



Planning and Development Department  
Zoning Board of Appeals  
Conditional Use Appeal Application

Applicant Information:

DIMITRI A. GRIBIZIS AND ANILOA GRIBIZIS  
Name

Business Name

124 HARRIS AVE - PORTLAND  
Address

PORTLAND, MAINE 04103

(207) 878-5863

Telephone

Fax

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

OWNERS

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

Current Zoning Designation: R3

Existing Use of Property:

Single Family

Subject Property Information:

124 HARRIS AVE - PORTLAND, ME 04103  
Property Address

339-B-18

Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Name

Address

Telephone

Fax

Conditional Use Authorized by Section 14 - 88A2

Type of Conditional Use Proposed:

Single Family With an  
accessory dwelling  
unit.

Standards:

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:

- (a) There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- (b) There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- (c) Such impact differs substantially from the impact which would normally occur from such a use in that zone.

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

The undersigned hereby makes application for a conditional use permit 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.

Aniloa Gribizis  
Signature of Applicant

4/17/2009  
Date

APR 21 2009

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Peter Coyne  
Philip Saucier-chair  
Deborah Rutter  
Jill E. Hunter  
Gordan Smith-secretary  
William Getz  
Sara Moppin

May 8, 2009

Anilda & Dimitri Gribizis  
124 Harris Avenue  
Portland, Maine 04103

RE: 124 Harris Avenue  
CBL: 339 B018,019 & 020  
ZONE: R3

Dear Mr. & Mrs. Ferrente:

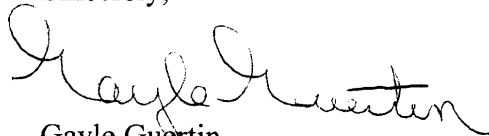
As you know, at the May 7, 2009 meeting, the Zoning Board voted 4-0 to grant your Conditional Use Appeal to add an accessory dwelling unit.

Enclosed please the Zoning Board of Appeals decision; you are now required to submit a Change of Use permit for the accessory dwelling unit for your single family dwelling. Enclosed is an application for your change of use. You have six months from the date of this letter, referenced under section 14-474 (f) to apply for the change of use, or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin  
Office Assistant

CC: file

# CITY OF PORTLAND, MAINE

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## 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

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LB

2

### DECISION

See appeal packet

Findings of Fact and Conclusions of Law:

Applicants are proposing to add an accessory dwelling unit to their single family home in which they reside. The unit would be located above the garage in a room which is currently used as a family room. The total floor area of the house is 1,899 sq. ft. The floor area of the accessory unit would be 419 sq. ft., which equals 22% of the gross floor area of the house. There will be no open outside stairways or fire escapes above the ground floor. The lot size is 12,500 sq. ft.

A. Conditional Use Standards pursuant to Portland City Code §14-88(a)(2):

1. The accessory unit shall be no more than thirty (30) percent of the gross floor area of principal building and shall have a minimum floor area four hundred (400) square feet; gross floor area shall exclude any floor area that has less than two-thirds of its floor-to ceiling height above the average adjoining ground level; gross floor area may include attic space if such space shall be included as habitable space within either dwelling unit.

Satisfied ✓ (4) Not Satisfied     

Reason and supporting facts:

Supporting documentation; application + testimony; floor plans

2. There shall be no open outside stairways or fire escapes above the ground floor.

Satisfied ✓ (4) Not Satisfied     

Reason and supporting facts:

Supporting documents; photos, testimony provided

3. Any building additions or exterior alterations such as facade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling.

Satisfied ✓ (4) Not Satisfied     

Reason and supporting facts:

No exterior changes per testimony

4. A minimum lot size of six thousand five hundred (6,500) square feet of land area shall be required.

Satisfied ✓ (4) Not Satisfied     

Reason and supporting facts:

Testimony; supporting documentation;  
tax map

5. No dwelling unit shall be reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement or attic.

Satisfied ✓ (4) Not Satisfied     

Reason and supporting facts:

Testimony; floor plans, documents.

6. Parking shall be provided as required by division 20 of this article: 1 off-street parking space per new unit (14-332(a)(2)).

Satisfied ✓ (4) Not Satisfied     

Reason and supporting facts:

Testimony; photos; site plans

7. Either the accessory unit or principal unit shall be occupied by the lot owner, except for bona fide temporary absences.

Satisfied √ (4) Not Satisfied     

Reason and supporting facts:

Testimony from owner; documents

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes √ (4) No     

Reason and supporting facts:

Testimony, documentation

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes √ No     

Reason and supporting facts:

Documentation; testimony

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes ✓ (9) No     

Reason and supporting facts:

Documentation;



**Conclusion:** (check one)

(i) ☒ Option 1: The Board finds that all of the standards (1 through 7) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

☐ Option 2: The Board finds that all of the standards (1 through 7) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, 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:

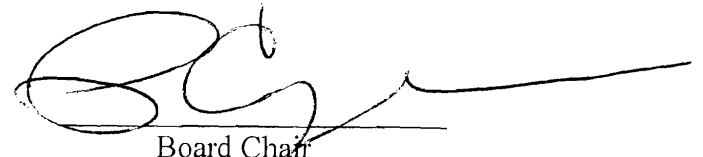
☐ Option 3: The Board finds that not all of the standards (1 through 7) described in section A above have been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Please note that, pursuant to Portland City Code 14-88(a)(2)(i), if approved the project shall be subject to article V (site plan) of this chapter for site plan review and approval and the following additional standards:

1. Any additions or exterior alterations such as facade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building; and

2. The scale and surface area of parking, driveways and paved areas shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets.

Dated: May 07, 2009



Board Chair

members present: Peter Coyne, Sofia Mappin, Deborah Ruffin

**CITY OF PORTLAND, MAINE** William Getz

**ZONING BOARD OF APPEALS**

members Absent: Philip Sancier, Gordon Smith, Jill Hunter  
Acting Sec.

**APPEAL AGENDA**

called to order 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, May 07, 2009 at 6:30 p.m. on the second floor in room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

**1. New Business:**

**A. Practical Difficulty Variance Appeal:**

4-0  
Granted  
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.

**B. Conditional Use Appeal:**

4-0  
Granted  
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.

**2. Other Business:**

**3. Adjournment:** 7:05 pm

124 Harris Avenue, Portland, Maine 04103

Phone: 207.878.5863

Email: anilda31@gmail.com

**April 17, 2009**

Zoning Board of Appeals  
Portland City Hall  
389 Congress Street  
Room 315  
Portland, Maine 04101

To Whom It May Concern:

We are sending you this letter to request of adding an accessory dwelling unit at our single family house. Our house has a family room above the two car garage area which we are proposing to change it to an accessory unit.

- a. The area of the existing house is 1,899 square feet and area of this proposed accessory dwelling unit is 419 square feet which is 22% of the house (less than 30% of the gross floor area of the house).
- b. There are no open outside stairways or fire escapes above the ground floor.
- c. There is not going to be any building addition or exterior alteration to the existing building. This proposed unit is within existing house.
- d. The lot of our house is 12,500 square feet which is more than 6,500 square feet required.
- e. The principle house will be reduced in size to 1,480 square feet (more than 1,000 square feet)
- f. There is parking available for extra two vehicles on our oversize drive way and two car garage.
- g. We own the principle unit and live in it for more than 10 years and will continue to live there.

