

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that PETER J VALCOURT

Located At 194 YORK ST

Job ID: 2012-05-3962-ALTR

CBL: 043-B-003-001

has permission to rebuild rear deck - 28' x 8'

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

8/15/12

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-05-3962-ALTR

Located At: 194 YORK ST

CBL: 043- B-003-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks as granted by the variance must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
4. You must start construction within six months of July 19, 2012 or your practical difficulty variance appeal that was granted will expire.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
3. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
4. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
5. **R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.**
6. R502.5 Allowable girder spans. The allowable spans of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2).

7. Note: Owner is providing an additional Sona® Tube to allow a max span of 7 foot 3 inches for the (2) 2 by 10 inch beam. He will also provide four foot frost protection under the stairwell landing.

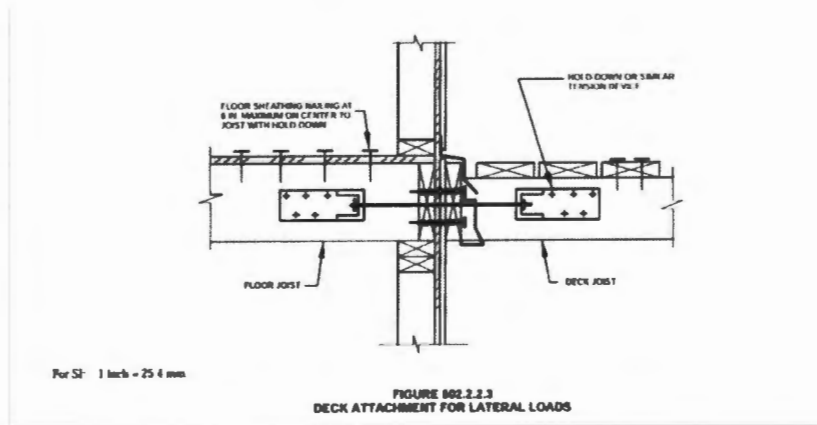


TABLE R502.2.2.1
FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER
AND A 2-INCH NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST^{a,c}
 (Deck live load = 40 psf, deck dead load = 10 psf)

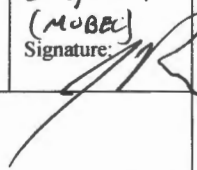
JOIST SPAN	On-center spacing of fasteners ^{d,e}						
	6' and less	6'1" to 6'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'	16'1" to 18'
1/2 inch diameter lag screw with 15/32 inch maximum sheathing ^d	30	23	18	15	13	11	10
1/2 inch diameter bolt with 15/32 inch maximum sheathing	36	36	34	29	24	21	19
1/2 inch diameter bolt with 15/32 inch maximum sheathing and 1/2 inch stacked washers ^h	36	36	29	24	21	18	16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

- The tip of the lag screw shall fully extend beyond the inside face of the band joist.
- The maximum gap between the face of the ledger board and face of the wall sheathing shall be 1/4".
- Ledgers shall be flashed to prevent water from contacting the house band joist.
- Lag screws and bolts shall be staggered in accordance with Section R502.2.2.1.1.
- Deck ledger shall be minimum 2 x 8 pressure-preservative-treated No. 2 grade lumber, or other approved materials as established by standard engineering practice.
- When solid-sawn pressure-preservative-treated deck ledgers are attached to a minimum 1 inch thick engineered wood product (structural composite lumber, laminated veneer lumber or wood structural panel band joist), the ledger attachment shall be designed in accordance with accepted engineering practice.
- A minimum 1 x 8 1/2 Douglas Fir laminated veneer lumber rimboard shall be permitted in lieu of the 2-inch nominal band joist.
- Wood structural panel sheathing, gypsum board sheathing or foam sheathing not exceeding 1 inch in thickness shall be permitted. The maximum distance between the face of the ledger board and the face of the band joist shall be 1 inch.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-05-3962-ALTR	Date Applied: 5/9/2012	CBL: 043- B-003-001	
Location of Construction: 194 YORK ST	Owner Name: PETER J VALCOURT	Owner Address: 194 YORK ST PORTLAND, ME 04102	Phone: 469-8494
Business Name:	Contractor Name: Owner	Contractor Address:	Phone: (207) 469-8494
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ADD	Zone: R-6
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to rebuild 8' x 28' rear deck which was removed over 1 year ago - slightly larger	Cost of Work: \$2,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: RS Type: SS IRC, 2009 (MUBC) Signature: 
Proposed Project Description: replace existing 28' x 6' deck to 28' x 8'		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: DC w/cond, has 7/23/12 ASB</p>	<p>Zoning Appeal</p> <p><input checked="" type="checkbox"/> Variance Rachel D. D. W. by</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved So</p> <p><input type="checkbox"/> Denied</p> <p>Date: 7/19/12</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: ABM</p>
	CERTIFICATION		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

