

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 090458
RECEIVED
MAY 28 2009

This is to certify that GRIBIZIS DIMITRI/property owner
has permission to Change of use from Single-Family Home to Single-Family w/ accessory dwelling unit
AT 124 Harris Ave City of Portland 339 B018001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is lath or other is used-in. 2 HOUSING NOTICE IS 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 M. MacRae 5/28/09
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: 09-0458	Issue Date:	CBL: 339 B018001
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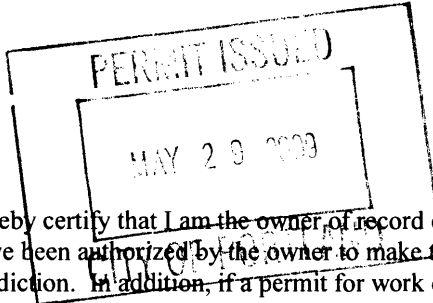
Location of Construction: 124 Harris Ave	Owner Name: GRIBIZIS DIMITRI	Owner Address: 124 HARRIS	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family w/ accessory dwelling unit - Change of use from Single Family Home to Single Family w/ accessory dwelling unit	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: Change of use from Single Family Home to Single Family w/ accessory dwelling unit	Signature:	Signature: <i>Jm 5/28/09</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: 05/13/2009	Zoning Approval	
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>S 5/15/09</i></p>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 4-0 <input type="checkbox"/> Denied <p>Date: <i>5/17/09</i></p>	<p>Historic Preservation</p> <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 <p>Date: <i>S</i></p>
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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: 09-0458	Date Applied For: 05/13/2009	CBL: 339 B018001
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Location of Construction: 124 Harris Ave	Owner Name: GRIBIZIS DIMITRI	Owner Address: 124 HARRIS	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Single Family w/ accessory dwelling unit - Change of use from Single Family Home to Single Family w/ accessory dwelling unit	Proposed Project Description: Change of use from Single Family Home to Single Family w/ accessory dwelling unit
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/15/2009**Note:** **Ok to Issue:**

- 1) All conditions stated in the ordinance for the accessory dwelling unit SHALL be maintained during the life of this unit. This is not a full two family dwelling approval. Conditions do apply.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling with an accessory dwelling unit as allowed for by a conditional use appeal granted May 7, 2009. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

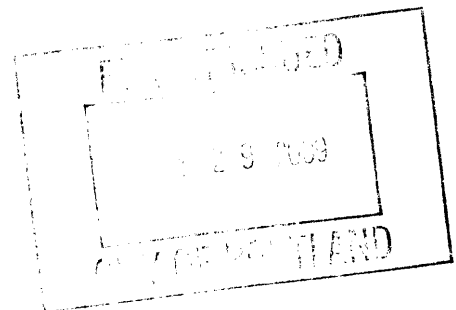
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:****Note:** **Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

5/15/2009-mes: Lannie typed the wrong street number and the wrong cbl - It should be 124 Harris St

5/15/2009-mes: Conditional Use appeal granted on May 7, 2009 for the accessory dwelling unit.



BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

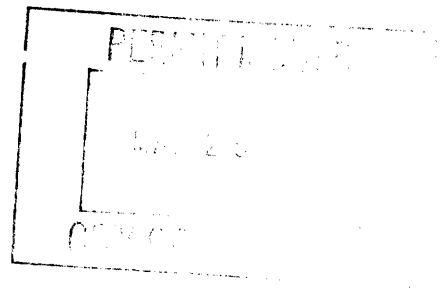
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date





General Building Permit Application

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: <u>124 HARRIS AVE - PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>119</u> Block# <u>F</u> Lot# <u>001</u> <u>338-B-18</u>	Applicant * must be owner, Lessee or Buyer* Name <u>DIMITRI & ANILDA GRIBIZIS</u> Address <u>124 HARRIS AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>(207) 878-5863</u> <u>415-1086 (cell)</u>
Lessee/DBA (If Applicable) <u>MAY 13 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Add an accessory dwelling unit</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Single family home w/ accessory dwelling unit A.G.</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>ANILDA GRIBIZIS</u> Telephone: <u>(207) 415-1086</u> Mailing address: <u>124 HARRIS AVE - PORTLAND, ME 04103</u>		

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.

