



ANNUAL REPORT OF THE CUMBERLAND PLANNING COMMISSION

CY2010: January 1 – December 31, 2010

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 19 building permits for new residential units in 2010. 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 2010, staff reviewed all building 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 6 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 2010 permits that fall within these criteria shows that the City issued a total of 19 building permits for new residential construction and 16 new occupancy permits for residential buildings that were completed during the year. These figures represent an increase in the number of residential building permits issued from 15 in 2009, but a decrease in the number of residential occupancy permits issued from 24 in 2009. These overall low permit figures continue to reflect the reduced level of development activity caused by the 2008 Economic Recession. The slight increase in building permit activity between 2009 and 2010 appears to reflect a slight increase in overall residential development, which would be consistent with the economic recovery that began to take hold during 2010. The overall decline in residential occupancy permits may reflect the lag in construction time for projects initiated in 2008 and 2009. Although data from the initial year of recovery from the Recession indicate a positive trend in development activity, many economists feel that the recovery will be slow and could involve fluctuations in market conditions. This uneven recovery may be especially true of the residential development market, due to the remaining backlog in residential mortgage foreclosures. As the number of foreclosed homes added to the residential sales market continues to grow, the market for new home construction is likely to remain weak and can be expected to fluctuate throughout the recovery period.

A closer look at the 19 building permits issued in 2010 indicates a total of 65 new residential dwelling units were authorized for construction during the year. A total of 64 residential units were permitted through one permit issued for the Cumberland Meadows project on Old Willowbrook Road. These units will be age-restricted for elderly residents. Another 25 low and moderate income apartment units were authorized for construction at the intersection of Frederick and Bedford Streets adjacent to downtown Cumberland. This multi-family housing project was authorized under one building permit, and is being constructed by the Cumberland Housing Authority. Nine of the 2010 residential building permits were issued for a series of attached single family dwellings as part of the Cornerstone Hill project on James Day Drive, while another six residential building permits were issued for a series of 3 attached residential structures at the corner of Fayette and Smallwood Streets on the City's West Side. The remaining two residential building permits were issued for detached single family homes on Richwood

Avenue on the City's West Side. Consequently, the residential building permits represent a total of 4 separate housing projects and 2 single family homes.

The City's permit records also show that a total of 10 residential demolition permits were issued in 2010 that removed a total of 15 former residential units. These figures represent a significant decrease in the number of residential demolitions from a total of 23 permits to remove 29 units in 2009. When the number of residential units demolished during the year are subtracted from the number of net new residential units permitted for construction, the total number of net new residential units authorized for construction by building permits in 2010 is 50.

The City also issued a total of 16 residential *occupancy* permits issued during the year for residential structures constructed during 2010 and previous years. This figure represents a decrease from the 24 residential occupancy permits issued in 2009. 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 lost to conversion are subtracted from the number of new residential units created through construction or conversion, the number of *net* new residential units authorized for occupancy during the year is increased to 39. Since a number of the units occupied in 2010 were for units that received a building permit in 2009 and earlier years, this figure cannot be compared directly to the residential building permit figures.

As in past years, residential occupancy and building permits were distributed broadly throughout the City. The fact that 4 new residential projects constituted 63 of the 65 dwelling units authorized for construction in 2010 indicates that the bulk of the new units built were concentrated in major development projects. Each of these 4 projects was located in a different residential neighborhood around the City. The maps provided at the end of this report show the property locations of the permits that were issued in 2010. All development activity occurred in areas that are currently served by adequate water and sewer.

Only one new building permit was issued in 2010 for construction of a new non-residential use. This permit authorized construction of a 46,000 square foot commercial building in Commerce Business Park located adjacent to Bedford Road. The site plan for this building was also approved by the Planning Commission in 2010.

B. Site Plans

The City of Cumberland approved a total of 2 site plans in 2010 (which is four fewer site plans than were approved in 2009 and two fewer than were approved in FY08). Site plan approval is required prior to the approval of a building permit for construction. One of them was a minor site plan. The major site plan approved the 46,000 square foot building in Commerce Business Park, which was also issued a building permit later in the season.

C. Subdivision Plats

The City also approved only one major residential subdivision plat during 2010 (five fewer than in 2009 and four fewer than in FY08). The subdivision will result in the creation of 25 single family townhouse units on Pennsylvania Avenue in South Cumberland. No minor subdivisions were approved in 2010.

III. Regulatory Amendments & Annexations

The Planning Commission reports that several regulatory amendments were adopted during 2010, as well as one annexation. The Mayor and City Council adopted two Zoning Text Amendments and one Zoning Map Amendment. The Zoning Map Amendment (RA-13) was recommended for approval by the Planning Commission in 2009, but was adopted by the Mayor and City Council on March 2, 2010. A second Zoning Text Amendment (ZTA 10-01) was recommended for denial to the Mayor and City Council by the Planning Commission on September 13, 2010, and is awaiting action by the new Mayor and City Council. One additional proposed Zoning Text Amendment (ZTA 10-03) was recommended for Mayor and City Council approval by the Planning Commission on October 18, 2010, but has yet to be adopted by the new Mayor and City Council. Finally, the City adopted a minor amendment to the Cumberland Comprehensive Plan in 2010. This activity represents a slight decline in activity from 2009, when a total of four Zoning Text Amendments, one major Comprehensive Plan Amendment, and a Comprehensive Subdivision Regulations amendment were adopted. A review of these changes is provided below.

A. Comprehensive Plan Amendments

On October 26, 2010, the Mayor and City Council adopted a minor amendment to the City's 2004 Comprehensive Plan. This amendment evaluated the need for special new zoning provisions to facilitate the comprehensive redevelopment and adaptive reuse of large, abandoned properties. Of special interest to the City was the recent closure and consolidation of the former Memorial and Sacred Heart Hospital complexes in the City by the Western Maryland Health Systems. The City, which currently owns the former Memorial Hospital complex, recognized that the current zoning classifications in the City's Zoning Ordinance do not provide the level of land use flexibility to promote successful reuse of the hospital complex, which is designed to support a broad potential mix of uses, including residential, commercial, office, and research and development uses. The amendment recommends the addition of new action strategies to the Land Use and Cultural Resources and Economic Development Elements of the 2004 Plan calling for the creation of a new "floating zone" to provide greater use flexibility on these two critical properties and other large abandoned properties that may pose similar land use challenges.

A certified copy of this plan amendment was formally submitted to the Maryland Department of Planning on October 28, 2010 satisfaction of Article 66b. The plan amendment addresses and satisfies State goals 1, 3, 4, 5, 7, 8, 11, and 12 specified in Article 66b, Section 1.01.

B. Zoning Text Amendments

The Mayor and City Council adopted 2 Zoning Text Amendments in 2010, both of which were prepared and submitted by the City.

The first amendment, ZTA 10-01 – Historic Preservation Amendment, was a general housekeeping amendment intended to update and correct inconsistencies in the Historic Area Regulations contained in Section 11 of the City's Zoning Ordinance. No substantive changes to the Historic District regulations or requirements were made. The amendment was adopted by the Mayor and City Council on June 22, 2010. The changes encompassed by the amendment were not specifically relevant to the State's Land Use Visions codified in Section 1.01 of Article 66b.

The second amendment, ZTA 10-02 – Lots of Record, was written to clarify language in Sections 6.03.01 and 8.05 to ensure that proposed development on a site consisting of more than one lot of record must either satisfy the applicable zoning requirements for each lot of record individually or the lots must be consolidated into a single lot of record. The purpose of this amendment was to avoid the creation of nonconforming uses on small adjoining lots developed under common ownership and later separated by the owner. The amendment was adopted by the Mayor and City Council on August 3, 2010. The changes encompassed by the amendment were not specifically relevant to the State's Land Use Visions codified in Section 1.01 of Article 66b.

The City received an additional Zoning Text Amendment petition in 2010 from a private citizen. The proposed amendment, ZTA 10-03 – Private, Charter, and Magnet Schools, would essentially authorize the Board of Zoning Appeals to permit private, charter, and magnet schools in the City's Central Business District Zone—where they are currently prohibited. The proposed amendment received a recommendation for approval from the Planning Commission on October 18, 2010. The amendment has been scheduled for a final public hearing before the new Mayor and City Council on February 15, 2011.

Based on this review, the Cumberland Planning Commission concludes that all of the Zoning Text Amendments adopted by the City in 2009 aided in the implementation of the City's Comprehensive Plan recommendations and were consistent with Smart Growth policy.

C. Zoning Map Amendments

In 2010, the Mayor and City Council adopted one Zoning Map Amendment petition that was submitted in 2009. The petition, RA-13, sought to change the base zoning classification for a property at 100 Beall Street from R-U (Urban Residential) to B-L (Local or "Neighborhood" Business). The applicant contended that a mistake had occurred in the original zoning, since the property was originally designed for and had always been used as a non-residential use (the former Moose Lodge). The rezoning was also determined to be supportive of the proposed Riverwalk along the south side of the North Branch of the Potomac River that is being explored by the Allegany Chamber of Commerce. The Planning Commission recommended approval to the Mayor and City Council on November 9, 2009, and the Mayor and Council adopted the requested rezoning on March 2, 2010.

The City also received a Zoning Map Amendment petition (ZMA 10-01) to apply the RR (Rehabilitation and Redevelopment Floating Zone classification) to a property at 346 Baltimore Avenue. On September 13, 2010, the Planning Commission recommended denial of the petition to the Mayor and City Council because the applicant could not satisfy the off-street parking requirements that would apply under the proposed floating zone. The petition has been scheduled for a public hearing before the new Mayor and City Council on February 15, 2011.

D. Subdivision Regulations Amendments

The City made no changes to the Subdivision Regulations in 2010. The City adopted one amendment to the Subdivision Regulations in 2009.

E. Annexations

The City approved no annexations in 2010. One annexation was adopted by the City in 2009.

IV. Infrastructure Improvements/Extensions

A. Street Improvements

The City constructed no new public streets during 2010. All street improvements during the year involved surface restoration 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 major street improvement project for Maryland Avenue as part of the Rolling Mills project. This project has received considerable State and Federal funding support. During 2010, the City completed work on the final section from Jefferson Street to Short Street, including street reconstruction, widening, and utility work. The full Maryland Avenue project was undertaken to upgrade the street condition to accommodate the anticipated increase in traffic volumes that will be driven by the redevelopment of the former Baltimore & Ohio Railroad Rolling Mill plant site, just south of Downtown Cumberland.

Another major street and neighborhood revitalization project for Virginia Avenue received funding approval in 2008. Initial construction work on the project started in October 2009. Reconstruction work on Virginia Avenue was initiated and substantially completed in 2010. By the end of the 2010 construction season, only a few punch list (finishing detail) items remained to be completed. In combination with the Maryland Avenue street improvement project, this project will result in improved street access between the Maryland Avenue Exit from I-68 in Downtown Cumberland to Industrial Boulevard (MD Highway 51).

During 2010, the City also continued street repaving under the 2006 Pavement Management System. Street surface milling and overlay work was completed on portions of 6 City streets. In addition, the City completed a major surface reconstruction of portions of Washington Street east of Allegany Street. All of these repaving projects were prioritized and scheduled by the City's Pavement Management System, which was developed in accordance with the 2004 Comprehensive Plan.

A privately funded street improvement project associated with development projects was completed at Highland Estates subdivision on the City's West Side. Two streets in the subdivision (Arrowhead Trail and Moccasin Path) were paved. The original developer has defaulted on this project, and the City will use the remaining performance bond resources to complete paving of the streets. Another future public/private street improvement project anticipated to begin in 2011 is the relocation of Old Willowbrook Road from its current intersection with Country Club Road to a new point along Willowbrook Road and a new access road into the Allegany College campus. This project is being undertaken in association with the proposed Evitts Landing development, and will involve contributions from the project developer, the State of Maryland, the City of Cumberland, the Appalachian Regional Commission, and Allegany College. Construction on the project did not begin in 2010 (as originally anticipated) as the plans were still being approved by the MD State Highway Administration.

B. Water Extensions

No major water line extensions were undertaken by the City in 2010. The last major system extension (to provide service to the Cumberland Country Club from Willowbrook Road) was undertaken more than 4 years ago. Since that time, the City's efforts have focused on line replacement associated with the aforementioned Maryland Avenue Project, and the replacement of the Ridgedale Storage Tank. The storage tank replacement project, which was completed in 2009, did not result in any new system capacity. An additional water line replacement was completed in 2010 as part of the Washington Street repaving project. A larger water main is proposed as part of the replacement project to address past water flow constraints along the street. The City continued working to prepare a joint Federal/State application for work within a floodplain/waterway/non-tidal wetland associated with the planned Evitts Creek Crossing water line extension project that will eventually provide water to a proposed development site that was annexed by the City in 2005. Work on that application has been temporarily postponed.

