



Planning Commission Meeting Agenda

Monday, August 09, 2021 at 4:30 PM
City Hall

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 May 25, 2021 Planning Commission Meeting

CONSENT ITEMS

PUBLIC HEARINGS / MEETINGS

2. ZMA 21-01 - 718 Frederick Street - Request for Zoning Map Amendment to apply the RR (Rehabilitation and Redevelopment Floating Zone) to property to re-establish former commercial use designation for the ground floor of the two-story building - Rick Toms, Applicant

DISCUSSION / ACTION ITEMS

3. ZMA 21-01 - 718 Frederick Street - Discussion of Application among Planning Commission Members and Applicant

BRIEFINGS

CITY PLANNER'S REPORT

None

ADJOURN

Municipal Planning and Zoning Commission
Virtual Zoom Meeting
May 25, 2021

The regular meeting of the Municipal Planning and Zoning Commission for the City of Cumberland, Maryland, was held on Tuesday, May 25, 2021 via a virtual WebEx meeting at 4:00 p.m. Members present were Vice Chairman John Jacobs, Mr. Vic Rezendes, Ms. Ally Litten, Mr. Aaron Hendrickson and Chairman Ben Wolters (audio only).

Others attending the meeting were Ms. Morgan Alban, Engineering Consultant, and Mrs. Debbie Helmstetter, Codes Technician.

PLEDGE OF ALLEGIANCE

No pledge was done.

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. Mr. Aaron Hendrickson seconded the motion. All members were in favor; motion approved.

CHAIRMAN COMMENTS

Chairman Wolters just wants to get through this pandemic and go back to normal.

DISCUSSION/ACTION ITEMS:

- Review and Adopt the 2020 Annual Planning Commission Report.
 - a. Ms. Alban's presentation is the same as last years.
 - b. The annual Planning Commission report is required under Sections 1-207 & 208 of the Land Use Article of the Annotated Code of Maryland.
 - c. It must be filed annually by the Planning Commission on or before July 1 of the previous calendar year.
 - d. Must review development activity for the previous year and assess consistency of said activity with local and state agency plans.
 - e. There are additional performance measures must be addressed when:
 - Fifty (50) or more building permits are issued for new residential units during the year.
 - Portions of the City are not classified as PFA.
 - f. Report must be adopted by PC and reviewed by the Mayor and City Council.

- g. The Mayor and City Council may direct additional studies and other actions to insure continuation of a viable planning and development process.
- h. After the review by the Mayor and City Council, the report must be made available for public inspection and submitted to the Secretary of Maryland Department of Planning (MDP).

■ KEY FINDINGS FROM THE 2020 REPORT

- a. The City issued two (2) Building permits for new residential construction
 - One (1) was issued in 2019
 - Two (2) was issued in 2018

Overall trend in residential activity remains low since the completion of larger scale tax credit projects that emerged from the 2007 Recession, mostly all of them being multi-family units.

 - No MDP performance measures assessment is required
- b. The City issued thirty-five (35) demolition permits, which in turn removed thirty-five (35) residential units in 2020. Increase of demolition projects from the prior year reflects the City's efforts to initiate the Maryland Avenue Redevelopment project. A total of twenty-one (21) units were removed.
- c. The City adopted its Comprehensive Plan in 2013.
- d. When residential conversions are considered (net +3), the City experienced an overall net housing stock decrease of 32 residential units in 2020.
- e. In 2023 the City of Cumberland will be required to do a ten year review, therefore; we will have to start looking at that soon.
- f. Development patterns were supported by infrastructure improvements and they were consistent with local and state plans.
- g. At this time there are no major changes in planning or permitting process.

Vic Rezendes said the Recession was in 2008 not 2007 and on page 9 "Consistency with Adjoining Government Plans" being his number one issue he would like to see a County and City analysis done, he has recommended this in the past and it got nowhere. Mr. Rezendes highly recommends The Mayor and City Council be demanded to get this done. Perhaps having a task force of County and City officials get together and look at both of these plans and decide with the consistency or at least put them in harmony.

