

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 090533

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that JOSEPH B. WOJCIK, /RICK VANCE  
has permission to To fit up for Vance's Dining School  
AT 985 Forest Ave CBL 142 B015001

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 work is used-in. 24 HOUR 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. CAPT. N. Sauter  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*James Bunker* 6/19/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

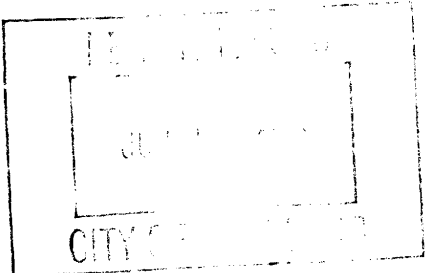
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0533	Issue Date:	CBL: 142 B015001
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Location of Construction: 985 Forest Ave (991)	Owner Name: JOSEPH B. WOJCIK, JR.	Owner Address: 211 FALMOUTH RD	Phone:
Business Name:	Contractor Name: RICK VANCE	Contractor Address: 5 MOORES DRIVE WINDHAM	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2

Past Use: Mixed Commercial - previous PACE Driving School	Proposed Use: Mixed Commercial - to fit up property for Vances Driving School	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 4
Proposed Project Description: To fit up for Vance's Driving School		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See conditions	INSPECTION: Use Group: B Type: 3B IBC-2003	
		Signature: <i>RC</i>	Signature: <i>AMB 6/19/09</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: 06/01/2009	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> Date: <i>6/16/09</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: _____
		Date: <i>6/16/09</i>	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

<b>Permit No:</b> 09-0533	<b>Date Applied For:</b> 06/01/2009	<b>CBL:</b> 142 B015001
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<b>Location of Construction:</b> 985 Forest Ave	<b>Owner Name:</b> JOSEPH B. WOJCIK, JR.	<b>Owner Address:</b> 211 FALMOUTH RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> RICK VANCE	<b>Contractor Address:</b> 5 MOORES DRIVE WINDHAM	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Mixed Commercial - to fit up property for Vances Driving School	<b>Proposed Project Description:</b> To fit up for Vance's Driving School
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 06/16/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
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.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/19/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Keith Gautreau	<b>Approval Date:</b> 06/16/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) All conditions still apply from previous permit. 2 hour separation from business and residential occupancies.			
2) Fire extinguishers required. Installation per NFPA 10			
3) Emergency lights and exit signs are required			

**Comments:**

6/16/2009-mes: The Rick Vance came in and gave me the new information for 991 Forest Ave, so I am changing the permit to reflect the address change.

6/19/2009-jmb: Spoke with Rick V., this 1500 sf space is totally in the basement level and has 1 bathroom and a 2nd egress, ok to issue

6/8/2009-mes: The applicant Rick Vance wants to change this use to be located at 991 Forest Ave where PACE driving school is. I asked him to get us a new floor plan and a permission note from the owner to allow him to be a tenant.



# 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>Existing Building 991 (985) Forest Ave</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>355</u> Block# <u>A</u> Lot# <u>15</u> <u>142-B-</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Richard Vance</u> Address <u>5 Morris Drive</u> City, State & Zip <u>Windham ME 04092</u>	Telephone: <u>207-899-6839 cell</u>
Lessee/DBA (If Applicable) <u>Richard Vance</u> <u>Walter Lagan Endeavor</u> <u>Vance's Driving School</u>	Owner (if different from Applicant) Name <u>William Black</u> Address <u>101 Forest Rd 211 Falmouth</u> City, State & Zip <u>Cumberland Falls ME 04110</u>	Cost Of Work: \$ <u>0</u> Permit Fee: \$ <u>0</u> Total Fee: \$ <u>0</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Change use vacant Party Room &amp; Driving School off</u>		
Contractor's name: _____ Address: _____ City, State & Zip: <u>Abode</u> Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

