

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061742

This is to certify that GRIBIZIS DIMITRI & ANNA GRIBIZIS ITS

has permission to Legalization of 2 nonconforming dwelling units, a total of 2 legal residential units

AT 1156 FOREST AVE

152 A005001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in 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 occupied or services are provided. 4 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas H. McElroy 3/15/07
 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

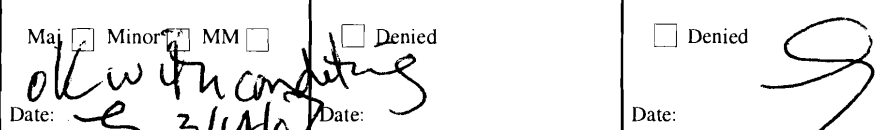
Permit No: 06-1742	Issue Date:	CBL: 152 A005001
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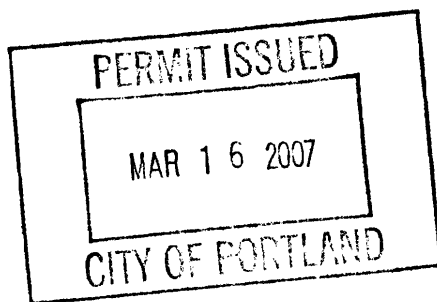
Location of Construction: 1156 FOREST AVE	Owner Name: GRIBIZIS DIMITRI & ANILDA G	Owner Address: 124 HARRIS AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	Zone: B-2

Past Use: Current # of Legal Units 1	Proposed Use: 3 Legal Dwelling units- Legalization of 2 nonconforming dwelling Units for a total of 3 legal residential units <i>currently 2 business uses also</i>	Permit Fee: \$750.00	Cost of Work: \$750.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB IBC 2003	

Proposed Project Description: Legalization of 2 nonconforming dwelling Units for a total of 3 legal residential units	Signature: <i>from Jay Kelly</i>	Signature: <i>Jm 3/15/07</i>
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: ldobson	Date Applied For: 12/01/2006	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>3/14/07</i>	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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1742	Date Applied For: 12/01/2006	CBL: 152 A005001
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Location of Construction: 1156 FOREST AVE	Owner Name: GRIBIZIS DIMITRI & ANILDA G	Owner Address: 124 HARRIS AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	

Proposed Use: 3 Legal Dwelling units- Legalization of 2 nonconforming dwelling Units for a total of 3 legal residential units	Proposed Project Description: Legalization of 2 nonconforming dwelling Units for a total of 3 legal residential units
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/14/2007**Note:** 12/04/06 Application is complete. Gave compliance forms to building & fire. Gave notice to abutters form to Gayle. **Ok to Issue:**

12/4/06 notices sent out - no responses received within 10 days
 12/4/06 notice form given to housing & fire
 1/31/07 received housing ok with conditions
 3/12/07 received fire ok with conditions

- 1) Fire conditions of approval: the same items listed under the Housing conditions.
- 2) This property shall remain a three (3) family dwelling and two business uses with the issuance of this permit and subsequent issuance of certificates of occupancy. Any change of use shall require a separate permit application for review and approval.
- 3) Further Zoning condition: Apartment A is still considered to be illegal and can not be legalized under the code guidelines. This unit shall be vacated when the lease is up May 31, 2007. The owner shall call this office for verification that the unit is vacated and all the kitchen facilities have been removed. It may not be used for residential purposes. Separate permit(s) shall be required for any business tenant fit-up/change of use. All underlying zone requirements shall be met.
- 4) Housing conditions of approval:
 - 1) This building contain 6 units; 2 business units and 4 apartments (see zoning condition below)
 - 2) Unit B needs (1) hardwired smoke detector in common area.
 - 3) Continuous handrail required up entrance stairs to unit B.
 - 4) Laundry room requires fire rated door with self-closing device.
 - 5) Clear passage in storage area (electric box room).
 - 6) Clear passage exit area from "music business".
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 03/15/2007**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

12/4/2006-amachado: Application is complete. Gave compliance forms to building & fire. Gave notice to abutters form to Gayle.

