fitness	BOIII Cumberland	1050		Industrial Blvd	112		7454A	04-038150
1795	08/25/14	Hand Institute	Hand Institute	Therapy Clinic	309		Willowbrook Road	105		847E	22-005049
1798	08/10/14	David Bena	David Bena	Office	300	E	Oldtown Road	109		7050A	04-010213
1797	08/10/14	Tim Mullaney	Atask In Services	Office	301		Henderson Avenue	104		7029	05-025850
1798	08/30/14	Tim Mullaney	Draeger Diagnostics	Store	301		Henderson Avenue	104		7029	05-025850
1801	10/23/14	Sharon Beamon	Medical Office	Medical Office	945		Bishop Walsh Drive	107		7236	06-019358
1802	10/03/14	Delewder & Delewder	Conversion from 4 to 2 Units	Residential Conversion	15		Weber Street	105		356G	35-002219
1803	08/30/14	William Patch	Res Conversion to Comm	Res to Commercial	405	S	Cedar Street	111		2185	04-033930
1805	10/23/14	Cumb Finest (Lisa Claus)	Comm Conversion to Residential	Comm to Residential	128		Virginia Avenue	111		7254	04-030729
1806	10/07/14	Billie Shipin	Residential Conversion (2-1) to 8FD	Res Conversion (2-1) to 8FD	413	S	Cedar Street	111		2184	04-018184

1807	12/03/14	Kelly Lawelllyn	Office Space	Office	18	Greene Street	105	976	06-015408
1808	11/12/14	Beverly Conis	IPS Worldwide LLC	Office	60	N Centre Street	104	7208B	14-005048
1811	12/12/14	Christopher Reuschel	More Wise Computer	Retail Service	302	Virginia Avenue	111	1826	04-046447
1812	12/12/14	Big D Electric	Same	Office	33	Queen Street	113	7382	04-013220
1813	12/12/14	Kathy Thompson	Westam MD Pain & Rehab	Office	1050	Industrial Blvd #18	112	7454A	04-036150

Conversion - Commercial to Residential Units	2
Conversion - Residential to Residential	3
Conversion - Residential to Conversion	1
New Single Residence	8
Residence to Residence and Room/Board	1
Conversion - Commercial to Commercial	2
Residential	1
Commercial Op	26

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 of January 1 through December 31, 2014, as approved by the Mayor and City Council of Cumberland during their public meeting held May 19, 2014.

Witness my hand as City Clerk with the Seal of the City of Cumberland hereto affixed this 20th day of May, 2015.



(SEAL)

A handwritten signature in blue ink that reads "Marjorie A. Woodring". The signature is written in a cursive style and is positioned above a horizontal line.

Marjorie A. Woodring, City Clerk