6/16/09 Rick Vance changed his application

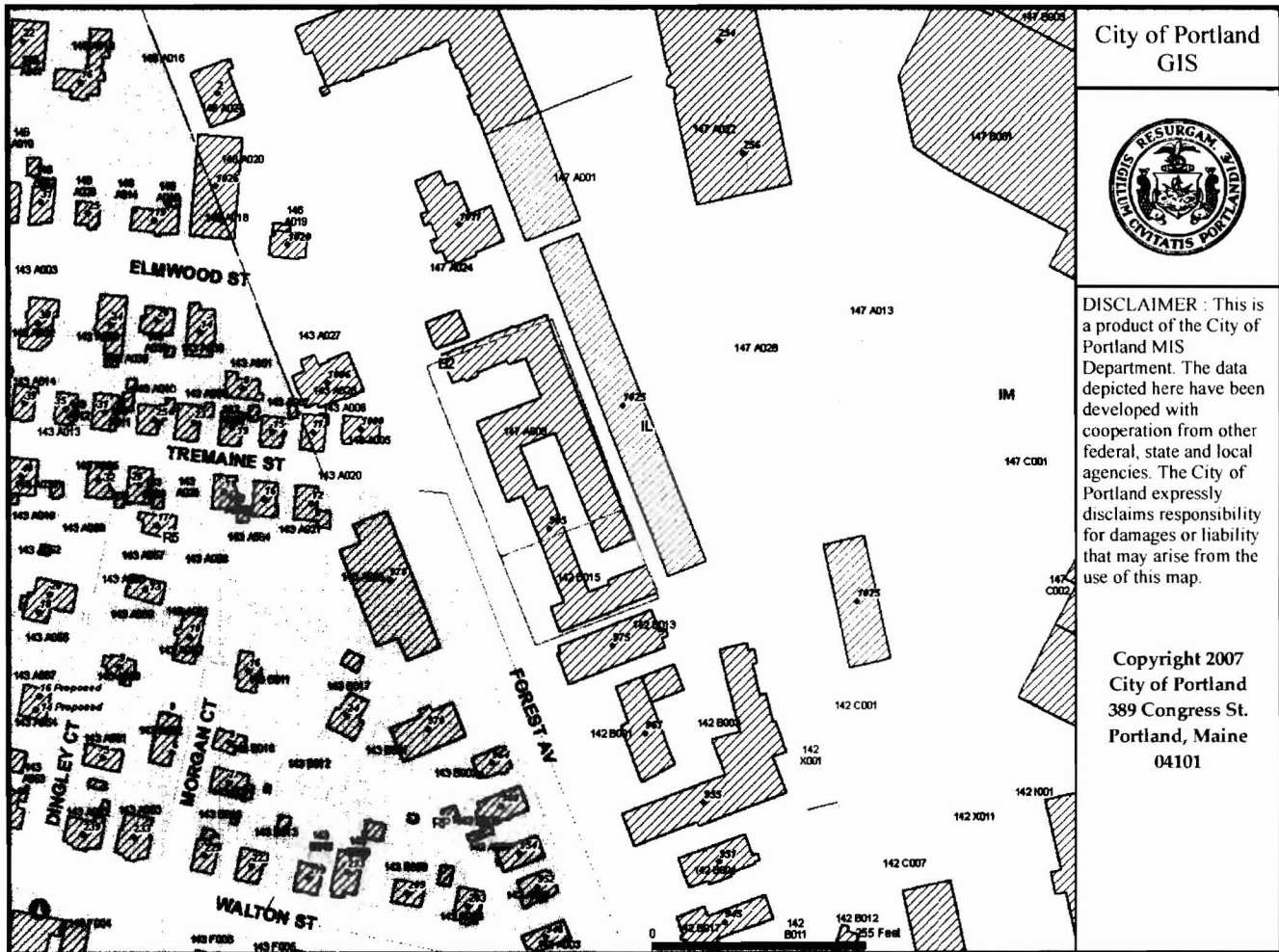
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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](http://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: Richard Vance Date: 6/11/09 JUN 1 2009

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



*B-2*

*991 Forest Ave*

*142-B-15*

*147-A-8*

# Income Property Management

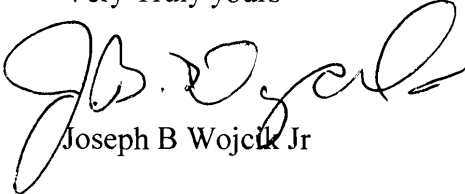
June 16, 2009

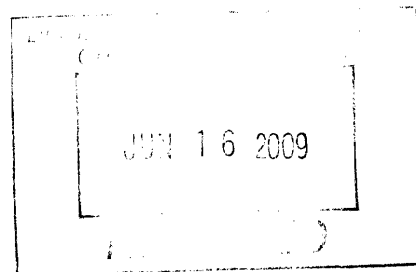
City of Portland Maine  
Congress St  
Portland Maine

RE: Rick Vance  
Vance Driving School  
991 Forest Ave Lower Level  
Portland Maine 04103

Mr Vance has leased from Income Property Mgmt office space at 991 Forest Ave  
Portland Maine for the purpose of running driver education classes.