Also, as per notes on the Application under Standards see below;

- a. There are no unique or distinctive characteristics or effects associated with the proposed conditional use. Any house in our neighborhood can have an accessory dwelling unit.
- b. There is not going to be an adverse impact upon the health, safety, or welfare of the public or the surrounding area because we are small family (4 people) and only two more people will be living there.
- c. This unit will not differ substantially from the impact which would normally occur from such a use in this zone. Again only two more people will be added to total people living at this address.

Attached are all the requested documents for this procedure.

Your consideration on this matter will be very much appreciated.

Sincerely,



*Anilda Gribizis*  
Dimitri and Anilda Gribizis

# 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

## ASSESSORS MAP

DATE: 09/30/97

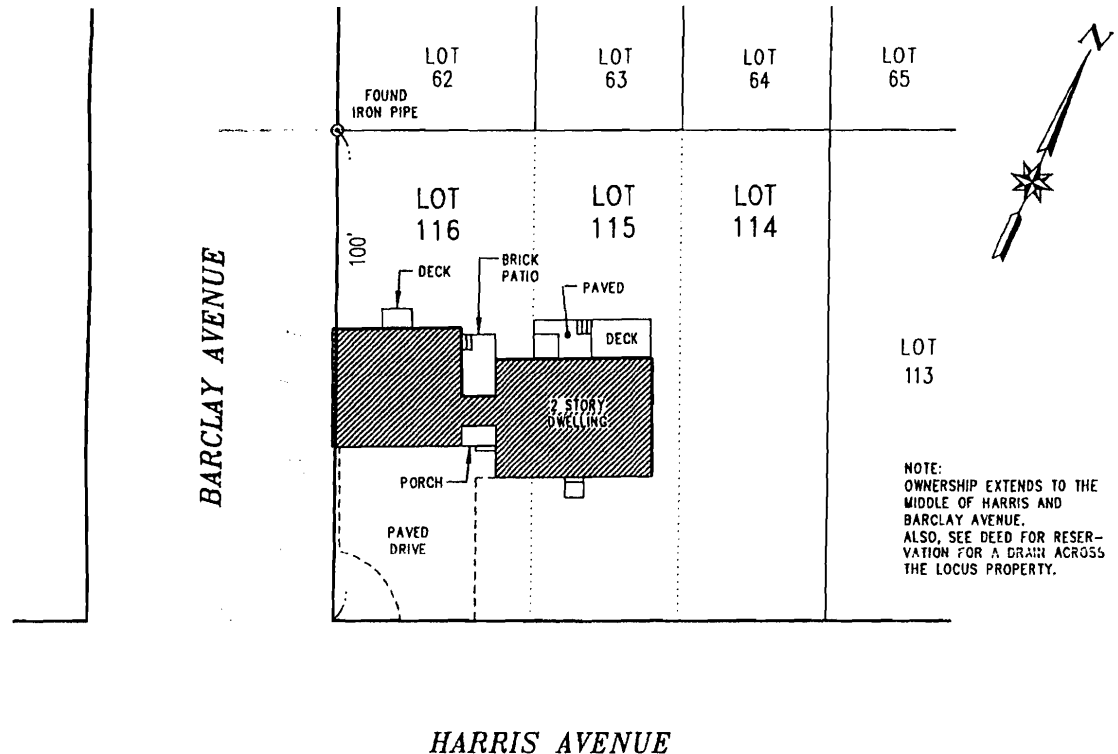
SCALE: 1"=30'

MAP: 339

BLOCK: B

PARCEL: 18,19 AND 20

## MORTGAGE INSPECTION PLAN 124 HARRIS AVENUE, PORTLAND, ME



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.

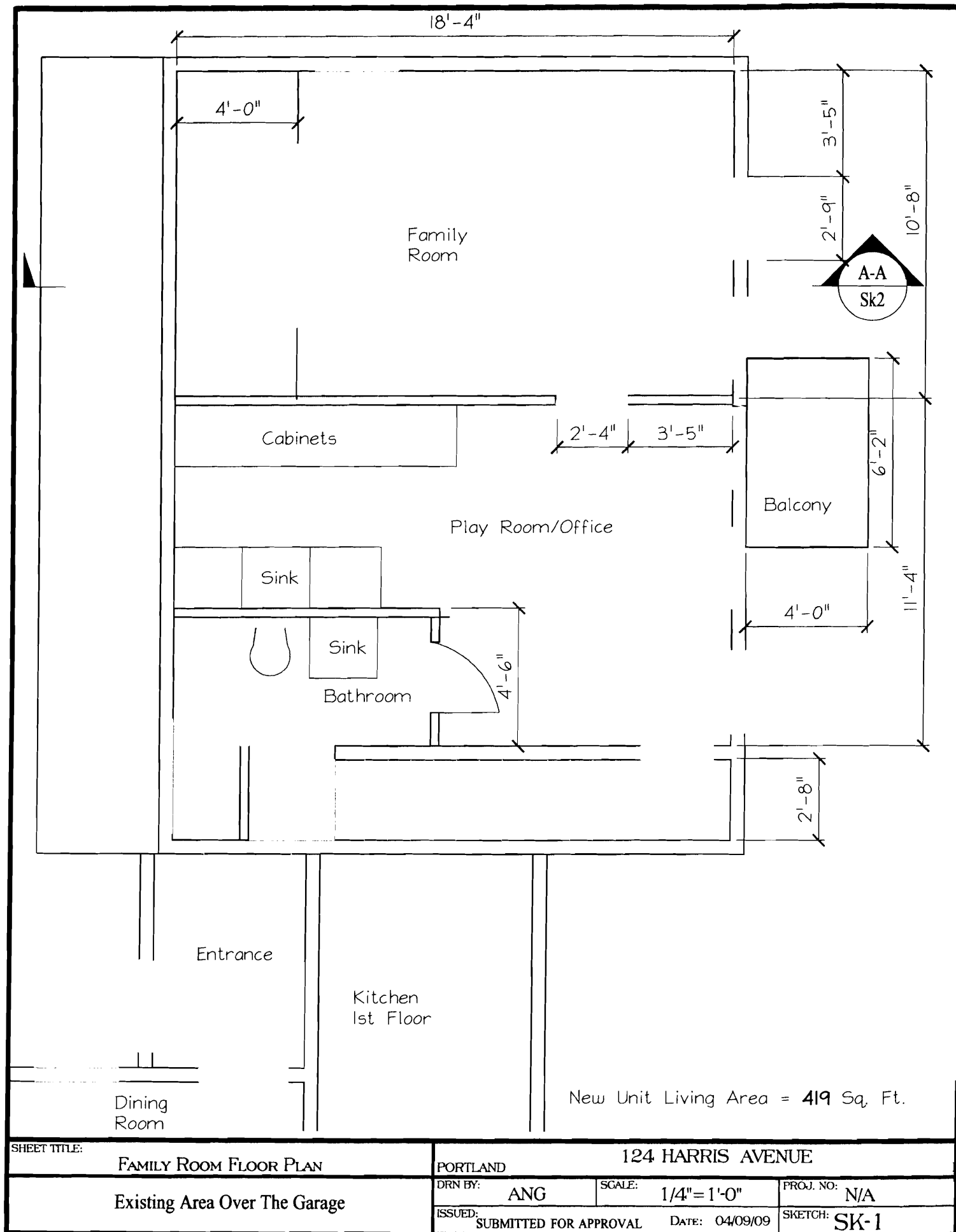
THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

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).

