

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

Please Read Application And Notes, If Any, Attached

**PERMIT**

Permit Number: 050348

**PERMIT ISSUED**  
**APR 28 2005**  
**CITY OF PORTLAND**

This is to certify that \_\_\_\_\_  
has permission to \_\_\_\_\_ Personal Service/retail - Yoga Studio  
AT 52 Pine St \_\_\_\_\_

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.

Verification inspection must be made and when permission is procured for this building or part thereof, a certificate of occupancy must be procured or closed-in. 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. Jay Kelley 4/15/05  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature]  
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: 05-0348	Issue Date: <b>PERMIT ISSUED</b>	City ID: 056 C024001
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Location of Construction: 52 Pine St	Owner Name: <i>Diane Warming</i> <del>Simonds Gordon D Trustee</del>	Owner Address: 104 West St	Phone: APR 28 2005
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Business Name:	Contractor Name: Diane Warming	Contractor Address: Portland	Phone: CITY OF POR
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Lessee/Buyer's Name:	Phone:	Permit Type: Change of Use - Commercial	Zone: B1
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Past Use: Commercial/ retail	Proposed Use: Personal Service/retail - Yoga Studio	Permit Fee:	Cost of Work:	CEO District:
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Proposed Project Description: Personal Service/retail - Yoga Studio	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>SL</i> <i>4/26/05</i>
	Signature: <i>Jay Kelley</i> <i>4/15/05</i>	Signature: <i>[Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 04/01/2005	<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>4/13/05</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 type="checkbox"/> Not in District or Landmar <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>SEPARATE permit ARE REQUIRED FOR NEW SIGNAGE</i>	<i>any exterior work requires a separate review and approval</i>	

**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> 05-0348	<b>Date Applied For:</b> 04/01/2005	<b>CBL:</b> 056 C024001
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<b>Location of Construction:</b> 52 Pine St	<b>Owner Name:</b> Simonds Gordon D Trustee	<b>Owner Address:</b> 104 West St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Diane Warming	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Personal Service/retail - Yoga Studio	<b>Proposed Project Description:</b> Personal Service/retail - Yoga Studio
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/13/2005

**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 04/26/2005

**Note:** **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Jay Kelley      **Approval Date:** 04/21/2005

**Note:** **Ok to Issue:**

**Dept:** Zoning      **Status:** Pending      **Reviewer:**      **Approval Date:**

**Note:** **Ok to Issue:**

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**

**Note:** **Ok to Issue:**

# All Purpose 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>52 Pine St.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	<u>2,406 sq. ft.</u>
Tax Assessor's Chart, Block & Lot Chart# <u>056</u> Block# <u>C</u> Lot# <u>024</u>	Owner: <u>Diane Warming</u>	Telephone: <u>780-1354</u> <u>C 615-5405</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Diane Warming</u> <u>255 W. Concord St.</u> <u>Portland, ME 04103</u>	cost Of Work: \$ <u>0</u> Fee: \$ <u>105<sup>00</sup>/00</u>

retail

Approximately how long has it been vacant: 1 yr.

Proposed use: 1st Floor retail / personal

Project description: see attached

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
APR - 1 2005  
**RECEIVED**

Conti: Diane Warming  
255 W. Concord St.  
Portland, ME 04103

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

Signature of applicant: <u>Diane Warming</u>	Date: <u>3/31/05</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued. If YOU are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall**

