

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that JOHN B VANCE

Located At 353 WARREN AVE

Job ID: 2012-09-4956-CH OF USE

CBL: 303- C-017-001

has permission to Change the Use to auto repair-no construction  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

**Fire Prevention Officer**

A handwritten signature in black ink, appearing to read "Jeanne Bonke".

**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division

**Location:** 353 Warren Ave (7 Newcomb St.)

**CBL:** 303 C017-001

**Issued to:** Northeast Auto Works

**Date Issued:** 11/20/2012

John B. Vance

COPY

**This is to certify** that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit NO. 2012-09-4956-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

### PORTION OF BUILDING OR PREMISES

Left Suite

### APPROVED OCCUPANCY

Auto Repair  
IBC, 2009 (MUBEC)  
Use Group S-1  
Type 3B

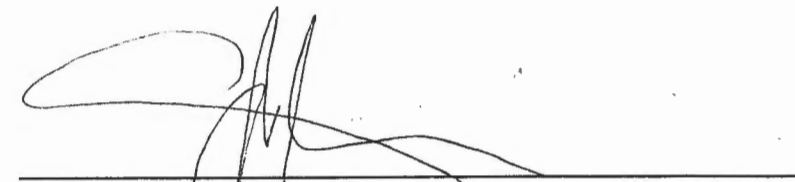
**Limiting Conditions:** NONE

**Approved:**

11/20/12

(Date)

Inspector

  
Inspections Division Director

**Notice:** This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-09-4956-CH OF USE

Located At: 353 WARREN AVE

CBL: 303- C-017-001

## **Conditions of Approval:**

### **Zoning**

1. Separate permits shall be required for any new signage.

### **Building**

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
4. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
5. Wiring installations for this project or occupancy shall comply with the 2011 National Electric Code. Existing conditions for new occupancies will be required to be upgraded to prescribed standards.
6. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
7. Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.

### **Fire**

1. This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Separate annual fire permits are required for any of the following: garage repair, cutting and welding, flammable and combustible liquids, spraying and dipping, motor vehicle dispensing, and special dispensing. Make application through the City Clerk's Office prior to final inspection.
3. Fire extinguishers are required per NFPA 1.

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

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

Job No: 2012-09-4956-CH OF USE	Date Applied: 9/13/2012	CBL: 303- C-017-001	
Location of Construction: 353 WARREN AVE (7 Newcomb St.)	Owner Name: JOHN B VANCE	Owner Address: 393 WARREN AVE  PORTLAND, ME 04103	Phone:
Business Name: Northeast Auto Works	Contractor Name: N/A	Contractor Address:	Phone:
Lessee/Buyer's Name: Alex Walker	Phone: 207-807-7714	Permit Type: BLDG - Building	Zone:  B-4
Past Use:  Cell Phone installation	Proposed Use:  Auto repair – change of use to auto repair – no construction	Cost of Work: 1000.00	CEO District:
		Fire Dept:  10/12/12  Signature: <i>[Signature]</i> (58)	Inspection: Use Group: S-1 Type: 3B MUBEC Signature: <i>[Signature]</i> 10/12/12
Proposed Project Description: change of use to auto mechanic shop		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

<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>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>Ok w/condition</i> <i>9/13/12 ARU</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 Dist 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: <i>ARU</i>
	<b>CERTIFICATION</b>		

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

10-22-12 GF/BKL/JM

PERMIT  
REQUIRED

WIRINGS UPDATE - ALL OUTLETS GFCI -  
VENT TO BE INSTALLED FOR PLUMBING  
CHECK ON FIRE SEPARATION OF OFFICE?

