

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MAJE IN MAINE LLC – HEART
OPENING

Located At 225 CONGRESS ST

CBL: 013- G-010-001

Job ID: 2012-03-3436-CH OF USE

has permission to Change the Use, left side, 2nd floor, office to yoga, meditation, movement classes, 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

Sam Burke 3/26/12

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-03-3436-CH OF USE	Date Applied: 3/5/2012	CBL: 013- G-010-001	
Location of Construction: 225 CONGRESS ST (227)	Owner Name: MAJE IN MAINE LLC	Owner Address: 223 CONGRESS ST # 1 PORTLAND, ME 04101	Phone: 609-517-4924
Business Name: The Heart Opening	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: Zeile Dougher	Phone: 207-899-8965	Permit Type: BLDG - Building	Zone: B-2b
Past Use: 2 nd floor, left side - office	Proposed Use: 2 nd floor – left side – personal service – change of use for yoga, meditation & movement classes	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Proulx</i>	Inspection: Use Group: <i>B/A2</i> Type: <i>3B</i> <i>IBC 2009</i> Signature: <i>MB</i>
Proposed Project Description: change from office to personal service		Pedestrian Activities District (P.A.D.) <i>3/26/12</i>	
Permit Taken By:	Zoning Approval		

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>Dr w/condition</i> <i>3/5/12 TBM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>TBM</i></p>
	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 appication 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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3436-CH OF USE

Located At: 225 CONGRESS ST

CBL: 013- G-010-001

Conditions of Approval:

Zoning

1. With the issuance of this permit and the certificate of occupancy, the use of the left side of this property will be 1st floor restaurant, 2nd floor personal service & 3rd floor office. Any change of use shall require a separate permit application for review and approval.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. Fire extinguishers are required per NFPA 1.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
3. 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.

B-26

2012 03 34 36

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General Building Permit Application / Change of Use

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>227 Congress St. Portland, Me. (222 Congress)</u>		
Total Square Footage of Proposed Structure/Area <u>400/500 1500 sq. ft.</u>	Square Footage of Lot <u>N/A</u>	Number of Stories <u>3 3 total</u> → <i>Inhabited 2nd floor</i>
Tax Assessor's Chart, Block & Lot Chart# <u>13</u> Block# <u>G</u> Lot# <u>10</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>ZEILE A. DOUGHER</u> Address <u>227 Congress St.</u> City, State & Zip <u>Portland, Me. 04101</u>	Telephone: <u>207-899-8965</u>
Lessee/DBA (If Applicable) <i>RECEIVED MAR 05 2012 Dept. of Building Inspection</i>	Owner (if different from Applicant) Name <u>MIKE SALISBURY</u> Address <u>56 Forest Ave</u> City, State & Zip <u>Windham, Me. 04092</u> # <u>1-609-517-4924</u>	Cost Of Work: \$ <u>N/A 30.00</u> C of O Fee: \$ <u>N/A 75.00</u> Total Fee: \$ <u>N/A 105.00</u>
Current legal use (i.e. single family) <u>office</u> Number of Residential Units <u>N/A</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>personal service / yoga, meditation + movement classes</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>change of use / no structural work - 2nd floor.</u>		
Contractor's name: <u>N/A</u>		
Address: _____		
City, State & Zip: <u>Home</u>		Telephone: <u>207-899-</u>
Who should we contact when the permit is ready: <u>ZEILE A. DOUGHER</u>		Telephone: <u>8965</u>
Mailing address: <u>27 O'Brien St. Portland, Me. 04101</u>		

on file w/ sign ap.