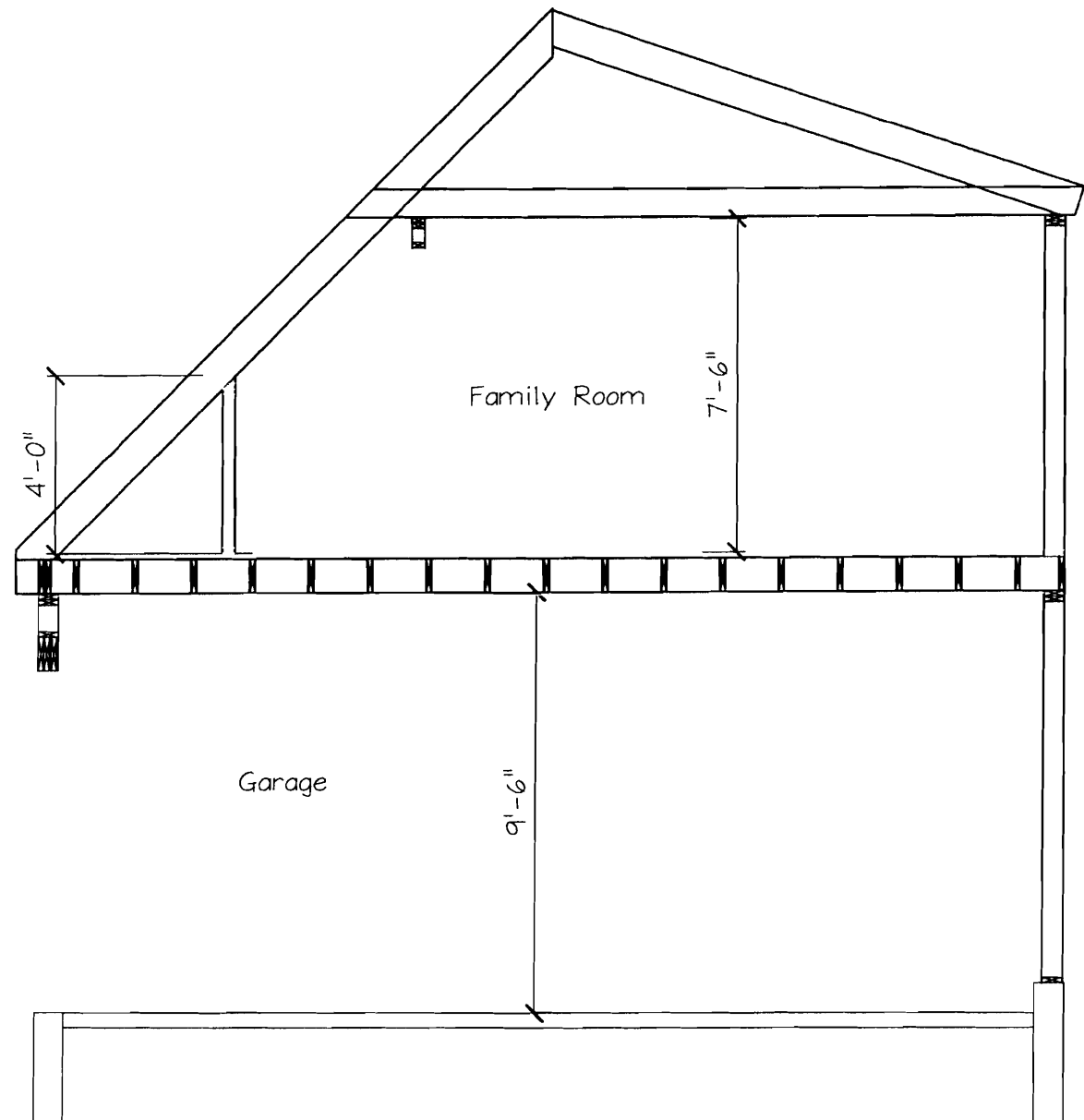
**DES LAURIERS & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS / GIS CONSULTANTS  
30' 0 30' 60'  
153 US ROUTE 1, SCARBOROUGH, ME 04074-9054  
(800) 882-2227 PHONE (207) 883-1001 FAX

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.