Ms. Alban said she did look at the County's 2014 Comprehensive plan and it centers around tourism she did not see anything that was directly inconsistent, but she could have expanded on what was consistent. Mr. Rezendes wants us to be more aware of the inconsistencies that are involved.

Mr. Vic Rezendes made the motion to present the annual Planning Report to the Mayor and City Council. Mr. John Jacobs seconded the motion, all members were in favor; motion approved.

BRIEFINGS

Mr. Rezendes asked Ms. Alban were there any project on the horizon. Ms. Alban said the Cumberland Gateway will be doing the Site Plan amendment; she is waiting to go before the Board of Appeals which is schedule for June 2, 2021. She will basically amend the City's Staff report and address the changes to the Site Plan and she also spoke with Mike Cohen and Jeff Rhodes and we will be slightly rewording language in the Zoning Ordinance that require that review by the Planning Commission prior to taking it to the Board of Appeals because we feel that an unnecessary extra step may be for only Major Site Plans instead of every application seems excessive that will be a future Zoning Text Amendment for their review.

CITY PLANNERS REPORT

No Report.

ADJOURNMENT

Motion was made by Chairman Ben Walters to close the virtual zoom meeting. All members were in favor. Meeting adjourned.

Respectfully,

Mr. Aaron Hendrickson, Secretary
July 29, 2021

CUMBERLAND PLANNING COMMISSION STAFF REPORT

ZMA 21-01 – 718 Frederick Street – RR Rezoning

July 7, 2021

Overview:

A petition has been submitted by Rick Toms to apply the RR – **Rehabilitation and Redevelopment Floating Zone** to property that he owns at 718 Frederick Street. The applicant is seeking to re-establish a former commercial use designation for the ground floor of the two-story building. This property was previously opened as a Hair and Nail Salon and already has an established storefront with a converted apartment upstairs, which will be occupied by Mr. Toms' and his family, while working out of the storefront below. The property is currently zoned R-U – Urban Residential, which, according to Section 25-144 (Rehabilitation and Redevelopment Floating Zone District) of the Zoning Ordinance is a zoning district that is eligible to receive the proposed RR zoning. The property adjoins R-U zoned properties on all sides and there are several other non-residential uses in the immediate neighborhood, including Frederick Street Carpet, Cosmetic and Family Dentistry, Western Maryland Food Bank, and Pit N Go. Furthermore, according to the Conceptual Future Land Use Map (Map 9) in the 2013 Comprehensive Plan City-Wide Element, the subject property and all adjoining parcels are planned for Residential Uses, which is consistent with the current R-U zoning and the planned residential use of the building.

The applicant is proposing to establish a Tattoo Shop on the ground floor of the building. To re-establish the proposed commercial use, the applicant is seeking application of the RR-Revitalization and Redevelopment Floating Zone to the property. The proposed business and use of the building are explained in a letter dated with Mr. Toms' June 4, 2021, a copy of which is found on page 9 in the appendix of this report, along with the other elements of his application packet. In conversation with one of the previous building owners, this building has been home to a variety of small business uses. The grandfather status of the former commercial apparently expired, as staff was unable to locate any records of occupancy permits at this property. There are no known current zoning violations at the property.

Procedural Status:

The applicant first came into the City's Community Development office to discuss some complaints from neighbors for placing a small sign in his future storefront window. The applicant began the process of obtaining an occupancy permit when a City Building and Zoning Official retrieved the previous water account information for the property noting that it had been inactive for just over 2 years, resulting in an "abandonment" of any potential grandfathering of previous land permits. From here, Mr. Toms began the process applying the **Rehabilitation and Redevelopment (RR) Floating Zone** to the property.

The applicant submitted the petition (ZMA 21-01) to rezone the structure at 718 Frederick Street to RR (Rehabilitation and Redevelopment) Floating Zone on June 24, 2021. 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 August 9, 2021.