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

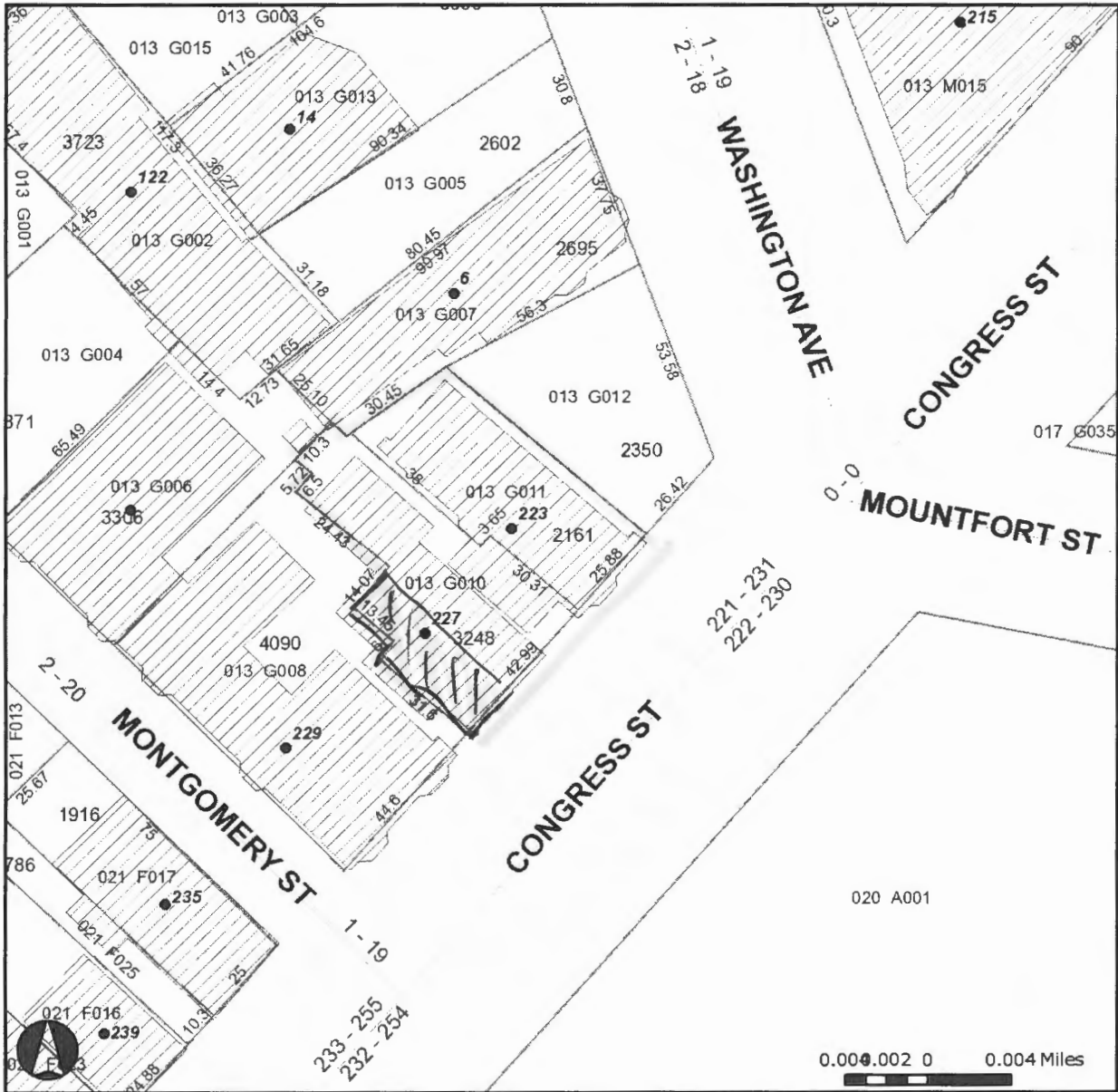
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, 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: _____ Date: Feb. 10. 2012

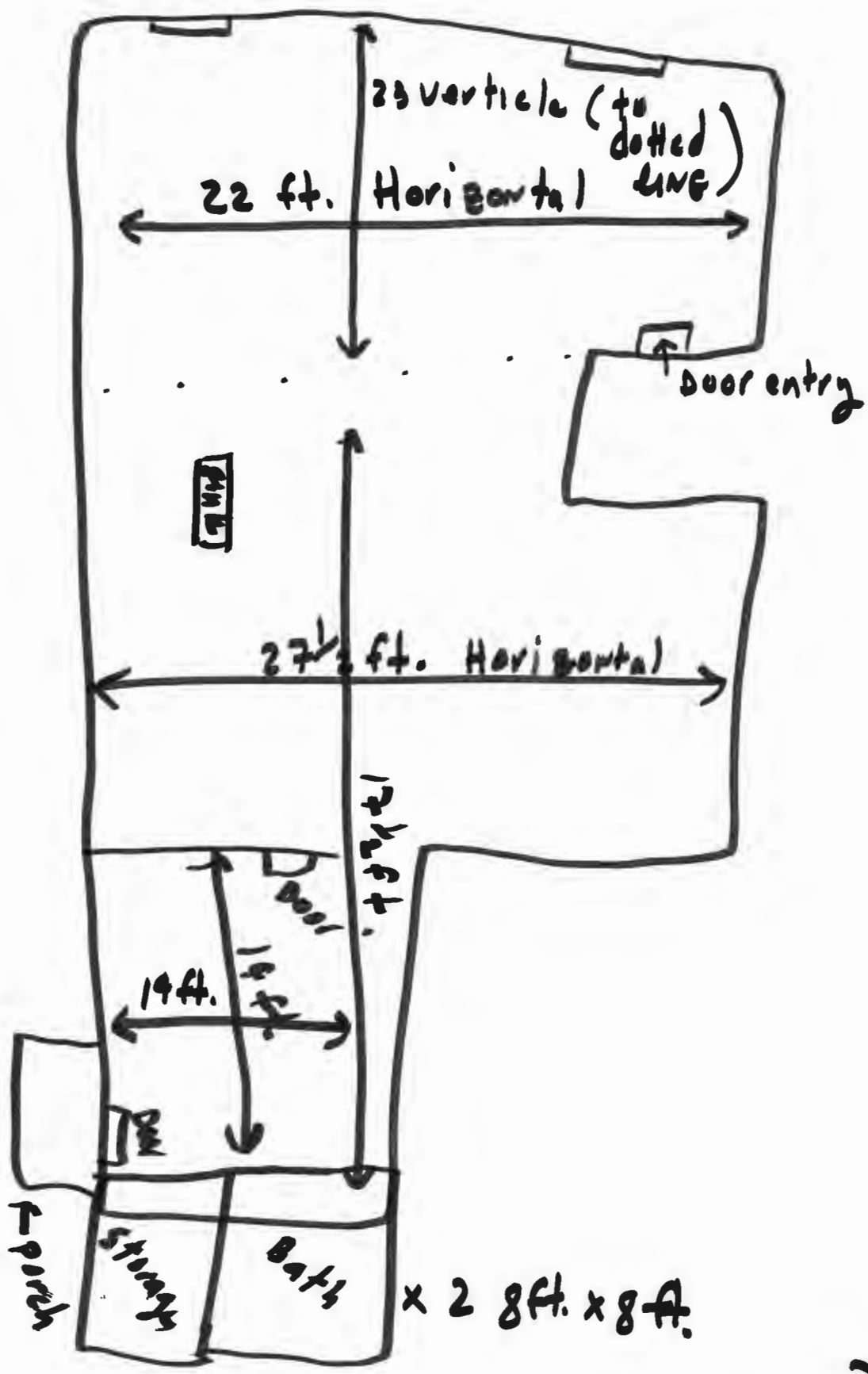
This is not a permit; you may not commence ANY work until the permit is issue