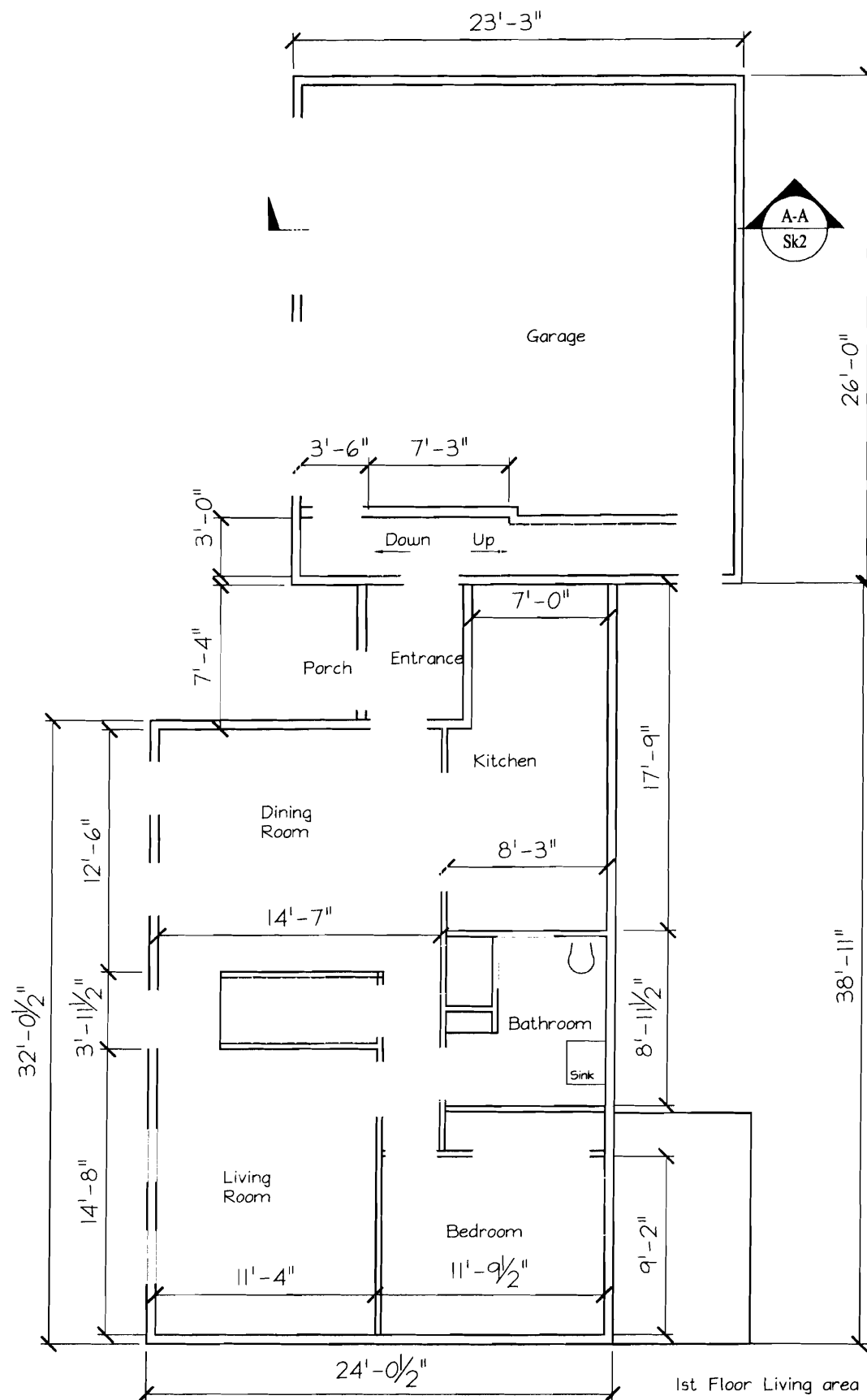


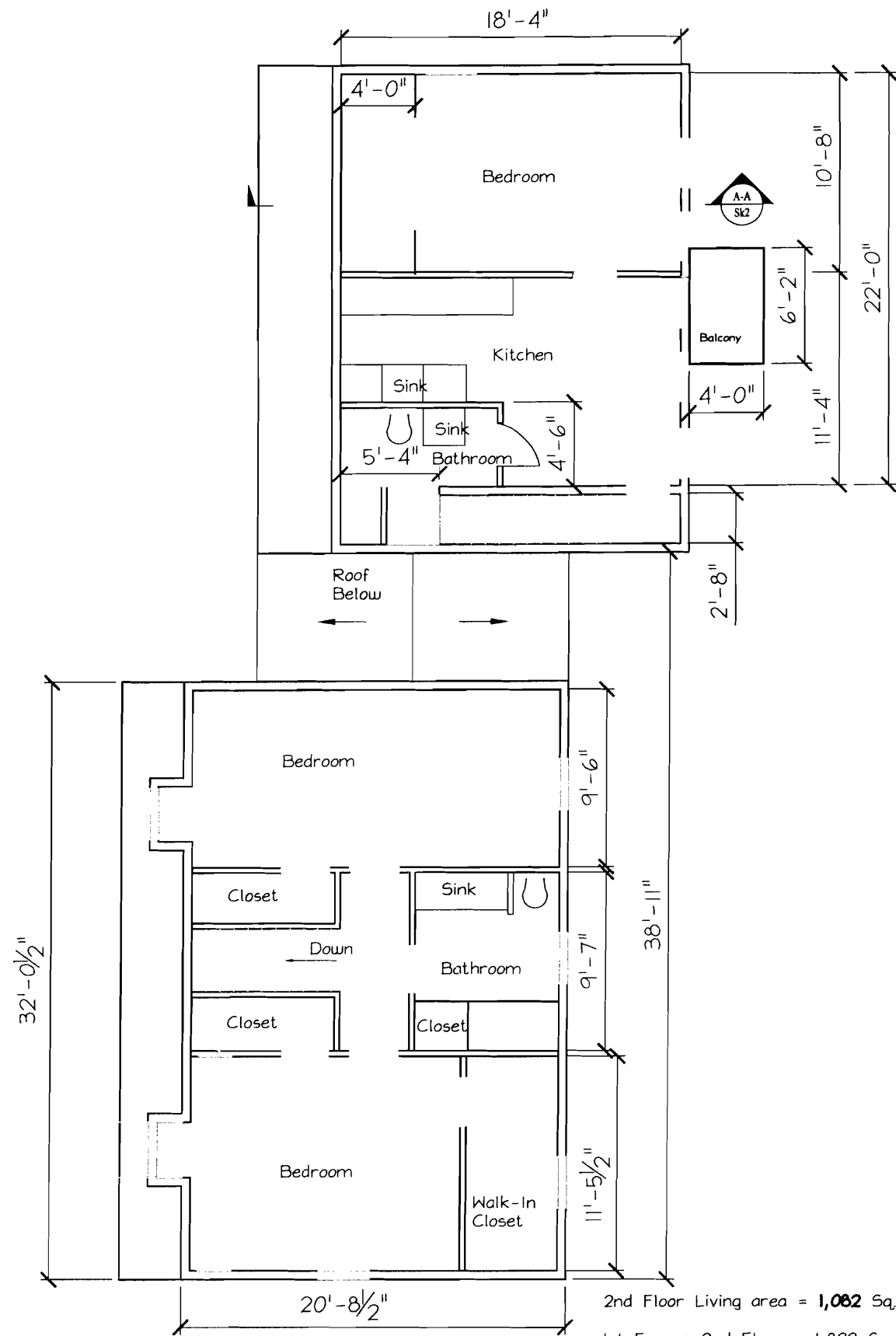
SHEET TITLE: FAMILY ROOM FLOOR PLAN	PORTLAND 124 HARRIS AVENUE		
Existing Area Over The Garage	DRN BY: ANG	SCALE: 1/4" = 1'-0"	PROJ. NO: N/A
	ISSUED: SUBMITTED FOR APPROVAL		DATE: 04/09/09 SKETCH: SK-1



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





2nd Floor Living area = 1,082 Sq. Ft.

1st Floor + 2nd Floor = 1,899 Sq. Ft.

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"	PROJ. NO: N/A
	ISSUED: SUBMITTED FOR APPROVAL	DATE: 04/17/09	SKETCH: SK-4