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Planning & Development
Lee Urban, Director

CITY OF PORTLAND

APPLICATION FOR LEGALIZATION OF NONCONFORMING DWELLING UNITS Section 14-391 – In effect March 24, 2004

Location/Address of Legalization: <u>1158 FOREST AVE - PORTLAND ME 04103</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>152</u> Block# <u>A</u> Lot# <u>5,6</u>	Owner: <u>DIMITRI GRIBIZIS</u> Telephone: <u>878-5863</u> Address: <u>124 Harris Ave. - Portland, ME</u> <u>04103</u>
Contact name, address & telephone if different than above: <u>Anilda Gribizis</u> <u>same address & ph.#</u>	Cost of Work: \$ <u>750.00</u> Fee: \$ <u>\$300 per legalized unit & \$75 per C of O</u>
Current # of legal D.U. <u>1</u>	Requested # of units To be legalized: <u>2</u> Total bldg. units: <u>3</u>
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>Affidavit of previous owner</u>	
Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are submitting: <u>owner's deed</u> <u>affidavit from previous owner.</u>	
<small>I hereby certify that I am the Owner of record of the above 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.</small>	
Signature of applicant: <u>Anilda Gribizis</u>	Date: <u>12/1/06</u>
This is NOT a permit, you may not commence ANY work until the permit is issued.	



PORTLAND MAINE

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

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

LEGALIZATION OF NONCONFORMING DWELLING UNITS FOR OFFICE USE ONLY

Address & CBL: 1156 Forest Ave 152-4-005 & 006

Notices to owners of properties situated within 300 feet sent on: given 12/4/06 - sent out 12/5/06

City Housing Ordinance compliance given on: 12/4/06 received: 1/31/07 with conditng

City NFPA compliance given on: 12/4/06 received: 3/14/07 with conditng

Received any letters within 10 days from notices sent? no written responses received

Unit(s) existed prior to April 1, 1995? three (3)

Unit(s) shown to be established by different owner? three (3)

Site plan included: yes

Floor plans included? yes

Is ZBA action required? NO

From: Gayle Guertin
To: Jeanie Bourke
Date: 12/5/2006 3:23:14 PM
Subject: 1156 Forest Avenue

1156 forest Avenue
Owner: Dimitri & Anilda Gribizis
CBL: 152 A005

Sent out abutters as of 12/5/06

Gayle

CC: Ann Machado; Gayle Guertin; Marge Schmuckal



Marge
Jay & I
want this
is both our
1/31/07
Suzanne

10 AM
1/31

~~CITY OF PORTLAND~~

PORTLAND HOUSING CODE
LIVING UNIT COMPLIANCE

Information on back of permit allows illegal nonconforming dwelling units to
be legalized through a permit process. Part of this process is that the dwelling unit(s) that are
requested to be legalized must comply or be able to comply with the City of Portland's Housing
Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the
ability to comply with these codes.

Location: (1156 Forest Ave) 152-A-005 & 006 ~~(1158)~~ marked 1158
(5 units total) (A.B.C.)

Owner: Dimitri & Anilda Gabrus

Address of Owner: 124 Harris Ave, Portland ME 04103 Telephone: Anilda's cell - 415-1086
Home - 878-5863

Applicant information if different than above: _____

Current number of legal units: one (1)

Number of units to be legalized: two (2)
for a total of: three (3)

Comments of approval or disapproval (list any and all conditions).

- ① This building contains 6 units; 2 Business; 4 Apartments.
- ② Unit B needs (1) Hardwired smoke detector in common area
- ③ Continuous handrail required up ^{entrance} stairs to Unit B
- ④ Laundry room requires fire rated door, self closing.
- ⑤ Clear passage in storage area [electrical box room].
- ⑥ Clear passage exit area from "Music Business."