C. Sewer Extensions

As with the water system, no major sewer line extensions were undertaken by the City during 2010. The City continued its work to expand stormwater storage capacity as part of the Combined Sewer Overflow project (which involved the installation of a new sewer pump station along the Evitts Creek line) and incorporate Enhanced Nutrient Removal technology into the City's Wastewater Treatment Plant.

D. Other Public Facility Improvements

The lion's share of the City's other public facility improvements undertaken during 2010 were related to public recreation. These projects included the development of a floating boat boarding dock and other

improvements at the Mason Recreation complex in South Cumberland. A contract for the project has been awarded and all necessary permits were obtained in 2010. Construction is slated to begin in 2011.

IV. Consistency Assessment

A. Consistency between Infrastructure Improvements & Development Activity

All of the development activity that was permitted and undertaken during 2010 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 increase in the number of dwelling units within the City, which is an improvement from the 2009 activity. This turn-around was anticipated, based on the expectation that a building permit would be approved for the Banneker Gardens project in 2010, which replaced many of the residential units that were demolished in earlier years. Downtown revitalization and redevelopment and overall growth and development in the City occurred at a reduced pace in 2010, 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 2010. These trends may begin to reverse in 2011. The City annexed no new properties in 2010.

B. Consistency with Adopted Plans

All development activity permitted in 2010 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 2009 and FY08.

C. Consistency with Adjoining Government Plans

Allegany County is in the process of updating its comprehensive plans on a watershed basis. The current County-wide plan is highly generalized and is not entirely specific as applied to the development projects approved by the City in 2010. Also, very little of the development activity that did occur in the City was adjacent to the County boundaries. The largest projects that were undertaken in 2010 that were located in close proximity to the County's boundaries were the Cumberland Meadows elderly

housing complex on Old Willowbrook Road and the new commercial office building in Commerce Business Park that was initiated by Allegany County.

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 2010 were not inconsistent with the plan.

D. Consistency with State Financing Agency Plans

All of the major infrastructure improvement projects undertaken during 2010 involved State and/or Federal funding support, primarily the MD Department of the Environment (for the City's sewer improvement projects) and the MD State Highway Administration (for the Rolling Mills and Virginia Avenue 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 2010 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 2009. Many of the infrastructure projects undertaken in 2010 were continuations of projects discussed in the 2009 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 slightly improved, but limited growth potential from development permits and applications approved during 2010. A modest net gain in residential units (a total of 50 new residential units were authorized for construction) was realized. 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 2011.

All development activity approved in Cumberland in 2010 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 2010.

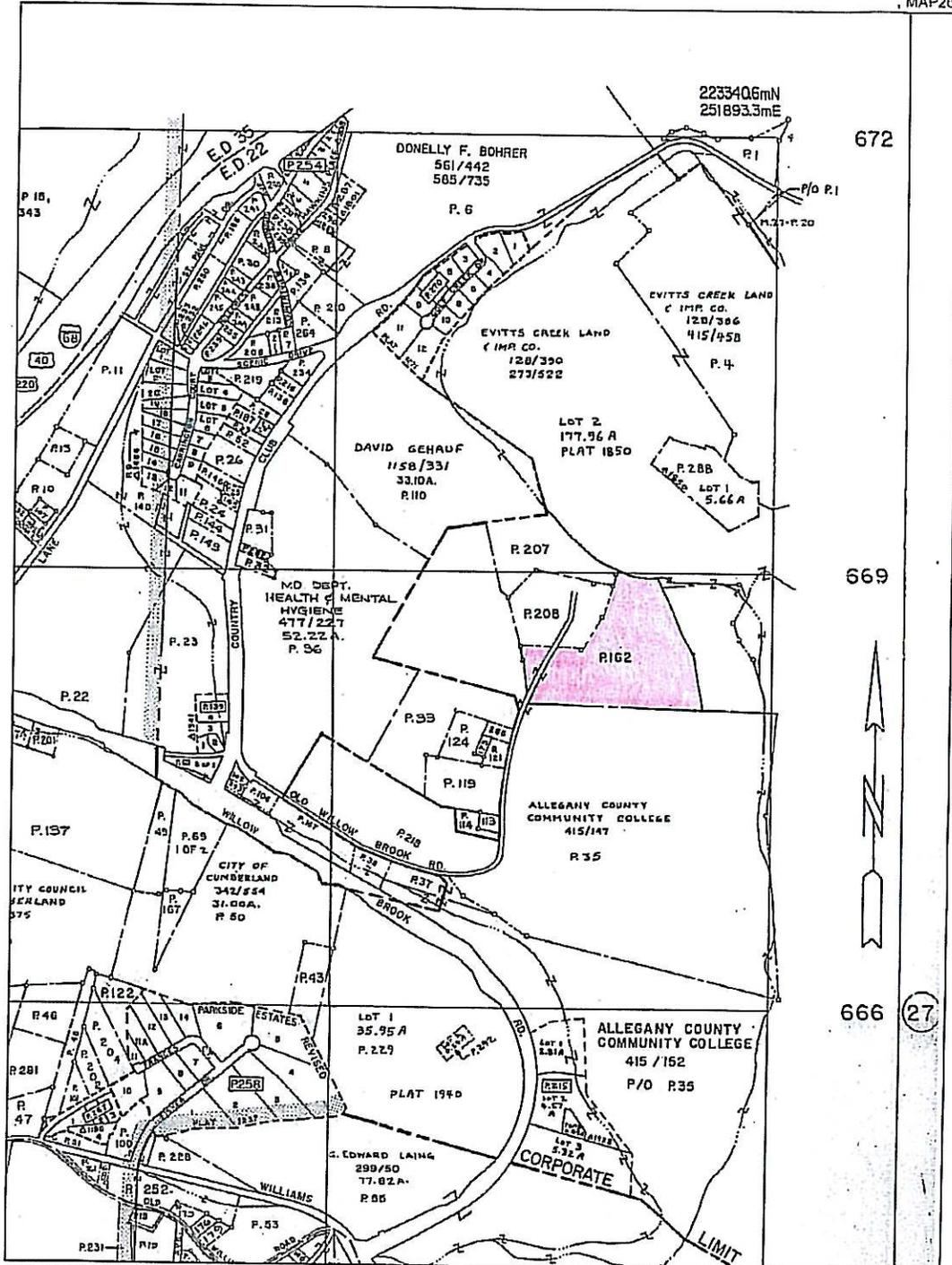
APPENDIX

2010 PERMIT DATA AND LOCATION MAPS

RESIDENTIAL NEW CONSTRUCTION PERMITS ISSUED CAL YR 2010										
RB#	Mail Dt.	Cost of Job	Applicant's Name	Units	St No	Street Name	Map	Lot	Parcel	
1040	04/06/10	\$ 4,352,000.00	Cumberland Meadows Ltd Plrship	64		Old Willowbrook Road	26		162	
948	02/25/10	\$ 2,100,000.00	Chaney Architects	25	314	Frederick Street *	104A		7002F	
1069	10/15/10	\$ 125,000.00	Cumberland Housing Alliance	1	7	James Day Drive	105C	34	368	
1070	10/15/10	\$ 125,000.00	Cumberland Housing Alliance	1	9	James Day Drive	105C	35	368	
1071	10/15/10	\$ 125,000.00	Cumberland Housing Alliance	1	11	James Day Drive	105C	36	368	
1072	10/15/10	\$ 125,000.00	Cumberland Housing Alliance	1	13	James Day Drive	105C	37	368	
1073	10/15/10	\$ 125,000.00	Cumberland Housing Alliance	1	15	James Day Drive	105C	38	368	
1054	07/07/10	\$ 125,000.00	Cumberland Housing Alliance	1	17	James Day Drive	105C	39	368	
1053	07/07/10	\$ 125,000.00	Cumberland Housing Alliance	1	19	James Day Drive	105C	40	368	
1052	07/07/10	\$ 125,000.00	Cumberland Housing Alliance	1	21	James Day Drive	105C	41	368	
1051	07/07/10	\$ 125,000.00	Cumberland Housing Alliance	1	23	James Day Drive	105C	42	368	
1011	01/04/10	\$ 325,000.00	Gradcon, Inc.	1	200	Fayette Street	106B	1	1110	
1012	01/04/10	\$ 275,000.00	Gradcon, Inc.	1	24	Smallwood Street	106B	2	1110	
1021	01/22/10	\$ 275,000.00	Gradcon, Inc.	1	22	Smallwood Street	106B	3	1110	
1020	01/22/10	\$ 275,000.00	Gradcon, Inc.	1	20	Smallwood Street	106B	4	1110	
1019	01/22/10	\$ 275,000.00	Gradcon, Inc.	1	18	Smallwood Street	106B	5	1110	
1018	01/22/10	\$ 275,000.00	Gradcon, Inc.	1	16	Smallwood Street	106B	6	1110	
1064	08/09/10	\$ 2,000.00	Crippen, Diane (Grading Only)	0	1027	Richwood Avenue	107B	1	2497	
1066	09/21/10	\$ 510,000.00	Gradcon, Inc.	1	1027	Richwood Avenue	107B	1	2497	
Totals	19	\$ 9,789,000.00		105						

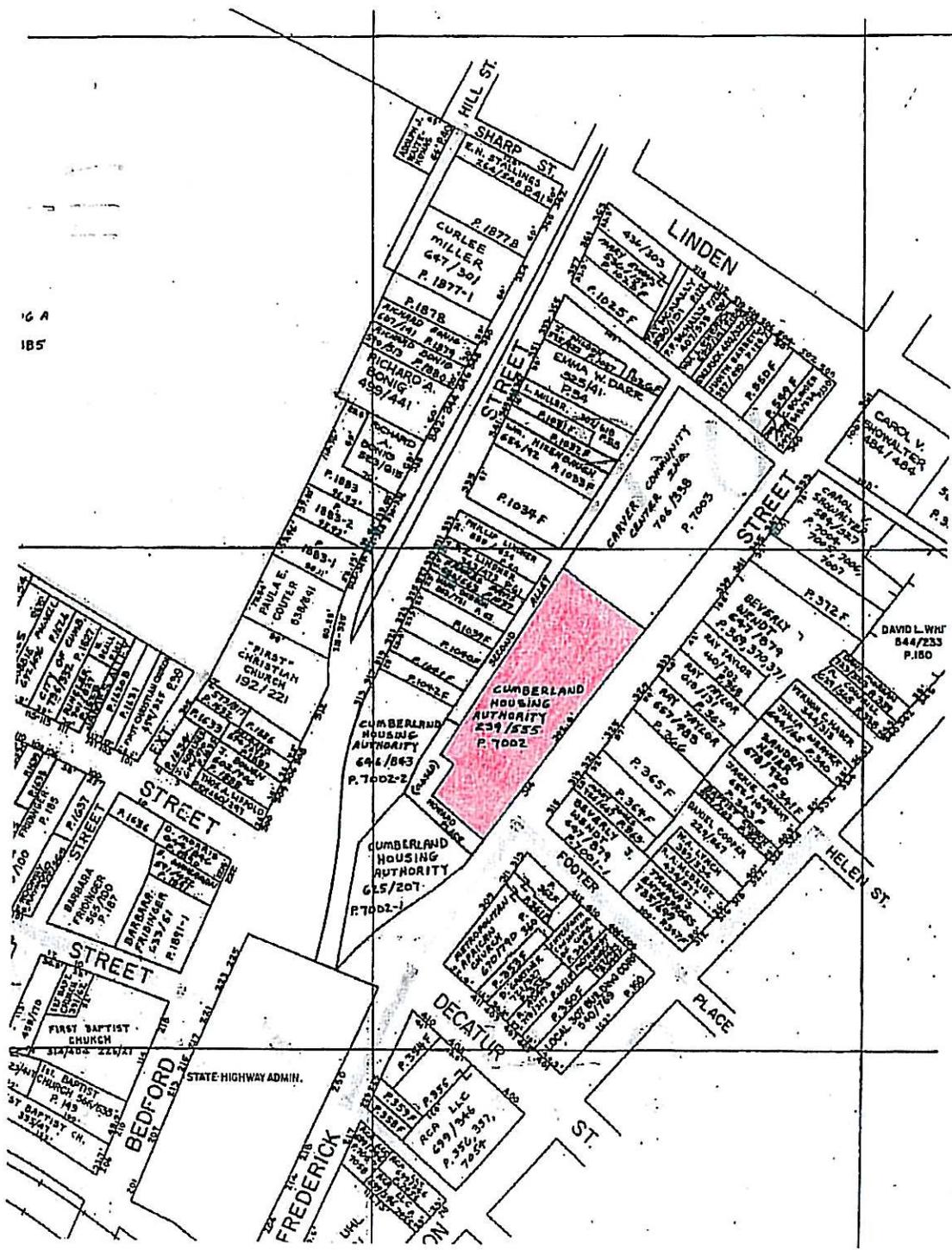
Single Family Dwelling-Attached Apartment Bldg
Single Family Dwelling-Detached Mixed (Apartment Bldg & Single Family Dwellings-Attached)
Duplex