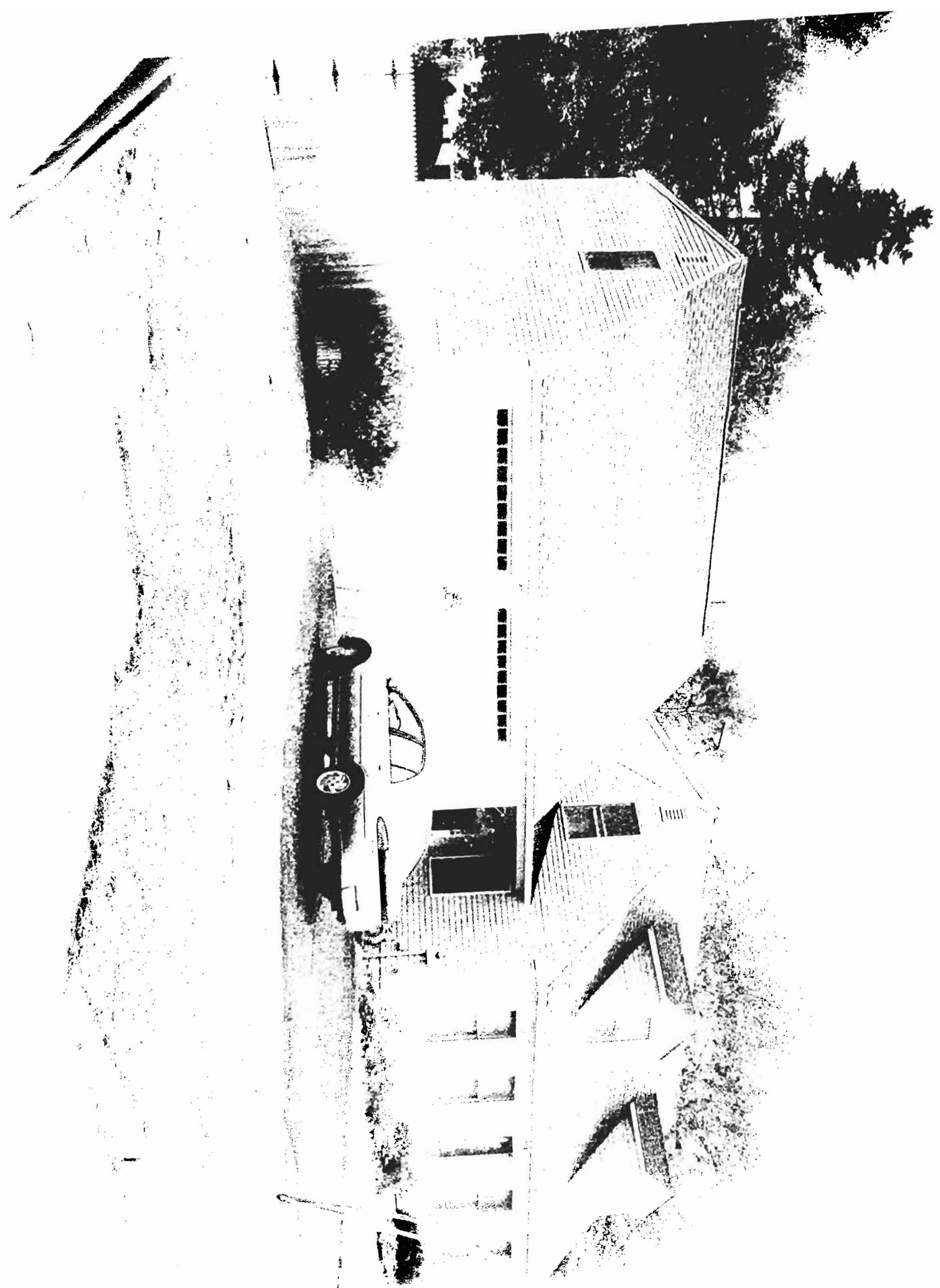
8.



BARCLAY

HARRIS AVE.

[illegible]



060482

# **WARRANTY DEED** **Joint Tenants**

MAINE REAL ESTATE TAX PAID

KNOW ALL BY THESE PRESENTS, that I, **BONNIE J. STIFFLER**, Now Known As **BONNIE J. PUBLICOVER**, in consideration of One and No/100 Dollars (\$1.00) and other valuable consideration paid by **DIMITRI A. GRIBIZIS AND ANILDA N. GRIBIZIS, HUSBAND AND WIFE**, whose mailing address is 197 Pine Street, Portland, Maine, 04102, the receipt whereof I do hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY, WITH WARRANTY COVENANTS** unto the said Dimitri A. Gribizis and Anilda N. Gribizis, as joint tenants and not as tenants in common, their heirs, their successors and assigns forever, the following described premises:

See Schedule A attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the same, together with all the privileges and appurtenances thereunto belonging, to the said Dimitri A. Gribizis and Anilda N. Gribizis, their heirs, their successors and assigns forever. I do covenant with the said Grantees, their heirs, their successors and assigns, that I am lawfully seized in fee of the premises, free of all encumbrances and that I do have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my successors shall and will warrant and defend the same to the said Grantees, their heirs, their successors and assigns, forever, against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, I, the said Bonnie J. Publicover have caused these presents to be signed this 8th day of October, 1995.

\*\*\*\*\*

**SIGNED, SEALED AND DELIVERED**  
**IN THE PRESENCE OF**

Richard J. Stiffler  
Witness

Bonnie J. Stiffler  
**Bonnie J. Stiffler**  
**n/k/a Bonnie J. Publicover**

STATE OF Maine  
COUNTY OF Cumberland

October 8, 1997

Then personally appeared the above-named **Bonnie J. Stiffler, now known as Bonnie J. Publicover** and acknowledged the foregoing instrument to be her free act and deed before me,

Richard J. Stiffler  
Notary Public/Attorney-at Law  
print name Richard J. Stiffler

My Commission Expires October 8, 1998

SEAL

## EXHIBIT A

A certain lot or parcel of land situated on the corner of Harris Avenue and Barclay Street in the City of Portland, County of Cumberland and State of Maine and described as follows:

Being lots numbered 114, 115 and 116 as shown on plan of Harris Farms, made by E.C. Jordan and Co., C.E. dated June 9, 1919, and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19. Said lots are one hundred (100) feet on Harris Avenue and extend one hundred (100) feet on Barclay Street and contain ten thousand (10,000) square feet, more or less, according to said plan. Together with the fee to land on said Harris Avenue and said Barclay Street in front of said lots and extending from the street line to the middle of said street, but subject to the rights of other lot owners and the public to the use thereof as a street. Also subject to a reservation to maintain and repair a drain across said lots.

Meaning and intending to convey the same premises conveyed to the Grantor herein by deed of Linnie Mae Fraser dated November 24, 1987 and recorded in said Registry of Deeds in Book 8096, Page 155.

RECEIVED  
1997 OCT -9 PM 4:15  
CUMBERLAND COUNTY  
*John H. [Signature]*



## City of Portland Zoning Board of Appeals

April 30, 2009

Anilda & Dimitri Gribizis  
124 Harris Avenue  
Portland, Maine 04103

Dear Appellant,

Your Conditional Use Appeal has been scheduled to appear before the Zoning Board of Appeals on **Thursday, May 7, 2009 at 6:30 p.m.** on the second floor room #209 of City Hall.

Please remember to bring a copy of the 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 the procedures of the meeting for you to familiarize yourself.

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

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

Please feel free to contact me at 207-874-8701 if you have any questions.

Sincerely,

Gayle Guertin  
Office Assistant

Cc: File

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### APPEAL AGENDA

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**1. New Business:**

**A. Practical Difficulty Variance Appeal:**

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**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.

