

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier
Sara Moppin-secretary
Gordon Smith-chair
Mark Bower
William Getz
Elyse Segovias

July 20, 2012

Anastasia Yakimova &
Peter Valcourt
194 York Street
Portland, ME 04102

RE: 194 York Street
CBL: 043 B003
ZONE: R-6

Dear Ms. Yakimova & Mr. Valcourt,

At the July 19, 2012 meeting, the Zoning Board of Appeals voted 5-0 to grant the Practical Difficulty Appeal to rebuild a nonconforming deck that had been removed. I am enclosing a copy of the Board's decision.

I am also enclosing the Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of July 19, 2012, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page before the permit can be issued.

You will also find a receipt for the payment received on July 19, 2012. The fees for your appeal are now paid in full.

Now that the Practical Difficulty Appeal has been approved, your permit application (#2012-05-3962) to rebuild the deck will be moved forward in the review process. It will not be issued until we receive a copy of the recorded Certificate of Variance. The building permit must be issued and construction begun within six months of the date of the hearing, July 19, 2012, referenced under section 14-473(e), or the Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions please feel free to contact me at 207-874-8709.

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

Board Members

Present:

Mark Bower
Sara Mappin

Garry Smith
Bill Getz

Elise Segonias

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

"Practical Difficulty" Variance Appeal

DECISION

Date of public hearing: July 19, 2012

Name and address of applicant: Anastasia Yakimova & Peter Valcourt
194 York Street
Portland, ME 04102

Location of property under appeal: 194 York Street

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Peter J. Valcourt, applicant

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

The subject property is located in an R-6 residential zone. The applicant is seeking a variance from both side setbacks and for the rear setback in order to rebuild a deck that was removed more than a year ago. They are also seeking a variance to increase the amount of the maximum allowable lot coverage. The previous deck was nonconforming to both setbacks and lot coverage, and since the deck has been gone for more than year, its nonconforming status has been lost (section 14-385). Section 14-139(a)(4)(b) & (c) of the Land Use Code sets the rear setback at twenty feet and side setbacks at ten feet respectively. The deck would be located one (1) foot from the side property line and nine (9) feet from the rear property line. Section 14-139(a)(5) of the Land Use Code allows the maximum lot coverage at 50%. With the new deck attached to current structure, the structure would cover 62% of the lot.

“Practical Difficulty” Variance standard pursuant to Portland City Code §14-473(c)(3):

1. The application is for a variance from dimensional standards of the zoning ordinance (lot area, lot coverage, frontage, or setback requirements).

Satisfied Not Satisfied

Reason and supporting facts:

Request for variance from lot coverage and setbacks (side and rear).

2. Strict application of the provisions of the ordinance would create a practical difficulty, meaning it would both preclude a use of the property which is permitted in the zone in which it is located and also would result in significant economic injury to the applicant. “Significant economic injury” means the value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

Satisfied Not Satisfied

Reason and supporting facts:

Decks are allowed in this zone. Value of deck estimated at several thousand up to \$15,000. Main selling point of property is the ^{elevated} deck overlooking the water. Without deck backyard view is of concrete wall. Denial of variance would require removal of deck and ledges.

3. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

Satisfied Not Satisfied

Shape of lot is unique.

Reason and supporting facts:

Property¹⁵ bordered on three sides by a city park. Location of residential lot in city park abutting bridge is one of a kind.

4. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties.

Satisfied Not Satisfied

Reason and supporting facts:

No neighbors have come forward to oppose application. Deck has been in place for many years. No abutters to the deck.

5. The practical difficulty is not the result of action taken by the applicant or a prior owner.

Satisfied Not Satisfied

Reason and supporting facts:

Practical Difficulty is because of nonconformance in setbacks/lot coverage and not because of loss of grandfather status.

Can't buy property around him because it is city owned property. ↓

6. No other feasible alternative is available to the applicant, except a variance.

Satisfied Not Satisfied

Reason and supporting facts:

⊕ No deck is allowed without a variance because of lot coverage standard. Patio is not feasible because footers would be required to be removed and view would be lost.

7. The granting of a variance will not have an unreasonably adverse effect on the natural environment.

Satisfied Not Satisfied

Reason and supporting facts:

Deck has been in place for many years. ⊕ No increase in imperials surface. There will be

8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. § 435, nor within a shoreland zone or flood hazard zone.

Satisfied Not Satisfied

Reason and supporting facts:

Per zoning administrator, property is not in shoreland zone.