Suzanne 1/31/07

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF**

Issues: Dimitri & Anilda Gabizis, owners of the property located at 1156 Forest Avenue Street, have submitted an application to legalize two existing non-conforming dwelling unit for a total of three dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

Feedback: If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315-389 Congress Street Portland, Maine 04101

FOR MORE INFORMATION

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-3695. The office hours are 8:00am to 4:00pm weekdays.

given 12/14/06

Walker Georges - Cell# 603-203-5771
Mitchell Kell - Cell# 207-776-8413

Phone #s H: _____ C: _____ W: _____

RESIDENTIAL LEASE AGREEMENT

This document represents a Lease Agreement made on May, 31,
2006 between

Dimitri & Anilela Gribizis as duly
appointed Landlord of 1158 FOREST AVE

hereinafter referred to as "Landlord") and:

Walker Georges, Mitchell Kell (Hereinafter referred to as
"Tenant"):

1. Confirmation: This Lease Agreement is subject to confirmation and verification of all the information provided to Landlord by Tenant, including but not limited to, source of employment, income levels, and resources. It is also subject to a satisfactory reference and credit check, payment of security deposit in full as well as the first month's rent and the prompt surrender of possession of the premises by a departing tenant. The Landlord may terminate this lease at any time prior to full payment of the security deposit and first month's rent. The Landlord will not be liable to the Tenant for any consequential damages resulting from this provision of this Lease Agreement.

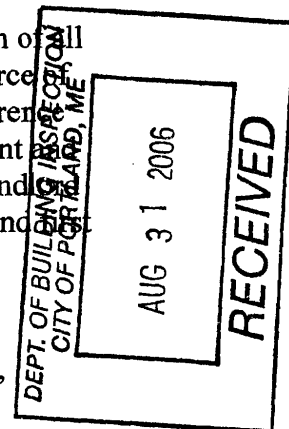
2. Premises: Landlord leases to Tenant, and Tenant hereby accepts from Landlord, Apartment # A at the building located at 1158 Forest Ave - Portland, ME 04103.

3. Term: The term of this lease shall be 1 YEAR (ONE YEAR), beginning on 6/01/06 ending on 6/30/07. In the event the tenant stays beyond the expiration of the lease, the Tenant shall be deemed to be a "tenant-at-will". The other terms and conditions of this lease will remain in full force and effect. Tenant may be evicted without notice at the end of the term if Landlord commences an eviction action within seven (7) days of the end of the term. The Landlord reserves the right to terminate this lease for any reason with a thirty day written notice. In the event of a sale of the building, Landlord may cancel this lease by giving you a 30-day notice if the buyer wants the building or an apartment to be vacant at closing. Any time after the expiration of this lease, if Tenant decides to move out of the apartment, Tenant is required to give Landlord written notice thirty (30) days prior to the first day of the month in which they will move, indicating Tenant's intent. Failure to do so will result in loss of security deposit.

4. Rent and Other Charges:

a. Rent: Tenant agrees to pay to Landlord as rent the sum of \$ 885.00 Dollars per month in advance, payable on or before the first day of each month of occupancy to Landlord and mailed or delivered to the following address: DA6 Investments
~~124 Harris Avenue~~ - Portland, ME 04103.