2012 05 3962

66



General Building Permit Application

R-2

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 194 York St. Portland ME 04102		
Total Square Footage of Proposed Structure/Area 224 sq/ft	Square Footage of Lot 1920 2000 sq/ft	Number of Stories 2 stories
Tax Assessor's Chart, Block & Lot Chart# 43 Block# B Lot# 3	Applicant: (must be owner, lessee or buyer) Name Peter Valcourt Address 194 York St City, State & Zip Portland ME 04102	Telephone: 207-469-8494
Lessee/DBA RECEIVED MAY 09 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ 2000 C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$
Current legal use (i.e. single family) <u>Single Fam.</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>Deck</u> Is property part of a subdivision? <u>—</u> If yes, please name Project description: <u>Replacing Rotten deck that existed.</u> <u>(EXIST 28x6)</u> <u>Proposed 27x8</u>		
Contractor's name: _____ Email: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 5/9/12

This is not a permit; you may not commence ANY work until the permit is issued



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: visa, Check Number: 153320

Tender Amount: 40.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 5/9/2012

Receipt Number: 43771

Receipt Details:

Referance ID:	6462	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	40.00	Charge Amount:	40.00
Job ID: Job ID: 2012-05-3962-ALTR - replace existing 28' x6' deck to 28' x 8'			
Additional Comments: Peter Valcourt			

Thank You for your Payment!

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: July 20, 2012
RE: Action taken by the Zoning Board of Appeals on July 19, 2012.

Members Present: William Getz, Gordon Smith (chair), Elyse Segovias, Mark Bower and Sara Moppin (secretary)

Members Absent: Phil Saucier

1. New Business

A. Practical Difficulty Variance Appeal:

194 York Street, Anastasia Yakimova & Peter Valcourt, owners, Tax Map 043, Block B, Lot 003, R-6 Residential Zone: The applicants are proposing to rebuild a deck that was removed more than a year ago. The previous deck was nonconforming to both setbacks and lot coverage, and since the deck has been gone for more than a year, its nonconforming status has been lost (section 14-385). The appellants are requesting a variance for both side setbacks from the required ten feet to one foot on each side and for the rear setback from the required twenty feet to nine feet [sections 14-139(a)(4)(b) & (c)]. The appellants are also requesting a variance to increase the amount of the maximum allowable lot coverage. The maximum allowable lot coverage is 50% [section 14-139(a)(5)]. Presently the existing structure covers exactly 50% of the lot. With the new deck and stairs the structure would cover 62% of the lot. Representing the appeal are the owners. **The Zoning Board of Appeals voted 5-0 to grant the appeal allowing the applicants to rebuild a nonconforming deck.**

Enclosure:

Decisions for Agenda from July 19, 2012

One DVD

CC: Mark Rees, City Manager

Jeff Levine, Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division

From: Peter Valcourt <peter.valcourt@yahoo.com>
To: Marge Schmuckal <MES@portlandmaine.gov>
Date: 5/22/2012 2:43 PM
Subject: Re: 194 York

Hi Marge,

I wanted to touch base around where we are concerning the building permit for the deck. I'm hoping we can move forward with it but would like to know the status since I was trying to coordinate a weekend to build it. Thanks for your help Marge.