Staff Review:

In support of the requested rezoning, per the requirements outlined in Section 25-144 of the Cumberland Zoning Ordinance, the applicant has submitted a site plan of the property, a justification statement/letter as to why the structure should be converted to a non-residential land use and how the application satisfies the purpose and intent of the RR Zone, and proposed exterior plans including window signage/lettering. Although the property is zoned for residential uses, a visual observation of the building at 718 Frederick Street by the Building and Zoning Officer clearly shows that it was originally designed for a more commercial use, at least on the ground level of the building. The Building and Zoning Officer determined that an engineering report regarding the structural soundness of the building was not necessary, but a brief inspection completed by City Staff could be supplemented in lieu of a full report. This letter is found on page 23 in the appendix of this report.

The applicant is also required to submit a parking plan, which is included on pages 18-22 in the appendix of this report. Due to the size of the leasable space, the applicant would be required to provide 2 parking spaces. The applicant has provided a plan that shows public off-site parking on Frederick Street, Lowell Avenue, Pearre Avenue, and Victoria Street, all within 600 feet of the property in question. The applicant has also leased 4 parking spaces at the Western Maryland Food Bank gravel parking lot located directly across the street from the applicant's property, as shown on page 21 of the appendix of this report. Per Section 25-339 of the Zoning Ordinance, the applicant would also be required to provide 1 handicap parking space, which the applicant has stated he is prepared to make accommodations for, most reasonably, at one of the leased spaces in the lot directly across from the property. All sidewalks in this section of Frederick Street are ADA accessible. The applicant has also stated he is prepared make mobile service accommodations and/or to construct an ADA compliant ramp to provide access at the side entrance of the building, as the front entrance is only accessible by stairs.

The applicable performance standards for the RR Floating Zone are specified in Section 25-144 (d) of the Zoning Ordinance. These standards are as follows:

1. Comply with all applicable environmental standards and requirements listed in Section 25-138 (noise, lighting, vibrations, noise pollution, etc.);
2. Satisfy the off-street parking and loading requirements of Article 12;
3. Provide required buffers along existing residential uses required in Article 13;
4. Satisfy specific signage limitations;
5. Comply with certain trip generation limitations or provide a traffic study to show that the use will not exceed the capacity of local streets;

6. Require no access for loading and unloading from a local street;
7. Require no outside storage of materials or products associated with the use;
8. Ensure that any light manufacturing uses will be conducted in an entirely enclosed space; and
9. Comply with operating hours restrictions between 10:00 p.m. and 6:00 a.m.

Staff Recommendation:

Under the provisions of the Land Use Articles 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 staff's specific findings are outline in Section §-204(b)(1) of the Land Use Articles, 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, and it contains a number of recommendations to support that goal. 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 or the application of the Floating Zone will not affect the availability or adequacy of existing public services and facilities.

3. Present & Future Transportation Patterns:

With available on-street parking in the adjacent areas and the applicant's proposed parking plan with leased spaces in the lot across from the proposed business, 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 Urban Residential (R-U). However, as mentioned previously in this report, there are numerous commercial businesses operating within the zone nearby the property in question. Staff finds that the rezoning of the parcel in question would provide continuity with the neighboring zoning of Urban Residential and various commercial businesses in the area.

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

The R-U (Urban Residential) base zoning classification of the property makes it eligible for application of the RR – Revitalization and Redevelopment Floating Zone. The current upper floor residential use is allowed by the R-U Zone and is consistent with the current and future uses

contemplated by the 2013 Comprehensive Plan for the area. The ground floor of the building appears to have been designed for commercial use, with an obvious storefront, but the former commercial use has been abandoned for more than two years.