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.

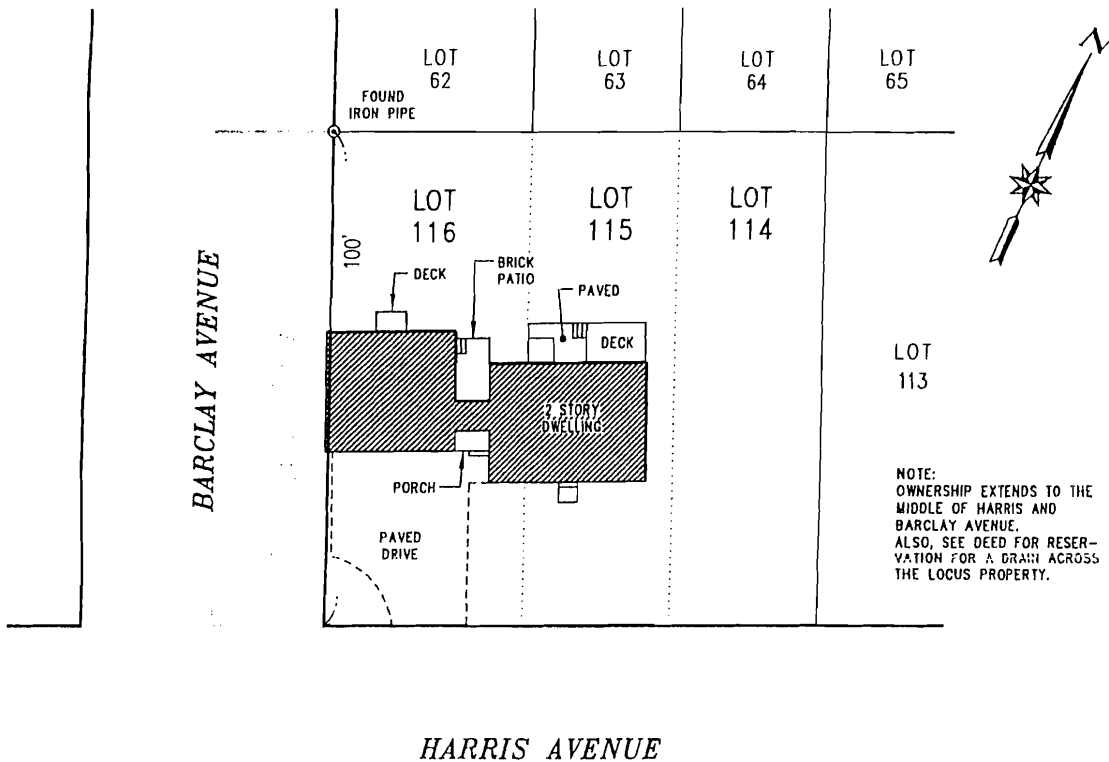
Signature: Anilda Gribizis Date: 5/13/09

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

FLOOD HAZARD INFORMATION

FILE NUMBER: 15701 FLOOD MAP COMMUNITY NO.: 230051 ZONE: C
 ATTORNEY: AINSWORTH & THELIN, P.A. PANEL: 0001 B DATED: 07/15/92
 TITLE COMPANY: NOT APPLICABLE TITLE REFERENCE
 LENDER: COASTAL BANK DEED BOOK: 8096 PAGE: 155
 OWNER: BONNIE PUBLICOVER PLAN BOOK: 14 PAGE: 19 LOT(S): 114, 115 & 116
 APPLICANT: DIMITRI A. & ANILDA N. GRIBIZIS PLAN NUMBER: N/A OF N/A
 DATE: 09/30/97 SCALE: 1"=30' ASSESSORS MAP
 MAP: 339 BLOCK: B PARCEL: 18,19 AND 20