Peter Valcourt
207-469-8494
194 York st. Portland ME

On May 16, 2012, at 4:35 PM, "Marge Schmuckal" <MES@portlandmaine.gov> wrote:

> Peter,
> Is your deck already removed? If so when was it removed? I wanted you to put a measuring tape on the existing deck to show that it existed as 8', not the 6'. But if the deck was already removed, then such a removal adds a different complication to this application.
> Marge
>
> >>> Peter Valcourt <peter.valcourt@yahoo.com> 5/16/2012 3:49 PM >>>

Marge Schmuckal - Re: 194 York

From: Marge Schmuckal
To: Peter Valcourt
Date: 6/5/2012 10:53 AM
Subject: Re: 194 York

Hi Peter,

After more research on your property, your recent permit history and the Zoning Ordinance for the R-6 zone that your property is within, I have determined that you have lost your nonconforming rights to the rear deck. The deck was removed over a year ago and therefore under the nonconformity section of the Zoning Ordinance (section 14-385), you have lost your rights to rebuild the deck in the same foot print.

As per your plot plan that was submitted, currently your lot is 1980 sq ft in size. The R-6 zone has a maximum lot coverage provision of 50% (section 14-139.e). Currently your principal structure is 960 sq feet in size and you replaced your front steps and stoop in May of 2011 which was 5' x 6', or 30 sq feet in size. Therefore your existing structure is at exactly 50% lot coverage. You will not be able to increase your lot coverage as defined under the ordinance.

So I must deny your application to rebuild the previously existing rear deck.

You have the right to appeal my decision concerning this matter. If you wish to exercise your right to appeal, you have 30 days from the date of this letter (e-mail) in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Marge Schmuckal
 Zoning Administrator

>>> Peter Valcourt <peter.valcourt@yahoo.com> 5/22/2012 2:43 PM >>>

Hi Marge,

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> Marge

>

> >>> Peter Valcourt <peter.valcourt@yahoo.com> 5/16/2012 3:49 PM >>>

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 21133 PAGE 319 COUNTY Cumberland
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 194 York Street, Portland, Maine

Job Number: 711-01

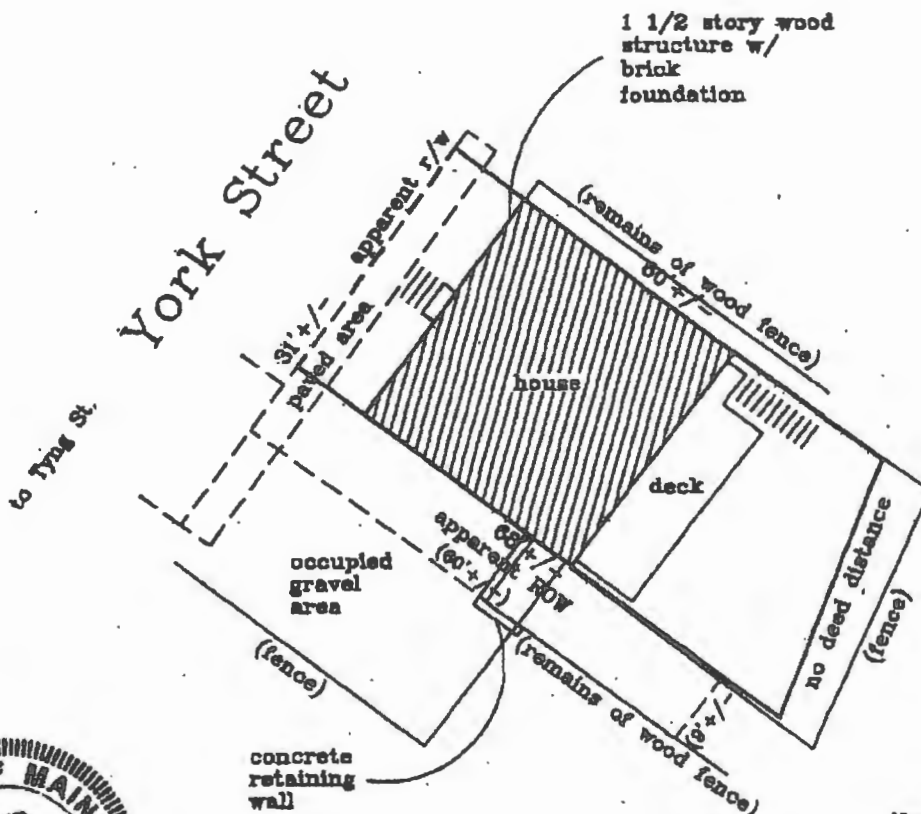
Buyers: Peter J. Valcourt & Anastasia Yakimova

Inspection Date: 11-15-10

Scale: 1" = 20'

Seller: Mary Katherine Cardona

Client File #: S10-828CBS



Note:
 Lines of occupation are shown.
 A boundary survey may yield different results.