11/15/12

Final

Follow-up for GEF - okay JAR & BICK

\* Advised to remove "Blue Tarp" from unit

\* check w/ GEF on pro-vent

8-4

will ~~send~~ <sup>for</sup> lease to Ann

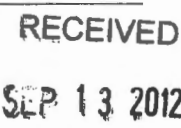
2012 094956



# 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.

(353 Warren Ave)

Location/Address of Construction: <u>7 Newcomb St. / no construction</u>		
Total Square Footage of Proposed Structure/Area <u>900</u>		Square Footage of Lot <u>814</u>
Tax Assessor's Chart, Block & Lot Chart# <u>303</u> Block# <u>C</u> Lot# <u>17</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Alex Walker</u> Address <u>152 Presidential way</u> City, State & Zip <u>Westbrook Maine</u>	Telephone: <u>807-7714</u>
Lessee/DBA (If Applicable) <u>Northeast Auto Works.</u>	Owner (if different from Applicant) Name <u>John Vance</u> Address <u>353 Warren Ave</u> City, State & Zip <u>Portland ME 04103</u>	Cost Of Work: \$ <u>0</u> C of O Fee: \$ <u>0</u> Total Fee: \$ <u>0</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>cell phone install</u> Proposed Specific use: <u>mechanic shop - mechanic shop</u> Is property part of a subdivision? <u>yes</u> If yes, please name <u>empty</u> Project description: <u>Change of use - no construction</u>		
Contractor's name: <u>none</u>		 Dept. of Building Inspections City of Portland Maine
Address: _____ City, State & Zip _____ Telephone: _____		
Who should we contact when the permit is ready: <u>Alex Walker</u>		Telephone: <u>807-7714</u>
Mailing address: <u>7 Newcomb St, Portland ME 04103</u>		

Call For Pick-up

mail to.

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: Alex Walker Date: 9-13-12

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

occupancy of the premises by another.

19) **LOCKS** - Tenant is not authorized to change the locks without the prior written permission of the Landlord. Doing so is grounds for termination of lease. In the event that the Landlord agrees to allow tenant to change the locks, the Tenant must provide the Landlord with a key. No one is allowed to have keys to this garage other than Vaughn DiBiase and Alex Walker.

20) **DEFAULT OF LEASE** - The filing by tenant of petition under any bankruptcy or insolvency law or the filing of any petition against the tenant, which is not dismissed within 90 days, shall constitute a default of this lease by the tenant. In the event lessee defaults on this lease, the lease shall be irrevocably extinguished and terminated upon written notice of the landlord.

21) **PERSONAL GUARANTY** - Vaughn DiBiase and Alex Walker agree to personally and individually guarantee this lease.

**To hold** for the term of twelve months from the 1st of August, two thousand and twelve yielding and paying therefore the rent of Thirteen thousand, eight hundred dollars (\$ 13,800.00). And said Lessee do covenant to pay the said rent in monthly installments of \$1150.00 payable on or before the 1<sup>st</sup> of each month (THE DUE DATE), and to quit and deliver up the premises to the Lessor or attorney, peaceably and quietly, at the end of the term aforesaid, in as good order and condition, reasonable use and wear thereof or inevitable accident excepted, as the same are or may be put into by the said Lessor and not make or suffer any waste thereof; and that Lessee will not assign or underlet the premises or any part thereof without consent of Lessor in writing on the back of this lease. And the Lessor may enter to view and make improvements, and to expel the Lessee if Lessee shall fail to pay the rent aforesaid, whether said rent shall be demanded or not, or if Lessee shall make or suffer any strip or waste thereof, or shall violate any of the covenants in this lease by said Lessee to be performed. And the premises shall not be occupied during the said term for any purpose usually denominated extra hazardous as to fire by insurance companies.

**In Witness Whereof**, the parties have hereunto interchangeably set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
In the presence of:

John B. Vance  
John B. Vance

Vaughn DiBiase  
Vaughn DiBiase

Personally and Individually  
Personally and Individually

Joan A. Vance  
Joan A. Vance

Alex Walker  
Alex Walker

Personally and Individually  
Personally and Individually

# Lease

From

John B. and Joan A. Vance

To

Vaughn DiBiase and Alex Walker

Commences August 1, 2012  
Expires July 31, 2013

FROM THE OFFICE OF:

John & Joan Vance  
383 Warren Avenue, Portland, ME 04103  
(207) - 797-2891

**RECEIVED**

SEP 13 2012

Dept. of Building Inspections  
City of Portland Maine







# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , BusinessName: Northeast Auto Works Inc., Check Number: 1041  
**Tender Amount:** 105.00

## Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 9/13/2012  
**Receipt Number:** 48182

## Receipt Details:

Referance ID:	8002	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-09-4956-CH OF USE - change of use; cell phone to mechanic shop			
Additional Comments: 353 Warren Ave., Northeast Auto Works Inc.			