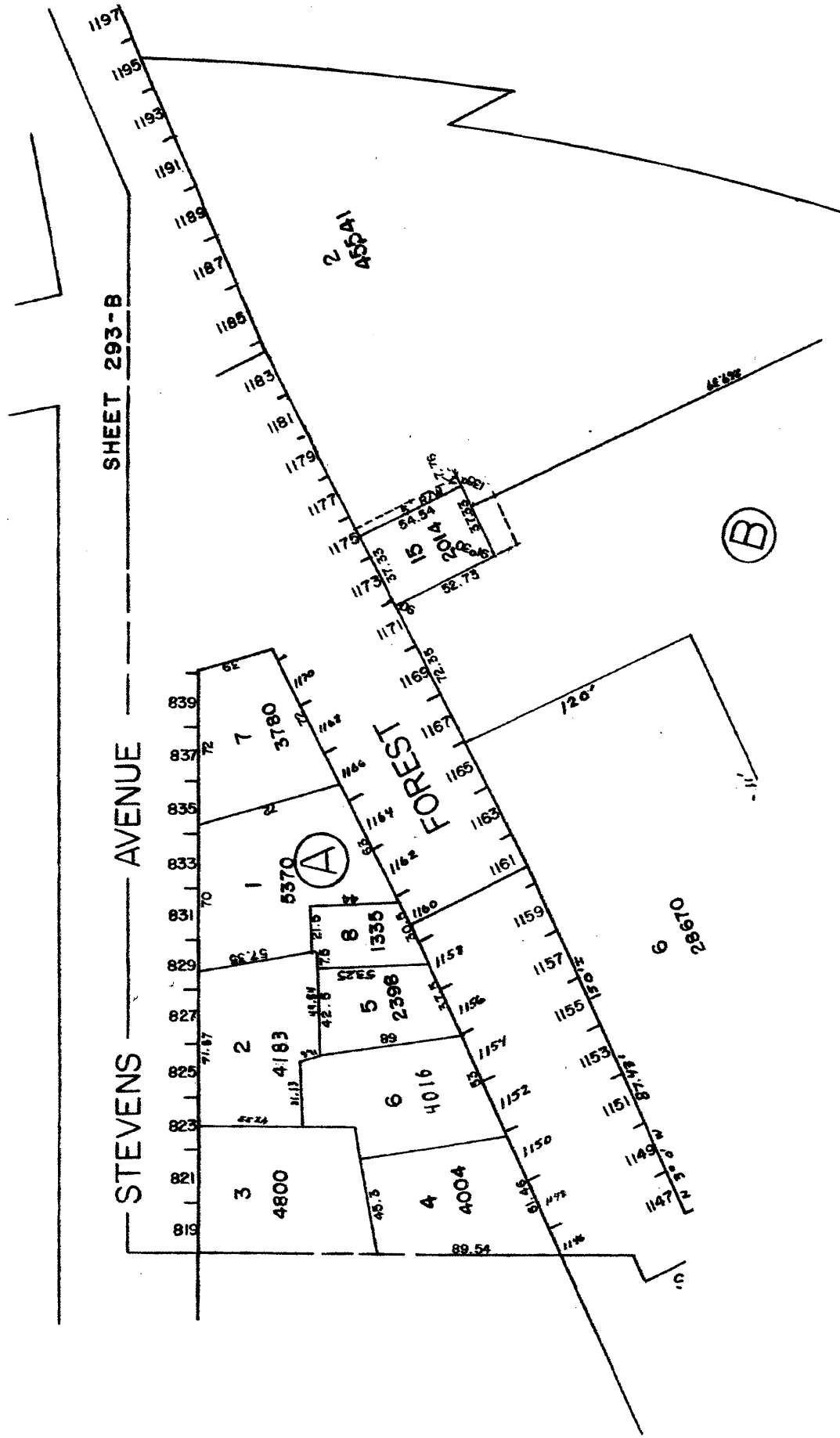
1158 FOREST AVE -

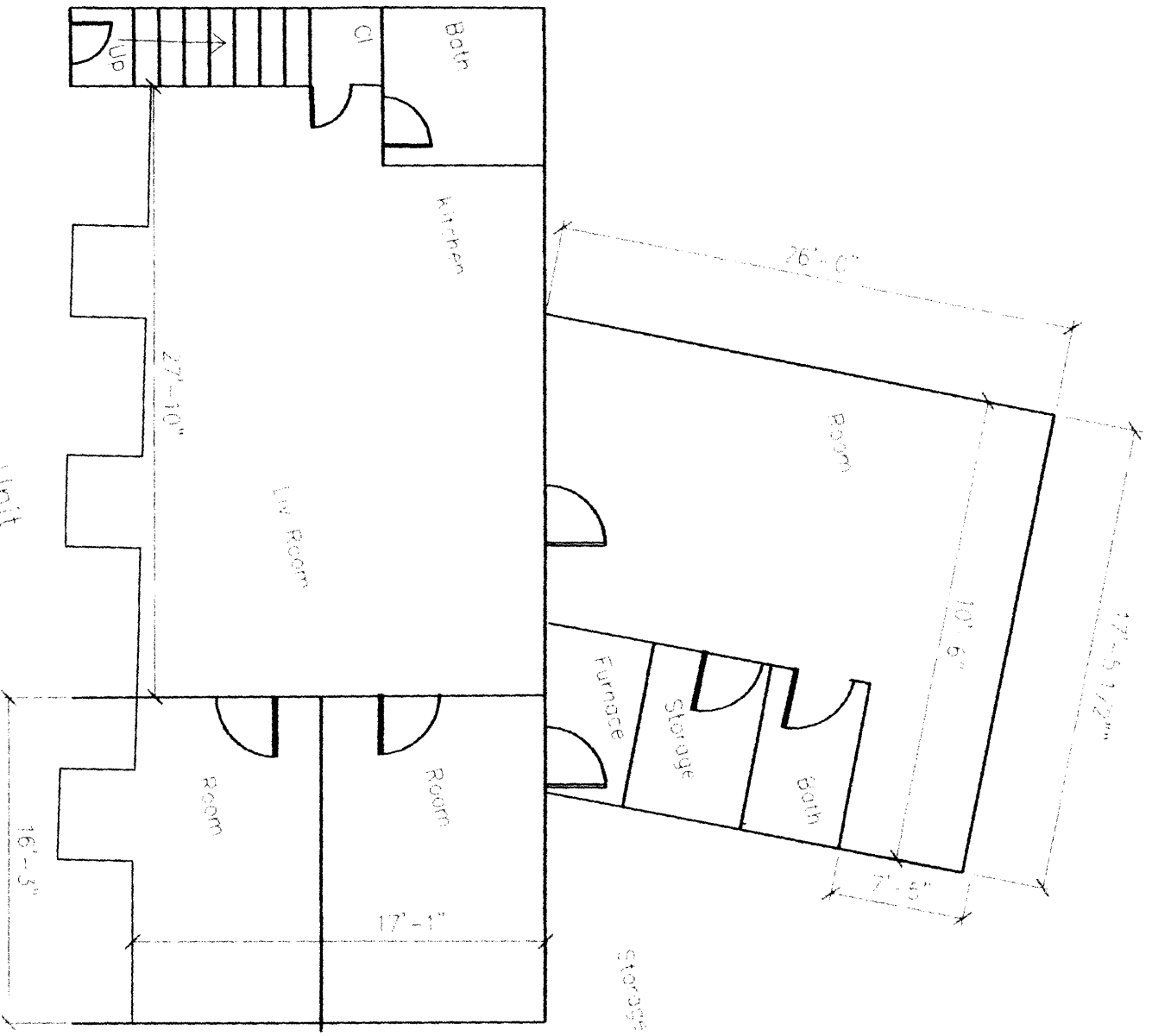