**2. Other Business:**

**3. Adjournment:**

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
Portland, Maine 04101

**INVOICE FOR FEES**

<b>Application No:</b> 0000-1514	<b>Applicant:</b> Gribizis Dimitri A & Anilda
<b>Project Name:</b> 124 Harris Ave	<b>Location:</b> 124 HARRIS AVE
<b>CBL:</b> 339 B018001	<b>Application Type:</b> Conditional Use Appeal
<b>Invoice Date:</b> 04/23/2009	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$100.00		\$100.00		\$0.00	On Receipt

**Previous Balance**

**\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Legal Advertisements	1	\$36.00
Notices	107	\$80.25
Appeal Fee	1	\$100.00
		<hr/>
		\$216.25
		<hr/>
Total Current Fees:		+ \$216.25
Total Current Payments:		- \$100.00
Amount Due Now:		<hr/> \$116.25

**Bill to:** Gribizis Dimitri A & Anilda  
124 Harris Ave  
Portland, ME 04103

CBL 339 B018001  
**Application No:** 0000-1514  
**Invoice Date:** 04/23/2009  
**Invoice No:** 34309  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$100.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

**CITY OF PORTLAND, MAINE**  
Zoning Board of Appeals

**Zoning Board of Appeals Committee**

**DATE:** 5/7/2009  
**TIME:** 6:30:00 PM  
**LOCATION:** 389 Congress Street

**AGENDA**

- 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 [section 14-120(1)(d)(2)(a)]. Representing the appeal is David L. Galgay, Jr., Esq.
- B Conditional Use Appeal: 124 Harris Avenue, Anilda and Dimitri Gribizis, owners, Tax Map 339, Block B , Lot 018, 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.



## Gayle Guertin - zoning board of appeal legal ad

**From:** Gayle Guertin  
**To:** classified@pressherald.com  
**Date:** 4/29/2009 11:34 AM  
**Subject:** zoning board of appeal legal ad  
**CC:** Ann Machado; Gayle Guertin; Marge Schmuckal

Hi Joan,  
Attached is the Zoning Board of Appeals legal ad for Friday, May 1, 2009.

Thank You  
Gayle Guertin @ 874-8701

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

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 124 HARRIS AVENUE**

**WHAT** 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.

**WHEN** The Zoning Board of Appeals meeting will be held on Thursday, May 7, 2009 at  
6:30 pm at Portland City Hall, located at 389 Congress Street. The meeting will  
take place on the second floor in Room 209, 2nd Floor, City Hall.

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-  
8695.

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

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 124 HARRIS AVENUE**

**WHAT** Conditional Use Appeal:  
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For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-  
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**IMPORTANT NOTICE FROM CITY OF PORTLAND  
INSPECTIONS DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 124 HARRIS AVENUE**

**WHAT** 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.

**WHEN** The Zoning Board of Appeals meeting will be held on Thursday, May 7, 2009 at  
6:30 pm at Portland City Hall, located at 389 Congress Street. The meeting will  
take place on the second floor in Room 209, 2nd Floor, City Hall.

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-  
8695.

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

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 124 HARRIS AVENUE**

**WHAT** 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.

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6:30 pm at Portland City Hall, located at 389 Congress Street. The meeting will  
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**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-  
8695.

