

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT IS

 Permit Number: 051223
OCT 17
This is to certify that CARRIERE NOREITA E / Applicanthas permission to Change of Use to / Pizza RestaurantAT 408 FOREST AVE

116 D001001

provided that the person or persons, firm or corporation accepting this permit shall conform with all the provisions of the Statutes of Maine and of the ordinances of the City of Portland relating to the construction, maintenance and use of buildings and structures, and of the applications submitted to this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. 48 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before building or part thereof is occupied.

OTHER REQUIRED APPROVALS

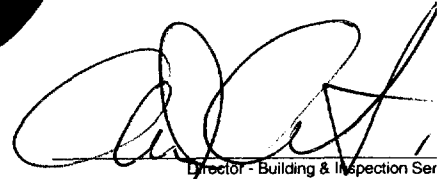
Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name



Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Location of Construction: 408 FOREST AVE		Owner Name: Despina & Theodoros Mihalakis	Owner Address: 61 Main Street	PERMIT ISSUED Issue Date: OCT 17 2005		Permit No: 05-1223	CBL: 116 D001001
				Phone: 377-6996			
Business Name: Theodoros Mihalakis		Contractor Name: Steve Mihalakis	Contractor Address: Portland	CITY OF PORTLAND		Phone: 2078311585	
Lessee/Buyer's Name Theodoros Mihalakis		Phone: 2073776996	Permit Type: Change of Use - Commercial			Zone: B2b	
Past Use: Commercial / Youngs Auto		Proposed Use: Commercial Change of Use to / Pizza Restaurant and interior demolition only		Permit Fee: \$204.00	Cost of Work: \$12,000.00	CEO District: 2	
Proposed Project Description: Change of Use to / Pizza Restaurant and interior demo only				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: DEMO Type: INTERIOR ONLY Signature: [Signature] Date: 10/14/05	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			
Permit Taken By: Idobson		Date Applied For: 08/23/2005		Zoning Approval			
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..				Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: 3/10/14/05		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	
				Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:			

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

All Purpose Building Permit Application

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

Location/Address of Construction: 408 FOREST AVENUE, PORTLAND ME

Total Square Footage of Proposed Structure <u>2,435</u>		Square Footage of Lot <u>5,450</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>116</u> Block# <u>D</u> Lot# <u>1</u>		Owner: <u>THEODOROS DESPINA MIHALAKIS</u> Telephone: <u>377-6996</u>	
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: <u>DESPINA MIHALAKIS</u> <u>61 MAIN ST.</u> <u>WINTHROP, ME 04364</u> # <u>377-6996</u>	
		Cost Of Work: <u>\$12,000.00</u> Fee: <u>\$129.00</u>	
Current use: <u>N/A</u>			
If the location is currently vacant, what was prior use: <u>YOUNGS AUTO SERVICE CENTER</u>			
Approximately how long has it been vacant: <u>2-3 MONTHS</u>			
Proposed use: <u>TURNING INTO A EAT-IN/TAKE-OUT PIZZA RESTAURANT</u> Project description: <u>CALL 831-1585 cell</u>			
Contractor's name, address & telephone: <u>STEVE MIHALAKIS, 377-6996, 61 MAIN STREET</u> <u>WINTHROP ME, 04364</u>			
Who should we contact when the permit is ready: <u>STEVE OR THEODOROS MIHALAKIS</u>			
Mailing address: <u>61 MAIN ST.</u> <u>WINTHROP ME 04364</u>			
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>377-6996 OR 215-3513</u>			

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of the 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 of applicant: X Despina Michalakis

Date: 8/23/05

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



Ref: Despina and Theodoros Mihalakis Building Permit Application

Application is to remove certain interior partitions for Carpenters can begin converting an Automobile Service Center into an Eat-In/Take-Out Pizza Restaurant located at 408 Forest Avenue in Portland Maine.