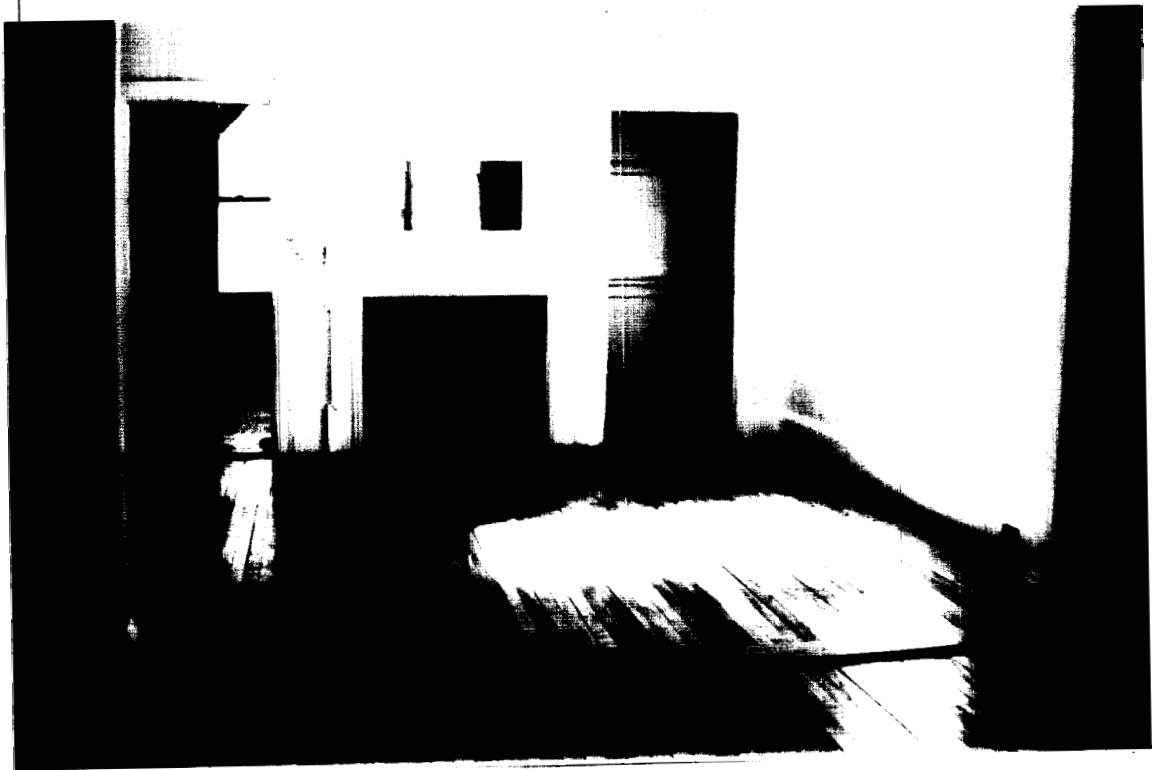
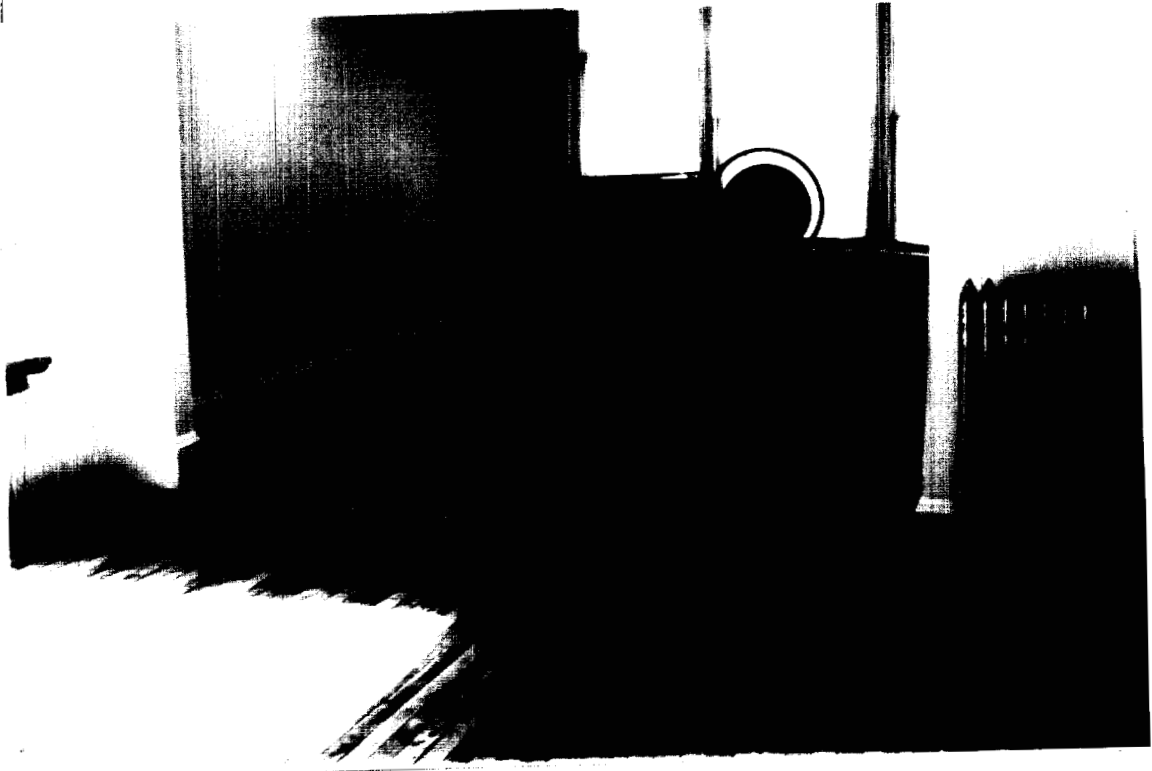


