

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 090202

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that BIG LLC

has permission to Change of use from "Happy Tail" to "Boulevard Zone" interior renovations

AT 115 BISHOP ST CB# 293 A014001

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.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOUR 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. \_\_\_\_\_

Health Dept. \_\_\_\_\_

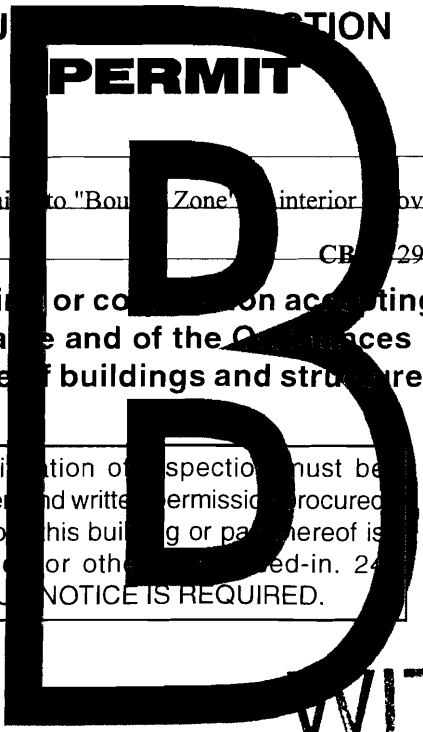
Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



WITHDRAWN

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0202	Issue Date:	CBL: 293 A014001
-----------------------	-------------	---------------------

Location of Construction: 115 BISHOP ST	Owner Name: BJG LLC	Owner Address: 3 CONGRESSIONAL DR	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: I-M

Past Use: Commercial - Happy Tails Dog Training	Proposed Use: Commercial "Bounce Zone" Activity Center - Change of use from "Happy Tails" to "Bounce Zone" w/ interior renovations <i>indoor amusement/recreation center</i>	Permit Fee: \$155.00	Cost of Work: \$6,000.00	CEO District: 5
Proposed Project Description: Change of use from "Happy Tails" to "Bounce Zone" w/ interior renovations		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: Ldobson	Date Applied For: 03/16/2009	<b>Zoning Approval</b>		
<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:	<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 District 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:
		WITHDRAW		

**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> 09-0202	<b>Date Applied For:</b> 03/16/2009	<b>CBL:</b> 293 A014001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 115 BISHOP ST	<b>Owner Name:</b> BJG LLC	<b>Owner Address:</b> 3 CONGRESSIONAL DR	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial "Bounce Zone" family entertainment center - Change of use from dog daycare, training & grooming to family entertainment center w/ interior renovations	<b>Proposed Project Description:</b> Change of use from dog daycare, training & grooming to family entertainment center w/ interior renovations
---	--

<b>Dept:</b> Zoning	<b>Status:</b>	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				

<b>Comments:</b>
3/17/2009-amachado: Application is incomplete. Need a fullsize scalable sitplan that shows the lot, existing building footprint and parking. Applicant has to submit a siteplan application for a change of use over 10,000 sf. Talked to Lenny Homes. Sent letter dated 3/17/09.
4/6/2009-amachado: Met with Tammy, Barbara, Bill Goodman (owner), Lenny Holmes (Bounce Zone) & Frank Billings (Happy Tails). For zoning, I needed a siteplan that showed where the egress stairs were going on the side because there was a question that they might be over the property line. I also needed to see that the parking was being met for both uses - 13 for Happy Tails & 37 for the Bounce Zone for a total of 50 spaces. There was talk of parking in the area to the right of Happy Tails which is also owned by Bill Goodman (293-A-013). Barbara explained that this would require siteplan review and went over the criteria for parking areas.
6/15/2009-amachado: Lenny Holmes has moved out of the left side of the building so the permit is withdrawn.

**WITHDRAW**



# 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.

Location/Address of Construction: <u>119 Bishop Street</u>		
Total Square Footage of Proposed Structure/Area <u>11380</u>	Square Footage of Lot <u>40 8947.6 acre</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>293 A 14</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Lenny Holmes (Southern Maine Sportszone Inc)</u> Address <u>43 Hillview Ave. 400 North St</u> City, State & Zip <u>Saco ME 04072</u>	Telephone: <u>282-4005 ext 401</u> <u>468-4684</u>
Lessee/DBA (if Applicable) <u>Southern Maine Sportszone Inc</u> <u>All Play</u>	Owner (if different from Applicant) Name <u>B J LLC WJA LLC</u> Address <u>3 Congressional Dr.</u> City, State & Zip <u>Baldwin ME 04405</u>	Cost Of Work: \$ <u>6000</u> C of O Fee: \$ _____ Total Fee: \$ _____
<b>WITHDRAW</b>		
Current legal use (i.e. single family) <u>Trails &amp; Activity Center / Business Zone (Detailed Description Included)</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>One Wall Partition Emergency Exit</u> <u>Change of use from Dog Training - Activity Center</u>		
Contractor's name: _____		
Address: _____		
City, State & Zip: _____		Telephone: _____
Who should we contact when the permit is ready: <u>Lenny Holmes</u>		Telephone: <u>202-468-4684</u>
Mailing address: <u>400 North St Saco ME 04072</u>		