Attached are the Property Plot Plans, Existing and Proposed Floor Plans, Elevations and Construction Drawings. The estimated cost for this project is \$12,000.00. All labor other than Electric, Plumbing and Heating will be done by the property owners who are experienced in Building Construction and Finish Carpentry. We have enclosed a check for the amount of \$129.00 for the permit fee.

Estimates and detailed work plans for Electric, Plumbing and Heating work are in the process and will be submitted by the Carpenters. Please advise us as soon as possible so that we can begin removing interior partitions preparing the building for Plumbing, Electric layout plans.

Thank You X Despina Mihalakis

Despina Mihalakis
61 Main Street
Winthrop Me, 04364

Please Call Me With Any Questions Or Concerns.
207-377-6996

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
05-1223	08/23/2005	116 D001001

Location of Construction: 408 FOREST AVE	Owner Name: Despina & Theodoros Mihalakis	Owner Address: 61 Main Street	Phone: () 377-6996
Business Name:	Contractor Name: Steve Mihalakis	Contractor Address: Portland	Phone (207) 831-1585
Lessee/Buyer's Name Theodoros Mihalaxis	Phone: 2073776996	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Change of Use to / Pizza Restaurant and interior demolition only	Proposed Project Description: Change of Use to / Pizza Restaurant and interior demo only
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/14/2004**Note:** 10/13/05 went by the location and have questions on parking.
10/14/05 met with Steve M. & friend & Nelle & Mike N.**Ok to Issue:** ☒

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) It is understood that PRIOR to the issuance of a certificate of occupancy a fence of a minimum forty-eight (48) inches in height SHALL be installed to separate parking from the adjoining residential use.
- 4) It is understood that this permit is only for the change of use and to allow interior demolition only. Separate permits are required for the new kitchen layout and hood installation, and to block up the overhead doors, and to change out the exterior windows, and to show the new floor layout, including the new bathrooms. Complete detailed plans are required for such permits.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 10/14/2005**Note:** **Ok to Issue:** ☒

- 1) DEMO and Use approval ONLY no construction!!!

WARRANTY DEED

Joint Tenancy

KNOW ALL MEN BY THESE PRESENTS, THAT I, NOREITA E. CARRIERE in consideration of One Dollar (\$1.00) and other valuable considerations, paid by DESPINA MIHALAKIS and THEODOROS MIHALAKIS whose mailing address is 61 Main Street, Winthrop, ME 04364, the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said, DESPINA MIHALAKIS and THEODOROS MIHALAKIS as joint tenants and not as tenants in common, their heirs and assigns forever,

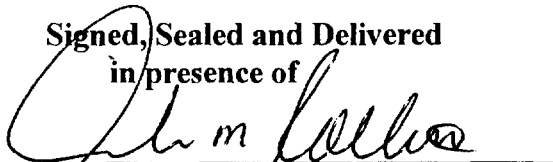
See Attached Legal Description in Exhibit A

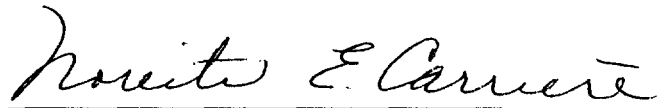
TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said DESPINA MIHALAKIS and THEODOROS MIHALAKIS as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

AND I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said NOREITA E. CARRIERE, have hereunto set my hand and seal this 12th day of the month of August, 2005.

Signed, Sealed and Delivered
in presence of


Witness

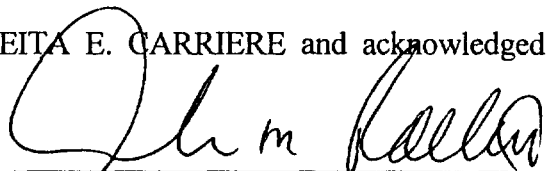

Noreita E. Carriere

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

August 12, 2005

Then personally appeared the above named NOREITA E. CARRIERE and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney-at-Law