Very Truly yours

  
Joseph B Wojcik Jr



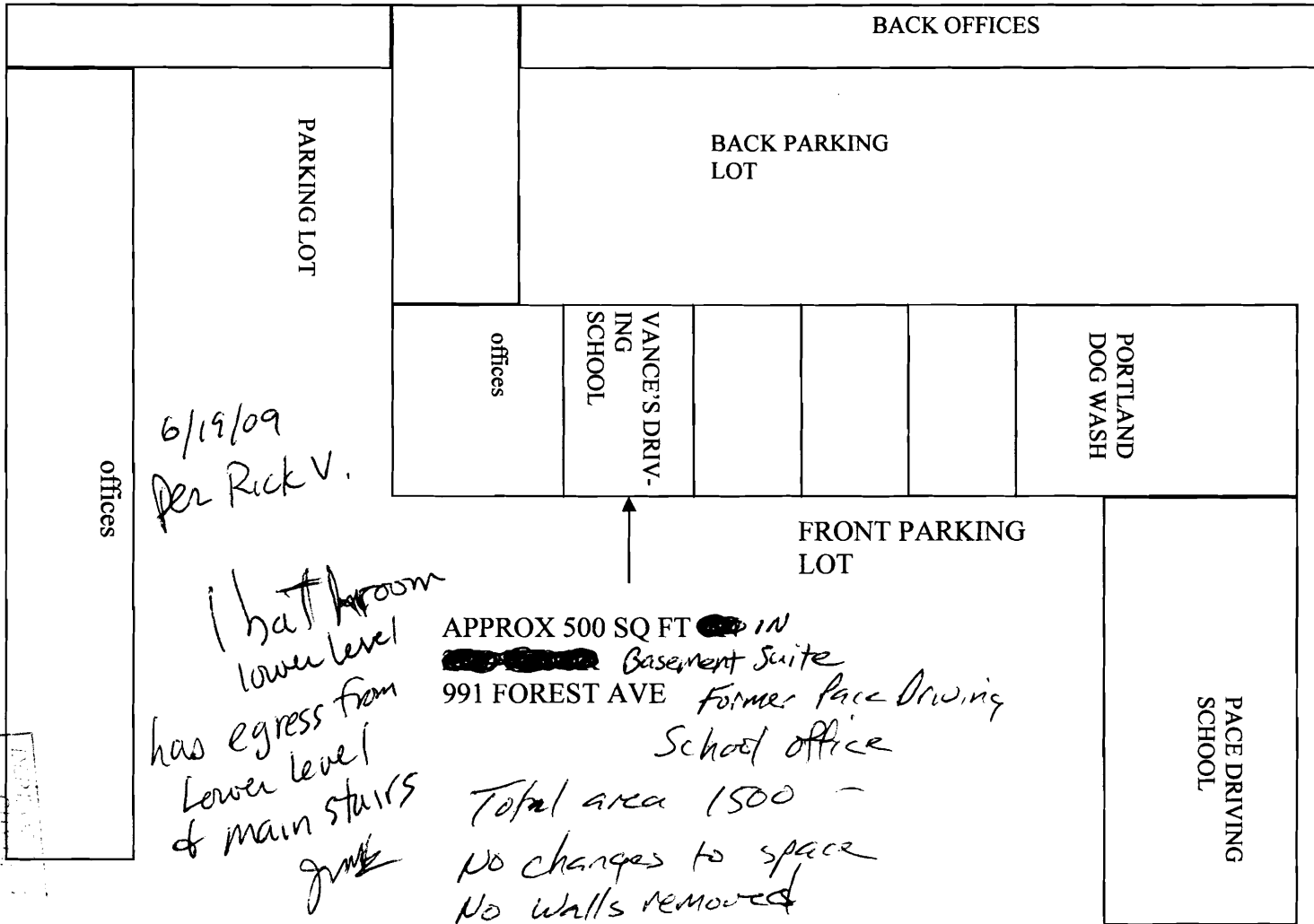
P.O Box 15444 Portland Maine 04101 773-4206 Fax 761-1908

Rick Vance 899-6839

6/19/09  
Per Rick V.