I HEREBY CERTIFY TO: New England Title; Reliant Mortgage Company, LLC and its title insurer.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel 230051-0013 B :
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.
- A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport, Maine 04048
 207-967-9781 phone 207-967-4831 fax
 www.livingstonhughes.com

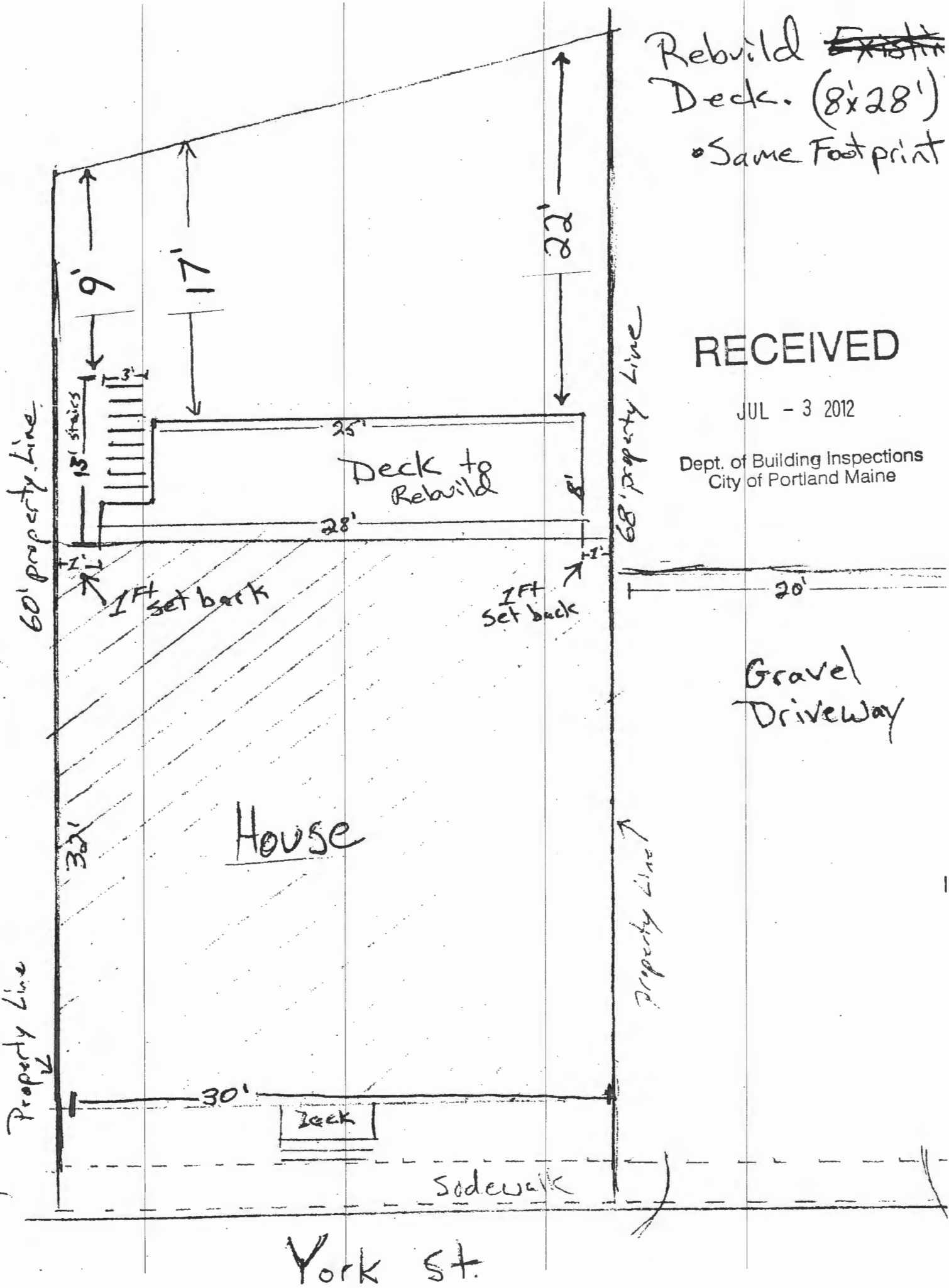
THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

