



Planning Commission Meeting Agenda

Monday, September 26, 2022 at 4:30 PM
57 N. Liberty St

The following link may be used to view the meeting live:

CALL TO ORDER / ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVE MEETING AGENDA

CHAIRMAN'S COMMENTS / COMMISSION MEMBER COMMENTS

CITIZEN'S COMMENTS

ADOPTION OF MINUTES

1. Review and Adopt the Meeting Minutes from the April 25, 2022 Meeting

CONSENT ITEMS

PUBLIC HEARINGS / MEETINGS

2. ZMA 22-02 - Seton Drive & Pinecrest Drive - Request for Zoning Map Amendment to rezone property from R-S (Suburban Residential) to B-L (Local Business) to construct an office building designed to house the counseling facilities to be operated by the contract purchaser - Andrea Emerick, Applicant

DISCUSSION / ACTION ITEMS

3. ZMA 22-02 - Seton Drive & Pinecrest Drive - Discussion of Application among Planning Commission Members and Applicant

BRIEFINGS

CITY PLANNER'S REPORT

-Completed Draft of Community Facilities and Services Chapter

-Working on Housing Chapter

-Finishing updated Maps; Need to Prepare Proposed Future Land Use

ADJOURN

*Municipal Planning and Zoning Commission
Virtual Zoom Meeting
April 25, 2022*

The regular meeting of the Municipal Planning and Zoning Commission for the City of Cumberland, Maryland, was held on Monday, April 25, 2022, at 4:30 p.m., in the Chambers Room at City Hall. Members present were Chairman John Jacobs, Mr. Vic Rezendes, Ms. Ally Litten, and Mr. Aaron Hendrickson.

Others attending the meeting were Ms. Morgan Alban, Engineering Consultant.

PLEDGE OF ALLEGIANCE

Vice-Chairman led the Commission in the Pledge of allegiance.

MEETING AGENDA

Agenda was approved as presented. All members were in favor.

ADOPTION OF MINUTES

Mr. Vic Rezendes made the motion to accept the minutes as presented. Ms. Ally Litten seconded the motion. All members were in favor; motion approved.

CHAIRMAN COMMENTS

No comments were made.

CITIZEN COMMENTS

None

PUBLIC HEARING / DISCUSSION/ACTION ITEMS:

ZTA22-000002 – Applicant Mr. Jeff Silka, is proposing to Proposed Zoning Text Amendment to amend Section 25-101 ((Establishment of Zoning Districts) and Section 25-132 (Use Regulation Table) to include Dwelling Units/Mixed-Uses as a permitted use in Residential-Office (R-O) Zones. *Mr. Vic Rezendes made the motion to accept the language and send it to the Mayor and City Council for their approval. Alley Litten seconded the motion. All members were in favor; motion approved.*

CITY PLANNERS REPORT

No Report.

BRIEFINGS

1. The Community Out Reach meeting has not been set up yet.
2. ZTA22-000001 will be presented at the next Mayor and City Council meeting.

ADJOURNMENT

Motion was made by Vice-Chairman John Jacobs to close the meeting. Meeting was adjourned.

Respectfully,

Mr. Aaron Hendrickson, Secretary
September 8, 2022

CUMBERLAND PLANNING COMMISSION STAFF REPORT

ZMA #22-000002: Seton Drive – Proposed Zoning Classification Change

September 2, 2022

Overview:

On August 31, 2022, Andrea Emerick, on behalf of MVP Counseling Services, filed an application to rezone property at the southeast corner of Seton Drive and Pinecrest Drive (Tax Account ID # 01-06010776) from the current R-S, Suburban Residential Zoning Designation to B-L, Local Business. A copy of the application and maps showing the location and boundaries of the property is attached to this report.

The subject property lies immediately adjacent to property owned by UPMC Western Maryland and is currently zoned B-L, Local Business. The property also lies adjacent to property owned by Barbara Bingham and is currently zoned as R-U, Urban Residential. The property is currently owned by Mary Lane Real estate Corporation, but it is the intent of the contract purchaser, in the event that the proposed zoning change is granted, to construct an office building designed to house the counseling facilities to be operated by the contract purchaser.