*19 Single Family Dwellings, Attached and 6 Apartments

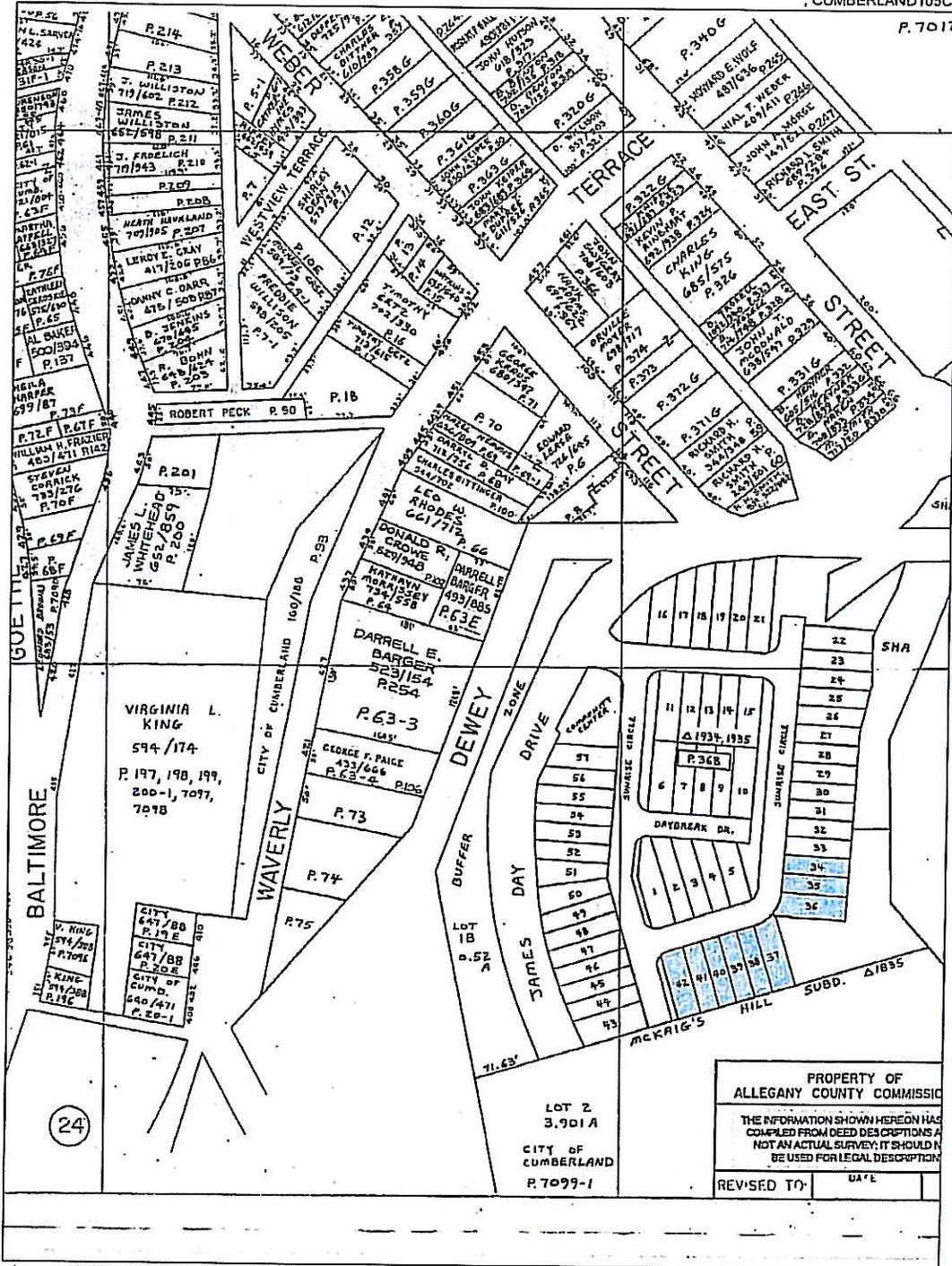


January 19, 2011 06:48:53 PM

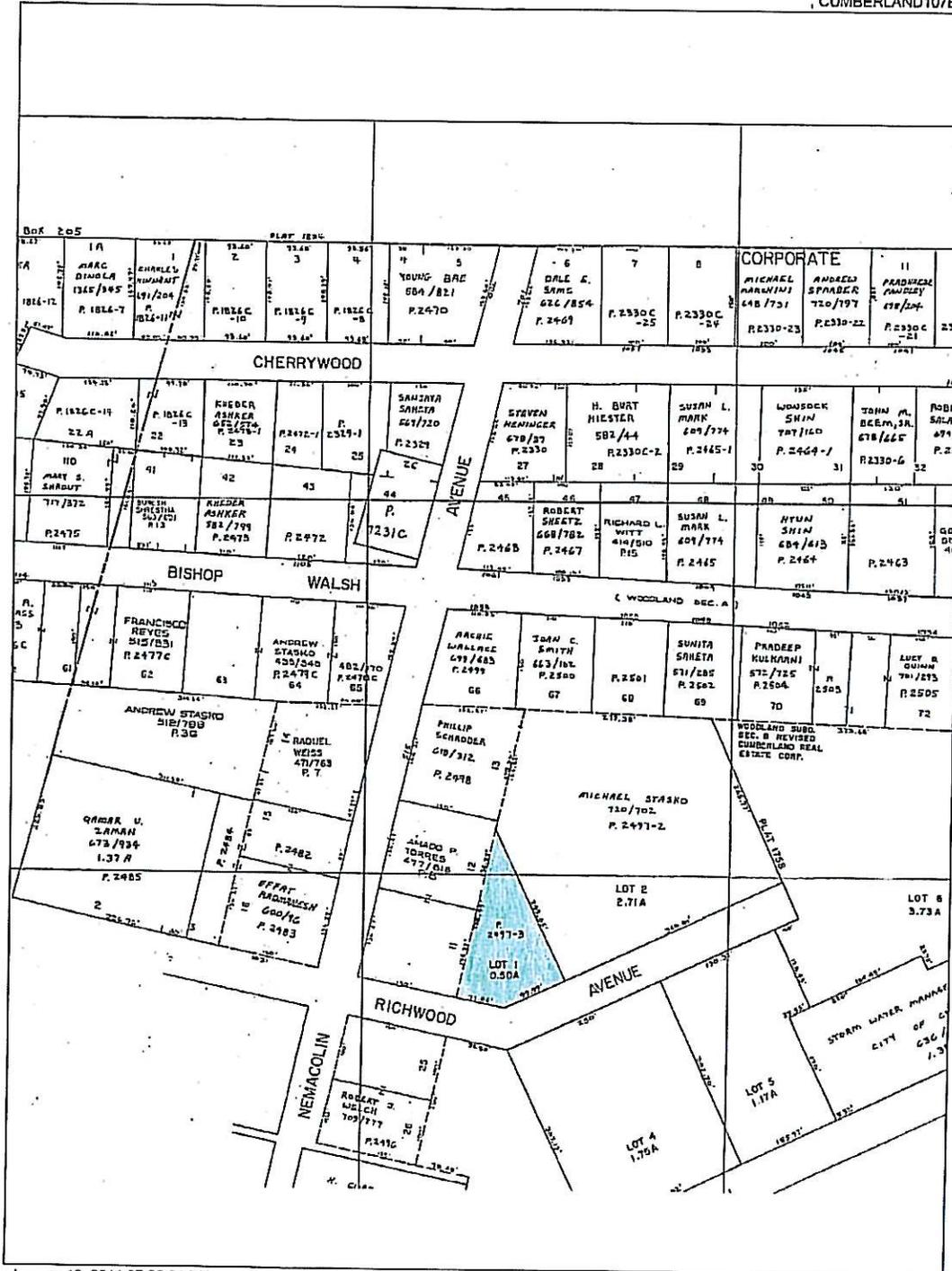
Not to scale, Page 1 of 1



16 A
185







January 19, 2011 07:06:24 PM

Not to scale, Page 1 of 1

COMMERCIAL NEW CONSTRUCTION

PERMIT	RB#	Mail DL	Job	Cost of Job	Applicant's Name	St No	Dir.	Street Name	Map	Lot	Parcel
RB	1045	05/18/10	Comm. New (Grading)	\$ 390,000.00	Carl Belt, Inc.	10		Commerce Drive, Lot 5	15	5	289
RB	1060	07/23/10	Comm New Const (Shell)	\$ 5,970,000.00	Carl Belt, Inc.	10		Commerce Drive, Lot 5	15	5	289
RB	1065	09/09/10	Comm. New Const (Fit Out)	\$ 1,240,000.00	Carl Belt, Inc.	10		Commerce Drive, Lot 5	15	5	289