Unanimous

Conclusion: (check one)

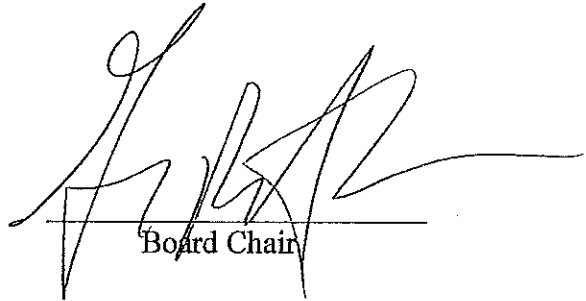
5 Option 1: The Board finds that the standards described above (1 through 8) have been satisfied and therefore GRANTS the application.

Option 2: The Board finds that while the standards described above (1 through 8) have been satisfied, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Option 3: The Board finds that the standards described above (1 through 8) have NOT all been satisfied and therefore DENIES the application.

Dated:

7.19.12


Board Chair

RECEIVED

AUG 14 2012



Doc#: 41335 Bk:29798 Pg: 264

Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, Gordon Smith, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 19th day of July, 2012, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

- 1. **Current Property Owner: Peter J. Valcourt & Anastasia Yakimova**
- 2. **Property: 194 York Street, Portland, ME CBL: 043-B-003**
Cumberland County Registry of Deeds, Book: 28446 Page: 277
Last recorded deed in chain of Title: 1/14/2011
- 3. **Variance and Conditions of Variance:**

To grant relief from section 14-139(a)(4)(c) of the Land Use Zoning Ordinance to allow a side setback of one (1) foot on each side instead of the ten (10) foot required; and to grant relief from section 14-139(a)(4)b of the Land Use Zoning Ordinance to allow a rear setback of approximately nine (9) feet instead of the twenty (20) foot required; and to grant relief from section 14-139(a)(5) of the Land Use Zoning Ordinance to allow a 62% lot coverage instead of the maximum 50% allowed.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 19th day of July, 2012

, Chair of

City of Portland Zoning Board,

Gordon Smith

(Printed or Typed Name)

STATE OF MAINE
Cumberland, ss.

SEAL

Then personally appeared the above-named **Gordon Smith** and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on July 19, 2012.

Received
Recorded Register of Deeds
Aug 01, 2012 11:46:48A
Cumberland County
Pamela E. Lovley

(Printed or Typed Name)
Notary Public

Margaret Schmuckal

My term expires June 28, 2019

RECEIVED
AUG 14 2012
Dept. of Building Inspections
City of Portland Maine

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM THE DATE OF FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

Members Present: Mark Bower - William Getz - Elyse Segovia -
Sec: Sara Moppin - Gordon Smith

CITY OF PORTLAND, MAINE

Members Absent: Philip Saucier - Matthew - 2 yrs

ZONING BOARD OF APPEALS

APPEAL AGENDA

meeting called to order @ 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, July 19, 2012 at 6:30 p.m. on the second floor in Room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeal:

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.

5-0
granted

2. Adjournment: 7:45 pm

Assessed Value
Professional Assessment (Real Estate Value) - letter on plain letterhead



City of Portland, Maine
Planning and Development Department
Zoning Board of Appeals
Practical Difficulty Variance Application

Applicant Information:

Name: Peter J Valcourt
 Business Name: Anastasia Yakimova
 Address: 194 York St.
Portland ME 04102
 Telephone: (207) 469-8494 Fax: _____

Subject Property Information:

Property Address: 194 York St.
 Assessor's Reference (Chart-Block-Lot): 43 B 3
 Property Owner (if different):
 Name: _____
 Address: _____
 Telephone: _____ Fax: _____

Applicant's Right, Title or Interest in Subject Property:

Owner
 (e.g. owner, purchaser, etc.):

Current Zoning Designation: R6

Existing Use of Property:
Single Family

Practical Difficulty Variance from Section 14 - 139.e
14-139(a)(4)(b)(c)
14-139(a)(5)

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JUN 21 2012

Dept. of Building Inspections
 City of Portland Maine

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a Practical Difficulty Variance as above described, and certified that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

[Signature] [Signature] 6/7/12
 Signature of Applicant Date

Notwithstanding the provisions of subsections 14-473(c)(1) and (2) of this section, the Board of Appeals may grant a variance from the dimensional standards of this article when strict application of the provisions of the Ordinance would create a practical difficulty, as defined herein, and when all the following conditions are found to exist:

"Practical Difficulty" Variance standards pursuant to Portland City Code §14-473(c)(3):

1. The need for the variance is from dimensional standards of the Land Use Zoning Ordinance (lot area, lot coverage, frontage, or setback requirements).