MORTGAGE INSPECTION PLAN
 124 HARRIS AVENUE, PORTLAND, ME



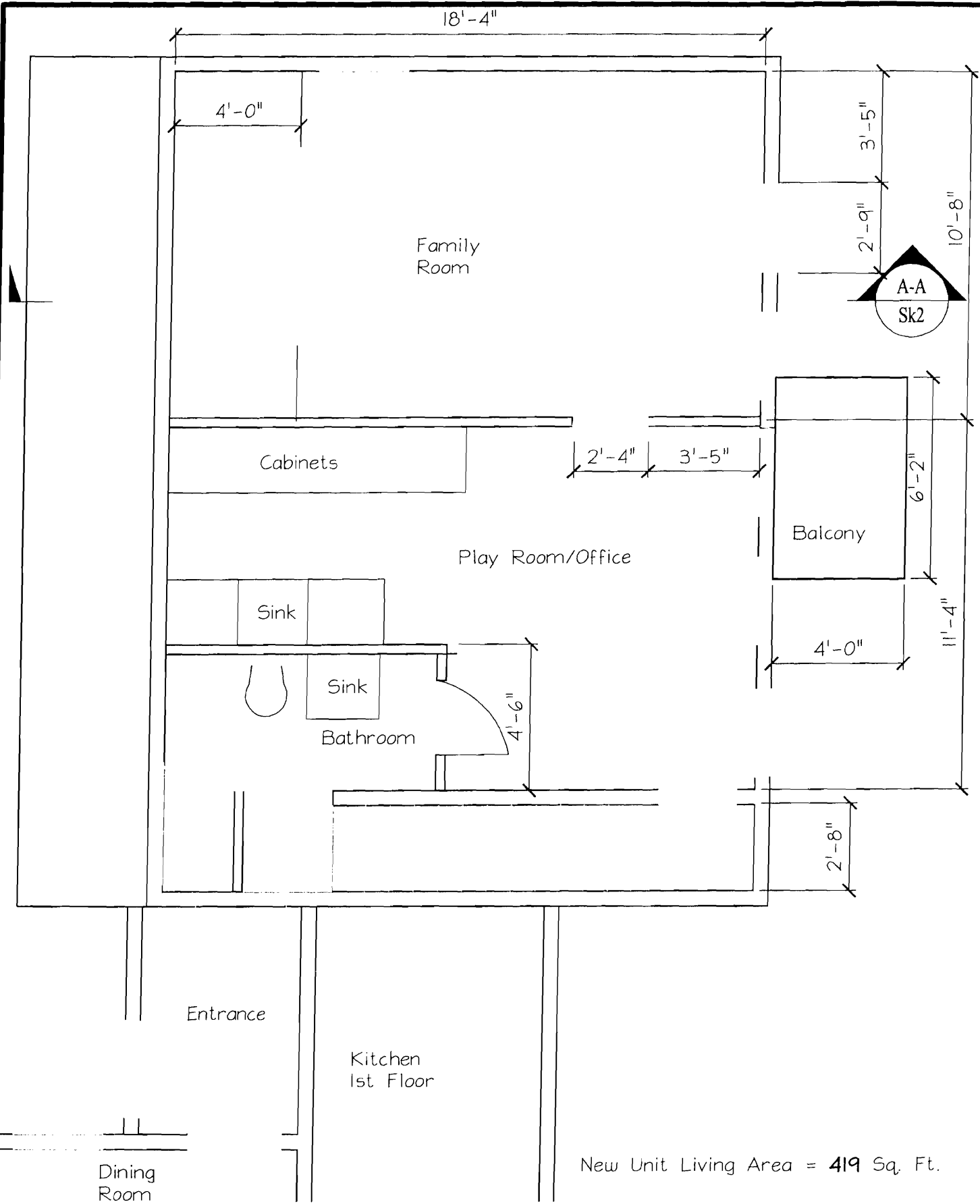
NOTE:
 OWNERSHIP EXTENDS TO THE
 MIDDLE OF HARRIS AND
 BARCLAY AVENUE.
 ALSO, SEE DEED FOR RESER-
 VATION FOR A DRAIN ACROSS
 THE LOCUS PROPERTY.

