

Location of Construction: 222 Auburn St		Owner: Hourihan, Da.		Phone:	
Owner Address:		Leasee/Buyer's Name: Northeast Auto-Cycle School, Inc.		Phone:	
Contractor Name: Northeast Auto-Cycle School, Inc.		Address: 222 Auburn St (Ste 4G) Ptld, ME 04103		Phone: 878-3092	
Past Use: offices		Proposed Use: Same w/classroom		COST OF WORK: \$	
				PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i> Date: <i>9/25/96</i>	
Proposed Project Description: Change Use from Office Space to Office Space w/Classroom				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
				Signature: Date:	

Permit No: **960954**
PERMIT ISSUED
 Permit Issued:
SEP 30 1996
CITY OF PORTLAND

Zone: **CBL**
RP 373-B-003
 Zoning Approval: *OK with conditions*
Special Zone or Reviews:
 Shoreland *9/24/96*
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Permit Taken By: **Mary Gresik** Date Applied For: **19 September 1996**

1. This permit application doesn't 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..

*requirements on
Both A Building permit report
and
Land use zoning report*

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *9/20/96*

[Signature]

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT *Randy Rudge* ADDRESS: _____ DATE: **19 September 1996** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT **7**
K. Carroll

Location of Construction: 222 Auburn St		Owner: Gourihan, Dan		Phone:		Permit No: 960954			
Owner Address:		Leasee/Buyer's Name: Northeast Auto-Cycle School, Inc.		Phone:		Business Name:			
Contractor Name: Northeast Auto-Cycle School, Inc.		Address: 222 Auburn St (Ste 40)		Phone: Portland, ME 04103 (207) 874-3092		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: SEP 30 1996 CITY OF PORTLAND </div>			
Past Use: offices		Proposed Use: Same w/classroom <i>BRD Floor</i>		COST OF WORK: \$ _____ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____				PERMIT FEE: \$ 25.00 INSPECTION: Use Group: _____ Type: _____ Signature: _____	
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Call for

*requirements on
Both a Building permit report
and
Land use zoning report*

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SIGNATURE OF APPLICANT: *Randy Rudge* ADDRESS: _____ DATE: 19 September 1996 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 7

COMMENTS

10/2/96 All Contractors met at this time

Work Complete

Issue C of O

Office Space w/ Auto & Cycle School

Limitations

Classroom ^{to be} in use less than 50% of total office hours

Mail Northeast Auto-Cycle School Inc.

C of O: PO Box 275

Bangor, Me., 04402

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 222 Auburn St 373-B-003

Issued to Dan Hourihan

Date of Issue 08 October 1996

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. 960954, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Ground Level

Office Space
w/Auto & Cycle School

Limiting Conditions:

Classroom to be in use less than Fifty Percent of total office hours.

This certificate supersedes
certificate issued

Approved:

10/8/96 Kim Marshall

(Date)

Inspector

Mary Schmiedel

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

BUILDING PERMIT REPORT

DATE: 9/24/56 ADDRESS: 222 Hobson St

REASON FOR PERMIT: Change use

BUILDING OWNER: Don Hough

CONTRACTOR: _____

PERMIT APPLICANT: Randy Rudy APPROVAL: with condition #4

DENIED: _____

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
5. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
6. Headroom in habitable space is a minimum of 7'6".
7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall

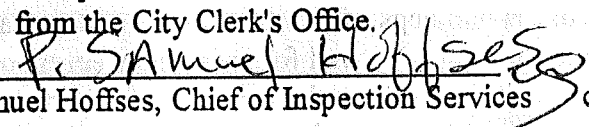
(over)

have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. feet.

10. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 1. In the immediate vicinity of bedrooms
 2. In all bedrooms
 3. In each story within a swelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

14. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall maintained to NFPA #13 Standard.
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)
18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
19. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services c.c. Lt. McDougall P. F. D.

ELECTRICAL PERMIT

City of Portland, Me.

1:30 pm



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical code and the following specification:

Date 17 September 1996

LOCATION: 457 Auburn St

Permit # 16842

OWNER FERENTZ
Ferrante, William

ADDRESS _____

								TOTAL EACH FEE	
OUTLETS									
		Receptacles		Switches		Smoke Detector			.20
FIXTURES		(number of)							
		incandescent		fluorescent					.20
		fluorescent strip							.20
SERVICES									
		Overhead				TTL AMPSTO	800	100	15.00
		Underground					800		15.00
TEMPORARY SERV.									
		Overhead				AMPS OVER	800		25.00
		Underground					800		25.00
METERS		(number of)							1.00
MOTORS		(number of)							2.00
RESID/COM		Electric units							1.00
HEATING		oil/gas units							5.00
APPLIANCES		Ranges		Cook Tops		Wall Ovens			2.00
		Water heaters		Fans		Dryers			2.00
Disposals		Dishwasher		Compactors		Others (denote)			2.00
MISC. (number of)		Air Cond/win							3.00
		Air Cond/cent							10.00
		Signs							5.00
		Pools							10.00
		Alarms/res							5.00
		Alarms/com							15.00
		Heavy Duty							2.00
		Outlets							
		Circus/Carnv							25.00
		Alterations							5.00
		Fire Repairs							15.00
		E Lights							1.00
		E Generators							20.00
		Panels							4.00
TRANSFORMER		0-25 Kva							5.00
		25-200 Kva							8.00
		Over 200 Kva							10.00
							TOTAL AMOUNT DUE		
MINIMUM FEE/COMMERCIAL 35.00							MINIMUM FEE	25.00	25.00