Procedural Status:

The applicant submitted the petition (ZMA 22-02) to rezone the property at Seton Drive & Pinecrest Drive to B-L, Local Business. A copy of that application form and all accompanying attachments is provided at the end of this report. The applicant was informed that the rezoning petition would be presented to the Planning Commission at a formal public hearing on Monday September 26, 2022 at 4:30 PM.

Staff Review:

In support of the requested rezoning, per the requirements outlined in Section 25-144 (Zoning Chapter) of the Cumberland City Code, the applicant has submitted a map and description of the property, and written justification as to why the property should be rezoned and how it meets the criteria as outlined in the Land Use Article of the Annotated Code of Maryland.

Staff Recommendation:

Under the provisions of the Land Use Article of the Annotated Code of Maryland, the Mayor and City Council must make a series of specific findings in making its decision regarding the proposed zoning. A recommendation regarding these findings must be made by the Planning Commission. The specific findings are outlined in Section 4-204(b)(1) of the Land Use Article, and are as follows:

1. Population Change:

Staff notes the findings in the 2013 Comprehensive Plan that the population of the City of Cumberland has been in decline since the 1940's. The Plan further notes that the city desires to reverse that trend and support the future growth and economic development of the city. The proposed zoning would provide for limited future economic expansion of the city's commercial base, thereby expanding the City's tax base, and promoting population growth that could be consistent with the recommendations of the City's Comprehensive Plan.

2. The Availability of Public Facilities:

The property in question is currently served by all city services. Change in Zoning will not affect the availability or adequacy of existing public services and facilities.

3. Present & Future Transportation Patterns:

Staff finds that the proposed map amendment/zoning change will not affect present or future transportation patterns in the area.

4. Compatibility with Existing and Proposed Development for the Area:

The area in question is currently zoned R-S, Suburban Residential. However, as mentioned previously in this report, there are adjacent parcels zoned B-L (Local Business). Staff finds that the rezoning of the parcel in question would provide continuity with the neighboring zoning of B-L (Local Business) and R-U (Urban Residential).

5. Relationship of the Proposed Amendment to the Local Jurisdiction's Plan:

The proposed zoning change is consistent with the current and future uses contemplated by the 2013 Comprehensive Plan for the area. Supporting Local Businesses is a key factor in supporting Economic Development in the region, as dictated in the City's Comprehensive Plan.

Planning Commission Action:

[] Recommend adoption of the requested Zoning Map Amendment for the affected property at Seton Drive & Pinecrest Drive to the Mayor and City Council in accordance with the following findings of fact and recommended conditions:

[] Recommend denial of requested Zoning Map Amendment for the affected property Seton Drive & Pinecrest Drive to the Mayor and City Council, based on the following findings:

Motion by: _____

Seconded by: _____

Vote:

In favor of motion: _____ Opposed: _____ Abstained: _____

Number of voting members present: _____

Signed:

Chair, Cumberland Planning Commission

Date: _____

Secretary, Cumberland Planning Commission

Date: _____

Appendix A
Permit Applications & Documentation



City of Cumberland

Department of Community Development • 57 N. Liberty Street • Cumberland, MD 21502 • www.cumberlandmd.gov
301-722-2000, ext. 5600 • Fax 301-759-6432 • complaints@cumberlandmd.gov

Petition for ZONING MAP AMENDMENT / ZONING TEXT AMENDMENT and SUBDIVISION REGULATIONS TEXT AMENDMENT

Requires Municipal Planning & Zoning Commission Review

Project Location: Seton Drive Property ID #: 010-06010776
found on deed or view: www.dat.state.md.us, Real Property Search

Applicant MVP Counseling Services, LLC Phone _____

Address P. O. Box 826, Frostburg, Maryland 21532

Fax (724) 803-0592 Email anemerick@mvp-changebeginswithone.com

Contact Name Andrea Emerick Phone (301) 777-0012

Short Description of Project Construction of a freestanding building for location of counseling services.