MORTGAGE LENDER
 USE ONLY

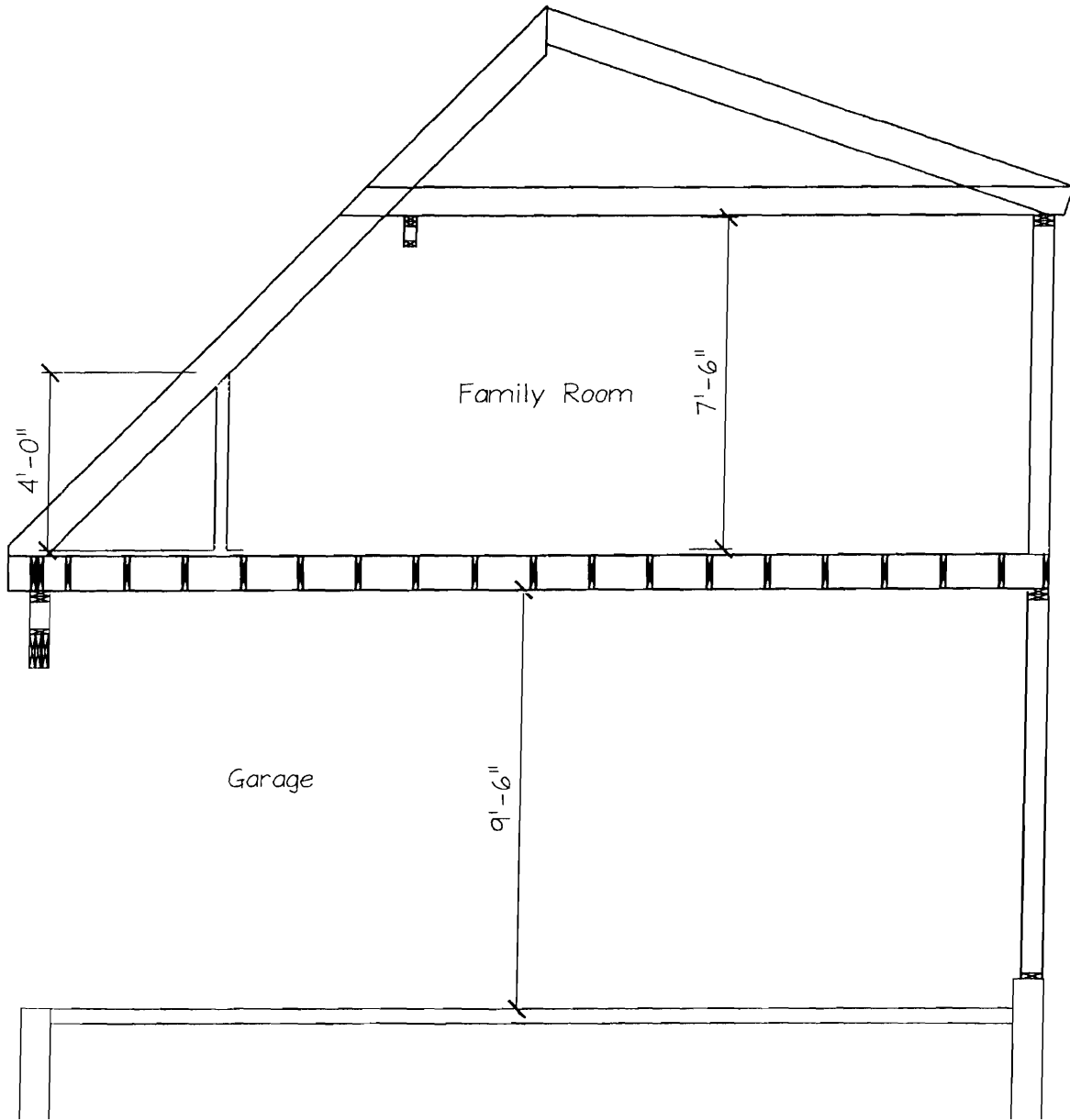
THIS IS NOT A BOUNDARY SURVEY.
 THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT
 OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE
 INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.
 THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED
 DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED
 ON THIS LOT EXCEPT AS SHOWN.
 THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN
 A SPECIAL FLOOD HAZARD ZONE.
 THE LOCATION OF THE DWELLING AS SHOWN HEREON WAS IN
 COMPLIANCE WITH THE LOCAL ZONING LAWS IN EFFECT
 WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK
 REQUIREMENTS ONLY).