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 time to conform the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 3-12-09

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



*Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov*

*Penny St. Louis Littell - Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

*3/26/09 Lenny met w/Chris & Kik*

March 17, 2009

Mr. Lenny Holmes  
Southern Maine Sports Zone Inc.  
400 North Street  
Saco, ME 04072

RE: 115-119 Bishop Street – 293 A014 – I-M zone – change of use permit for the  
“Bounce Zone” & “All Play” – permit #09-0202

Dear Mr. Holmes,

I am in receipt of your change of use application to change the left half of the building at 115-119 Bishop Street from a dog daycare, training and grooming use to an indoor amusement/entertainment center. At this point your application is incomplete.

A change of use application requires a full size, scalable site plan. This site plan needs to show the property lines, the footprint of the existing building including any stairs etc., and existing parking.

A change of use permit also requires that you show that you can meet the parking requirement for the new use. Section 14-332(j) of the ordinance requires that you have one off-street parking space for each 400 square feet of floor area. Since the total floor area of your space is 14,713 square feet, you need to show 37 off-street parking spaces. Section 14-334 of the ordinance states that the required off-street parking spaces have to be located on the same lot with the principal building or within 100 feet of the building.

*— Blaggy Tail  
needs  
# 13*

Section 14-523 of the ordinance states that any development requires a site plan improvement permit from the Planning Division. The square footage of the floor area for your change of use is over 10,000 square feet, so it is considered a major development under section 14-522(d – under major development). The person to talk to in the Planning Division about the site plan application is Barbara Barhydt. Her phone number is 874-8699. I have enclosed the Development Review Application Packet for the site review.

Your change of use permit application is on hold in zoning until it is complete. Once the application is complete, it will go through the review process. When it has met all the requirements of the review process, and your site plan application has been approved, your permit will be issued and you can get your certificate of occupancy for the space.

To whom it may concern,

I William Goodman, the owner of 119 Bishop St. am writing this letter to inform the City of Portland that I give permission for The Southern Maine Sports Zone and Happy Tails to do the necessary work to bring the building into code compliance with the change of use. Please feel free to contact me with any questions or concerns. I may be reached at 831-2489.

Sincerely,

A handwritten signature in cursive script, appearing to read "W. Goodman", with a long horizontal flourish extending to the right.

William Goodman

## Commercial Change of Use Permit Application – Portland Maine

Submitted on Behalf of Happy Tails Inc. and Southern Maine Sportszone Inc. for property at 119 Bishop Street in Portland.

of U-<sup>?</sup>  
**Description of Use Proposed** – Southern Maine Sportszone Inc. is subleasing the 13,080 sq ft building (plus office space) from Happy Tails Inc. The use of that space will be to set up a Family Activity Center. Included in this family activity center will be an area called the “Bounce Zone” which is an inflatable play area for children. The Bounce Zone will take up approximately half the space. The other half of the space will operate under the name “All Play” and will offer a variety of exercise, fitness, and play activities for an assortment of age groups.(Brochure Included) We are also planning on including a golf simulator at some point. There are no other uses being proposed at this time. Any other use would require special permits.

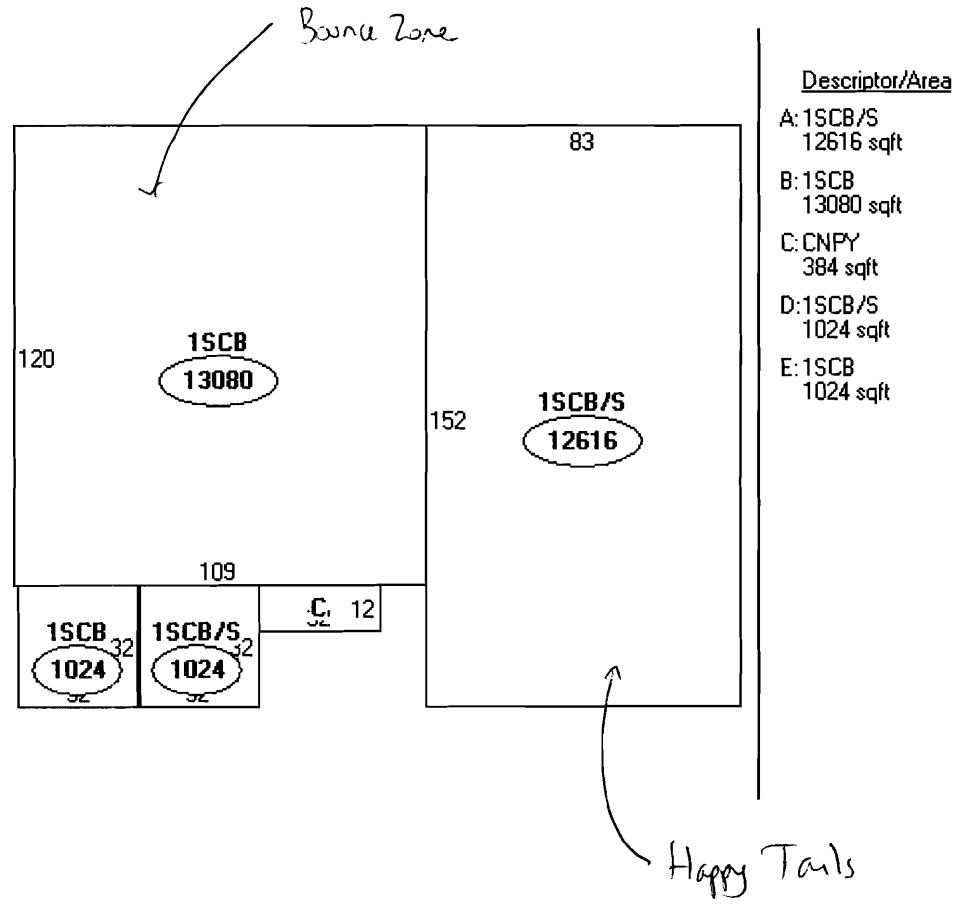
**Anticipated Number of Customers** – While we realize the maximum occupancy numbers allow the building to hold close to 1,200 people, we would like to explain why our uses would never get us close to such a number.