Satisfied

Not Satisfied (deny the appeal)

Reason and supporting facts:

The deck needs variance for set back and lot coverage due to the size of the lot.

- A variance would have no negative effects of property or neighbors

2. Strict application of the provisions of the Ordinance would create a practical difficulty, meaning it would **both (1)** preclude a use of the property which is permitted in the zone in which it is located and also would **(2)** result in significant economic injury to the applicant. "Significant economic injury" means the value of the property if the variance was denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

Satisfied

Not Satisfied (deny the appeal)

Reason and supporting facts:

Application of ordinance would significantly decrease the value of the home: taking away useful square footage and valuable ocean views.

- Property of purchased for a price in which the deck and its views were a significant factor

3. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

Satisfied

Not Satisfied (deny the appeal)

Reason and supporting facts:

The set back variance is due to the unique circumstance of the home location almost directly on two property lines.

4. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on wither the use or fair market value of abutting properties.

Satisfied

Not Satisfied (deny the appeal)

Reason and supporting facts:

The deck was in place for many years without any negative effects to the neighborhood and there are no abutting properties

5. The practical difficulty is not the result of action taken by the applicant or a prior owner.

Satisfied

Not Satisfied (deny the appeal)

Reason and supporting facts:

The previous deck was rotted to the point of being a serious safety issue and certainly well below any building standards.

6. No other feasible alternative is available to the applicant, except a variance.

Satisfied

Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

There is already a ledger board on the house, a door designated for the deck, and three footers buried 4 feet in the ground. The removal of these would be very costly.

7. The granting of a variance will not have an unreasonably adverse effect on the natural environment.

Satisfied

Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

There will be no unreasonably adverse effects on natural environment. Property will still maintain a functional lawn.

8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. §435, nor within a shoreland zone or flood hazard zone.

Satisfied

Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

194 York Street
Portland, ME 04102

To: Zoning Board of Appeals,

We purchased our house mid January 2011. It had been deemed uninhabitable by the city and was completely dilapidated. The only reason we purchased the house was for its views of the bay. We began our rehab at the end of January 2011, completely bringing the structure, electrical, and plumbing up to city guidelines.

At the end of March 2011, we removed the existing porch because it was completely rotted through and was a safety concern. Due to the extent of the rehab we did not have the finances to replace the deck at that time. Our contractor installed a new ledger board for the deck and inspected the footers. Upon the final city inspection in late April 2011, we had communicated that we would be rebuilding our deck the following year.

When applying for a building permit in May of this year, we found that there was a 1-year deadline to rebuild our deck that we were not aware of.

We are requesting a variance for this lot coverage ordinance because we missed the deadline by 2 months. We only seek to rebuild the exact structure that was present when we purchased our house. The deck and its views were a major factor in the purchase price of the house. Currently, we have a new ledger board, three large footers to support the deck, and a door designated for the deck.

Strict application of the provisions of the ordinance would create a practical difficulty by greatly depreciating the property value.