ANDREW M. ROLLINS
Notary Public, Maine

Printed Name

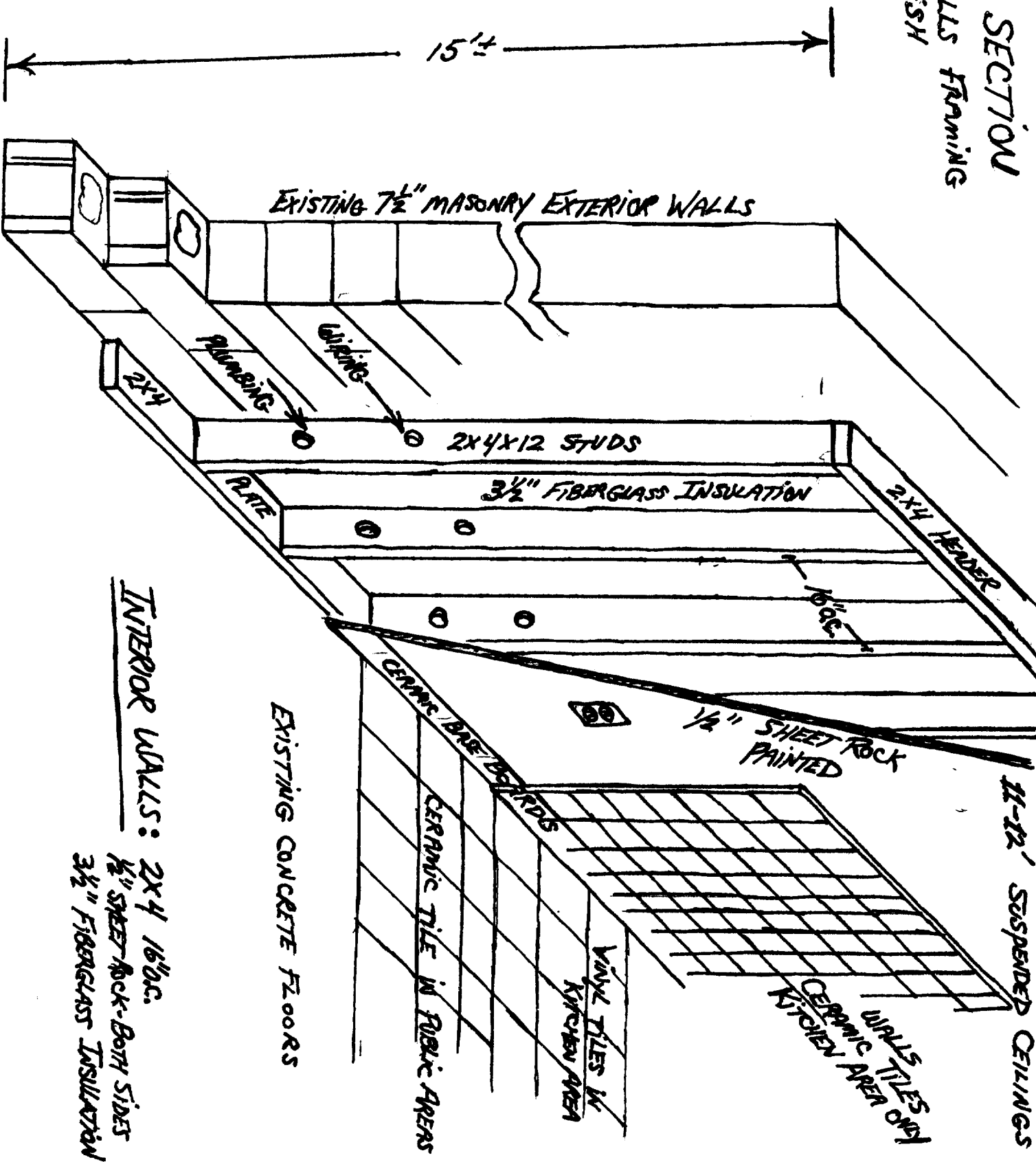
My Commission Expires July 20, 2011

EXHIBIT A

A certain lot or parcel of land, with all buildings thereon standing, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at an iron hub at the corner of Forest Avenue and Fessenden Street; thence westerly ninety-two (92) feet, more or less, on Fessenden Street to an iron hub; thence northerly sixty-seven (67) feet, more or less, to a hub; thence easterly ninety-two (92) feet to Forest Avenue; thence southerly by said Forest Avenue fifty-nine (59) feet, more or less, to point of beginning.