Smaller  
Back Room

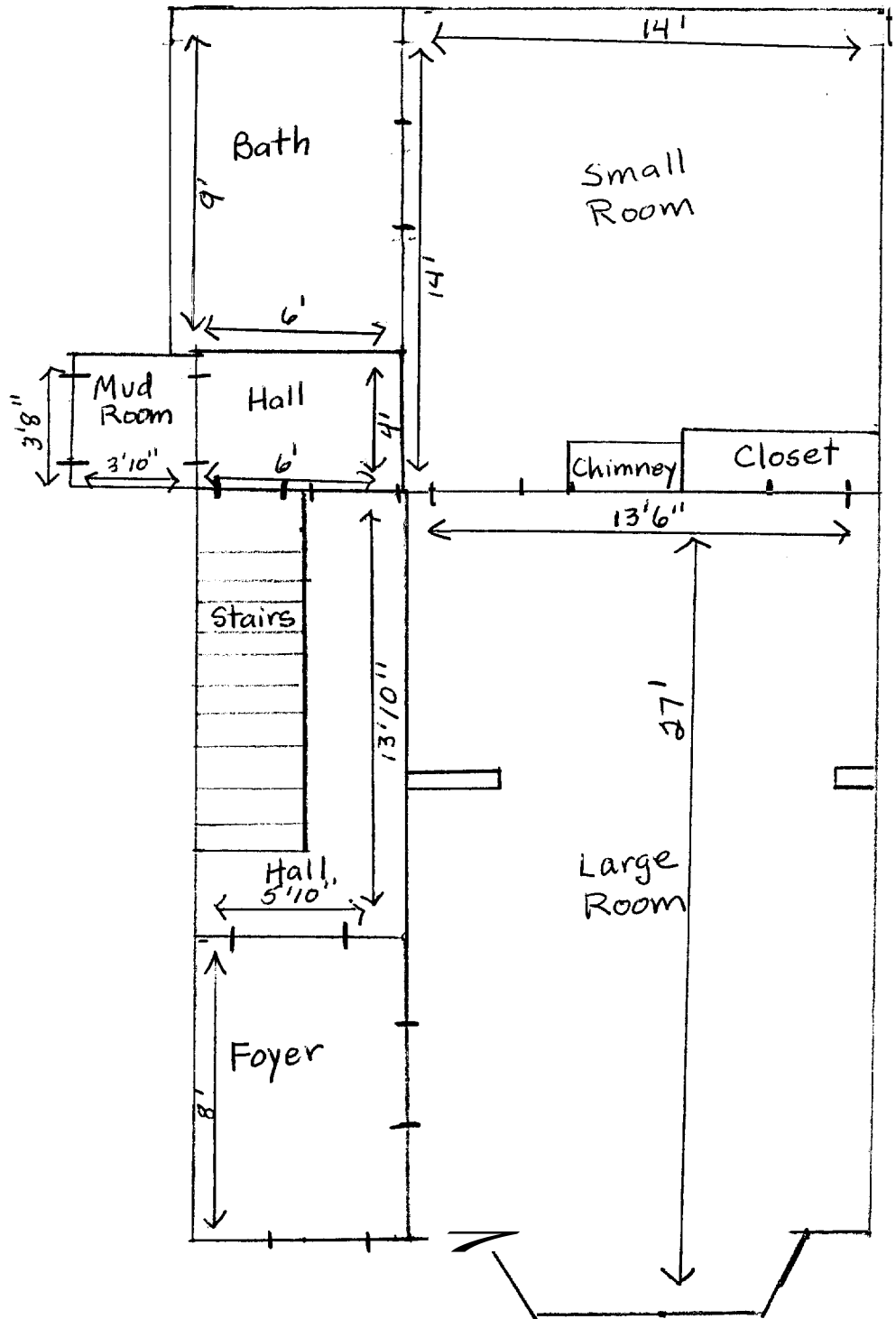
52 Pine St



arge Fr n Room



# Floor Plan for 52 Pine St. 1st Floor



5 mm = 1/8"

## **Establishment of use for 52 Pine St.**

The use is currently retail. I would like to use the **2** rooms, referred to as Large Room and Small Room on the floor plan, for multi-purposes.

I **am** a licensed Speech/Language Pathologist. I am also a certified yoga instructor.

I would like to use the Large Room for yoga instruction and as a space to see clients for Speech Therapy. This room would be kept as an open space with no permanent furniture.

I would like to use the Small Room as **a** comfortable place to sit and meet with clients. It would have chairs and a table or desk. I would also use this space to conduct retail sales of yoga supplies, specifically, CD's, yoga mats, art work, and books. The retail business would be a small supplement to yoga classes, in order to serve yoga students who often like to buy supplies before and after class.