Should the Planning Commission and Mayor and City Council agree to rezone the property as requested by the applicant, staff recommends that the following conditions be applied to ensure compliance with the applicable zoning requirements:

1. Permitted uses for the property at 718 Frederick Street shall be limited to Retail Buildings (less than 5,000 square feet), Repair Services, Personal Service Establishments, and Professional Services in accordance with the applicable standards for the B-L (Local Business) Zone and residential uses in accordance with the applicable standards for the R-U (Urban Residential Zone) as specified in the Development Regulations Table (Section 25-133) of the Cumberland Zoning Ordinance. All non-residential uses in the building shall be confined to the second or upper floor of the building and shall only be used for residential uses permitted within the R-U Zone.
2. The proposed use shall satisfy all applicable off-street parking and loading requirements specified in Article XII of the Zoning Ordinance.
3. The proposed use shall satisfy the applicable buffer requirements in Article XIII of the Zoning Ordinance.
4. The proposed use shall satisfy the signage restrictions of 25-402 and 25-406 of the Zoning Ordinance.
5. No outdoor storage, display, or sales of materials or products shall be allowed on the property.
6. The business shall not operate between the hours of 10:00 p.m. and 6:00 a.m.

Planning Commission Action:

- [] Recommend adoption of the requested RR Zoning for the affected property at 718 Frederick Street to the Mayor and City Council in accordance with the following findings of fact and recommended conditions:

- [] Recommend denial of requested RR Zoning for the affected property 718 Frederick Street 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
801-759-6442 • Fax 301-759-6482 • debbie.helmstetter@cumberlandmd.gov

ZMA21-00 Item 2.

[S.A. # _____]

REZONING APPLICATION

Project Location **718 Frederick St Cumberland MD** Tax ID # **23. 010631**

The Tax ID # can be found on your deed or by visiting www.dat.state.md.us/RealProperty/RealPropertySearch. When construction is being done and several property account numbers are involved, properties must be combined under one property number. It will be necessary to contact the State of Maryland Assessment Office, 112 Baltimore Street, Gateway Center, 301-777-2113, prior to applying for permit.

Applicant's Name **Rick Toms** Phone **240-440-7117**

Address **718 Frederick St** **Cumberland MD 21502**

Fax _____ Email **RickTomsTattoo@yahoo.com**

Contact Name **Rick Toms** Phone **240-440-7117**

Short Description of Project **I would like to open a Tattoo Studio in a property that was formally a hair and nail salon.**

Attach detailed maps indicating Present Zoning and Proposed Zoning

Attach written description of Proposed Rezoning including Reasons for Change

For a Zoning Text Amendment, 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 (note the three floating zone's special requirements):

- ☒ * Rehabilitation and Redevelopment Floating Zone - Section 6.14.03;
- ☒ * Adaptive Reuse Floating Zone - Section 6.17.02 (1).
- ☐ Planned Development Floating Zone - Section 6.16.08 (1).
- ☐ All other Zoning Map Amendments - Section 15.04.01 (1)

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:

- ☒ Rezoning Appeal - \$300.00
- ☒ Zoning Classification Determination - \$50.00
- ☒ Zoning Map Amendment - \$800.00
- ☐ Zoning Text Amendment - \$200.00
- ☐ Adaptive Reuse Rezoning - \$300.00