Project includes ancillary parking, supporting utilities and stormwater management.

Attach detailed maps indicating **Present** Zoning and **Proposed** Zoning

Attach written description of Proposed Rezoning including Reasons for Change

For a Zoning Text Amendment - Reference: Municipal Code Chapter 25 – Zoning, Article XV.

Submit a copy of the actual zoning text changes in proper legal form including the original text of the zoning with the wording to be removed indicated in strikethrough text and any new language highlighted in bold-faced type. All section numbers and headings must be included.

For a Zoning Map Amendment – Reference: Municipal Code Chapter 25 – Zoning, Article VI and Article XV.

(note the three floating zone special requirements):

- Rehabilitation and Redevelopment Floating Zone
- Adaptive Reuse Floating Zone
- Planned Development Floating Zone
- All other Zoning Map Amendments

For a Subdivision Regulations Text Amendment – Reference: Municipal Code Chapter 25 – Zoning, Article VI.

For all Non-Floating Zone changes, provide a legal justification for the statutory "Change or Mistake Rule." This requires attorney representation before the Planning Commission and the Mayor and Council.

The detailed requirements of applications for specific uses can vary and additional information may be required.

A review fee is payable at time of application

- Zoning Map Amendment - \$500.00
- Zoning Text Amendment - \$200.00
- Subdivision Regulations Text Amendment - \$50.00

A Planning & Zoning Commission brochure is available.

Applicant's signature: *Andrea Emerick* Date: 8/29/2022

To apply online go to citizenserve.com/Cumberland

DESCRIPTION OF PROPOSED REZONING

The Applicant is the contract purchaser of property located on Seton Drive. The property is currently owned by Mary Lane Real Estate Corporation, 1121 Buxton Drive, Knoxville, Tennessee 37922. The property is located at the southeast corner of Seton Drive and Pinecrest Drive. It is identified as Tax Account ID: 010-06010776 (the "Subject Property").

The Subject Property lies immediately adjacent to property owned by Western Maryland Health System, Inc. (the "Health System Property"). The Health System Property is currently zoned "Local Business." The Subject Property also lies adjacent to property owned by Barbara D. Bingman, Tax Account ID: 010-06002765, Bauer Development of Cumberland, Tax Account ID: 010-06002625, and property owned by the Mayor & City Council of Cumberland, Maryland, Tax Account ID: 010-06049699. The Bingman, Bauer and City properties are currently zoned "Urban Residential."

The development of property in the neighborhood of the Subject Property includes two high schools: Allegany and Bishop Walsh, numerous office buildings on both Seton Drive and Bishop Walsh Road, and a commercial complex at the corner of Seton Drive and Bishop Walsh Road. The commercial complex lies adjacent to the Health System Property and is owned by CSB, LLC, Tax Account ID: 010-06046584. The commercial complex, like the Health System Property, is zoned "Local Business."

It is the intent of the contract purchaser, in the event that the proposed zoning change can occur, to construct an office building designed to house counseling facilities to be operated by the contract purchaser. The term "office," under the Zoning Ordinance (Chapter 25, Article 2, Definitions Section 25-23) includes location where professional services are performed.

The Subject Property is currently classified as a part of a "Suburban Residential" district, which is designed to provide for the continuation of low density, single-family development in areas where existing and most recent single-family development has occurred and to stabilize and protect these areas. While the purpose of the "Suburban Residential" district is set forth in the Zoning Ordinance, since adoption, the Subject Property, located on the east side of Seton Drive, has not realized any single-family development and the Subject Property lies immediately adjacent to property which would support the proposed use. As a local business, professional services are specifically permitted in that district and the proposed services would be consistent with the established zoning policies of supporting the needs of area residents.