52 PINE STREET

TAX MAP 56

LOT C 24

1" = 10'

2/10/05

Lot 23

Lot 6

Brick Building

WOOD FENCE

Buildin Easmp

CYCLONE FENCE

PARKING 33.6'

OFF STREET

3

2

1

3 STORED WOOD FRAME

Lot 7

72'

CHANGING ORDINANCE EASEMENT

Parking for Neighbor

59 FEET TO BRACKETT

33.6'

SIDEWALK

3

2

1

PINE STREET

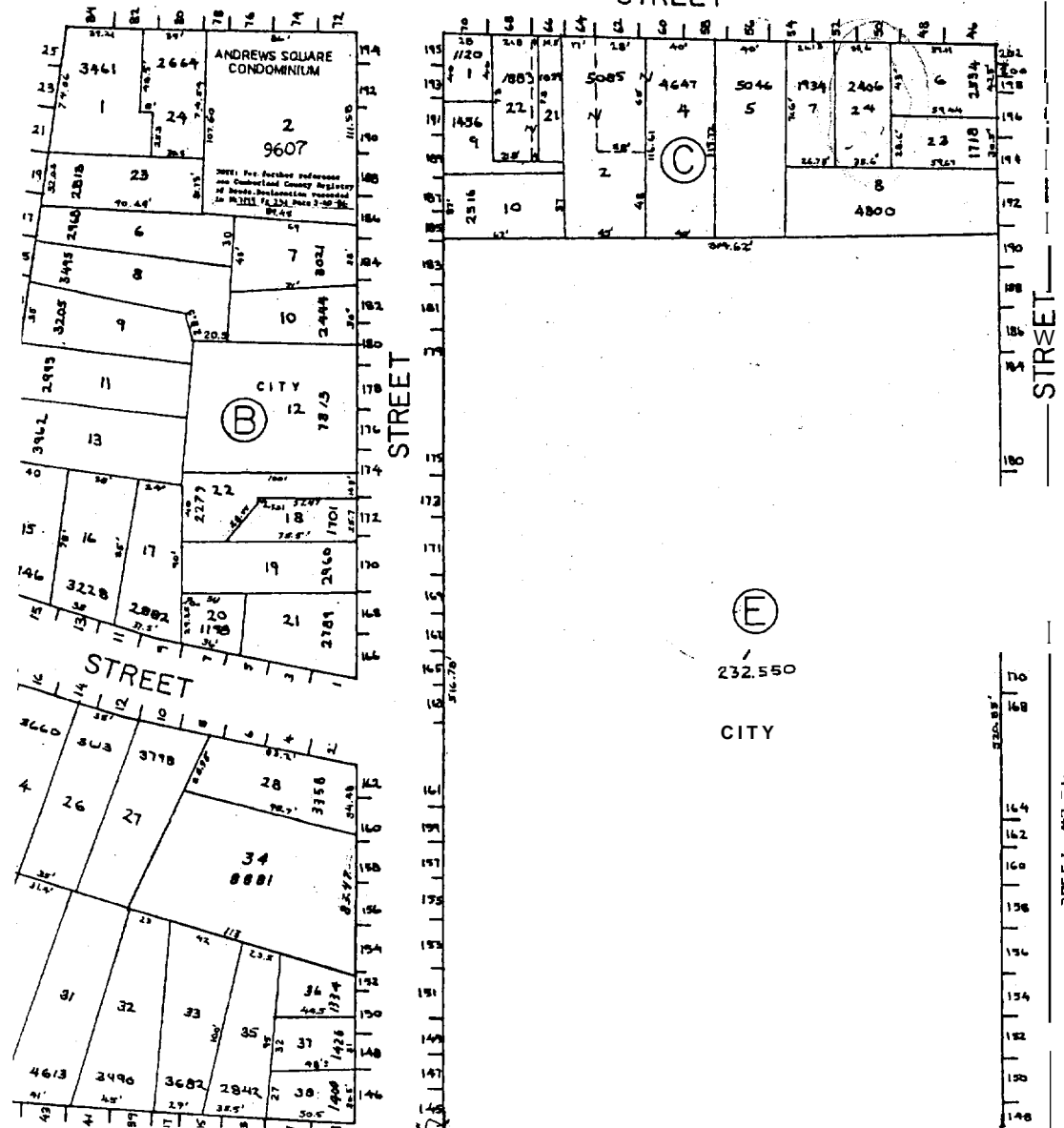
TO BRACKETT STREET

2,406 sq. ft.

SHEET 55-C

STREET

No.56



ANDREWS SQUARE  
CONDOMINIUM

232.550

CITY  
12  
78.5

CITY  
232.550

CITY

STREET

STREET