TOTAL 1

\$ 7,600,000.00 ALL 1 Project

Business Office Building - Single Occupant

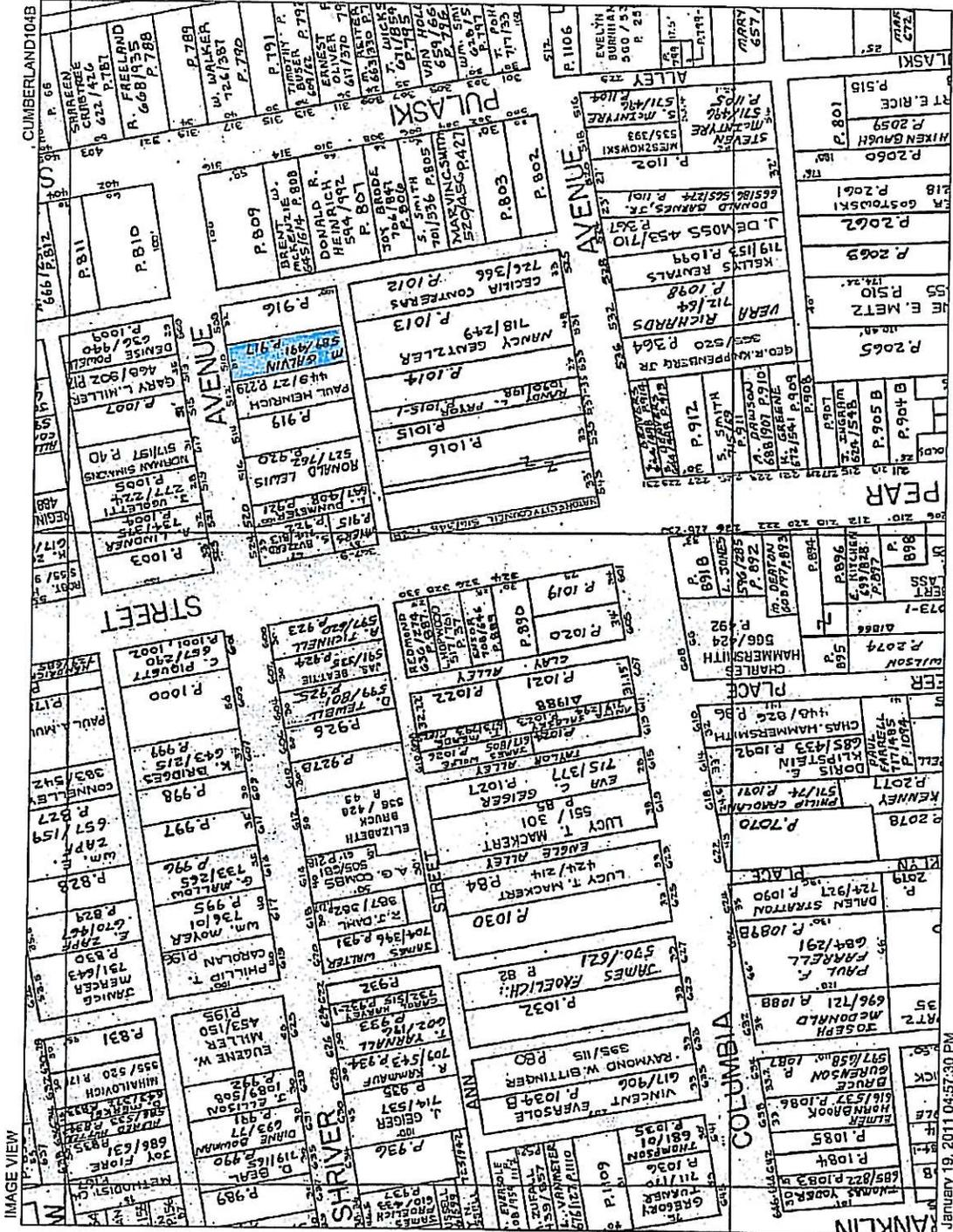
DEMOLITION PERMITS - 2010 CALENDAR YEAR

<u>DP#</u>	<u>Mail Dt.</u>	<u>Applicant's Name</u>	<u>R or C</u>	<u>St No</u>	<u>Dir.</u>	<u>Street Name</u>	<u>Resi Unit's</u>	<u>Map</u>	<u>Lot</u>	<u>Parcel</u>	<u>Notation</u>
359	09/20/10	Brabson & Sons Demo	R	210		Bedford Street	2	104A		1892	
355	08/02/10	Kiddy's Construction	R	510		Shriver Avenue	1	104B		917	
360	10/13/10	Chaney Arch/Chaney Construction	R	219		Fulton Street	1	105D		211F	
361	10/13/10	Chaney Arch/Chaney Construction	R	221		Fulton Street	1	105D		212F	
353	08/02/10	Brabson & Sons Demo	C	125		Fayette Street	n/a	106B		7133	
365	12/14/10	Dilapidated Demolition	R	224-6		Grand Avenue	4	111A		1693	
357	08/25/10	Brabson & Sons Demo	R	337		Virginia Avenue	1	111A		1922	
358	08/25/10	Brabson & Sons Demo	R	404		Springdale Street	1	111A		2175	
354	08/02/10	Brabson & Sons Demo	C	405		Virginia Avenue	n/a	111A		7290	2 Retail Storefronts
363	11/23/10	Riffey, Gene	R	6		Elder Street	1	113B		300	
350	03/16/10	Brabson & Sons Demo	R	1201-1203		Lexington Avenue	2	113C		494	
364	12/02/10	Frazier, Eugene	R	1302		Lafayette Avenue	1	113C		590	

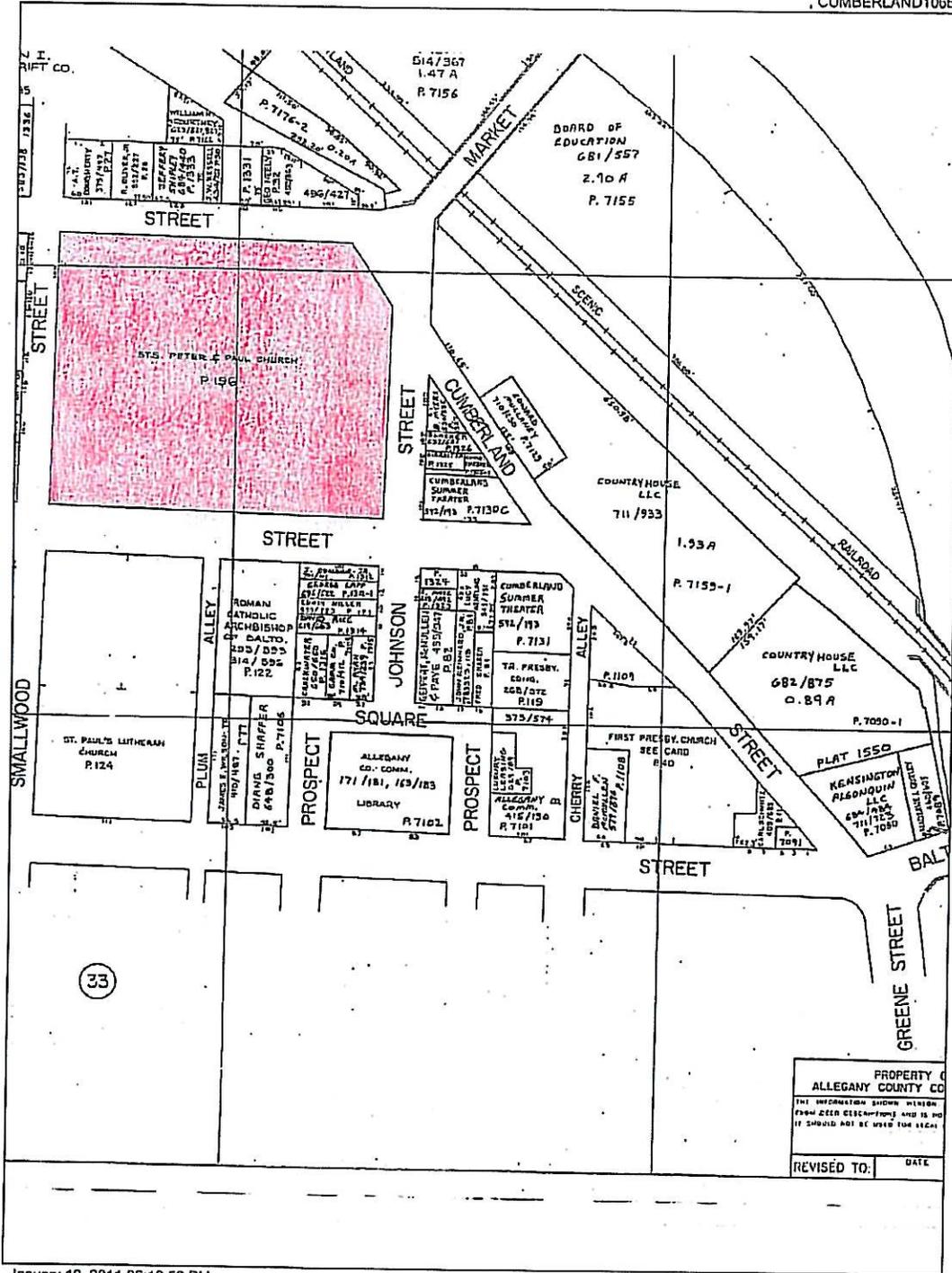
<i>Total Structures</i>	12
<i>Total Resi Structures</i>	10
<i>Total Comm Structures</i>	2
<i>Units</i>	15



185



Not to scale, Page 1 of 1
 January 19, 2011 04:57:30 PM



January 19, 2011 06:10:58 PM

Not to scale, Page 1 of 1

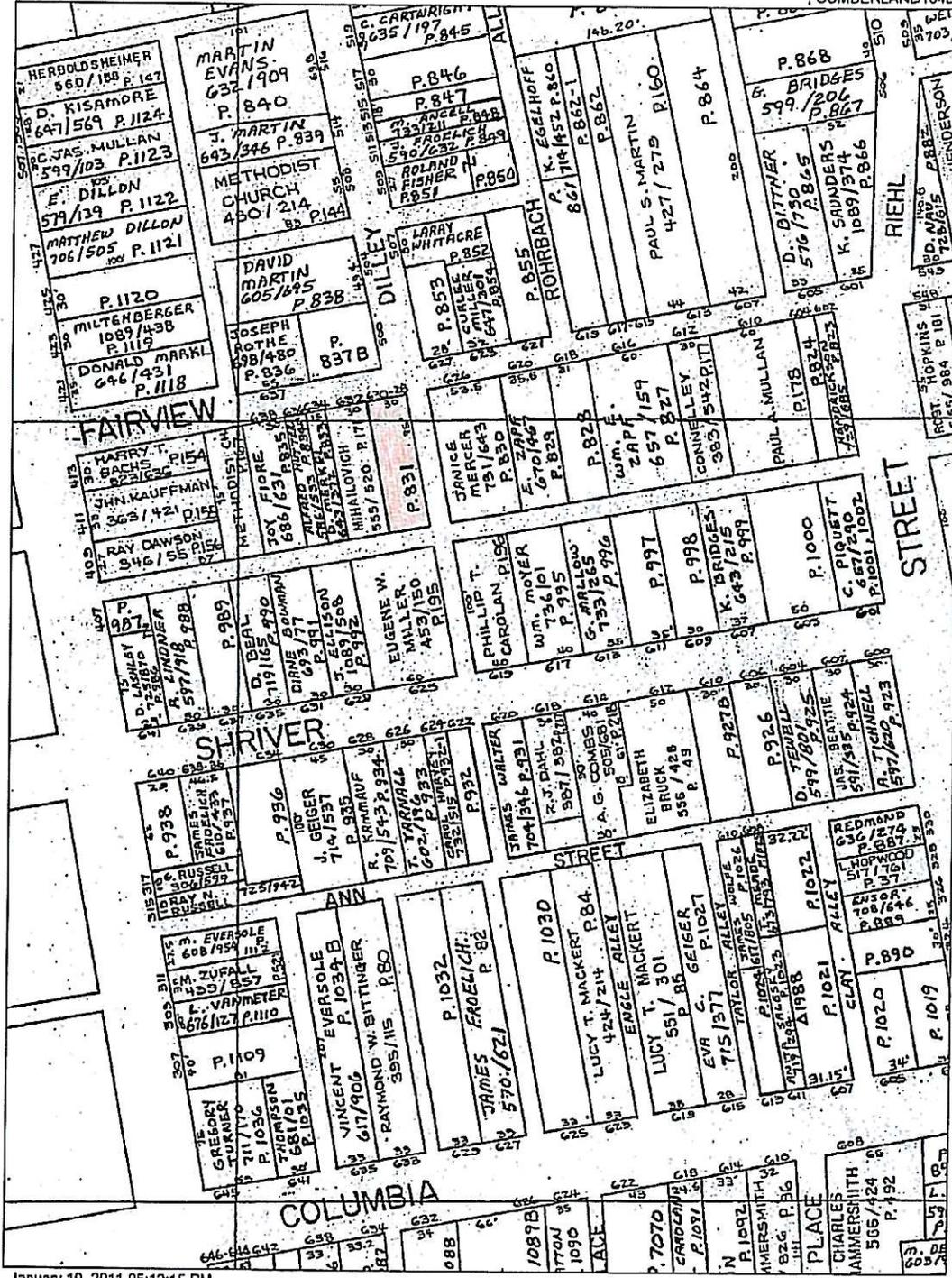


January 19, 2011 08:20:50 PM

Not to scale, Page 1 of 1

RESIDENTIAL OCCUPANCY PERMITS ISSUED - CHANGE IN USE									
NO.	APPLICANT	ACTION	ST #	DIR	STREET NAME	MAP	LOT	PARCEL	
1358	Rothe, Edwin	Two Family Dwelling to SFD	630		Fairview Avenue	104B		831	
1402	Mullaney Edward	SFD to 2 Unit Building	432	N	Centre Street	104D	10	2120	
1278	Cumberland Housing Alliance, Inc.	Vacant Lot to SFD-Attached	104		Daybreak Drive	105C	7	368	
1283	Cumberland Housing Alliance, Inc.	Vacant Lot to SFD-Attached	182		Sunrise Circle	105C	11	368	
1284	Cumberland Housing Alliance, Inc.	Vacant Lot to SFD-Attached	180		Sunrise Circle	105C	12	368	
1285	Cumberland Housing Alliance, Inc.	Vacant Lot to SFD-Attached	178		Sunrise Circle	105C	13	368	
1286	Cumberland Housing Alliance, Inc.	Vacant Lot to SFD-Attached	176		Sunrise Circle	105C	14	368	
1282	Cumberland Housing Alliance, Inc.	Vacant Lot to SFD-Attached	174		Sunrise Circle	105C	15	368	
1435	LaRose, Christopher	Commercial Floor to Dwelling Unit Restricted	49		Greene Street (Second Fl)	106C	37	976	
1408	Wheeler, Doris	SFD to 2 Unit Building	117		Greene Street	106C		963	
1251	Dicks Construction	Vacant Lot to SFD - Detached	1018		Cherrywood Avenue	107B	36, Sec A	1826C	
1365	VonHagel, Connie & David	Duplex to SFD-Detached	507-509		Louisiana Avenue	109A	1, Blk 16	2959	
1133	Mudge, Michael	Duplex to SFD-Detached	110		Oak Street	111A		2243	
1353	Twigg Realty	Duplex to SFD-Detached	437		Homer Street	111B	21, 22	1254	
1268	Furstenburg, Judith	Vacant Lot to SFD - Detached	220		Mullen Street	112A	353-354	703	
1210	Bachert, Michael and Shellie	Vacant Lot to Two-Family Dwelling	304-06	E.	Clement Street	113A	141, 142	10	

