|  |
| --- |
| Green Leaf Construction LLC |
| **Ben Wentling** |  |
| 320 Penney Road |  |
| New Gloucester, Maine 04260 |  |
| (207) 632-1827 |  |
| wentlink@hotmail.com |  |

Dear City of Portland Zoning, Fire and Inspections Officers,

Enclosed are the digital permitting plans for a proposed Commercial Interior and Change of Use for 50 Cove Street, Portland, Maine. My Client, Jeff Eckhouse, the new tenant, who operates DBA Mobile Fitness for his company JTE Investments, Inc. is interested in changing the current use of the building.

Currently, Running With Scissors occupies the space as well as another space in the building. Running With Scissors lease agreement ends May 31st, 2013 and my client is interested in moving into the facility and starting to build out the space June 15th, or as soon as possible.

The change of use would provide Mobile Fitness studio space in which it could operate its Personal Training Center. The Mobile Fitness Personal Training Center is a recreational studio space and is the primary tenant at 50 Cove Street, occupying room 103- from the floor plan, A2.0. Along with Mobile Fitness, there will be other services related to personal training in the space. There are two offices for chiropractors, who will be doing soft tissue body work, in rooms 106,108 and a reception area in room 109. There is one office for a naturopathic doctor, who will be giving nutritional training, in room 105. Lastly there is a space in room 107 for Pilates, fitness and movement training as well as massage- deep tissue body work.

With regard to zoning, I believe Mr. Eckhouse has spoken with Ms. Marge Schmuckal about the requirements in the I-Lb zone. The Mobile Personal Training Center should fit into this Light Industrial Zone because it is a personal training studio (Business- B) with ancillary offices housing services that are mutually beneficial to personal fitness. Also, in total, the Mobile Fitness Personal Training Center will benefit the residents of the nearby community and the nearby workforce because it promotes health and fitness.

 Thank you for your attention to this project. Please feel free to contact me by phone or email. We look forward to moving this project ahead and making Portland a more wonderful place to live.

Sincerely,

Ben Wentling (207) 632-1827