total \$ 6414

RS closest residential

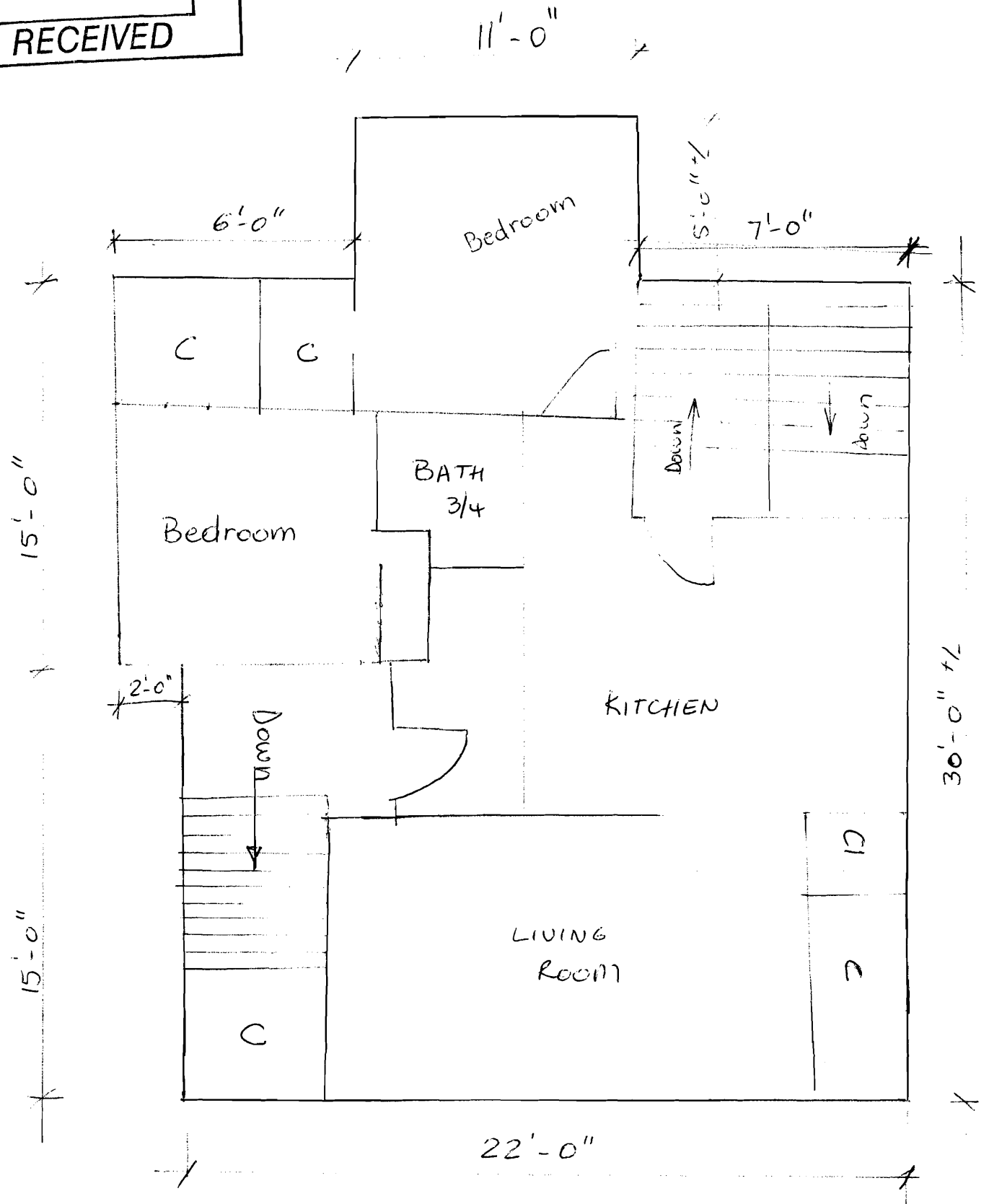
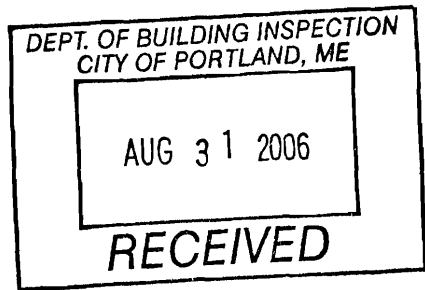
3 dwelling units above first floor business
1,000 sq per dw.