Sincerely,

Peter Valcourt

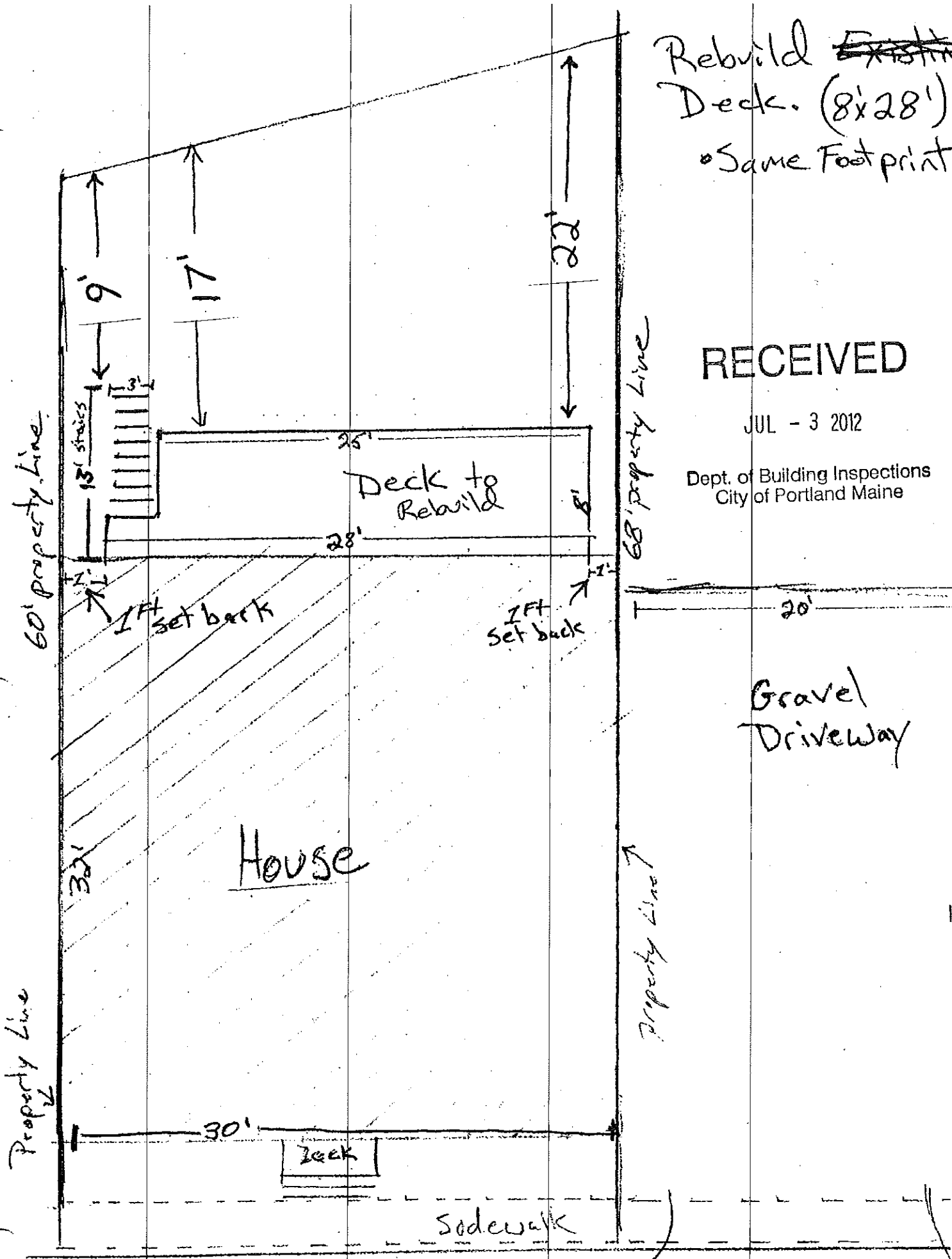
Anastasia Yakimova

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

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JUL - 3 2012

Dept. of Building Inspections
City of Portland Maine



York St.



044 C025
5115

044 C023
53
3974

044 C021
54
4473

044 C019
47
3081

044 C017
45
3395

044 C015
39
7899

044 C013
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5478

044 C008
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8482

044 C007
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044 C002
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044 C001
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044 C016
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044 C012
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044 C011
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875

044 C009
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044 C004
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044 C005
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044 C006
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5157

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043 B005
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044 D010
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2930

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044 D012
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3651

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044 D015
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044 D013
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044 D011
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044 D009
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03237
3237

03033
1690

044 D017
28

044 D016
2870

044 D014
1487

044 E011
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044 E009
14
2100

CASCO BAY
BRIDGE

2 - 130
1 - 129

WARRANTY DEED
(Maine Statutory Short Form)
(Joint Tenants)

KNOW ALL PERSONS BY THESE PRESENTS, that I, Mary Katherine Cardona, of Portland, County of Cumberland and State of Maine, for consideration paid, grant to Peter J. Valcourt and Anastasia Yakimova, of Portland, County of Cumberland, State of Maine, whose mailing address is 7 Arlington Place, Portland, Maine 04101, as **Joint Tenants with rights of survivorship with WARRANTY COVENANTS**, the land with buildings thereon, in Portland, County of Cumberland, State of Maine, described as follows:

The real property in Portland, County of Cumberland, State of Maine, described as follows:


A certain lot or parcel of land with the buildings thereon situated on the southeasterly side of York Street in Portland, and being bounded and described as follows:

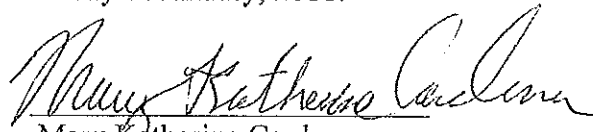
Beginning at a point on the southeasterly side of York Street, which point is the westerly corner of land formerly of R. I. Cummings; thence running southwesterly by said York Street thirty and seven-tenths (30.7) feet to a point, and from these two points extending back in parallel lines, on a course of South 53° 16' 40" East; said lot measuring sixty (60) feet on its northeasterly side and sixty-eight and seven hundred (68. 67) feet on its southeasterly side. Together with a right of way in common with the lot adjoining on the west nine (9) feet wide and extending back from York Street sixty (60) feet.