Referance ID:	8004	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-09-4956-CH OF USE - change of use; cell phone to mechanic shop			

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

**Applications**

**Doing Business**

**Maps**

**Tax Relief**

**Tax Roll**

**Q & A**

browse city services a-z

browse facts and links a-z

<b>CBL</b>	303 C017001
<b>Land Use Type</b>	RETAIL & PERSONAL SERVICE
<b>Property Location</b>	353 WARREN AVE
<b>Owner Information</b>	VANCE JOHN B & JOAN A JTS 393 WARREN AVE PORTLAND ME 04103
<b>Book and Page</b>	
<b>Legal Description</b>	303-C-17 TO 26 WARREN AVE 353-355 NEWCOMB ST 7-19 22400 SF
<b>Acres</b>	0.5142

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	33692	<b>OWNER OF RECORD AS OF APRIL 2012</b>
<b>LAND VALUE</b>	\$121,700.00	VANCE JOHN B & JOAN A JTS
<b>BUILDING VALUE</b>	\$246,600.00	393 WARREN AVE PORTLAND ME 04103
<b>NET TAXABLE - REAL ESTATE</b>	\$368,300.00	
<b>TAX AMOUNT</b>	\$6,931.42	

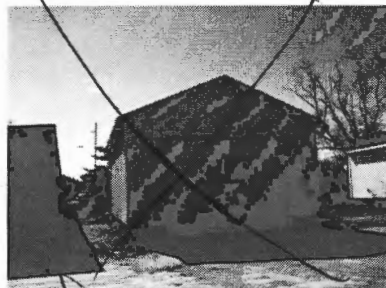
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



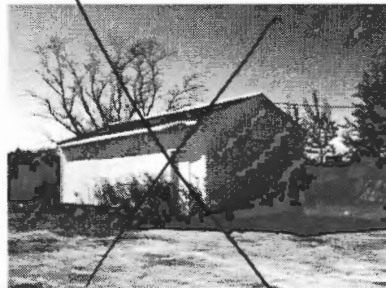
Best viewed at 800x600, with Internet Explorer

**Building Information:**

	<b>Building 1</b>
<b>Year Built</b>	1960
<b>Style/Structure Type</b>	AUTO SERVICE
<b># Units</b>	1
<b>Building Num/Name</b>	1 - ADV WIRELESS / STANLEY ELEV
<b>Square Feet</b>	4440
<a href="#">View Sketch</a>	<a href="#">View Map</a>



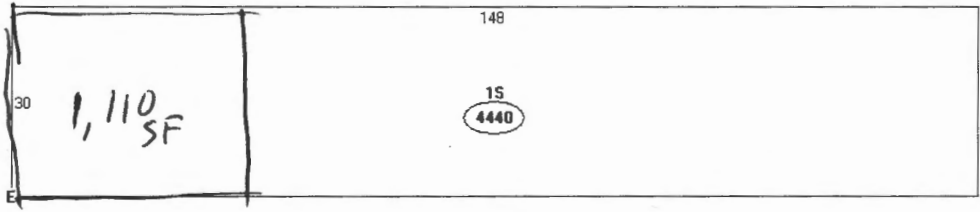
	<b>Building 2</b>
<b>Year Built</b>	1900
<b>Style/Structure Type</b>	RES-1 FAMILY
<b># Units</b>	1
<b>Building Num/Name</b>	2 - RUST BUSTER AUTO BDY
<b>Square Feet</b>	2448
<a href="#">View Sketch</a>	<a href="#">View Map</a>