INSPECTION: Will be ready 9/25 Late AM or will call _____

CONTRACTORS NAME Haman's Electric
 ADDRESS 897 Broadway S.P.
 TELEPHONE 767-2471
 MASTER LICENSE No. 16842
 LIMITED LICENSE No. _____

SIGNATURE OF CONTRACTOR

Larry Haman

LAND USE - ZONING REPORT

ADDRESS: 222 Auburn St DATE: 9/21/96

REASON FOR PERMIT: offices with limited classroom space

BUILDING OWNER: Dan Hourihan C-B-L: 373-B-3

PERMIT APPLICANT: Randy Rudge

APPROVED: with conditions DENIED: _____

#9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

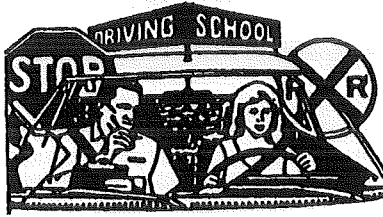
9. Other requirements of condition The classroom is accessory to the office space. If any time the classroom use exceeds that of the office use, a change of use permit would be required. Please note that a classroom use may be limited with in the existing zone

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Northeast Auto-Cycle School, Inc.

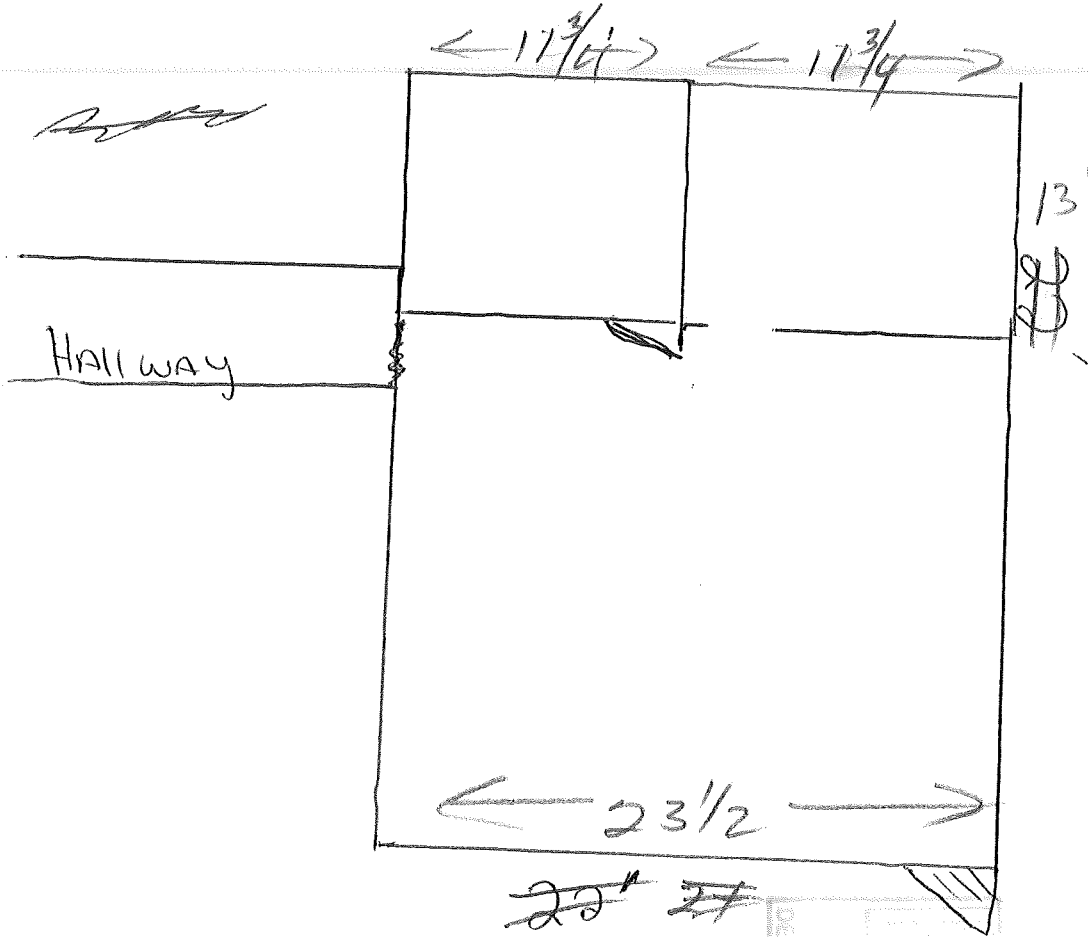
Specializing in Transportation Safety

- Teenage Driver Ed
- DSAA Member
- Adult Courses
- Motorcycle Classes



- Disabled Drivers
- Company Risk Reduction Seminars
- Defensive Driving

222 Auburn Street Suite 4G • Portland, Maine 04103
(207) 878-3092



Office Layout for Northeast Auto

I was notified by Randy Rudge that classes were only
3 hours during the day — The major use is office
5 DAYS per week
open 8-6pm



CITY OF PORTLAND

March 20, 1997

File
→ Dr. Pamela Anzels
380 Auburn Street
Portland ME 04103

Dear Pam:

A quick note to tell you that I have reviewed your conditional rezoning and I find no restriction on enlarging your practice or limiting the number of employees or doctors. The attachment does limit you to the building more or less as it exists today. If you need to enlarge the building, that would require site plan review, and probably an amendment to the rezoning conditions.

I hope this answers the question in the way you had hoped and expected.

Sincerely,

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

Alexander Jaegerman
Chief Planner

cc: ✓ Marge Schmuckal, Zoning Administrator

Attachment: Conditional Rezoning Agreement