Meaning and intending to convey the same premises described in deed of Mary Katherine Cardona, Personal Representative of the Estate of Vincent D. Cardona, dated April 14, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21133, Page 319.

1/14/11 20446/277

Witness my hand and seal this 13th day of January, 2011.



Witness


Mary Katherine Cardona

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

January 13, 1011

Then personally appeared before me the above-named Mary Katherine Cardona and acknowledged the foregoing instrument to be her free act and deed

Before me,

Notary Public/ Attorney-at-Law


C. TRENT ORACE
Notary Public, Maine
My Commission Expires February 2, 2018

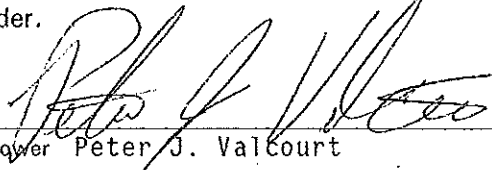
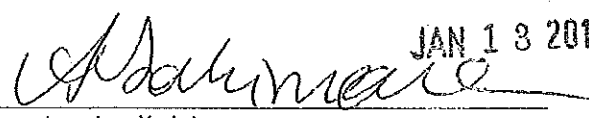
ELIZABETH O. SCHUMACHER
Notary Public, Maine
My Commission Expires March 31, 2016

ADDENDUM TO HUD-1 SETTLEMENT STATEMENT

NOTICE TO ALL PARTIES: If information is obtained which indicates that the source of the borrower's financial contribution is other than from the borrower or other than stated by the lender in its closing instructions, the settlement agent is to obtain written instructions from the lender before proceeding with settlement.

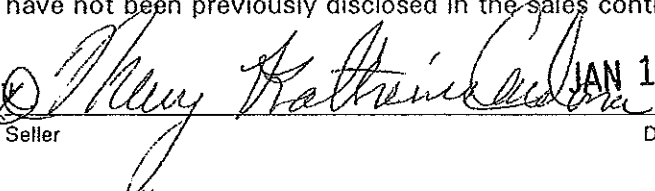
CERTIFICATION OF BUYER IN AN FHA-INSURED LOAN TRANSACTION

I certify that I have no knowledge of any loans that have been or will be made to me (us) or loans that have been or will be assumed by me (us) for purposes of financing this transaction, other than those described in the sales contract dated July 10, 2010 (including addenda). I certify that I (we) have not been paid or reimbursed for any of the cash downpayment. I certify that I (we) have not and will not receive any payment or reimbursement for any of my (our) closing costs which have not been previously disclosed in the sales contract (including addenda) and/or my application for mortgage insurance submitted to my (our) mortgage lender.

 Borrower Peter J. Valcourt	Date JAN 13 2011	 Borrower Anastasia Yakimova	Date JAN 13 2011
Borrower	Date	Borrower	Date

CERTIFICATION OF SELLER IN AN FHA-INSURED LOAN TRANSACTION

I certify that I have no knowledge of any loans that have been or will be made to the borrower(s), or loans that have been or will be assumed by the borrower(s), for purposes of financing this transaction, other than those described in the sales contract dated July 10, 2010 (including addenda). I certify that I have not and will not pay or reimburse the borrower(s) for any part of the cash downpayment. I certify that I have not and will not pay or reimburse the borrower(s) for any part of the borrower's closing costs which have not been previously disclosed in the sales contract (including any addenda).

 Seller	Date JAN 13 2011	 Seller	Date
Seller	Date	Seller	Date

CERTIFICATION OF SETTLEMENT AGENT IN AN FHA-INSURED LOAN TRANSACTION

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were (i) received, or (ii) paid outside closing, and the funds received have been or will be disbursed by the undersigned as part of the settlement of this transaction. I further certify that I have obtained the above certifications which were executed by the borrower(s) and seller(s) as indicated.