Applicant's signature: Date: **June 4 2021**

718 Frederick St

Frederick Street Tattoo-Adaptive Reuse Rezoning Proposal

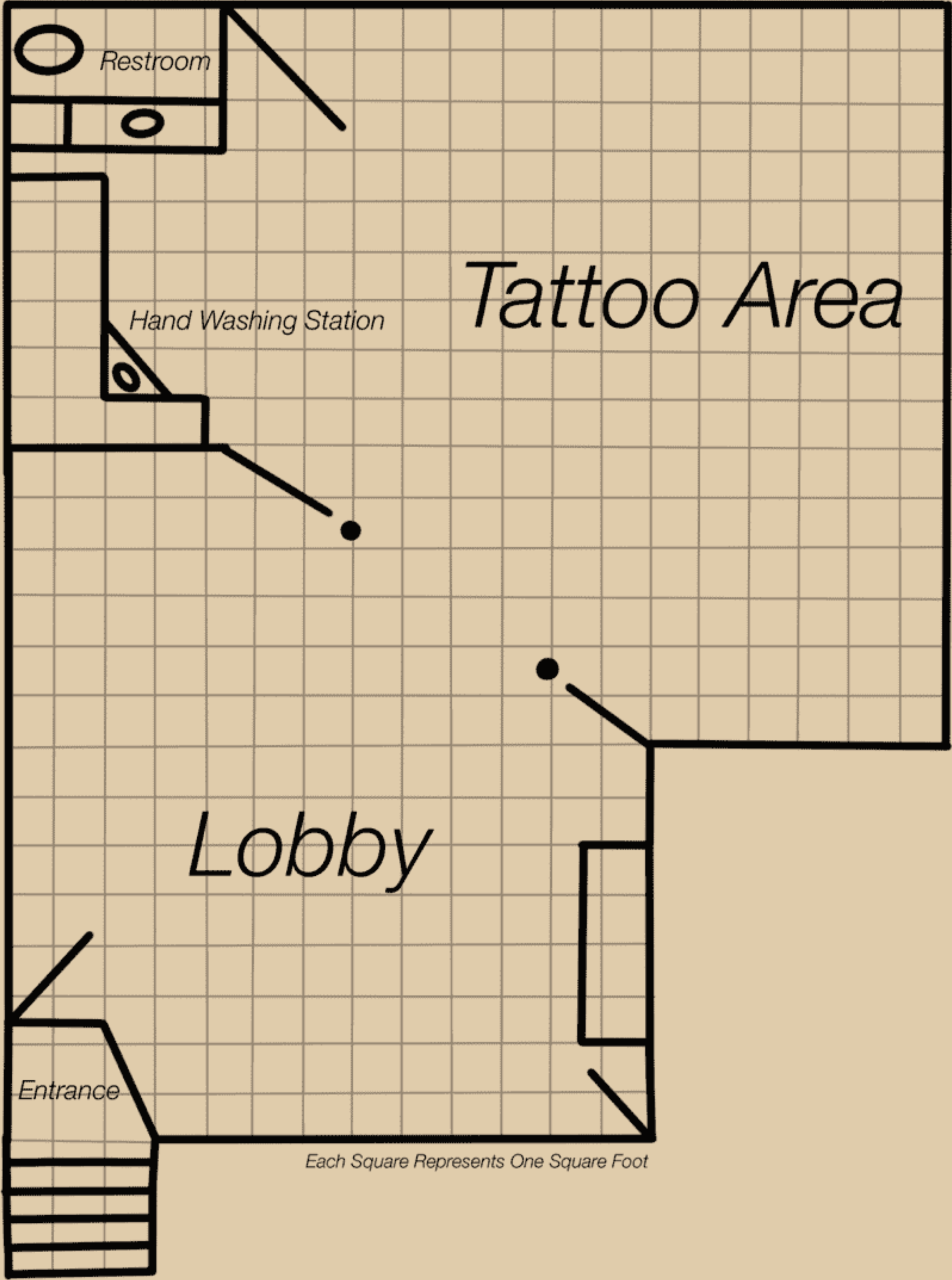


718 Frederick Street is the perfect location for the addition of a new tattoo studio in the city of Cumberland. In the past it has previously been a Hair and Nail Salon and has an established store front already. The property was purchased by Rick Toms and his family for the purpose of relocating to an area where he has family ties and can enjoy more time with his family by living in the upstairs apartment while working out of the store front below. At this time he currently has a tattoo studio in Frederick county that has been established for almost a decade. His studio has done amazing things for that community and wanted to bring those same values to the city of Cumberland. His current studio has raised over 50,000 dollars for local charities and much more for worldwide charities, he has won awards for tattoos done at various conventions around the country and been published in tattoo magazines distributed around the world.

The space he proposes to use at 718 has historically been a store front in the past and was set up perfectly for the type of business Mr Toms is interested in opening. It will pass all health department requirements with ease. The volume of business being done by Mr Toms will not have detrimental effects on the neighborhood as he will be the only Artist working in the studio. So there will only be one client at a time and the fact that he will be living at the property, will mean there will be very little extra street traffic in the neighborhood. However what it does create will be a beautiful storefront still existing in the City of Cumberland. Mr Toms plans to take an already amazing facade in that neighborhood and improve on it even more. He was very excited to be able to find such a beautiful building that has sat vacant for so long to use. He has plans to do very classic gold leaf lettering on the front windows, get simplistic modern handrails put up around the porches and maintain the remainder of such an immaculate facade here in the City of Cumberland.