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
335 C015001	SEM RORN & HEAM CHANN	20 DEDHAM ST PORTLAND, ME 04103	20 DEDHAM ST	1
335 C021001	FOWLER-GREAVES STEVEN & JENNIFER FOWLER-GREAVES	661 ALLEN AVE PORTLAND, ME 04103	DEDHAM ST	1
335 C037001	ODENCRANTZ GEORGE D	386 DANVILLE COR RD AUBURN, ME 04210	26 RANDOLPH ST	1
335 C037002	RISBARA CLAUDIA A & PETER L JTS	36 RANDOLPH ST PORTLAND, ME 04103	26 RANDOLPH ST	1
335 C040001	ODENCRANTZ GEORGE D	386 DANVILLE COR RD AUBURN, ME 04210	RANDOLPH ST	1
335 C042001	RISBARA PETER & CLAUDIA JTS	36 RANDOLPH ST PORTLAND, ME 04101	RANDOLPH ST	1
335 C045001	PORTLAND WATER DISTRICT	225 DOUGLASS ST PORTLAND, ME 04102	144 NEWTON ST	1
335 C046001	PORTLAND WATER DISTRICT	225 DOUGLASS ST PORTLAND, ME 04102	146 NEWTON ST	1
335 C049001	PORTLAND WATER DISTRICT	225 DOUGLASS ST PORTLAND, ME 04102	RANDOLPH ST	1
335 C051001	FOWLER-GREAVES STEVEN & JENNIFER FOWLER-GREAVES	661 ALLEN AVE PORTLAND, ME 04103	DEDHAM ST	1
335 C054001	BRITTING GREGORY B	132 NEWTON ST PORTLAND, ME 04103	132 NEWTON ST	1
335 C058001	PORTLAND WATER DISTRICT	225 DOUGLASS ST PORTLAND, ME 04102	138 NEWTON ST	1
335 D017001	ODENCRANTZ GEORGE D	386 DANVILLE COR RD AUBURN, ME 04210	RANDOLPH ST	1
335 D019001	WEHRUNG SANDRA M	5016 MUIR WAY LITHIA, FL 33547	NEWTON ST	1
335 D022001	BRACKETT NORMAN E	13 PILLSBURY DR SCARBOROUGH, ME 04074	NEWTON ST	1
335 F001001	PORTLAND WATER DISTRICT	225 DOUGLASS ST PORTLAND, ME 04102	NEWTON ST	1
335 F002001	PORTLAND WATER DISTRICT	225 DOUGLASS ST PORTLAND, ME 04102	NEWTON ST	1
335 F017001	MINERVINO JOSEPH J JR & JUDITH F MINERVINO JTS	170 HARRIS AVE PORTLAND, ME 04103	170 HARRIS AVE	1
335 F019001	DAVIS RICHARD F & DARLEEN A JTS	166 HARRIS AVE PORTLAND, ME 04103	166 HARRIS AVE	1
335 F022001	HAYNES PAMELA F & CARL H JTS	162 HARRIS AVE PORTLAND, ME 04103	162 HARRIS AVE	1
335 G001001	GOLDBERG LISA A	167 HARRIS AVE PORTLAND, ME 04103	167 HARRIS AVE	1
335 G003001	KEM PENG & VEASANA P KEM JTS	171 HARRIS AVE PORTLAND, ME 04103	171 HARRIS AVE	1
335 G008001	BICKFORD MARK H & DENISE M MAHEUX JTS	12 HASKELL ST PORTLAND, ME 04103	12 HASKELL ST	1
335 G011001	BURKHARDT ROBERT P & MARY BURKHARDT JTS	PO BOX 9715-953 PORTLAND, ME 04104	20 HASKELL ST	1
336 D001001	PORTLAND WATER DISTRICT	225 DOUGLASS ST PORTLAND, ME 04102	DEDHAM ST	1
336 D003001	RUSSO JOSEPH A	21 DEEPWOOD DR PORTLAND, ME 04103	DEDHAM ST	1
336 D006001	PEASLEY KATHY K	118 NEWTON ST PORTLAND, ME 04103	DEDHAM ST	1
336 D007001	PEASLEY KATHY K	118 NEWTON ST PORTLAND, ME 04103	DEDHAM ST	1
336 D008001	PORTLAND WATER DISTRICT	225 DOUGLASS ST PORTLAND, ME 04102	HINGHAM ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
336 D010001	RUSSO DONNA	21 DEEPWOOD DR PORTLAND, ME 04103	HINGHAM ST	1
336 D011001	MCGOVERN JOHN T & CYNTHIA A MCGOVERN JTS	15 HINGHAM ST PORTLAND, ME 04103	HINGHAM ST	1
336 D013001	MCGOVERN CYNTHIA A	15 HINGHAM ST PORTLAND, ME 04103	HINGHAM ST	1
336 D014001	MCGOVERN CYNTHIA A	15 HINGHAM ST PORTLAND, ME 04103	HINGHAM ST	1
336 D017001	PEASLEY LEON F JR & KATHY K JTS	118 NEWTON ST PORTLAND, ME 04103	118 NEWTON ST	1
336 D020001	HOLLYDAY MATTHEW F & LAUREEN HOLLYDAY JTS	8 IVIE RD CAPE ELIZABETH, ME 04107	110 NEWTON ST	1
336 F003001	MCGOVERN CYNTHIA A	15 HIGHAM ST PORTLAND, ME 04103	HINGHAM ST	1
336 F005001	MCGOVERN CYNTHIA A	15 HINGHAM ST PORTLAND, ME 04103	HINGHAM ST	1
336 F007001	MCGOVERN CYNTHIA A & JOHN T JR JTS	15 HINGHAM ST PORTLAND, ME 04103	37 HINGHAM ST	1
336 F011001	O'BRIEN EDWARD W WWII VET	96 NEWTON ST PORTLAND, ME 04103	96 NEWTON ST	1
336 F019001	CONSTANTINE MICHAEL J	17 BRAINTREE ST PORTLAND, ME 04103	17 BRAINTREE ST	1
336 F021001	CONSTANTINE MICHAEL J	17 BRAINTREE ST PORTLAND, ME 04103	23 BRAINTREE ST	1
336 F023001	BEAM MICHAEL L & SARAH J IBBOTSON JTS	39 BRAINTREE ST PORTLAND, ME 04103	39 BRAINTREE ST	1
336 H060001	BUKARAC DUSKO & ZORICA BUKARAC JTS	20 BUCA RUN PORTLAND, ME 04103	20 BUCA RUN	1
336 H061001	KRSMANOVIC MILOVAN & ZORICA KRSMANOVIC JTS	14 BUCA RUN RD PORTLAND, ME 04103	14 BUCA RUN	1
336 H062001	WEBBER DENNY D & KIMBERLY M LANDEEN JTS	8 BUCA RUN PORTLAND, ME 04103	8 BUCA RUN	1
338 A001001	DESARNO PELLEGRINO P & JOSEPHINE R DESARNO	81 NEWTON ST PORTLAND, ME 04103	81 NEWTON ST	1
338 A008001	GERMANI TRESSINA	80 HARRIS AVE PORTLAND, ME 04103	80 HARRIS AVE	1
339 A003001	MCCANN KATIE E & BRET D YARRISON JTS	89 NEWTON ST PORTLAND, ME 04103	89 NEWTON ST	1
339 A007001	STINSON MARYDEE & ROBERT L	97 NEWTON ST PORTLAND, ME 04103	97 NEWTON ST	1
339 A009001	STINSON ROBERT L	97 NEWTON ST PORTLAND, ME 04103	101 NEWTON ST	1
339 A011001	VIOLETTE SEAN M & ANDREA N GOVONI JTS	107 NEWTON ST PORTLAND, ME 04103	107 NEWTON ST	1
339 A013001	MURPHY KEVIN B	111 NEWTON ST PORTLAND, ME 04103	111 NEWTON ST	1
339 A015001	RAMEY GLENN B & JEANNETTE S JTS BLIND	115 NEWTON ST PORTLAND, ME 04103	115 NEWTON ST	1
339 A019001	HENDERSON MARK P & MONICA J JTS	86 HARRIS AVE PORTLAND, ME 04103	88 HARRIS AVE	1
339 A022001	MILES ROBERT K JR & ANN J	98 HARRIS AVE PORTLAND, ME 04103	98 HARRIS AVE	1
339 A025001	DARLING DALE M & ELIZABETH	100 HARRIS AVE PORTLAND, ME 04103	100 HARRIS AVE	1
339 A028001	HUFF JACQUELYN M	110 HARRIS AVE PORTLAND, ME 04103	110 HARRIS AVE	1
339 A031001	VARAGIC SRETEN & SNJEZANA VARAGIC	114 HARRIS AVE PORTLAND, ME 04103	114 HARRIS AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
339 B001001	DESANCTIS MARCUS A & ERIN M JTS	125 NEWTON ST PORTLAND, ME 04103	125 NEWTON ST	1
339 B005001	GOODWILL INDUSTRIES OF INC	353 CUMBERLAND AVE PORTLAND, ME 04101	135 NEWTON ST	1
339 B006001	RICHARDSON SELDON W WWII HILDA M JTS	145 NEWTON ST PORTLAND, ME 04103	145 NEWTON ST	1
339 B007001	COX DANIEL A & KATIE M COX JTS	149 NEWTON ST PORTLAND, ME 04103	149 NEWTON ST	1
339 B013001	PORTLAND WATER DISTRICT	225 DOUGLASS ST PORTLAND, ME 04102	155 NEWTON ST	1
339 B018001	GRIBIZIS DIMITRI A & ANILDA N JTS	124 HARRIS AVE PORTLAND, ME 04103	124 HARRIS AVE	1
339 B021001	LAROCHELLE CATHERINE C & GUY L JTS	126 HARRIS AVE PORTLAND, ME 04103	126 HARRIS AVE	1
339 B025001	GILBERT JOAN A & ROBERT J JTS	144 HARRIS AVE PORTLAND, ME 04103	144 HARRIS AVE	1
339 B029001	YANKOWSKY GLADYS J	150 HARRIS AVE PORTLAND, ME 04103	150 HARRIS AVE	1
339 B031001	KACZYNSKI TOMASZ & GRAZYNA	P O BOX 8006 PORTLAND, ME 04104	156 HARRIS AVE	1
339 C001001	FOLEY JOSEPH M & MARY T JTS	83 HARRIS AVE PORTLAND, ME 04103	83 HARRIS AVE	1
339 C003001	LOUNG XAN & MY TRAN JTS	89 HARRIS AVE PORTLAND, ME 04103	89 HARRIS AVE	1
339 C005001	LOSIER KATHLEEN F & SHAWN F LOSIER JTS	75 TIDE MILL RD PORTLAND, ME 04102	93 HARRIS AVE	1
339 C007001	WAXLER ALFRED J	PO BOX 6681 PORTLAND, ME 04103	HAMPTON ST	1
339 C009001	OTOOLE BARTLEY HEIRS	730 AVENIDA MAJORCA UNIT O LAGUNA WOODS, CA 92653	HAMPTON ST	1
339 C011001	RUSSO JAMES G & RHONDA RUSSO JTS	30 LUKE ST PORTLAND, ME 04103	30 HAMPTON ST	1
339 C013001	FOLEY JOSEPH M & MARY T JTS	83 HARRIS AVE PORTLAND, ME 04103	DAYTON ST	1
339 C015001	SHANNON CHARLES J JR & JANICE E JTS	30 DAYTON ST PORTLAND, ME 04103	30 DAYTON ST	1
339 D001001	DURAN JAMES A & SUSAN A JTS	105 HARRIS AVE PORTLAND, ME 04103	105 HARRIS AVE	1
339 D003001	BOYLE LUKE I	109 HARRIS AVE PORTLAND, ME 04103	107 HARRIS AVE	1
339 D005001	GUNN JEFFREY P & JILL C GUNN JTS	115 HARRIS AVE PORTLAND, ME 04103	115 HARRIS AVE	1
339 D007001	BRINDLE STACY M	31 BARCLAY AVE PORTLAND, ME 04103	31 BARCLAY AVE	1
339 D009001	MATOIAN MARY COLLEEN	35 BARCLAY AVE PORTLAND, ME 04103	35 BARCLAY AVE	1
339 D011001	BEDARD KAMI L	39 BARCLAY AVE PORTLAND, ME 04103	39 BARCLAY AVE	1
339 D017001	DEXTER MARCIA L	203 BROADWAY PORTLAND, ME 04103	HAMPTON ST	1
339 E001001	JUAREZ LUIS ARMANDO	125 HARRIS AVE PORTLAND, ME 04103	125 HARRIS AVE	1
339 E006001	NGUYEN BEE	5 WOODBURY ST PORTLAND, ME 04103	5 WOODBURY ST	1
339 E008001	BUSHEY EDWARD L	11 WOODBURY ST PORTLAND, ME 04103	WOODBURY ST	1
339 E011001	SPARKS GERALD N & JO-ANN E	15 WOODBURY ST PORTLAND, ME 04103	15 WOODBURY ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
339 E014001	NAPPI LAURIE L	30 BARCLAY AVE PORTLAND, ME 04103	30 BARCLAY AVE	1
339 E016001	DANIELS LISA L & LESTER A DANIELS JTS	36 BARCLAY AVE PORTLAND, ME 04103	36 BARCLAY AVE	1
339 E018001	CHU TUAN V & SANG T NGUYEN JTS	40 BARCLAY AVE PORTLAND, ME 04103	40 BARCLAY AVE	1
339 F001001	ESPOSITO ROBERT & JULIE ESPOSITO	145 HARRIS AVE PORTLAND, ME 04103	145 HARRIS AVE	1
339 F003001	YANKOWSKY JEFFREY D & CARI LEE YOUNG JTS	151 HARRIS AVE PORTLAND, ME 04103	151 HARRIS AVE	1
339 F005001	BOURKE JAMES B VN VET & ANNIE JTS	155 HARRIS AVE PORTLAND, ME 04103	155 HARRIS AVE	1
339 F007001	TAILLON MICHAEL J & JUDITH B TAILLON JTS	11 HASKELL ST PORTLAND, ME 04103	11 HASKELL ST	1
339 F010001	CALDWELL JOHN K & JUDITH D CALDWELL JTS	17 HASKELL ST PORTLAND, ME 04103	17 HASKELL ST	1
339 F012001	MILLINGTON PAUL & JEANNE MILLINGTON JTS	21 HASKELL ST PORTLAND, ME 04103	21 HASKELL ST	1
339 F013001	ESPOSITO JULIE R & ROBERT A ESPOSITO	145 HARRIS AVE PORTLAND, ME 04103	WOODBURY ST	1
339 F014001	COLE JESSICA G & JOSEPH W HERRICK JTS	14 WOODBURY ST PORTLAND, ME 04103	14 WOODBURY ST	1
339 F017001	RICKETT DENNIS S & SANDRA J JTS	20 WOODBURY ST PORTLAND, ME 04103	20 WOODBURY ST	1
339 G001001	DEXTER MARCIA L	203 BROADWAY PORTLAND, ME 04103	203 BROADWAY	1
339 G007001	DUEST MARK A & SANDRA A	58 LUKE ST PORTLAND, ME 04103	58 LUKE ST	1
339 G011001	MCDONOUGH PATRICIA ETAL	111 DYKE FARM RD SOUTH PORTLAND, ME 04106	LUKE ST	1
339 G020001	TALON AARON S & ALLISON B TALON JTS	18 WOODBURY ST PORTLAND, ME 04103	28 WOODBURY ST	1
339 J008001	SMITH ROBERT A	51 LUKE ST PORTLAND, ME 04103	51 LUKE ST	1
339 J011001	DESCHAMBAULT SUSAN	62 FARRAGUT ST PORTLAND, ME 04103	62 FARRAGUT ST	1
339 J017001	PROVENCHER LYNN & DARLENE TUTINO JTS	41 LUKE ST PORTLAND, ME 04103	41 LUKE ST	1
339 J021001	SELLECK STEPHEN M & NATALIE G A JTS	80 FARRAGUT ST PORTLAND, ME 04103	80 FARRAGUT ST	1