3rd Floor Unit
 nts
 Apartment D

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 AUG - 8 2006
 RECEIVED



Apt B

SECOND FLOOR (745 ft²)

RE: Property at 1158 Forest Avenue – Portland, Maine 04103

To Whom It May Concern:

I, Jeannette Sylvester, am writing this letter with request to the owners of property at 1158 Forest Avenue – Portland, Maine 04103. My husband and I sold this property to Dimitri and Anilda Gribizis on November of 2004. At that time the building was five residential units which included: Apartments "A", "B", "C", "D" and "Basement" and they were all rented. Apartment "C" and "D" have been rented as residential units since or before of November of 1994.

Best regards,



Jeannette Sylvester

Date: 11-15-06

Personally appeared the above named and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public

LORI L. LOCKE
Notary Public, Maine
My Commission Expires January 15, 2011

Recording Order: 1 of 3

152-A-5-6
File Number 41312

Portis

WARRANTY DEED
Maine Statutory Short Form

11-19-2004

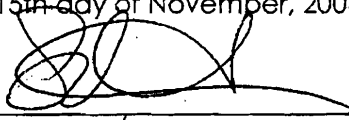
Jeanette

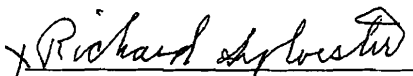
KNOW ALL MEN BY THESE PRESENTS, That I/we **Richard Sylvester and Jeanette Sylvester** of the City/Town of Cumberland, in the State of Maine, for consideration paid, grant(s) to **Dimitri Gribizis and Anilda Gribizis** whose mailing address is 124 Harris Avenue, Portland, Maine 04103, as joint tenants, with **WARRANTY COVENANTS**, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

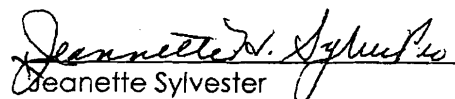
2004

IN WITNESS WHEREOF, I/we have hereunto set my/our hands(s) and seal(s) this 15th day of November, 2004

MAINE REAL ESTATE TAX PAID


Witness to both

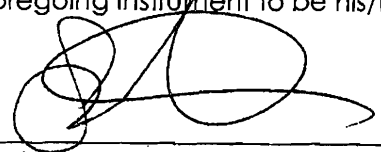

Richard Sylvester


Jeanette Sylvester

State of *Maine*
Cumberland, ss.

November 15, 2004

Personally appeared before me the above named Richard Sylvester and Jeanette Sylvester and acknowledged the foregoing instrument to be his/her/their free act and deed.


Notary Public/Attorney at Law
Susan Hassan

152-A-5-6

EXHIBIT A
(DEED)

Two (2) lots or parcels of land with the buildings thereon situated on Forest Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

PARCEL ONE: A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, on the westerly side of Forest Avenue, bounded and described as follows:

BEGINNING at a point on the westerly side of Forest Avenue at the southeasterly corner of land conveyed by George W. Kirk, Jr. et al to Alva H. Rackley et al by deed dated March 18, 1954, and recorded in the Cumberland County Registry of Deeds in Book 2173, Page 38; thence westerly by the southerly sideline of said Rackley et al fifty-three and twenty-five hundredths (53.25) feet (incorrectly described as 46.66 in previous deed) to a stake and land of one Profenno; thence southerly by said Profenno land forty-two and five tenths (42.5) feet to a point; thence easterly by land now or formerly of Charles L. Hayes sixty-nine and twenty-eight hundredths (69.28) feet (incorrectly described as 68 feet, more or less, in previous deed) to a point in the westerly line of Forest Avenue which is thirty-seven and five tenths (37.5) feet southeasterly from the point of beginning; thence northwesterly by said Forest Avenue thirty-seven and five tenths (37.5) feet to the point of beginning.