Mr Toms has family ties to the Cumberland Area with his grandparents being raised in the Cresaptown and Rawlings areas before moving to Frederick County. He has spent most of his life coming back to this area and has many family members currently living nearby. His brother in Law is a Cumberland City Cop and was skeptical of the neighborhood. Mr Toms however fell in love with this property and is very hopeful of the neighborhood. Many people have had negative things to say about some of the areas in close proximity to this property; but Mr Toms knows that by improving the value of neighborhood and investing back into it is what will change the negative connotation. It would be detrimental to the City of Cumberland not to take advantage of such a beautiful storefront still being a part of the Cumberland Landscape; as well as, not including a business that will give back so much to the immediate community around. This store front is perfect for the City of Cumberland as well as the Toms Family.

Proposed Studio Space



Frederick st

Front of Building



Front Of Store Front



Lobby



Tattoo Area

Lobby Facing Street



Lobby



Tattoo Area



Tattoo Area

Bathroom/Handwashing Station



Tattoo Area





Pit N' Go



Cumberland Floral



Dr Daniel F Gaydeski Dentist



Other Local Businesses

Frederick Street Carpet



Western Maryland Food Bank



800 Frederick St Flea Market

Cosmetic and Family Dentistry



Amick's Transmission



Bedford Street Automotive





Thanks for donating \$500.00 USD to
Western Maryland Food Bank Inc.

Share and inspire others to make an impact



Transaction ID: 20667664191879716

*Western Maryland Food Bank
816 Frederick St
Cumberland Md*

Frederick St Tattoo

Already Giving To The Local Community

Rick,

Thank you so much for your intent to donate a tattoo gift certificate to my father's "L.P.K. memorial ride". This is the second annual ride we have put together and all money that is raised is going towards a local individual who is battling some type of cancer. This year, all money raised will be given to Jeremy Robinson, who is battling a rare condition of sarcoma. Your donation would be great for the local community because you are helping us raise money for a family dealing with hard times and we would also be helping to get your business's name out there. My husband and I both have gotten tattooed by you in the past and we are so excited to have you move into the area so we can give you more business! Thank you again for your generosity!

Taryn Lohr
716 Glenmore Street
Cumberland, MD 21502

*L.P.K. Memorial Ride
Hosted by:
Taryn Lohr
716 Glenmore St
Cumberland MD*



Thanks for donating \$250.00 USD to
Allegany County Animal Shelter Management
Foundation

Share and inspire others to make an impact



Transaction ID: 20669865573016300

*Allegany County Animal Shelter
716 Furnace St
Cumberland MD*



*My Current Tattoo Studio Has Raised Over 50,000 Dollars
For Local Charities(Frederick County, Maryland) In The Last Five Years*

Hi Rick!

Thank you so much for having a fundraiser again for Cuddles Cat Rescue! You have been a tremendous help to us in doing this fundraiser! All the artists that come and help are all awesome and they are great for helping us out as well!

This will help us save many cats + kittens this coming year. Thanks again! From all of us at Cuddles Cat Rescue



THE COMMISSIONERS OF THURMONT

615 East Main Street
P.O. Box 17
Thurmont, Maryland 21788
301-271-7313
Fax: 301-271-2155

June 22, 2021

City of Cumberland
Planning and Zoning

It is my understanding that Thurmont resident Rick Toms has purchased a property in Cumberland. He tells me that it was commercial and is now zoned residential. He is hopeful that he may be granted a variance allowing him to operate his Tattoo Shop at the location.