Map



Interstate 	Traveled Ways 	Jetport 	Ocean
Streets 	Stream 	County Streets 	
Buildings Building Out Building	Wetland swamp	—A15 —A21 —A31	
Parcels 	Lake/Pond under_road waterbody	ME Towns Land Water Body	

Congress St.



THE HEART OPENING (2ND floor)
227 Congress

1.
Zeile Dougher
The Heart Opening
March 2012

LEASE

THIS LEASE, made this 15th day of November, 2011, by and between MAJE IN MAINE, LLC, a Maine limited liability company with a place of business at 223 Congress Street, Portland, Maine 04101 (hereinafter referred to as "Landlord") and Zeile Dougher., of 27 O'Brion St. Portland Me. 04101 (hereinafter referred to as "Tenant").

WITNESSETH AS FOLLOWS

1. **PREMISES LEASED:** Landlord does hereby lease, demise and let unto Tenant certain premises being approximately 2400 square feet of the second and third floor space, of the premises situated at 225-227 Congress Street, Portland, Maine (the "Leased Premises") as shown on Exhibit A.
2. **TERM OF LEASE:** The term of this Lease shall be for a period of three years commencing on December 1, 2011. Occupancy shall commence on December 1, 2011 Tenant shall be entitled to one five (5) year renewal on at least six (6) months prior written notice of its exercise of said renewal option.
3. **RENTAL:** Tenant covenants and agrees to pay as rent during said initial term the sum of two thousand dollars (\$2000) per month, commencing on December 1, 2011, adjusted annually by the prior years percentage increase in the Boston Metro Area Consumer Price Index.


(xiv) Authority of Tenant. If Tenant is a corporation, each individual executing this Lease on behalf of said corporation represents and warrants that he is duly authorized to execute and deliver this Lease on behalf of said corporation, in accordance with the bylaws of said corporation, and that this Lease is binding upon said corporation.

IN WITNESS WHEREOF, the parties have hereunto executed this Lease the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Nov. 16th. 2011

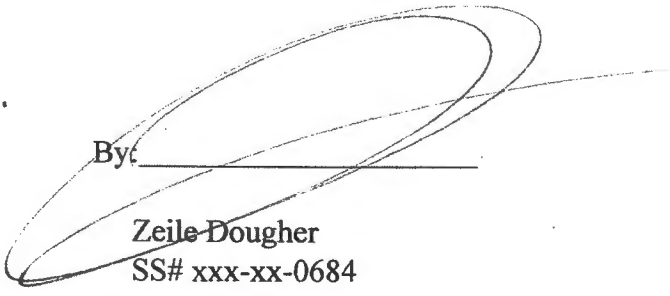
MAJE IN MAINE, LLC

By: 

Michael Salisbury
Its Managing Member

LANDLORD

Nov. 16th. 2011

By: 

Zeile Dougher
SS# xxx-xx-0684

TENANT



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Receipts Details:

Tender Information: Check , BusinessName: Zeile Dougher, Check Number: 1299
Tender Amount: 105.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 3/5/2012
Receipt Number: 41429

Receipt Details:

Referance ID:	5458	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-03-3436-CH OF USE - change from office to personal service			
Additional Comments: 227 congress			

Referance ID:	5459	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-03-3436-CH OF USE - change from office to personal service			