Being the same premises conveyed to the Grantor herein by deed of Claude W. Carriere and Rita E. Carriere dated December 21, 1992 and recorded in the Cumberland County Registry of Deeds at Book 10474, Page 521.

CROSS SECTION PERIMETER WALLS FRAMING & FINISH



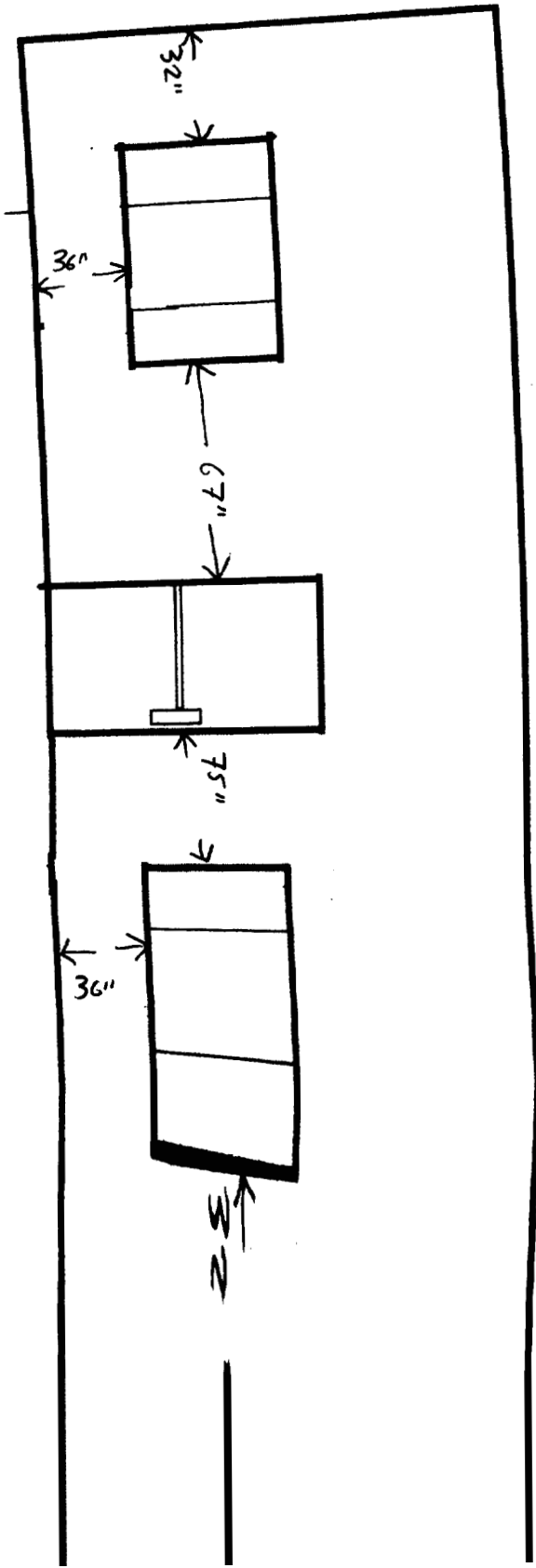
INTERIOR WALLS: 2X4 16"OC.
1/2" SHEET ROCK - BOTH SIDES
3 1/2" FIBERGLASS INSULATION

EXISTING CONCRETE FLOORS

NOT TO SCALE

FRONT OF BUILDING
(FACING FORSET AVE.)

Key-Bank
←



Forset Ave
South ← → North