The "Suburban Residential" zoning district in which the Subject Property lies has not realized residential development for many years. The neighborhood has changed by the elimination of Sacred Heart Hospital and the relocation of Allegany High School, but

the residential population has remained relatively static. The change in the neighborhood of the Subject Property has made it more important for professional services to be made available to the adjacent residential area and those factors support a change in the zoning classification of the Subject Property from “Suburban Residential” to “Local Business.”

LEGAL JUSTIFICATION FOR APPLICATION OF “CHANGE OR MISTAKE RULE”

MVP Counseling Services, LLC (the “Applicant”) has prepared and filed a Rezoning Application with respect to property that it has contracted to purchase located on Seton Drive near the intersection of Seton Drive and Bishop Walsh Road in the City of Cumberland, Allegany County, Maryland (the “Subject Property”). The Subject Property is currently zoned “Suburban Residential.” The Applicant believes that there has been a change in the neighborhood of the Subject Property that demonstrates that the proper zoning for the Subject Property should be “Local Business.”

In Maryland, regulation of land use is a creation of the Legislature. The State has delegated to local governments the authority to zone (Land Use Article 4-305) and specifically authority to amend or repeal zoning regulations and boundaries. (Land Use Article 4-204(a)). Along with this grant of authority, the local legislative body (the “City”) has authority to change the zoning classification of property on a finding that there has been a substantial change in the neighborhood where the property is located. (Land Use Article 4-204(B)(2)(i)). This is what the courts refer to as the “change” portion of the change and mistake rule. (See: *von Lusch v. Board of County Commissioners*, 24 Md. App. 383, 330 A.2d 738, cert denied, 275 Md. 757 (1975). Changes in condition may justify the amendment of an existing zoning ordinance. *Furnace Branch Land Company v. Board of County Commissioners*, 232 Md. 536, 194 A.2d 640 (1963).

In the process of an application for rezoning, the applicant must demonstrate what particular area reasonably constitutes the “neighborhood” of the subject property, must establish the changes that have occurred since the last comprehensive zoning, and must demonstrate that the changes resulted in a change in the character of the neighborhood itself. *Mayor of Baltimore v. Stone*, 271 Md. 655, 319 A.2d 536 (1974). Consistent with Maryland law, the Applicant submits the following information in respect to a delineation of the area that reasonably constitutes the neighborhood of the Subject Property, outlines the changes that have occurred since the last comprehensive zoning, and seeks to demonstrate that the changes have resulted in a change in the character of the neighborhood where the Subject Property is located.

The Neighborhood

The burden is on the applicant to demonstrate the neighborhood where the property is located, *Pattey v. Board of County Commissioners*, 271 Md. 352, 317 A.2d 142 (1974), and what constitutes the neighborhood is one of the basic facts to be established in a rezoning process. *Iverson v. Zoning Board*, 22 Md. App. 265, 322 A.2d 569 (1974). The concept of a neighborhood is flexible and varies according to the geographic location involved. *Pattey v. Board of County Commissioners, supra*.

The Applicant represents that the “neighborhood,” for purposes of its Application, is an area that is bounded by the limits of the City of Cumberland to the west and extends to and includes the area of Allegany High School and Bishop Walsh High School to the

north and east. Since the last comprehensive zoning, the Subject Property has been undeveloped, has been classified as a part of a “Suburban Residential” district, but that district has not realized any significant residential growth. That district has realized, on properties immediately adjacent to the Subject Property, development in the context of local businesses (the CSB Property), as well as the opportunity for local business development on the property owned by Western Maryland Health System. At the time of the last comprehensive zoning, the Subject Property was not included in the “Local Business” classification but, rather, included in the “Suburban Residential” district despite the fact that it fronts on Seton Drive where local businesses were located.