CBL	OWNER		OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	107	UNITS	107		

**CITY OF PORTLAND, MAINE**  
Zoning Board of Appeals

**Zoning Board of Appeals Committee**

**DATE:** 5/7/2009  
**TIME:** 6:30:00 PM  
**LOCATION:** 389 Congress Street

**AGENDA**

A New Business: 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.

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.



**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
Portland, Maine 04101

**INVOICE FOR FEES**

<b>Application No:</b> 0000-1514	<b>Applicant:</b> Gribizis Dimitri A & Anilda
<b>Project Name:</b> 124 Harris Ave	<b>Location:</b> 124 HARRIS AVE
<b>CBL:</b> 339 B018001	<b>Application Type:</b> Conditional Use Appeal
<b>Invoice Date:</b> 04/23/2009	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$216.25		\$216.25		\$0.00	On Receipt

**Previous Balance**

**\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Legal Advertisements	1	\$36.00
Notices	107	\$80.25
Appeal Fee	1	\$100.00
		<hr/>
		\$216.25
		<hr/>
Total Current Fees:		+ \$216.25
Total Current Payments:		- \$216.25
		<hr/>
Amount Due Now:		\$0.00

**Bill to:** Gribizis Dimitri A & Anilda  
124 Harris Ave  
Portland, ME 04103

CBL 339 B018001  
**Application No:** 0000-1514  
**Invoice Date:** 04/23/2009  
**Invoice No:** 34309  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$216.25

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

May 4 2009

Received from Dimitri G. Givovich

Location of Work 124 Harris Ave

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 116.25

Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other notes + allowed # 1514

CBL: 339 B 018

Check #: 1135 Total Collected \$ 116.25

### No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

May 10 2009

Received from [Signature]

Location of Work 184 Harris Ave

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 100.00

Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other Contractor Use

CBL: 339 B 018

Check #: 1122 Total Collected \$ 100.00

### No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy