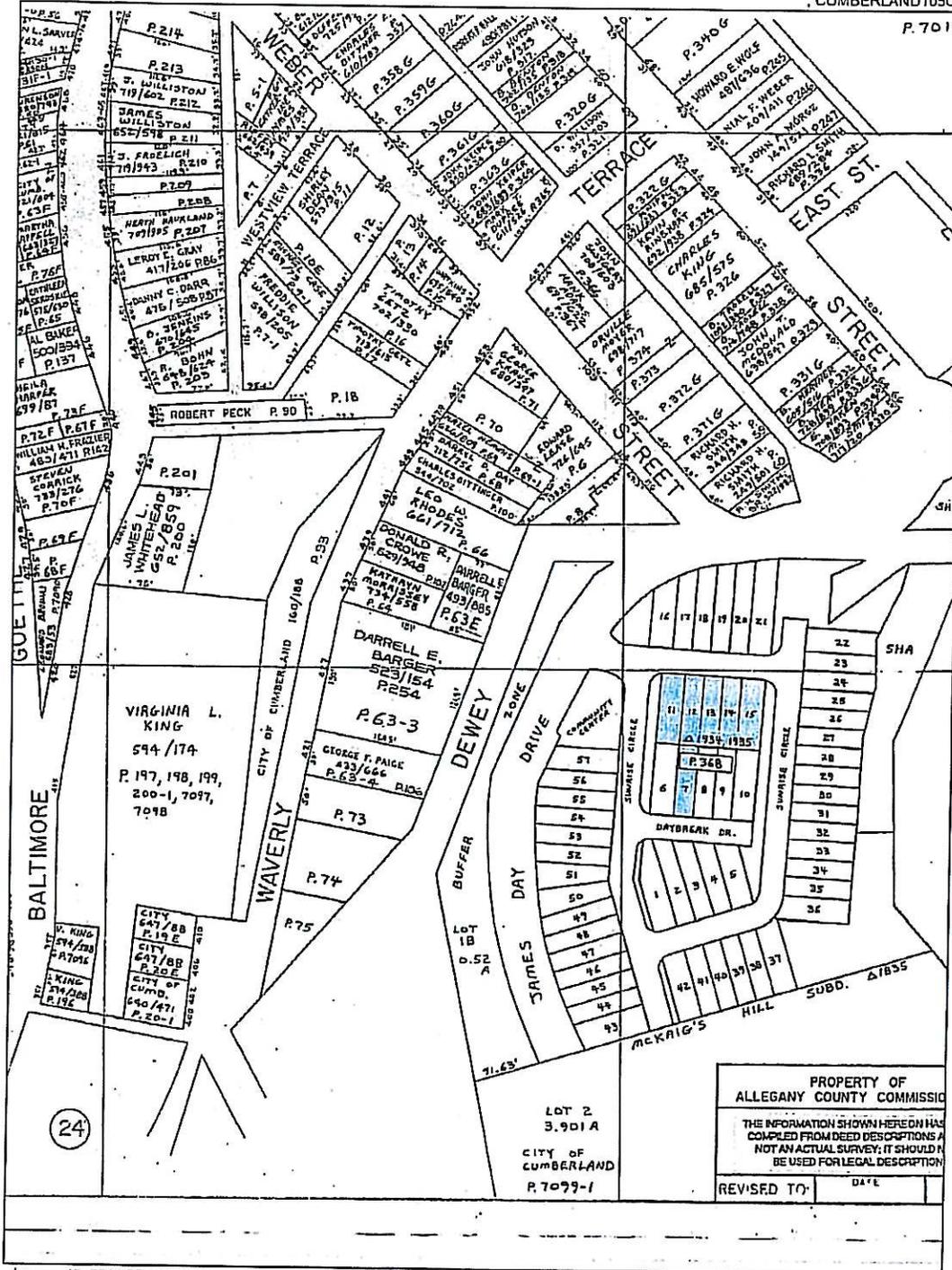
Residential New Construction Decrease in Residential Space
 Increase in Residential Space Group Home
 Conversion - Commercial to Residential