Since the last comprehensive zoning, not only have no residences been constructed on the adjacent Suburban Residential zoned district, but overall residential development has remained relatively stagnant. In looking forward, it is not reasonable to expect that the Subject Property, fronting as it does on Seton Drive and immediately adjacent to local businesses, will be the subject of residential development. While the Subject Property may have been properly zoned as “Suburban Residential” at the time of the last rezoning, to accommodate its then expected development, the change that has occurred within the defined neighborhood demonstrates that a Local Business designation for the Subject Property is most appropriate.

Real Property Data Search ()
Search Result for ALLEGANY COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 06 Account Number - 010776

Owner Information

Owner Name: MARY LANE REAL ESTATE CORP Use: RESIDENTIAL

Principal Residence: NO

Mailing Address: 1121 BUXTON DR Deed Reference: /01680/ 00369
KNOXVILLE TN 37922-

Location & Structure Information

Premises Address: SETON DR Legal Description: 6.02A
CUMBERLAND 21502-0000 SE COR SETON DR &
PINECREST DR

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0107 0009 5001 6080001.01 0000 2021 Plat Ref:

Town: CUMBERLAND

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
6.0200 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments	
			As of 07/01/2022	As of 07/01/2023
Land:	76,300	66,700		
Improvements	0	0		
Total:	76,300	66,700	66,700	66,700
Preferential Land:	0	0		

Transfer Information

Seller: CUMBERLAND REAL ESTATE CORP, THE Date: 04/13/2010 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /01680/ 00369 Deed2:

Seller: CUMBERLAND REAL ESTATE CORP, THE Date: Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /01867/ 00028 Deed2:

Seller: Date: Price:

Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2022 07/01/2023

County: 000 0.00

State: 000 0.00

Municipal: 000 0.00|0.00 0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Real Property Data Search ()
Search Result for ALLEGANY COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 06 Account Number - 046584

Owner Information

Owner Name: CSB LLC Use: COMMERCIAL CONDOMINIUM

Principal Residence: NO

Mailing Address: 157 BALTIMORE ST
CUMBERLAND MD 21502- Deed Reference: /00675/ 00720

Location & Structure Information

Premises Address: SETON DR Legal Description: SETON DRIVE
CUMBERLAND 21502-0000 CONDOMINIUM
UNIT 101

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0012	2360	10003.01	0000			101	2021	Plat Ref:

Town: CUMBERLAND

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1974	1,380 SF		30,065 SF	

StoriesBasementType	ExteriorQualityFull/Half Bath	GarageLast Notice of Major Improvements
MEDICAL OFFICE BUILDING	/ C4	

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments	
			As of 07/01/2022	As of 07/01/2023
Land:	14,800	14,800		
Improvements	74,100	70,700		
Total:	88,900	85,500	85,500	85,500
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
HAYSTACK HOLDING CO	10/04/1999	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00675/ 00720	Deed2:
Seller: DOLLY, JAMES	Date: 12/11/1986	Price: \$65,000
Type: ARMS LENGTH IMPROVED	Deed1: /00560/ 00974	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Real Property Data Search ()
Search Result for ALLEGANY COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 06 Account Number - 002625

Owner Information

Owner Name: BAUER DEVELOPMENT OF CUMBERLAND Use: RESIDENTIAL/COMMERCIAL
Principal NO

Mailing Address: 11307 EASTMAN RD NE Deed Reference: /00465/ 00367
CUMBERLAND MD 21502-8200

Location & Structure Information

Premises Address: PINECREST DR Legal Description: 1.098A
CUMBERLAND 21502-0000 OFF PINECREST DR
HAYSTACK MT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0107 0018 2358 6080001.01 0000 2021 Plat Ref:

Town: CUMBERLAND

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1.0900 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments	
			As of 07/01/2022	As of 07/01/2023
Land:	24,900	24,900		
Improvements	0	0		
Total:	24,900	24,900	24,900	24,900
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Real Property Data Search ()
Search Result for ALLEGANY COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 06 Account Number - 049699