DES LAURIERS & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS / GIS CONSULTANTS
 30' 0 30' 60'
 153 US ROUTE 1, SCARBOROUGH, ME. 04074-9054
 (800) 882-2227 PHONE ((207) 883-1001 FAX
 Jim Fisher

GENERAL NOTES: (1) The declaration made above are on the basis of my knowledge, information, and belief as the result of a mortgage inspection tape survey made to the normal standard of care of professional land surveyors practicing in Maine. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for constructions. (4) Verifications of property line dimensions, building offsets, fences, or lot configuration may be accomplished only by an accurate instrument survey.

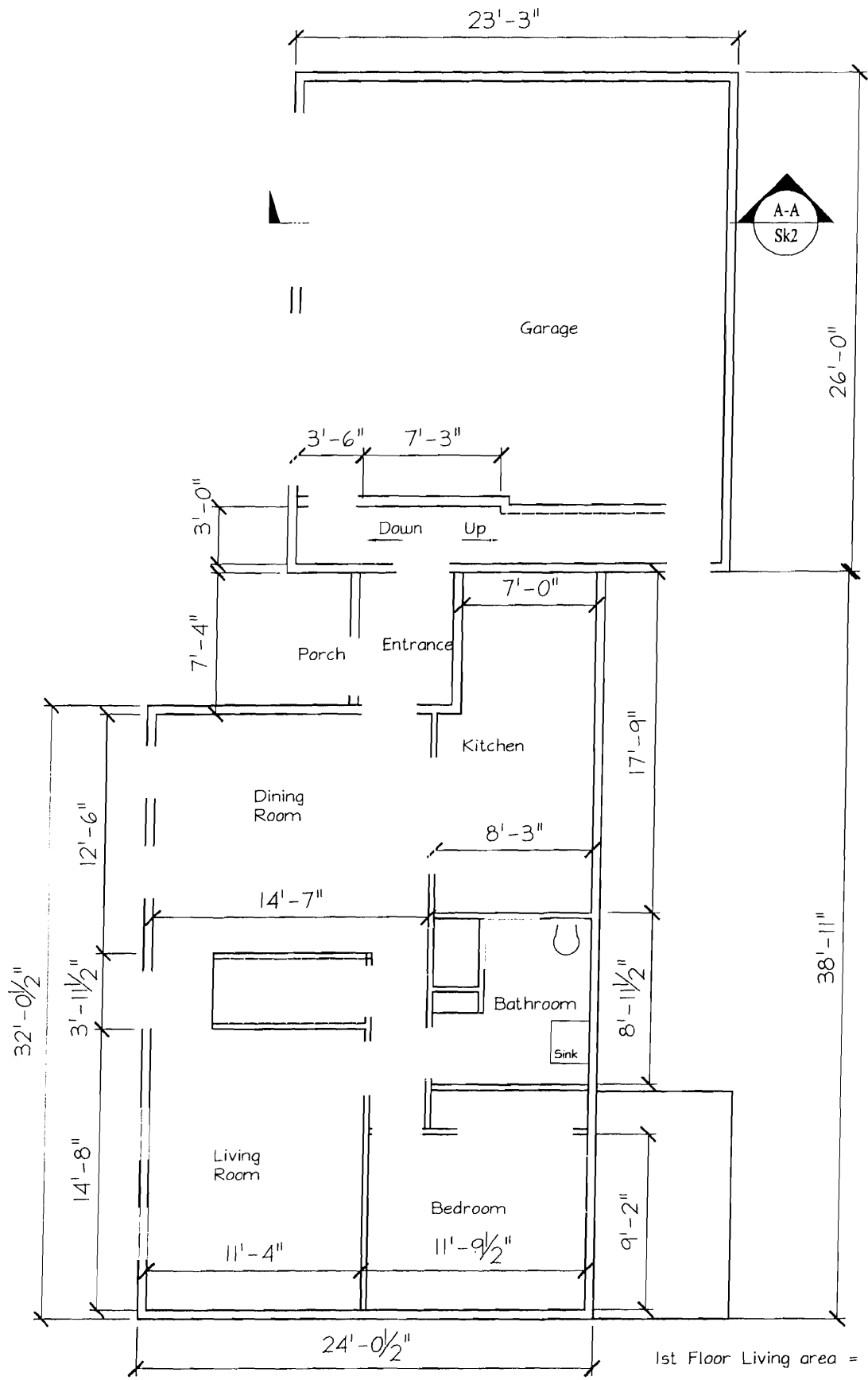


SHEET TITLE: FAMILY ROOM FLOOR PLAN Existing Area Over The Garage	PORTLAND 124 HARRIS AVENUE		
	DRN BY: ANG	SCALE: 1/4" = 1'-0"	PROJ. NO: N/A
	ISSUED: SUBMITTED FOR APPROVAL	DATE: 04/09/09	SKETCH: SK-1