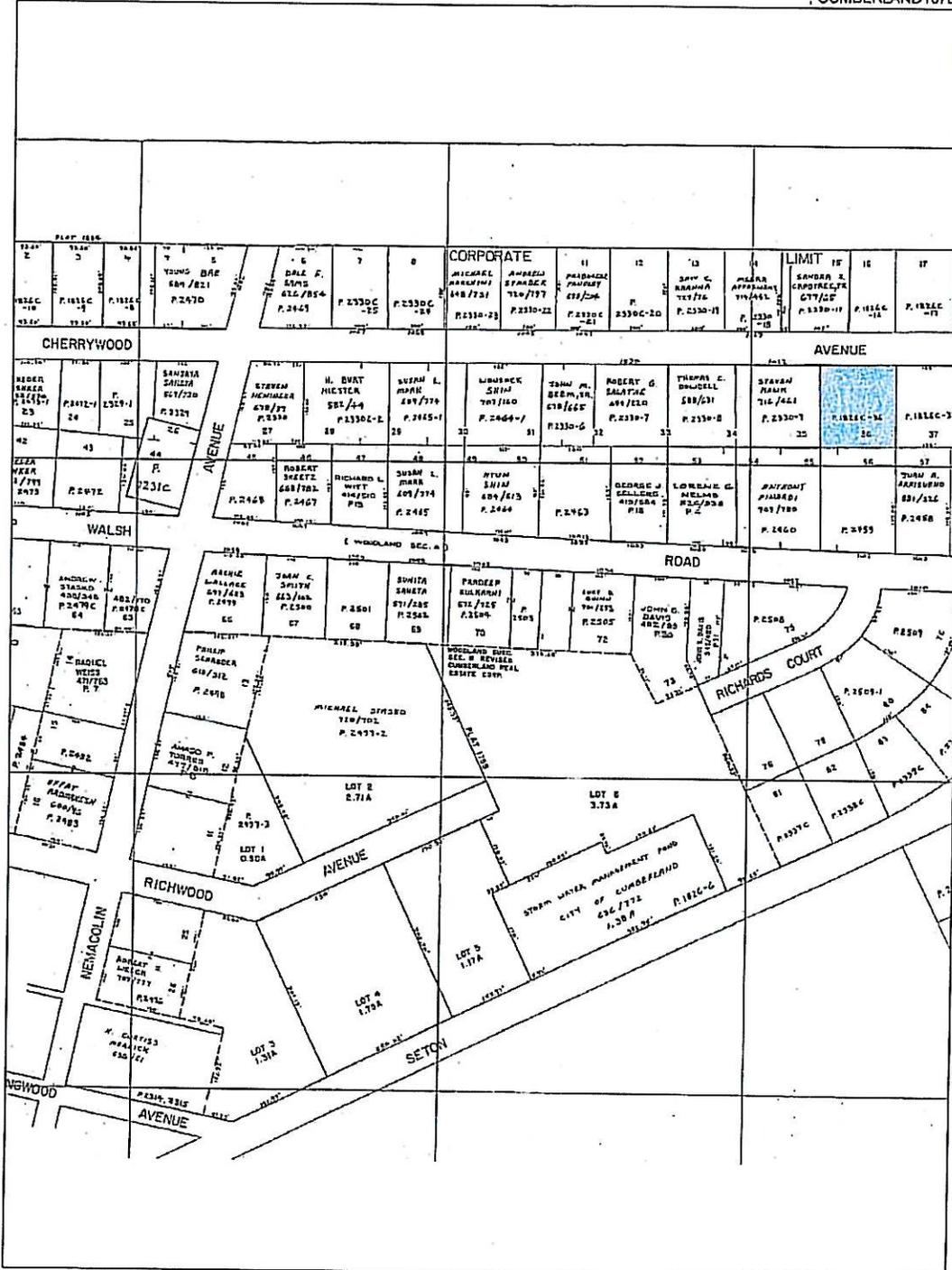




January 19, 2011 07:09:08 PM

Not to scale, Page 1 of 1





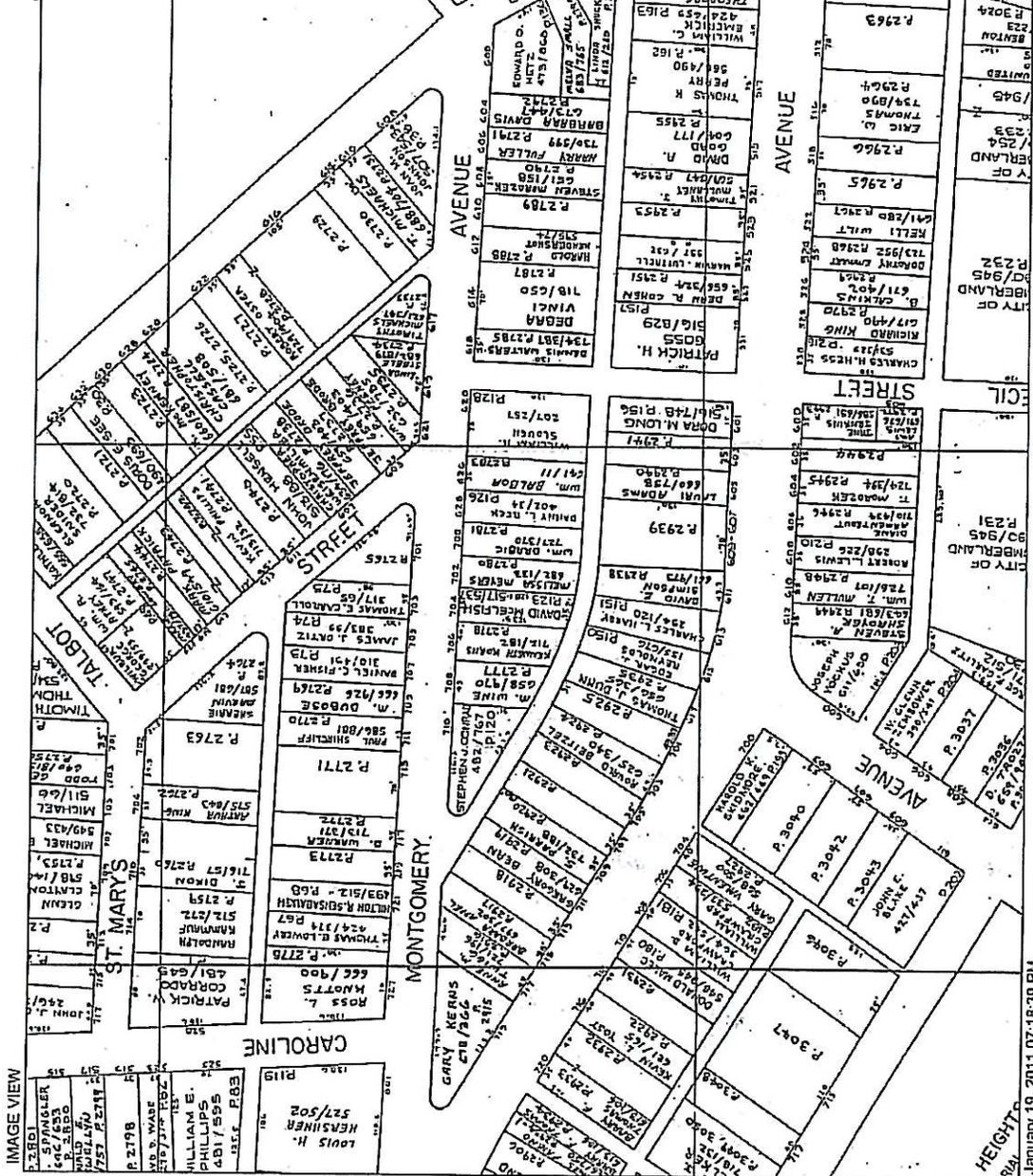


IMAGE VIEW

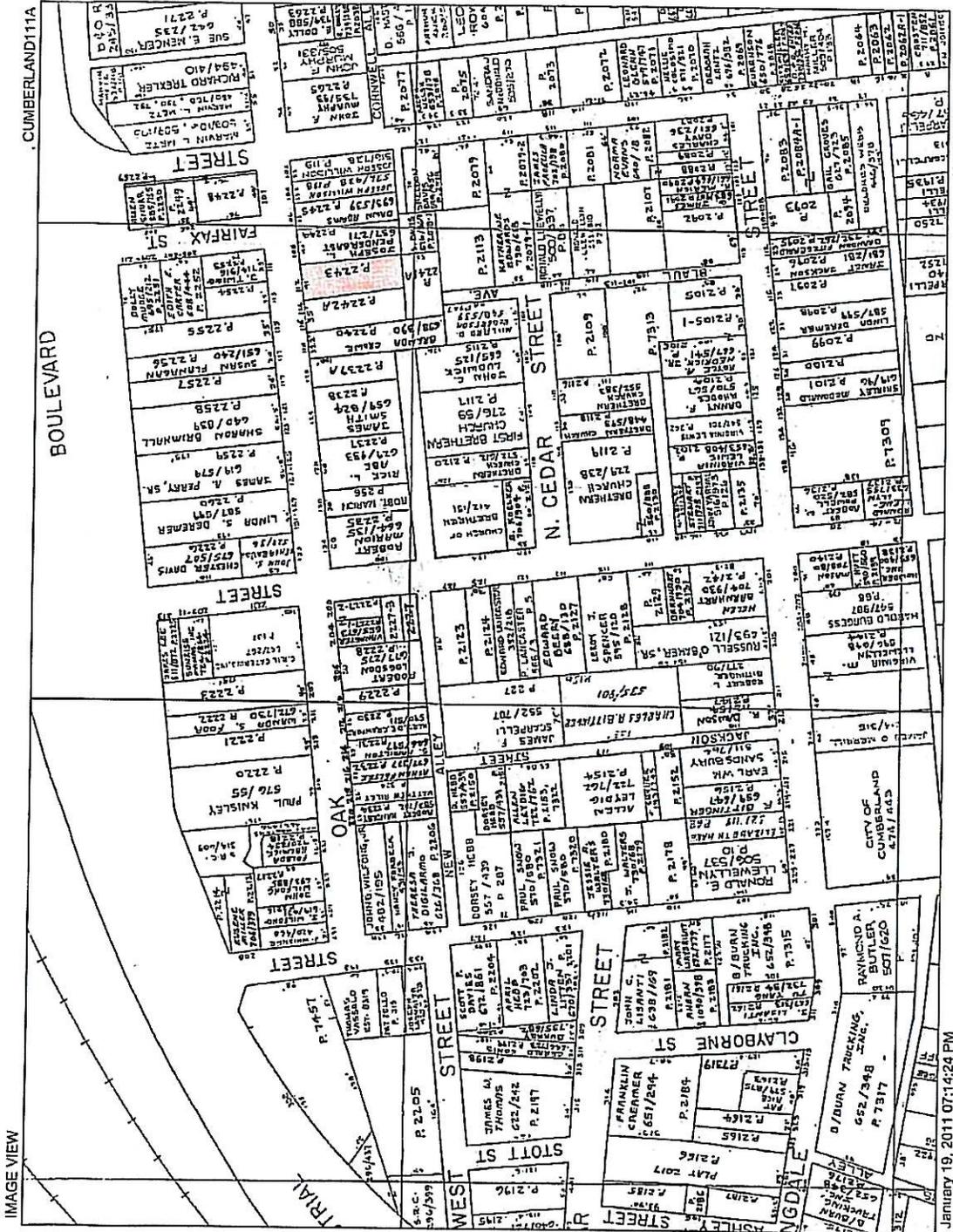
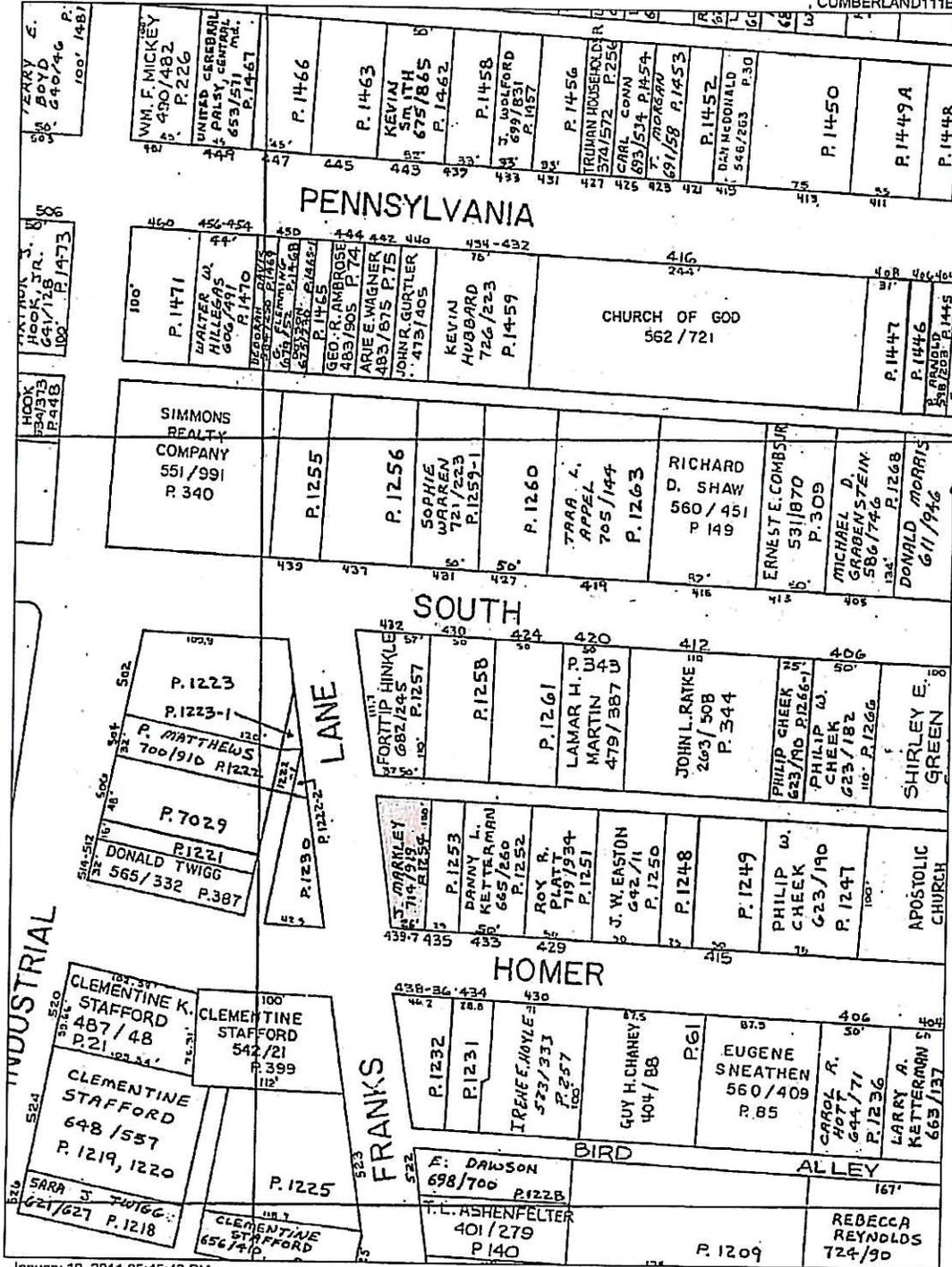