Owner Information

Owner Name: MAYOR-CITY COUNCIL OF CUMBERLAND

Use: EXEMPT

Mailing Address: CITY HALL
CUMBERLAND MD 21502

Principal Residence: NO

Deed Reference: /00635/ 00540

Location & Structure Information

Premises Address: PINECREST DR
CUMBERLAND 21502-0000

Legal Description: 20332 SF TRI
PINECREST DR

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0107 0010 2358 6080001.01 0000 2021 Plat Ref:

Town: CUMBERLAND

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
20,332 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Phase-in Assessments		
		Value As of 01/01/2021	As of 07/01/2022	As of 07/01/2023
Land:	5,000	5,000		
Improvements	0	0		
Total:	5,000	5,000	5,000	5,000
Preferential Land:	0	0		

Transfer Information

Seller: BAUER DEVELOPMENT OF CUMB	Date: 03/14/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00635/ 00540	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	670	5,000.00	5,000.00
State:	670	5,000.00	5,000.00
Municipal:	670	5,000.00 5,000.00	5,000.00 5,000.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Real Property Data Search ()
 Search Result for ALLEGANY COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 06 Account Number - 002765

Owner Information

Owner Name: BINGMAN BARBARA D **Use:** RESIDENTIAL CONDOMINIUM
Principal Residence: YES

Mailing Address: 935 PINECREST DR APT B1 **Deed Reference:** /01363/ 00542
 CUMBERLAND MD 21502-3170

Location & Structure Information

Premises Address: 935 PINECREST DR **Legal Description:** 935 PINECREST DR
 CUMBERLAND 21502-0000 UNIT B-1 PINECREST CONDO
 UNIT: B1 HAYSTACK MTN

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0009	2346	6080001.01	0000			1	2021	
Plat Ref:									

Town: CUMBERLAND

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1987		YES		

Stories Basement Type **Exterior Quality Full/Half Bath** **Garage Last Notice of Major Improvements**
 CONDO GARDEN / 3

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	14,000	14,000		
Improvements	65,600	68,000		
Total:	79,600	82,000	81,200	82,000
Preferential Land:	0	0		

Transfer Information

Seller: DONELSON, DIANE	Date: 03/07/2007	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01363/ 00542	Deed2:
Seller: TATE, JAMES HOWARD	Date: 07/11/2001	Price: \$67,000
Type: ARMS LENGTH IMPROVED	Deed1: /00695/ 00232	Deed2:
Seller: STAKEM, WILLIAM-MARY SUSAN	Date: 10/13/1999	Price: \$71,500
Type: ARMS LENGTH IMPROVED	Deed1: /00676/ 00083	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		07/01/2022	07/01/2023
County:	000		0.00	
State:	000		0.00	
Municipal:	000		0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 02/14/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**