**Exterior/Interior Information:**

	<b>Building 1</b>
<b>Levels</b>	01/01
<b>Size</b>	4440
<b>Use</b>	AUTO PARTS/SERVICE
<b>Height</b>	12
<b>Walls</b>	CONC. BLOCK
<b>Heating</b>	HOT AIR
<b>A/C</b>	NONE
	<b>Building 2</b>
<b>Levels</b>	B1/B1
<b>Size</b>	688
<b>Use</b>	UNFINISHED RES BSMT
<b>Height</b>	7
<b>Heating</b>	NONE
<b>A/C</b>	UNIT

Descriptor/Area  
A: 047  
4440 sqft  
B: OVERHEAD DR-WOOD/MTL  
100 sqft  
C: 1S  
4440 sqft  
D: PA1  
20000 sqft  
E: CG1  
448 sqft



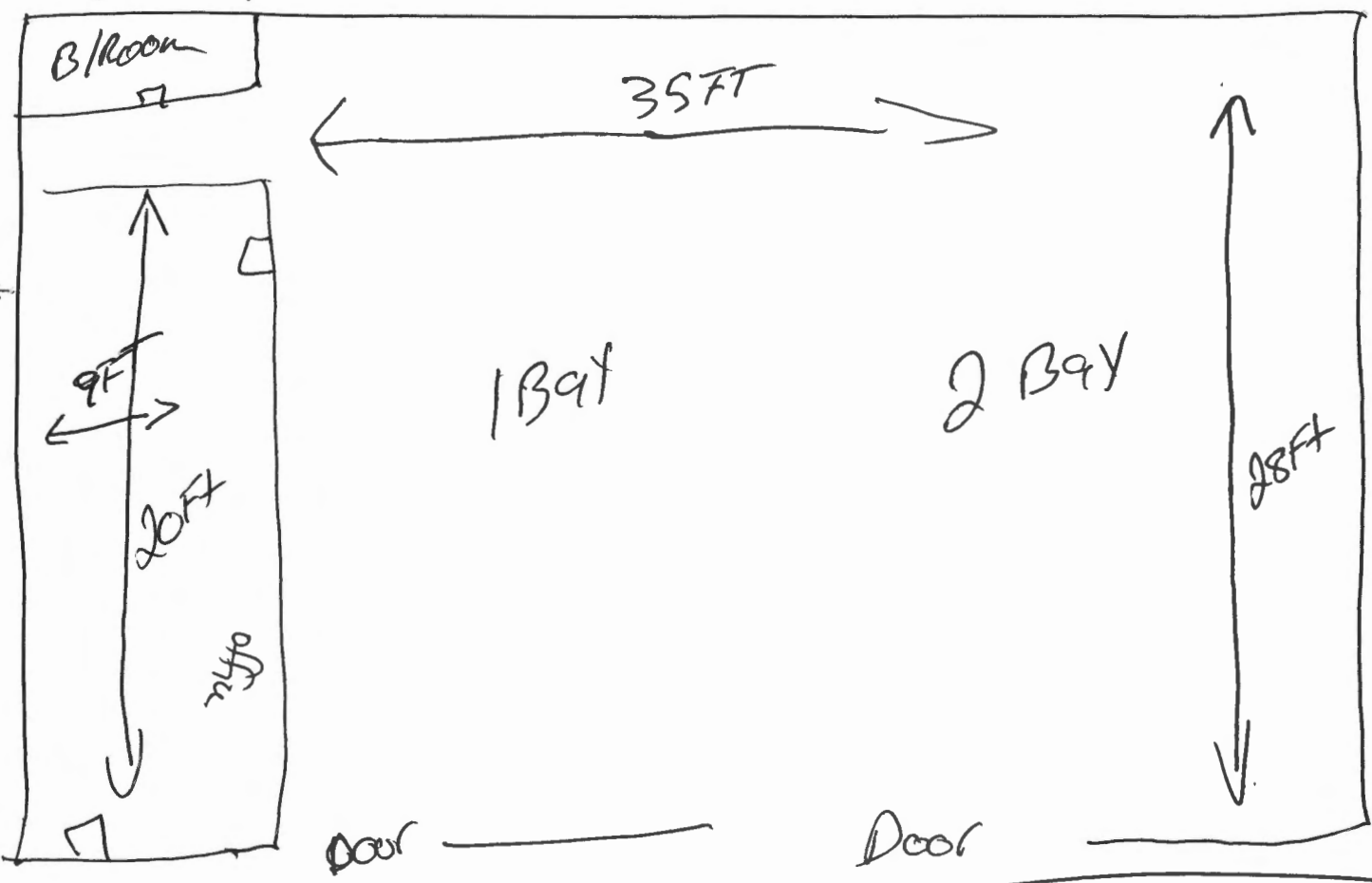
10/12/12

Per Alex W.

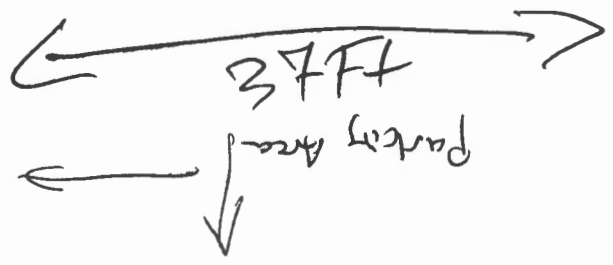
- Building not sprinkled
- CMU Ext. walls, & dividing walls
- wood frame roof/walls interior
- General repair - brakes, oil change, exhaust, some welding - No Hazmat storage
- Has 220 in panel - had exist. wire re-routed to New Lift - was previously to welding
- Also had 2 lights replaced "per Electrician"