IMAGE VIEW

CUMBERLAND111A

Not to scale, Page 1 of 1

January 19, 2011 07:14:24 PM



January 19, 2011 05:45:43 PM

Not to scale, Page 1 of 1

CUMBERLAND 112A

IMAGE VIEW

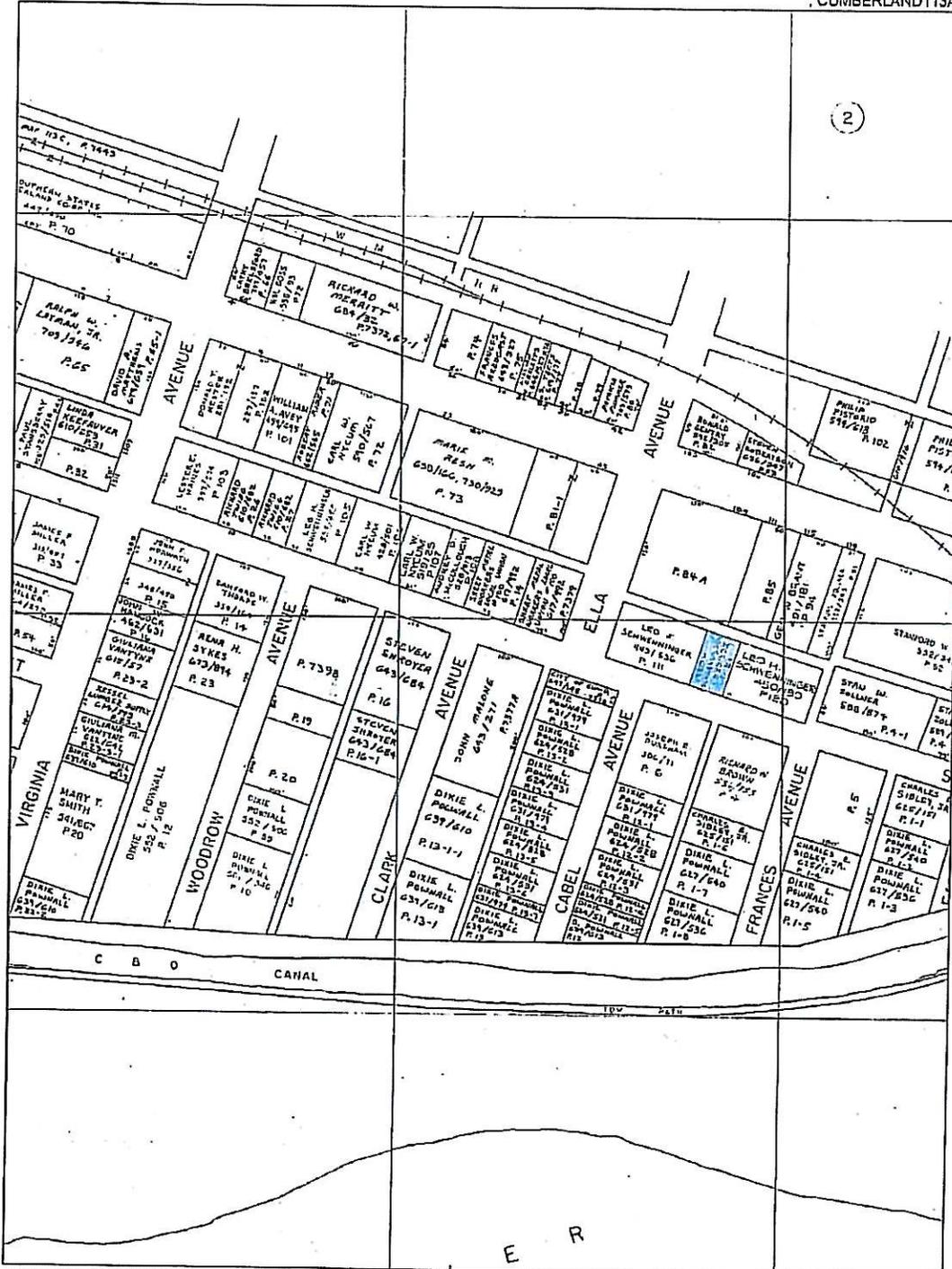


PROPERTY

January 19, 2011 07:20:17 PM

Not to scale, Page 1 of 1

2



January 26, 2011 11:09:50 AM

Not to scale, Page 1 of 1

COMMERCIAL OCCUPANCY PERMITS ISSUED - CHANGE IN USE

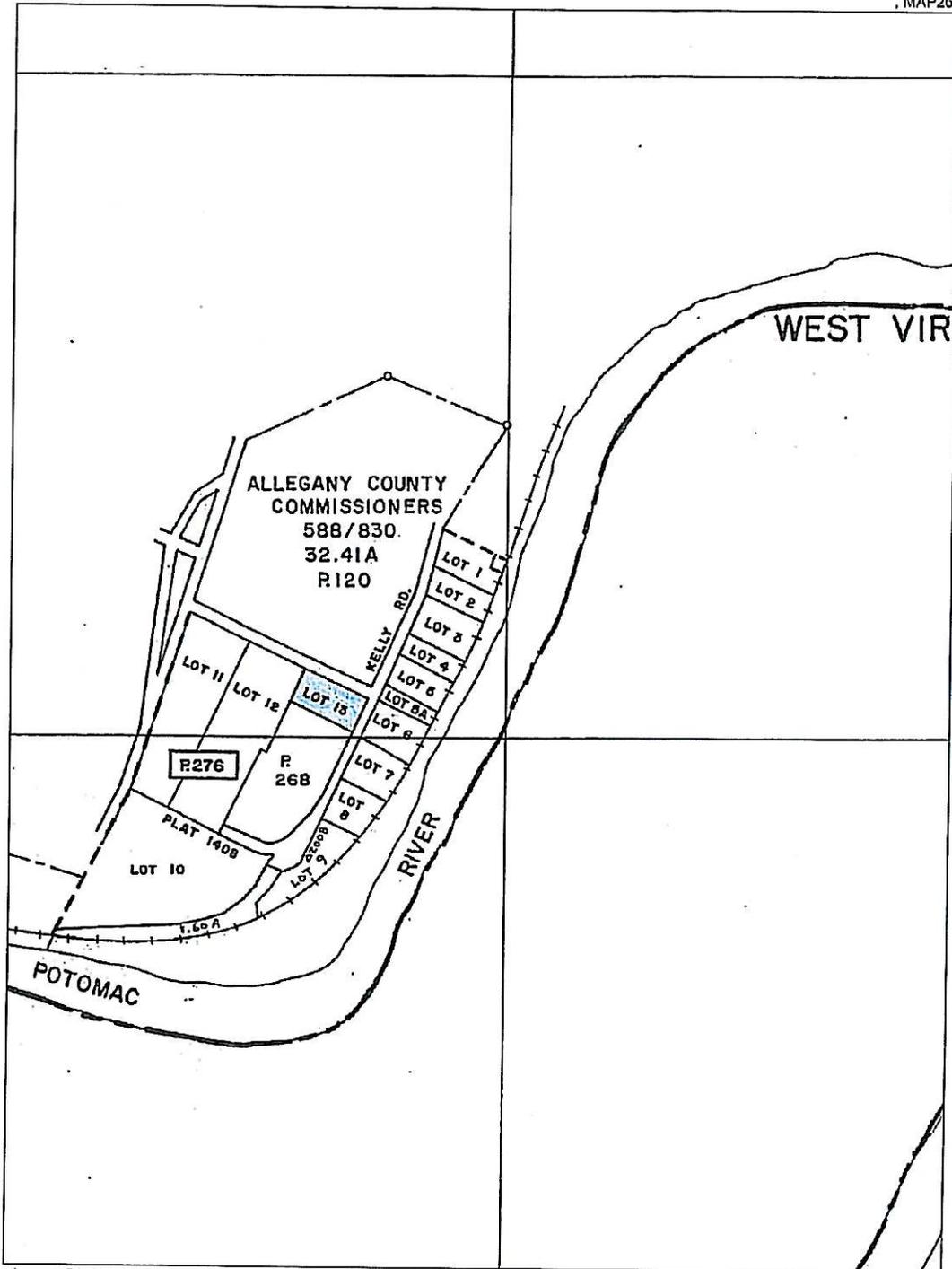
Permit Number	Date Issued	Applicant	ACTION	ST #	Dir.	STREET NAME	MAP	LOT	PARCEL
1352	03/10/10	DNA Landscaping	Undeveloped Land to Contractor Equipment Storage Yard			Kelly Road	26	13	276
1376	07/15/10	Chaney Construction Mgmt Fiorentino	Residential Apts to Ambulatory Health Care Offices 1 of	217		Glenn Street, Ste 301	105D		7068F
1377	07/15/10	Chaney Construction Mgmt /Dr. Carpenter	Residential Apts to Ambulatory Health Care Offices 1 of	217		Glenn Street, Ste 302	105D		7068F
1449	12/23/10	Chaney Construction Mgmt	Residential Apts to Business Office	217		Glenn Street, Sites 401 & 402	105D		7068F
1416	12/23/10	Chaney Architects/ Fiorentino	Residential Apts to Ambulatory Health Care Offices 1 of	217		Glenn Street, Fifth Floor	105D		7068F
1447	12/17/10	Chaney Architects	Garage to Government Office	217		Glenn Street	105D		7068F
1446	12/17/10	LaRose, Christopher	Undeveloped Lot to Parking Lot	49		Greene Street	106C		975C
1395	07/07/10	Carollo, Gary D.	Undeveloped Land to Auto Impound Lot	30		Edison Avenue/ Patterson Ave	108C		65
1432	11/19/10	Imaging Center Prof Office	Single Family Dwelling to Ambulatory Health Care Facility	623		Williams Street	110A		3145
1439	11/05/10	Board of Education	Vacant Land to Field House	1000		Penhurst Avenue	110B		7101A
1363	06/09/10	Brown, Elhan	Hospital & Offices to Government use/Wholesale Foods	600	WW	Memorial Avenue, 1st Fl	110B	1	7104A
1390	07/07/10	Greco, Michael	Hospital & Offices to Government Use/Laboratory	600	WW	Memorial Avenue, Ste 110	110B	1	7104A
1383	06/09/10	Burton, L	Hospital & Offices to Dormatory & Government Use/Professional Services	600	SW	Memorial Avenue, 4th Fl	110B	1	7104A
1404	08/09/10	Ridgecrest Investments	Hospital & Offices to Government Use/Ambulatory Health Facility	600	WW	Memorial Avenue, Ste 301	110B	1	7104A
1119	12/01/10	HRDC	Parking Lot to County Office Building	125		Virginia Avenue	111A		7253

Commercial New Construction

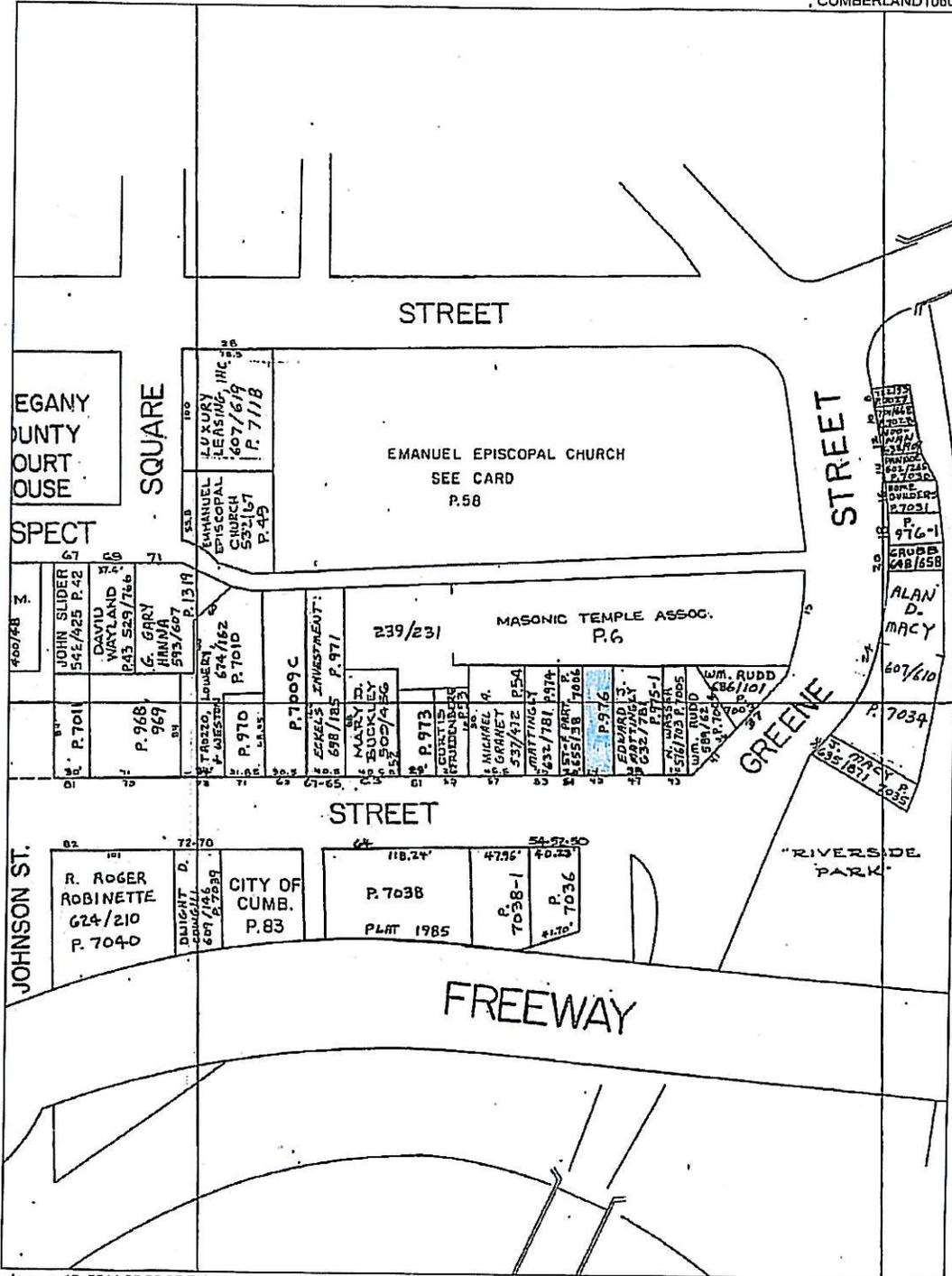
Commercial Increase in Commercial Space

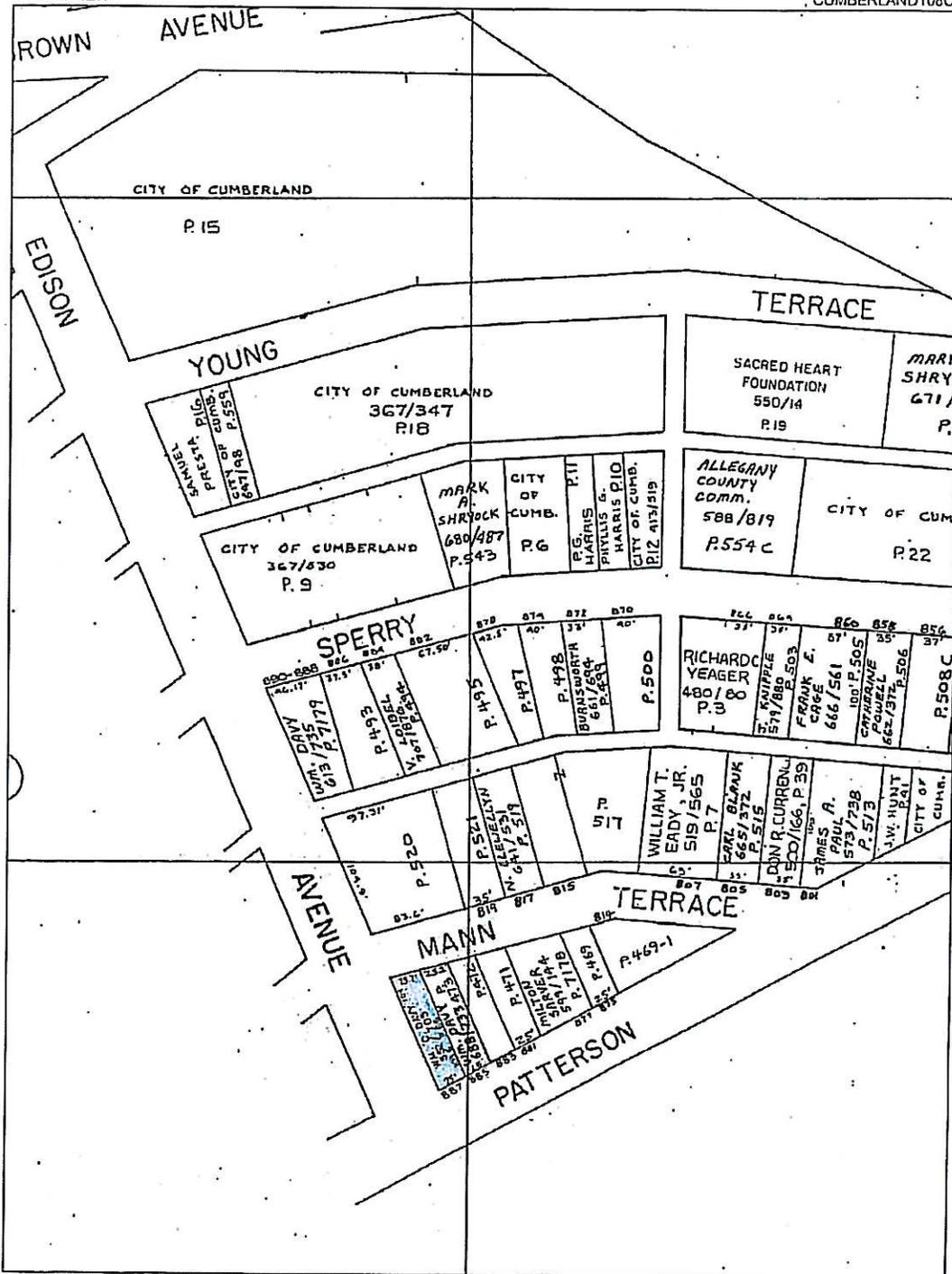
Conversion - Residential to Commercial

Decrease in Commercial Space

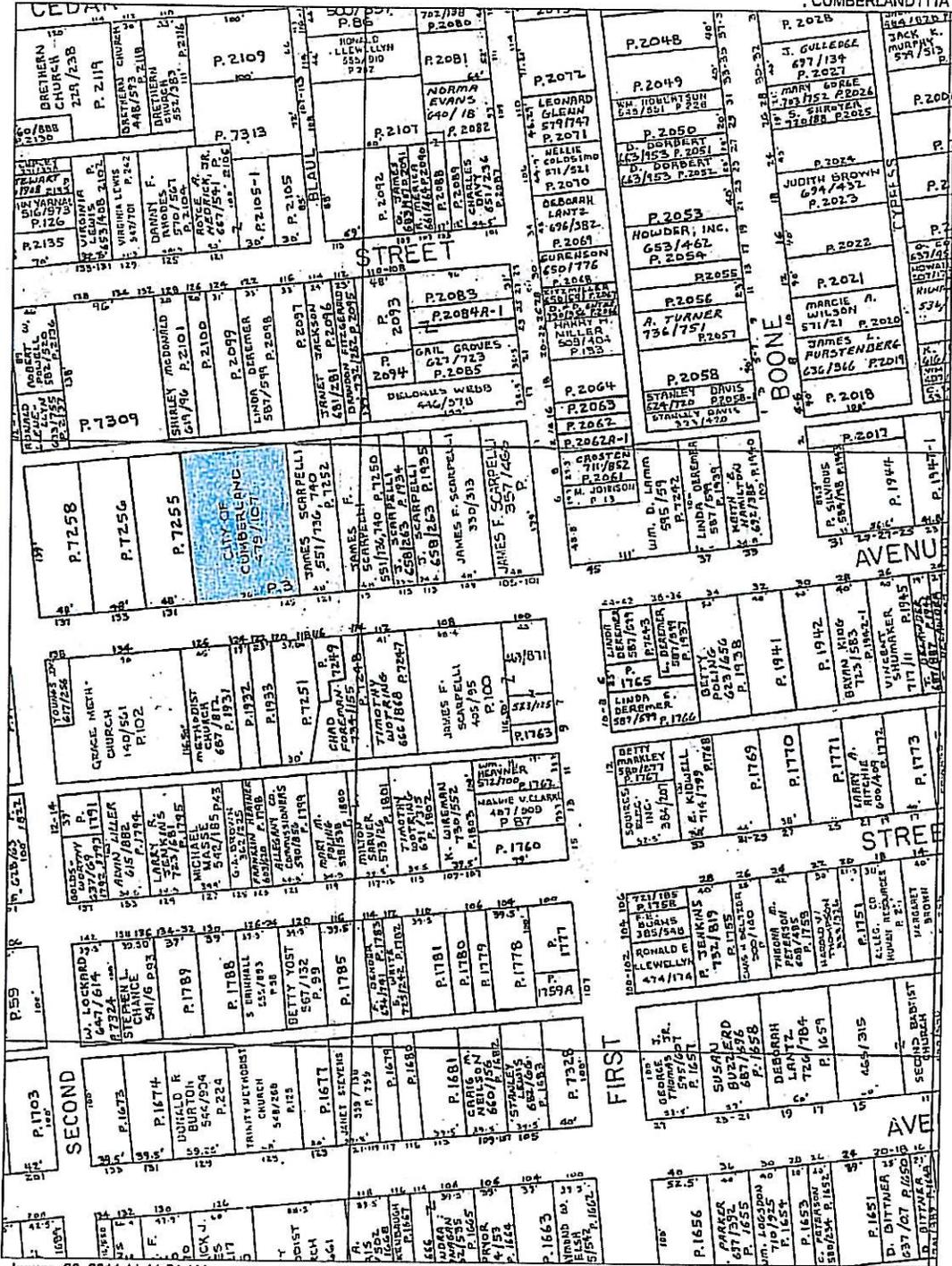












2010 SUBDIVISION & SITE PLAN

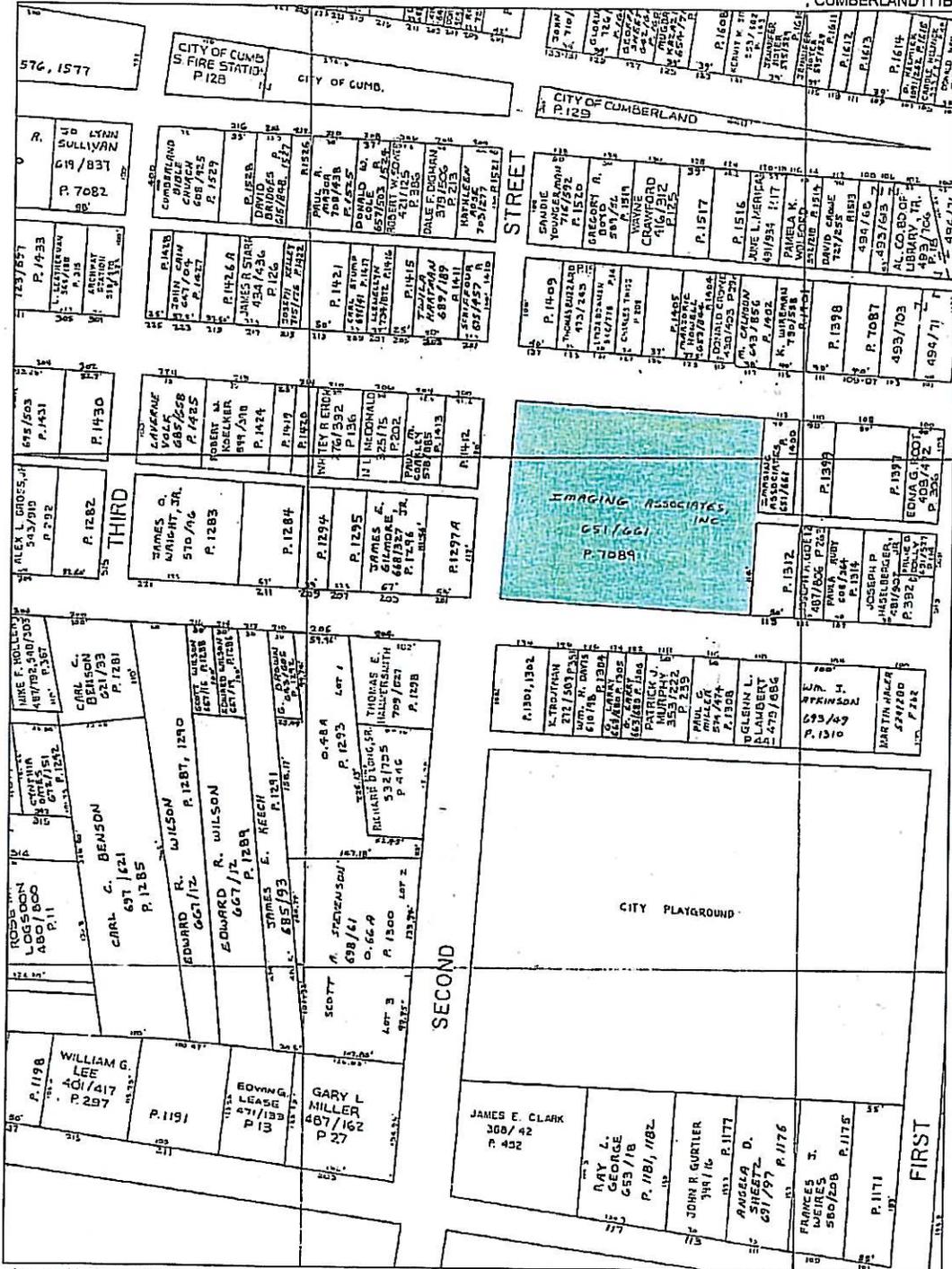
DATA AND LOCATION MAPS

SUBDIVISION REVIEWS

Permit Type	Permit No	St #	Dir	Street Name	Proposal	Map	Lot	Parcel
Subdivision Review	61			PENNSYLVANIA AVE	Dividing two properties 04-050118 & 04-033167 into 30 parcels with 25 parcels being fee simple lots for SFD's in a Group Dev.	111B	56, 57 and 238 through 255	7089

Commercial
 Major
 Minor

Residential
 Major
 Minor



January 19, 2011 10:14:27 AM

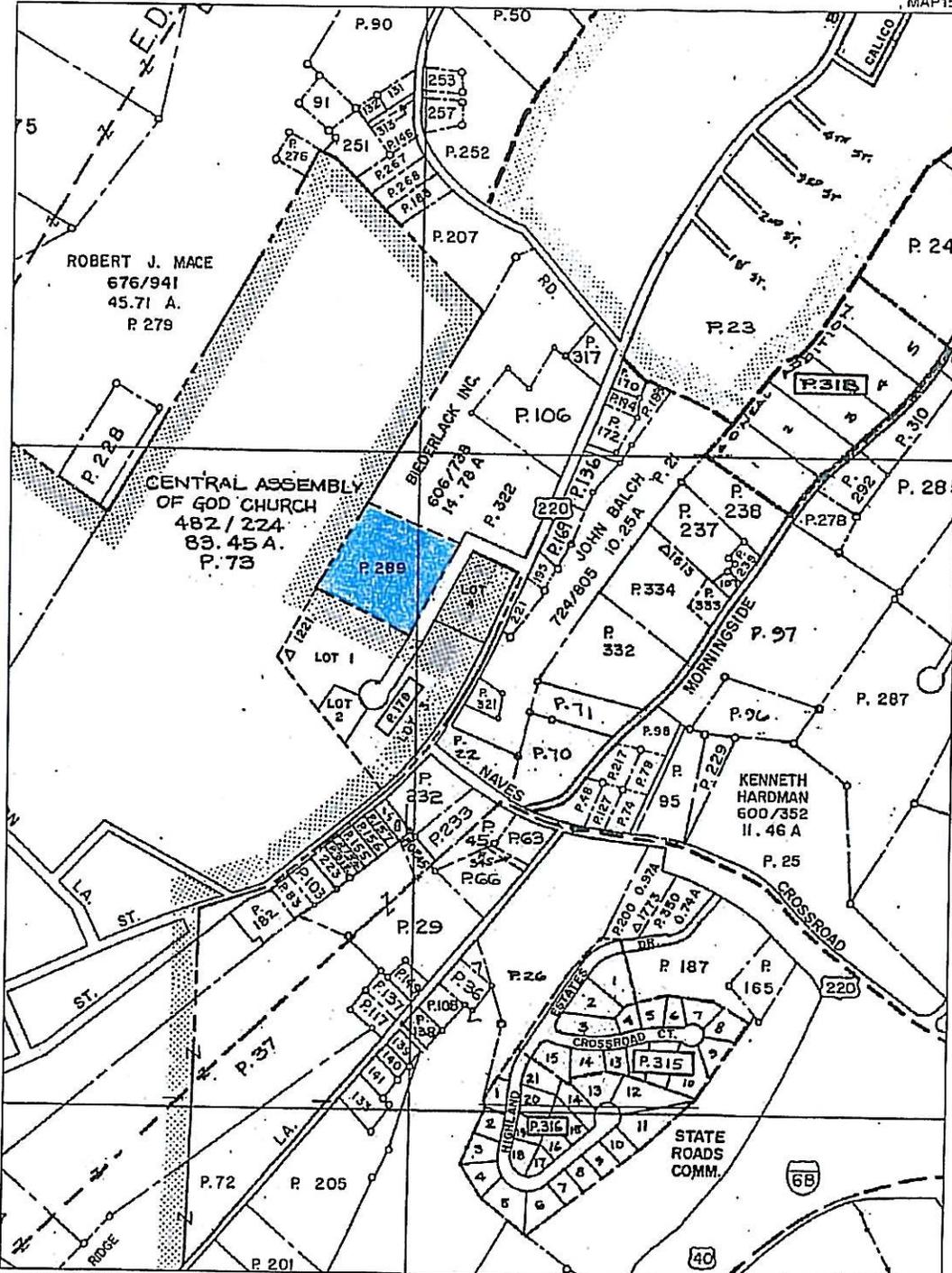
Not to scale, Page 1 of 1

SITE PLAN REVIEWS

Permit Type	Permit No	St #	Dir	Street Name	Proposal	Map	Lot	Parcel
Site Plan Review	62			Bedford Street	Proposal of a 46,000 SF Bldg on Lot 5 Commerce Drive - Office Use	15	5	289
Site Plan Review	63	419		Virginia Avenue	Sheetz - removal of existing structure combine property with 04-025172 (405-413 VA Ave.) and reconstruct new Sheetz Store. 1.137A	111A	Not Known	7293/ 7290

Commercial
Major
Minor

Residential
Major
Minor



January 19, 2011 06:42:54 PM

Not to scale, Page 1 of 1



January 19, 2011 09:50:56 AM

Not to scale, Page 1 of 1

Certified True Copy

I hereby certify that the attached is a true copy of the 2010 Planning Commission Annual Report approved by the Mayor and City Council of Cumberland during their public meeting held March 15, 2011.

Witness my hand as City Clerk with the Seal of the City of Cumberland hereto affixed this 16th day of March, 2011.



(SEAL)

A handwritten signature in blue ink, reading "Marjorie A. Eirich", is written over a horizontal line.

Marjorie A. Eirich, City Clerk