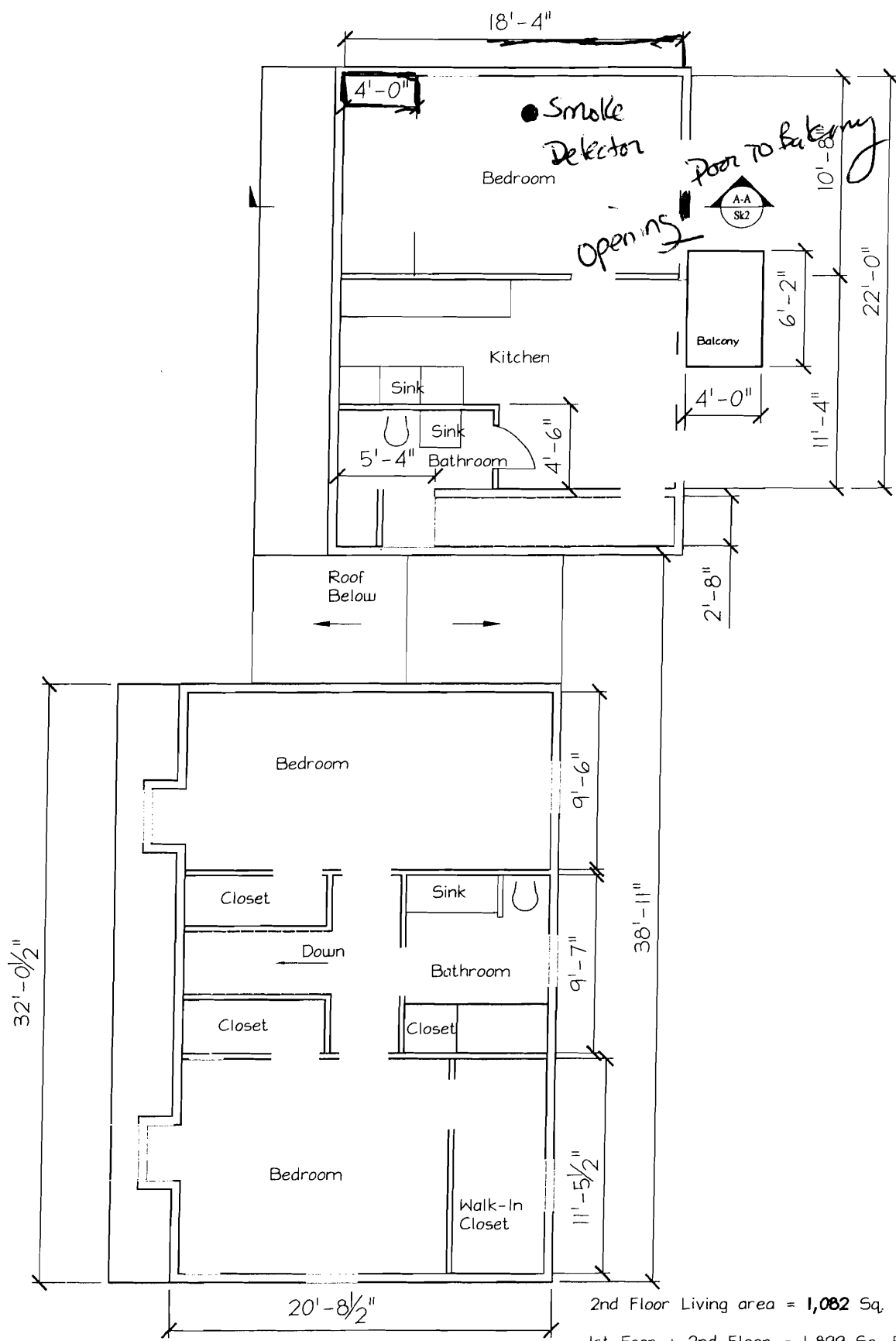


FAMILY ROOM - SECTION A-A

SHEET TITLE: FAMILY ROOM BUILDING SECTION		PORTLAND 124 HARRIS AVENUE MAINE	
EXISTING FAMILY ROOM	DRN BY: ANG	SCALE: 1/4" = 1'-0"	PROJ. NO: N/A
	ISSUED: SUBMITTED FOR APPROVAL	DATE: 04/09/09	SKETCH: SK-2



SHEET TITLE: 1ST FLOOR PLAN		PORTLAND 124 HARRIS AVENUE MAINE	
Existing 1st Floor		DRN BY: ANG	SCALE: 1/8" = 1'-0"
		ISSUED: SUBMITTED FOR APPROVAL	DATE: 04/17/09
		PROJ. NO: N/A	SKETCH: SK-3



SHEET TITLE: 2ND FLOOR PLAN		PORTLAND 124 HARRIS AVENUE MAINE	
2nd Floor With Proposed Unit Over The Garage		DRN BY: ANG	SCALE: 1/8" = 1'-0"
		ISSUED: SUBMITTED FOR APPROVAL	PROJ. NO: N/A
		DATE: 04/17/09	SKETCH: SK-4

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA DECISION

The Board of Appeals will hold a public hearing on Thursday, May 7, 2009 at 6:30 p.m. on the second floor, Room 209, City Hall, 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: May 8, 2009

RE: Action taken by the Zoning Board of Appeals on May 7, 2009.

The meeting was called to order at 6:30pm.

Roll call as follows: **Members Present:** Peter Coyne (acting chair), Sara Moppin, Deborah Rutter (acting Secretary), and William Getz.