 Settlement Agent New England Title, LLC	Date JAN 13 2011
---	---------------------

[The certifications contained herein may be obtained from the respective parties at different times or may be obtained on separate addenda.]

Note: Plans are using same footprint and design as original deck

Deck Info Requirements

1 Foundation System

- a. Diameter of concrete filled tube
 - 8" Sono tube with 2ft square concrete/brick block on top
- b. Depth Below Grade
 - 4 Feet
- c. Anchorage of column to footing
 - ½" bolt set in concrete with metal 6x6 post bracket
- d. Spacing and location of tubes
 - 12 feet apart, 8 feet from back wall

2. Framing Members

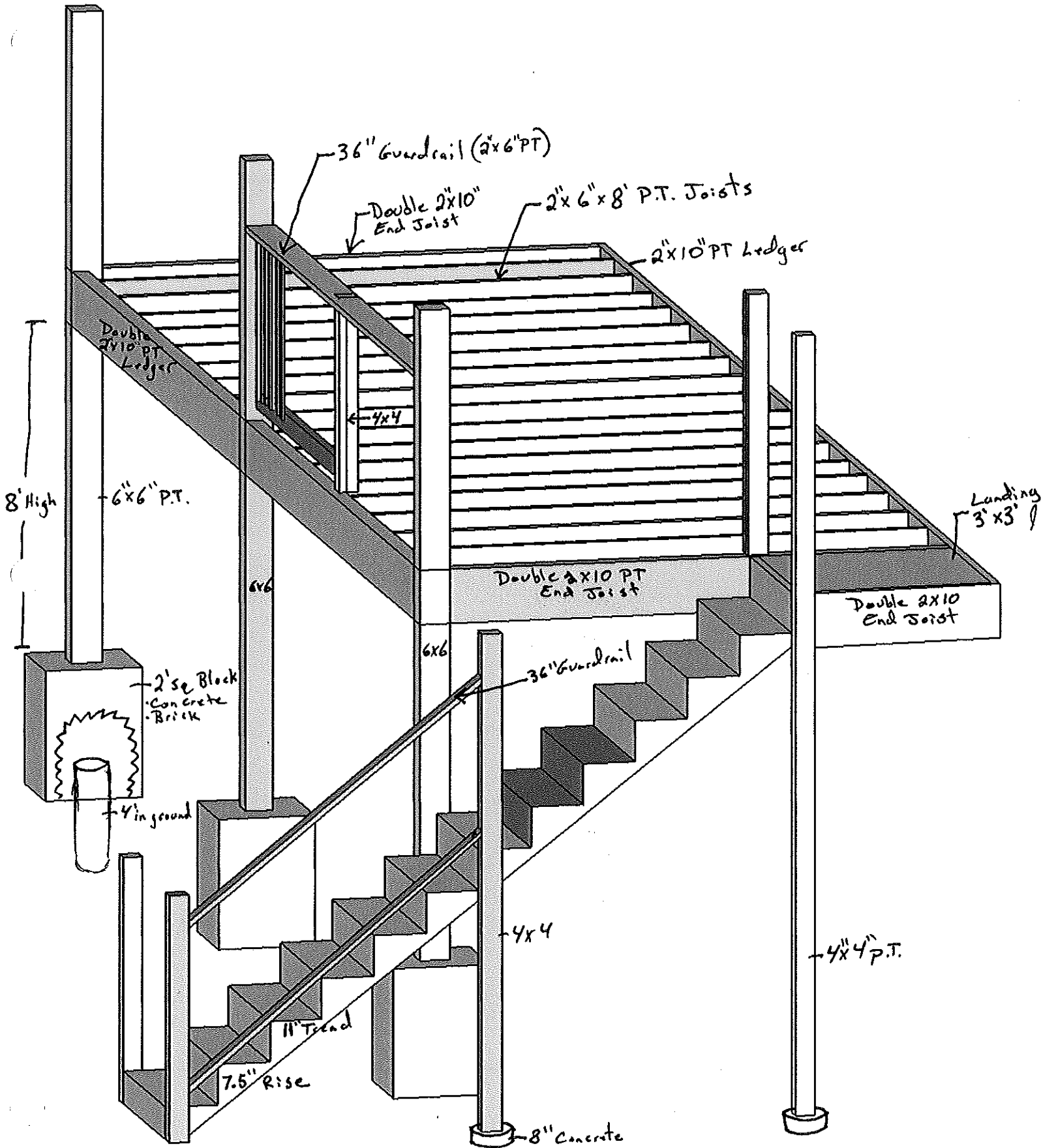
- a. Columns
 - 6"x6" PT columns
- b. Ledger size attaché to building
 - 2"x10" x 28'
- c. Fastener size and spacing attaching to ledger
 - ½"x5" Lag bolts spaced 24" apart
- d. Joist size, span and spacing
 - 2"x6"x8' PT joist spaced 16"
- e. Joist hangers or ledger
 - 2"x6" joist hangers on both ends of joists.
 - Front ledger is double 2"x10" PT recessed into 6"x6" columns