1 bathroom  
lower level  
has egress from  
lower level  
of main stairs  
jmk

APPROX 500 SQ FT IN  
[REDACTED] Basement Suite  
991 FOREST AVE Former Pace Driving  
School office  
Total area 1500 -  
No changes to space  
No walls removed



offices

PARKING LOT

BACK OFFICES

BACK PARKING LOT

offices

VANCE'S DRIVING SCHOOL

PORTLAND DOG WASH

FRONT PARKING LOT

PACE DRIVING SCHOOL

FOREST AVE

JUN 16 2009

Also part of #05-0699

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 08-0873	<b>Issue Date:</b>	<b>CBL:</b> 142 B015005
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<b>Location of Construction:</b> 985 FOREST AVE	<b>Owner Name:</b> WOJCIK JOSEPH B JR	<b>Owner Address:</b> 211 FALMOUTH RD	<b>Phone:</b>
<b>Business Name:</b> Pace Driving School	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	<b>Zone:</b>

<b>Past Use:</b> Commercial	<b>Proposed Use:</b> Driving School - Pace Driving School moving into the space previously occupied by Greater Portland Driving Academy - Permit Establish use as driving school NO CONSTRUCTION - (first floor front)	<b>Permit Fee:</b> \$105.00	<b>Cost of Work:</b> \$105.00	<b>CEO District:</b> 4
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<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type
Signature:	Signature:

**Proposed Project Description:**  
 Pace Driving School moving into the space previously occupied by Greater Portland Driving Academy - Permit Establish use as driving school NO CONSTRUCTION

<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
Action <input type="checkbox"/>	Approved <input type="checkbox"/>	Approved w/Condition <input type="checkbox"/>	Denied <input type="checkbox"/>
Signature:	Date:		

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 07/16/2008	<b>Zoning Approval</b>	
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland  <input type="checkbox"/> Wetland  <input type="checkbox"/> Flood Zon  <input type="checkbox"/> Subdivision  <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/>  Date:	<b>Zoning Appeal</b> <input type="checkbox"/> Variance  <input type="checkbox"/> Miscellaneous  <input type="checkbox"/> Conditional Us  <input type="checkbox"/> Interpretatio  <input type="checkbox"/> Approved  <input type="checkbox"/> Denied  Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landma  <input type="checkbox"/> Does Not Require Revie  <input type="checkbox"/> Requires Review  <input type="checkbox"/> Approved  <input type="checkbox"/> Approved w/Condition  <input type="checkbox"/> Denied  Date:
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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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO



<b>Location of Construction:</b> 985 FOREST AVE	<b>Owner Name:</b> WOJCIK JOSEPH B JR	<b>Owner Address:</b> 211 FALMOUTH RD	<b>Phone:</b>
<b>Business Name:</b> Pace Driving School	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	<b>Zone:</b>

<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/29/2008
<b>Note:</b> Last legal use found for the space was retail even though Portland Driving Academy was the last occupant. <b>Ok to Issue:</b> <input checked="" type="checkbox"/> There is adequate parking on site.			
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
2) Separate permits shall be required for any new signage.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 08/11/2008
<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>			
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b> 08/01/2008
<b>Note:</b> Business use w/ classroom. Occupant load =21 <b>Ok to Issue:</b> <input checked="" type="checkbox"/>			
1) Emergency lights, Exit signs, Fire extinguisher required.			
2) Separation from residential use = 2 hrs. To be verified prior to occupancy.			
<b>Comments:</b> 8/6/2008-jmb: Spoke to Venus, she said the fire separation information was delivered to Greg, I will check in with him. There needs to be 2 hour separation between the business and residential uses.			

**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 APPLICAN

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PHO

\_\_\_\_\_  
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PHO