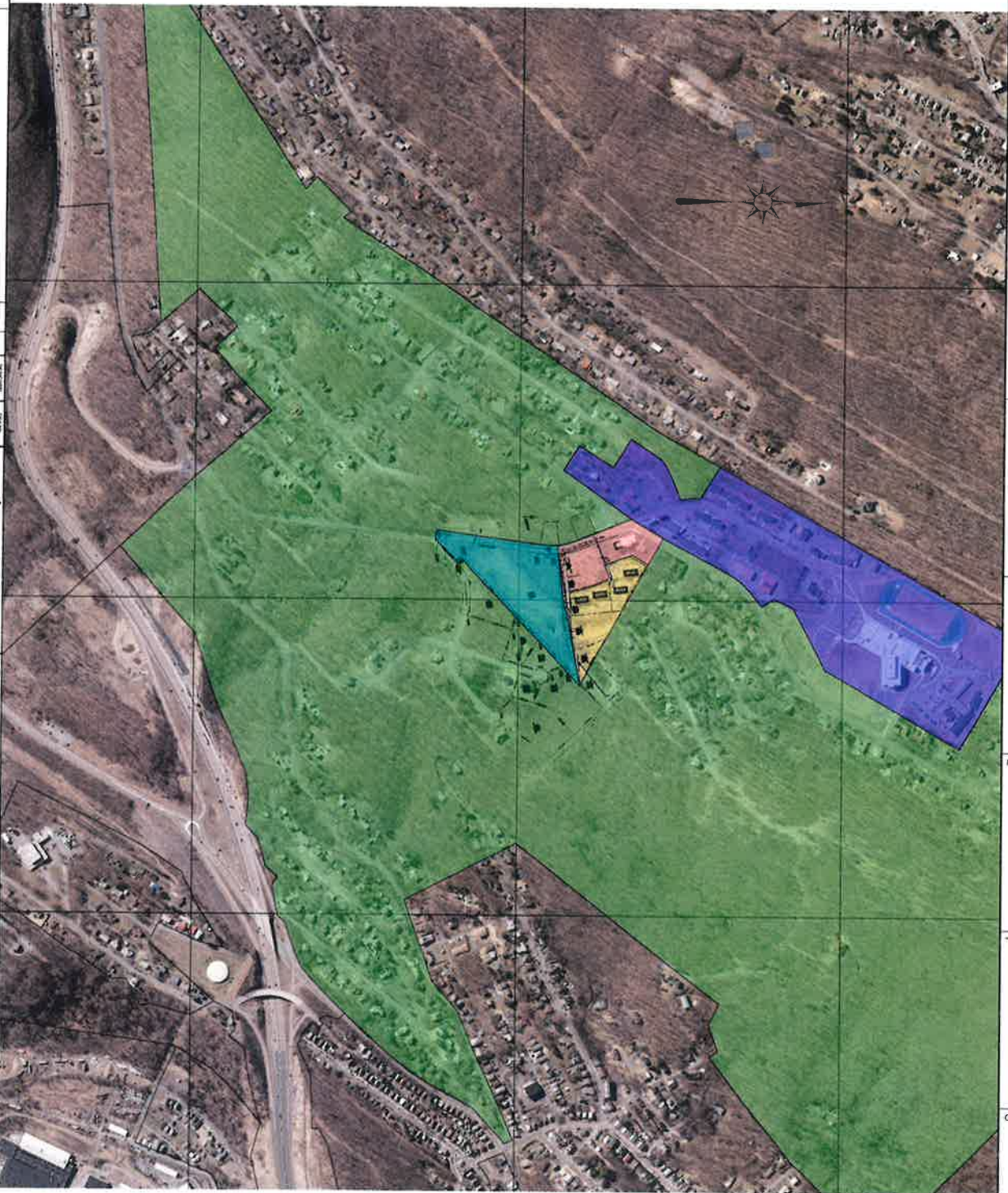
DATE	NOV 14 2023
BY	J.F.H.
PROJECT	PROPERTY SURVEY FOR PINECREST AND SETON DRIVE OVERALL ZONING
CLIENT	MAP PROPERTY, LLC
ADDRESS	1001 S. 34th Street, Buffalo, PA 16202

SPCS
 SURVEYING & CONSULTING
 1001 S. 34th Street, Buffalo, PA 16202
 (724) 253-1111

PREPARED FOR:
 MAP PROPERTY, LLC
 1001 S. 34th Street
 Buffalo, PA 16202

**PROPERTY SURVEY
 PINECREST AND SETON DRIVE
 OVERALL ZONING**

DATE	OCTOBER 2023
NO.	3479
SHEET NO.	C2.0
TOTAL SHEETS	X of X



ZONING LEGEND:

- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- LOCAL RESIDENTIAL
- RESIDENTIAL OFFICE
- SOLICITOR/PROPERTY (EX. SUBURBAN RESIDENTIAL)



- NOTES:**
- 2' contour lines provided for reference only.
 - The boundary between the green and yellow areas is a 2' contour line.
 - The boundary between the green and cyan areas is a 2' contour line.
 - The boundary between the green and purple areas is a 2' contour line.
 - ALL DIMENSIONS AND CALCULATIONS ARE BASED ON THE DATA PROVIDED BY THE CLIENT OR COLLECTOR.