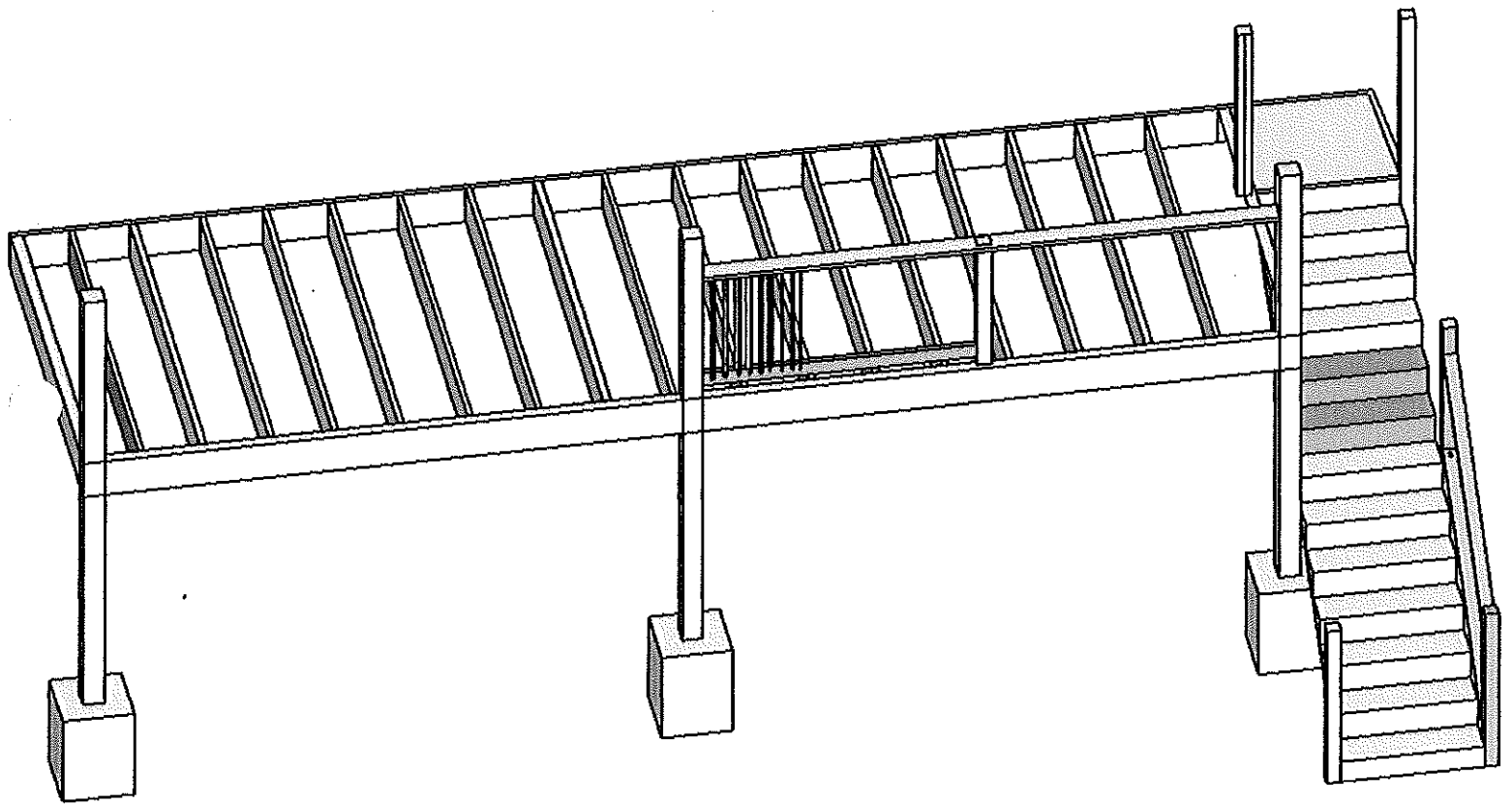
3. Guardrails and Handrails Details

- a. Guardrail height
 - 36" from deck surface
- b. Baluster spacing
 - 3.5" spacing
- c. Handrail height
 - 36" from deck surface