I would like to say a few things about Thurmont, Rick Toms, and his business, Red Canary Tattoo. Thurmont is a small town of 6,800 residents and like many other small communities, we are having trouble keeping commercial properties occupied. Rick opened his shop in Thurmont at the corner of Carroll Street and East Main Street 10 years ago. His current location is at the edge of our Main Street area and anchors a residential neighborhood. I distinctly remember attending the ribbon cutting and thinking to myself that this was not one of your run-of-the-mill tattoo shops. Rick is a very congenial individual and he surrounds himself with like-minded individuals. The Red Canary Tattoo Shop has hosted many fundraising events for local organizations and charities. These events often feature guest tattoo artists that bring with them a new clientele for our businesses. It is not unusual to see Rick's customers at local restaurants, gas stations, hardware, and convenience stores. Our business community appreciates the positive financial impact they realize from customers visiting other businesses like Rick's shop. As a small business owner, I can attest to this positive impact. Not only do our businesses benefit, but our nonprofits also benefit from Rick's generosity, he has raised tens of thousands of dollars for local non-profits. Times are tough right now and a business like Red Canary brings people to Thurmont with expendable income. If you talk to any business owner, expendable income is what our businesses are looking for. These dollars are spent willingly on a specific item and the customers will gladly spend money at other local businesses.

I was Chairman of Thurmont's Planning and Zoning Commission for several years and I understand and can sympathize when zoning issues like this arise. As a matter of fact, I am now wondering what business might replace the Red Canary and quite honestly I worry that the building may stand vacant for a time. As elected officials and P&Z Board members we have relatively little say in which businesses decide to come to our communities. I can tell you without reservation that I and my community will feel the loss when Rick moves to Cumberland. His is one of those businesses that will impact your community in a positive way.

Sincerely,

Mayor John A. Kinnaird
Town of Thurmont



The only changes to the facade would hopefully be

Hand painted gold leaf lettering

Similar to these examples



Exterior handrails on the storefront and residential porches



Modern industrial look that accents the downtown architecture

Street Parking On Frederick Street



718 Frederick Street

18



3 Leased Spaces

Western Maryland Food Bank Lot

*Additional
Street
Parking*

Lowell Ave



Pearre Ave.



19

Victoria St



23







Western Maryland Food Bank, Inc.

The Harry and Jeanette Weinberg Bldg.

816 Frederick Street

P.O. Box 243

Cumberland, MD 21501-0243

301-722-2797 (p) 301-722-6046 (f)

www.wmdfoodbank.org

Email: amymoyer@atlanticbb.net

July 27, 2021

To Whom It May Concern,

Rick Toms and Frederick Street Tattoo have use of Western Maryland Food Bank's parking lot #1. Frederick Street Tattoo will have a minimum of 4 spots at all times.

If you have any questions please feel free to contact me at amymoyer@atlanticbb.net or 301-722-2797 or 240-727-6286.

Sincerely,

Amy B. Moyer

Executive Director



A member of County United Way



CITY OF CUMBERLAND MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

July 28, 2021

Tax # 23-010631
716-718 Frederick Street
Cumberland, MD 21502

To Whom It May Concern,

I have performed a visual inspection of the property located at 716-718 Frederick St. in Cumberland, MD. It is my opinion that the structure on the property is in good repair and structurally sound. The building is a solid brick 2 story structure with a shed style roof. There has been an addition built on the rear of the building that is made up of masonry and wood construction. All appears to be built to the applicable City building codes.

It is my opinion that there is no need for the applicant to seek out a licensed Engineer for a structural analysis. As the Building Code Officer for the City of Cumberland, I am stating the good condition of the building.

MAYOR

RAYMOND M. MORRISS

COUNCIL

SETH D. BERNARD
RICHARD J. CIONI, JR.
EUGENE T. FRAZIER
LAURIE P. MARCHINI

INTERIM CITY ADMINISTRATOR

KEN TRESSLER

CODE COMPLIANCE MANAGER

KEVIN R. THACKER

Sincerely,

Kevin Thacker
Code Compliance Manager
Community Development



MEMBER MARYLAND
MUNICIPAL LEAGUE (MML)

57 N. LIBERTY STREET, CUMBERLAND, MD 21502 www.cumberlandmd.gov
VOICE (301)722-2000 x5600 • FAX (301)759-6432 • TDD (800)735-2258