JMB

5 FT/W 4 FT/DEEP

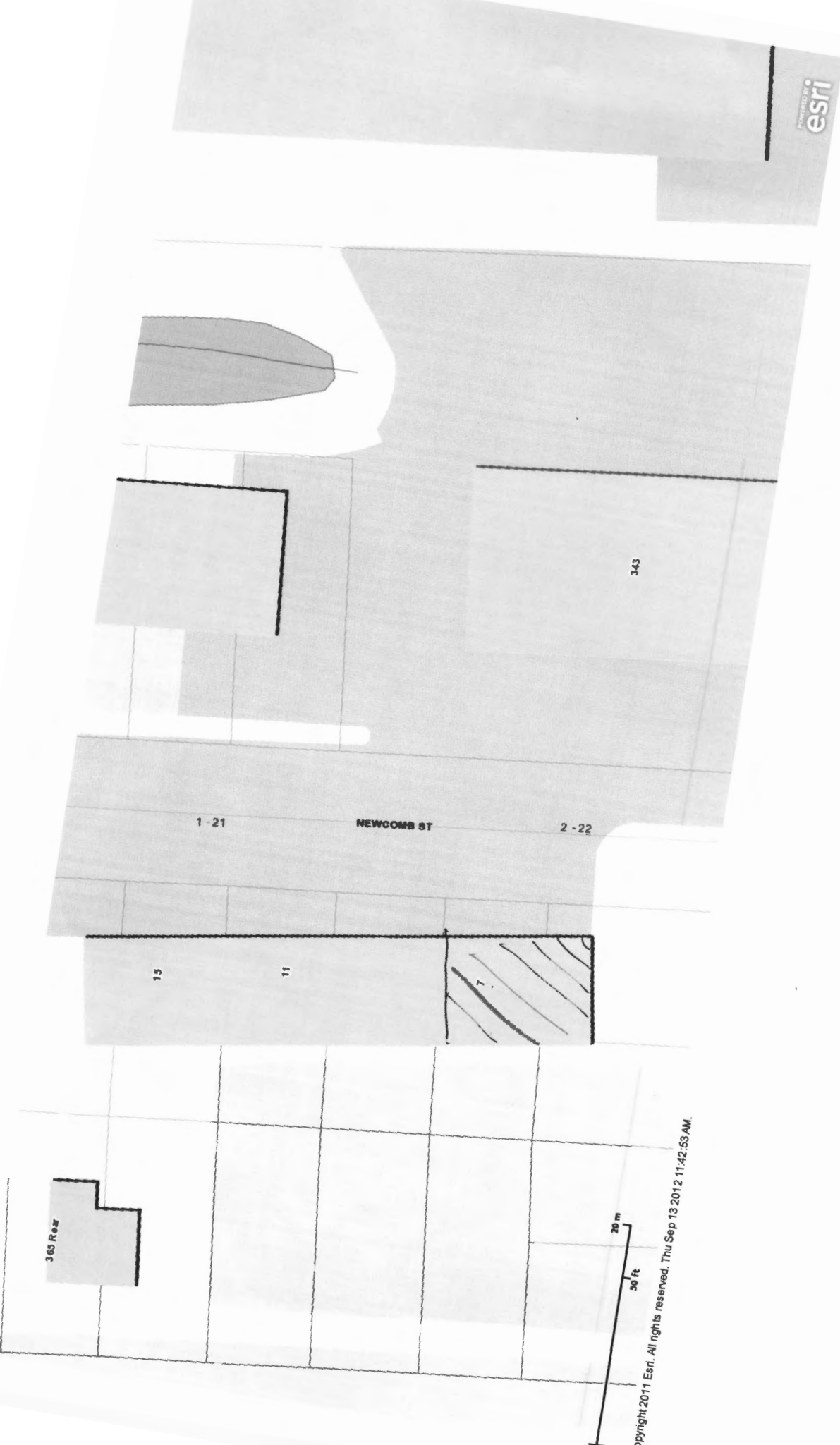


22 FT

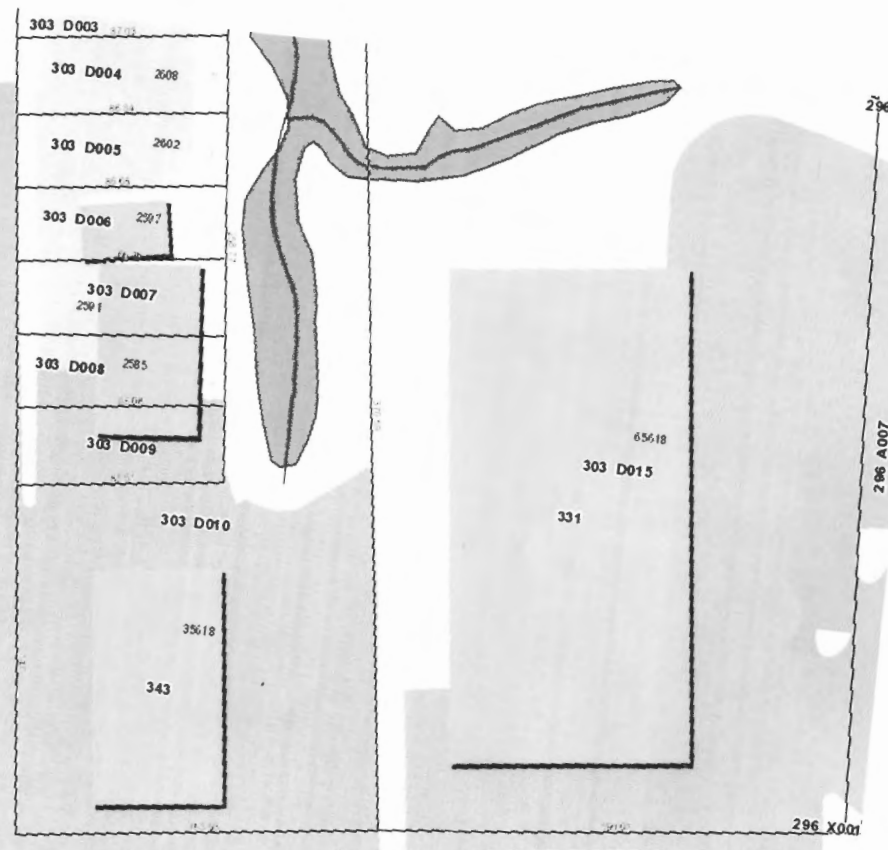