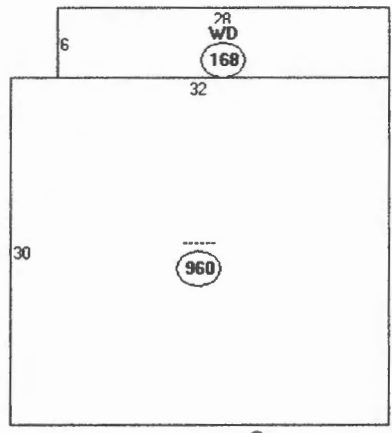
Rebuild ~~Existing~~
Deck. (8'x28')
• Same Footprint

RECEIVED

JUL - 3 2012

Dept. of Building Inspections
City of Portland Maine





Descriptor/Area
 A: -----
 960 sqft
 B: WD
 168 sqft

1128

57% CAN'T INCREASE

single fam

1980# x 50% = 990#

990
 - 960

 30#

front steps replaced on # 2011-04-74 issued 5/5/11

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

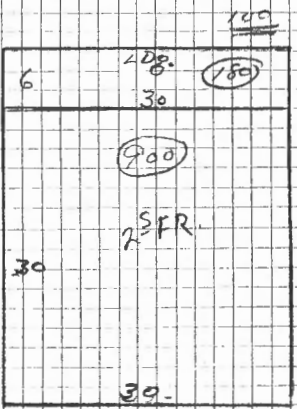
YEAR 19

6/12/56-1824-1442-7352 ✓

CONSTRUCTION

FOUNDAT ON		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM	✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	✓
1/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	✓
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	✓
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS		PINE	✓✓	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD		NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	✓
WOOD SHINGLES		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ASBES. SHINGLES		INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME			B 1 2 3	ELECTRIC	✓
STUCCO ON TILE		PINE	✓✓	NO LIGHTING	
BRICK VENEER		HARDWOOD		NO. OF ROOMS	
BRICK ON TILE		PLASTER	✓✓	BSMT.	2ND 4
SOLID BRICK		UNFINISHED		1ST	3RD
STONE VENEER		METAL CLG.		OCCUPANCY	
CONC. OR CIND. BL.		RECREAT. ROOM		SINGLE FAMILY	✓
ASPH. SHINGLES	✓	FINISHED ATTIC		TWO FAMILY	
TERRA COTTA		FIREPLACE		APARTMENT	
VITROLITE		HEATING		STORE	
PLATE GLASS		PIPELESS FURNACE		THEATRE	
INSULATION		HOT AIR FURNACE	✓	HOTEL	
WEATHERSTRIP		FORCED AIR FURN.		OFFICES	
ROOFING		STEAM		WAREHOUSE	
ASPH. SHINGLES	✓	HOT WAT. OR VAPOR		COMM. GARAGE	
WOOD SHINGLES		NO HEATING	2 ✓	GAS STATION	
ASBES. SHINGLES		ECONOMIC CLASS			
SLATE TILE		OVER BUILT			
METAL		UNDER BUILT			
COMPOSITION		GAS BURNER		DT. 9-13-50	AR. 7-1
ROLL ROOFING		OIL BURNER	✓	LD. 2	PD. 20
INSULATION		STOKER		MS.	CK. 2

COMPUTATIONS			
UNIT	1951	1956	
900 S. F.	5050		
S. F.			
ADDITIONS	+100		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING	-320		
PLUMBING		+50	
TILING			
TOTAL	4830	4880	
FACT. 15	+250	+250	
REP. VAL.	5080	5130	



SUMMARY OF BUILDINGS

RS, 100

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SCOND VAL.	TAX VAL.	YF.
Dwg.	A 2 ^{1/2} BR.	C	60+		F	5080	50%	2540	10%	2290	1375	17
	B					5130	50%	2570	10%	2310	1375	56
	C											
	D											
	E											
	F											
	G											