Members Absent: Philip Saucier, Gordon Smith and Jill Hunter.

1. New Business:

A. Practical Difficulty Variance Appeal:

50-92 Devonshire Street, 68 Devonshire Street Corporation, owner, Tax Map 119, Block F, Lot 001, R-5

Zone: The existing building encroaches on the rear setback of the property in two spots. The appellant is requesting a variance for the rear setback from the required 20' to 17.1 feet at the closest point [section 14-120(1)(d)(2)(a)]. Representing the appeal is David L. Galgay, Jr., Esq. **The Board voted 4-0 to grant the Practical Difficulty Variance Appeal.**

B. Conditional Use Appeal:

124 Harris Avenue, Anilda and Dimitri Gribizis, owners, Tax Map 339, Block B, Lots 018, 019 & 020,

R-3 Zone: The appellants are seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to their single family dwelling. Representing the appeal are the owners. **The Board voted 4-0 to grant the Conditional Use Appeal.**

2. Other Business: None

3. Adjournment: 7:05pm

Enclosure:

Agenda of May 7, 2009

Original Zoning Board Decision

one audio tape and one dvd

CC: Joseph Gray, City Manager

Penny St. Louis Littell, Director, Planning & Urban Development

Alex Jaegerman, Planning Department

T.J. Martzial, Housing & Neighborhood Services