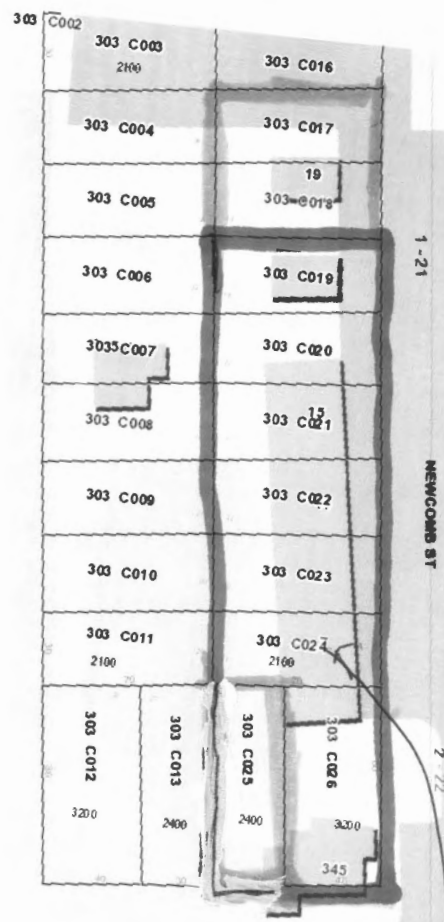
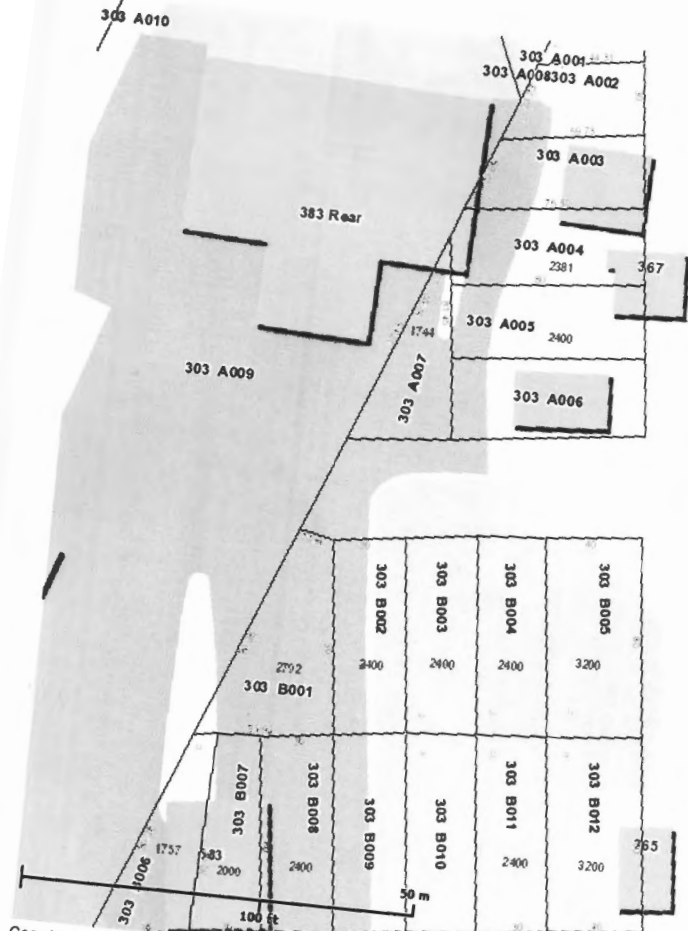


Newcomb St.





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Copyright 2011 Esri. All rights reserved. Thu Sep 13 2012 11:40:54 AM.

location of business





These Bays