PARCEL TWO: A certain lot or parcel of land with the buildings thereon located on the westerly side of Forest Avenue in said Portland, bounded and described as follows:

COMMENCING at a point on the westerly side of Forest Avenue at the southeasterly corner of land conveyed by Josephine W. Emery to Charles L. Hayes by deed dated November 6, 1922, and recorded in the Cumberland County Registry of Deeds in Book 1118, Page 427; thence southeasterly by the westerly sideline of Forest Avenue fifty-three (53) feet to a point marked by an iron pipe set in the ground; thence North 80° 31' 50" West on a line parallel with the southerly sideline of the land conveyed by said Emery to said Hayes seventy-three and fifty-four hundredths (73.54) feet to the easterly sideline of land now or formerly of Elizabeth Hodgdon marked by an iron pipe set in the ground; thence North 7° 29' 20" East along said Hodgdon land sixteen and twelve hundredths (16.12) feet to an iron pipe set in the ground; thence North 71° 44' West by said Hodgdon land twenty-six and sixty-seven hundredths (26.67) feet to an iron pipe set in the ground at line of land conveyed by deed of recent date from Richard D. Sylvester and Jeannette H. Sylvester to Jonathan F. Shute and Linda S. Shute to be recorded at the Cumberland County Registry of Deeds herewith; thence

Reviewed and Approved: R.D.S. J.H.S.

North 16° 51' 15" West along said Shute line of land thirty-one and thirteen hundredths (31.13) feet to an iron pipe set in the ground; thence South 80° 31' 50" East along said Shute land eleven and sixty-seven hundredths (11.67) feet to an iron pipe set in the ground, said iron pipe being the westerly corner of Parcel One hereinbefore described; thence South 80° 31' 50" East along the southerly sideline of Parcel One hereinbefore described sixty-nine and twenty-eight hundredths (69.28) feet to the point of beginning. Said parcel being known as 1152-1154 Forest Avenue.

Being the same premises conveyed to Richard D. Sylvester and Jeannette Sylvester by deed of Profenno Associates dated February 26, 1985, and recorded in the Cumberland County Registry of Deeds in Book 6705, Page 62. Reference is also made to deed from John A. Dascanio to Richard D. Sylvester and Jeannette Sylvester dated November 10, 1982, and recorded in said Registry of Deeds in Book 5063, Page 224.

Received
Recorded Register of Deeds
Nov 19, 2004 12:34:32P
Cumberland County
John B O'Brien

Reviewed and Approved: _____

From: Gayle Guertin
To: Jeanie Bourke
Date: 12/5/2006 3:23:13 PM
Subject: 1156 Forest Avenue

1156 forest Avenue
Owner: Dimitri & Anilda Gribizis
CBL: 152 A005

Sent out abutters as of 12/5/06

Gayle

CC: Ann Machado; Gayle Guertin; Marge Schmuckal

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 1156 FOREST AVENUE**

Issues: Dimitri & Anilda Gribizis, owners of the property located at 1156 Forest Avenue, have submitted an application to legalize two existing non-conforming dwelling unit for a total of three dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

Feedback: If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315 389 Congress Street Portland, Maine 04101

FOR MORE INFORMATION

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-8695. The office hours are 8:00am to 4:00pm weekdays.

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ZONING DIVISION**

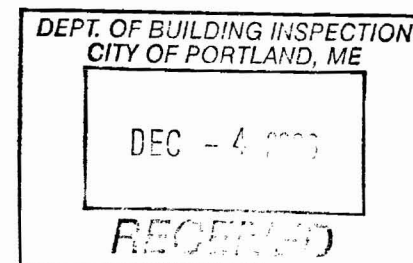
**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF**

Issues: Dimitri & Anilda Gabizis, owners of the property located at 1156 Forest Avenue Street, have submitted an application to legalize two existing non-conforming dwelling unit for a total of three dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

Feedback: If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315-389 Congress Street Portland, Maine 04101

FOR MORE INFORMATION

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-3695. The office hours are 8:00am to 4:00pm weekdays.



given 12/14/06