YEAR	1951	1956	1951 TOTAL BLDGS.	1956
TAX VAL.		1375	2290	1375
OLD VAL.				
CHANGE				

Assessor's Office | 100 Congress Street | Portland, Maine 04101 | (207) 874-8160

City: Portland Department: City Assessor: 04101

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

CBL	043 B003001
Land Use Type	SINGLE FAMILY
Property Location	194 YORK ST
Owner Information	VALCOURT PETER J & ANASTASIA YAKIMOVA JTS 194 YORK ST PORTLAND ME 04102
Book and Page	28446/277
Legal Description	43-B-3 YORK ST 194 STATE ST VIADUCT 25 1980 SF
Acres	0.045

Current Assessed Valuation:

TAX ACCT NO.	6278	OWNER OF RECORD AS OF APRIL 2011
		VALCOURT PETER J & ANASTASIA YAKIMOVA JTS 194 YORK ST PORTLAND ME 04102
LAND VALUE	\$133,700.00	
BUILDING VALUE	\$139,700.00	
NET TAXABLE - REAL ESTATE	\$273,400.00	
TAX AMOUNT	\$4,997.76	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1	
Year Built	1840
Style/Structure Type	COLONIAL
# Stories	2
# Units	1
Bedrooms	3
Full Baths	2
Half Baths	1
Total Rooms	7
Attic	UNFIN
Basement	FULL
Square Feet	1920



[View Sketch](#) [View Map](#) [View Picture](#)

Sales Information:

Sale Date	Type	Price	Book/Page
1/14/2011	LAND + BUILDING	\$168,000.00	28446/277
4/20/2004	LAND + BUILDING	\$165,000.00	21133/319
2/11/2002	LAND + BUILDING	\$0.00	/
3/30/1990	LAND + BUILDING	\$0.00	9135/310

[New Search!](#)

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 1024x768 with Internet Explorer

Hi Marge,

Here is a better plot plan for my application, sorry about the 1st I was a little confused of what was expected. The only reason my application says anything about the deck being 6' wide is because the assessor sketch that I used for the plot plan called it that but I have measured the existing sonotubes that are in the ground and they are 8' off the house, which I have reflected in my new plot plan. These tubes would be impossible to move so I want to just build on top of them as my construction plans show. This will be the same exact porch that existed but just brought up to code.

Thank you for your help

-Peter Valcourt
194 York St. Portland 04102
(43 B 3)
(207) 469-8494

194 York St. Portland 04102

DECK INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.
2. Type of foundation system
 - a. Diameter of concrete filled tube 8"
 - b. depth below grade (minimum 4'-0" below grade) 4'
 - c. anchorage of column to footing Metal bracket w/ bolt in concrete
 - d. spacing of tubes 12'Or
 - e. pre cast concrete pier size
 - f. depth below grade (minimum 4'-0")
 - g. anchorage of column to footing
 - h. spacing of tubes
3. Columns (members supporting framing of floor system) Sill - 2x10 PT (Bolts 6 1/2" every 30")
 - a. wood size and type - 6x6 P.T.
 - b. anchorage of column to footing - Metal 6x6 Bracket w/ bolt through middle anchored in concrete
4. Framing Members
 - a. Ledger size attached to building - 2x10 PT
 - b. Lag Bolt size and spacing on ledger - 6 1/2" Every 30"
 - c. Location of all flashing
 - d. Girder Size and spans carrying floor system - 12' span. Two 2x10 sistered recessed into 6x6 column
 - e. Joist size, span, and spacing 2x6" PT joists, 8' span w/ hangers on both ends
 - f. Joist hangers or ledger
 - g. Decking size - 1x6 composite Decking
5. Guardrails & Handrail Details
 - a. Guardrail height - 36" To top of rail. 2x6 P.T. Rail.
 - b. Baluster spacing - 3.5" spacing
 - c. Handrail height
6. Stair Details
 - a. Tread depth (measured nosing to nosing) 10.5" RUN / 7.5" Rise
 - b. Riser height
 - c. Nosing on tread - 3/4"
 - d. Width of stairs - 36" width stairs. 36"x36" platform at Top