4. Stair Details

- a. Tread depth
 - 11" nosing to nosing
- b. Riser height
 - 7.5" Rise
- c. Nosing on tread
 - ¾" Nosing
- d. Width of stairs







City of Portland Zoning Board of Appeals

July 11, 2012

Peter Valcourt & Anastasia Yakimova
194 York Street
Portland, ME 04102

Dear Mr. Valcourt & Ms. Yakimova,

Your Practical Difficulty Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, July 19, 2012 at 6:30 p.m.** in room 209, located on the second floor of City Hall.

Please remember to bring a copy of your application packet with you to the meeting to answer any questions the Board may have.

I have included an agenda with your appeal highlighted, as well as a handout outlining the meeting process for the Zoning Board of Appeals.

I have also included the bill for the processing fee, legal ad and the notices for the appeal. The check should be written as follows:

MAKE CHECK OUT TO: City of Portland
MAILING ADDRESS: Room 315, Attn: Ann Machado
389 Congress Street
Portland, ME 04101

Please feel free to contact me at 207-874-8709 if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist

Cc: File

CITY OF PORTLAND
DEPARTMENT OF PLANNING & DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 2012-527 **Applicant:** Peter Valcourt & Anastasia Yakimova
CBL: 043 B003 **Application Type:** Practical Difficulty Appeal
Location: 194 York Street **Invoice Date:** 7/11/12 *pd 7/11/12 # 722*

<u>Fee Description</u>	<u>QTY</u>	<u>Fee/Deposit Charge</u>
Legal Advertisement	1	\$164.14
Notices	122	\$91.50
Processing Fee	1	\$50.00
Zoning Practical Difficulty	1	\$100.00

Total Current Fees: \$405.64
Total Current Payments: -\$100.00

Amount Due Now: \$305.64

Bill to: **CBL:** 043 B003 **Application No:** 2012-527
Peter Valcourt **Invoice Date:** 7/11/12 **Total Amount Due: \$405.64**
Anastasia Yakimova (due on receipt)
194 York Street
Portland, ME 04103

Make check payable to: City of Portland and mail to Room 315, Attn: Ann Machado, 389 Congress St.,
Portland, ME 04101



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Receipts Details:

Credit Card
Tender Information: ~~Cheek~~, ~~Check Number:~~ 102168
Tender Amount: 100.00

Receipt Header:

Cashier Id: amachado
Receipt Date: 6/21/2012
Receipt Number: 45236

Receipt Details:

Referance ID:	1653	Fee Type:	PZ-Z1
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Project ID: 2012-527 - 94 York St. - Practical Difficulty			
Additional Comments:			

Thank You for your Payment!



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Receipts Details:

Tender Information: Check , Check Number: 722

Tender Amount: 305.64

Receipt Header:

Cashier Id: amachado

Receipt Date: 7/19/2012

Receipt Number: 46140

Receipt Details:

Reference ID:	1680	Fee Type:	PZ-N1
Receipt Number:	0	Payment Date:	
Transaction Amount:	91.50	Charge Amount:	91.50
Job ID: Project ID: 2012-527 - 94 York St. - Practical Difficulty			
Additional Comments:			

Reference ID:	1681	Fee Type:	PZ-L2
Receipt Number:	0	Payment Date:	
Transaction Amount:	164.14	Charge Amount:	164.14
Job ID: Project ID: 2012-527 - 94 York St. - Practical Difficulty			

Additional Comments:

Referance ID:	1682	Fee Type:	PZ-ZP
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-527 - 94 York St. - Practical Difficulty			
Additional Comments:			

Thank You for your Payment!

Ann Machado - Re: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@pressherald.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 7/11/2012 9:19 AM
Subject: Re: Zoning Board of Appeals Legal Ad
Attachments: Portland 7:13.pdf

Good morning Ann,

All set to run your ad on Friday, July 13.
The cost is \$164.14 includes \$2.00 online charge. I included a proof.
Thank you,
Joan

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
P.O. Box 1460
Portland, ME 04104
Tel. (207) 791-6157
Fax (207) 791-6910
Email jjensen@pressherald.com

On 7/10/12 3:33 PM, Ann Machado wrote:

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, July 13, 2012.

Thanks.

Ann Machado
874-8709