**Bounce Zone area** – All of the 6 inflatable units have maximum occupancy limits. If each unit was being used to maximum occupancy the greatest number of children in use would be approximately 50 children. Even if every child had two parents with them (a rarity) this would give a maximum number of people at 150. If you were to add 25 children in “line waiting” this total would be pushed to 225. For sake of discussion, we could max that number at 300. This is a number I believe would never occur.

**Basketball Court Area** – The activity I believe that would have our largest number of use would be a large “boot camp” fitness class. For this activity to function properly the largest group attainable would be 75 people. There are no “spectators” for this type of event, however, it is conceivable there could be another 25 people waiting for this activity to finish. This would allow for an additional 100 people.

**Summary of Occupancy** – With the above explanation, we anticipate a worst case scenario of 400 people in the building at the same time. A visit to the building would bear this out. As mentioned prior, we are willing to have included on our Certificate of Occupancy a limit of 400 people with additional special permits being needed for any numbers beyond this. We would like consideration to be made for the specific uses of the property when determining occupancy use as opposed to the occupancy being set based solely on square footage.

WITHDRAW





\* 2/24/09 Lenny called & asked me to fax a permit after Suzanne spoke to him.

FAX



To: Lenny Holmes

Fax Number: 283-8955

From: Ann Machado

Fax Number:

Date: 2/24/09

Regarding: Change of use permit for 119 Bishop St.

Total Number Of Pages Including Cover: 7

Phone Number For Follow-Up: 874-8709

Comments:

Lenny - Here is the change of use permit. I don't know if you ~~had to~~ have to or had to do any structural work to prepare the area for your business. So all the info. I provided may not <sup>pertain</sup> permit to you. If your area is more than 5,000 sq ft then you may have to do a minor site plan <sup>review</sup>. Also ~~#~~ you will need a site plan that shows parking.

Ann

City Of Portland, Maine

Inspections Division Services

389 Congress St Room 315 Portland Me 04101-3509

Phone: (207) 874-8703 or (207) 874-8693

Fax: (207) 874-8716

<http://www.portlandmaine.gov/>

## Southern Maine SportsZone

400 North St.

Saco, Maine 04072

Office: 207-282-4005

Fax: 207-283-8955

115 Bishop

293-A-14

## Fax Cover Sheet

Date: 2-26-09

Time: 10:26

To: Ann Marchado Fax 874-8716

From: Lenny Holmes

Attention: \_\_\_\_\_

# of Pages: inc cover

Comments: Please contact me at 468-4684 if  
further materials are needed Thank you for  
your assistance.

### **Commercial Change of Use Permit Application – Portland Maine**

Submitted on Behalf of Happy Tails Inc. and Southern Maine Sportszone Inc. for property at 119 Bishop Street in Portland.

**Site Plan Exemption** – No Changes or Additions to Current Structure are being made. The reinstallation of a toilet in established handicapped bathroom is required.

**Description of Use Proposed** – Southern Maine Sportszone Inc. is subleasing the 13,080 sq ft building (plus office space) (labeled A on Attachment 1) from Happy Tails Inc. The use of that space will be to set up a Family Activity Center. Included in this family activity center will be an area called the "Bounce Zone" which is an inflatable play area for children. (Attachment 4 shows layout) The Bounce Zone will take up approximately half the space. The other half of the space will operate under the name "All Play" and will offer a variety of exercise, fitness, and play activities for a variety of age groups.

**Attachments 1,2,3** – As supplied by Happy Tails Inc. contain dimensions of lot, footprint of existing structure. Once again there are no proposals for change in structure.

**Attachment 4** – Floor Plan and layout of use for current subleased space by Southern Maine Sportszone Inc. This is the layout using current structure and space as no changes are proposed.

FEB 26 2009

**WITHDRAW**



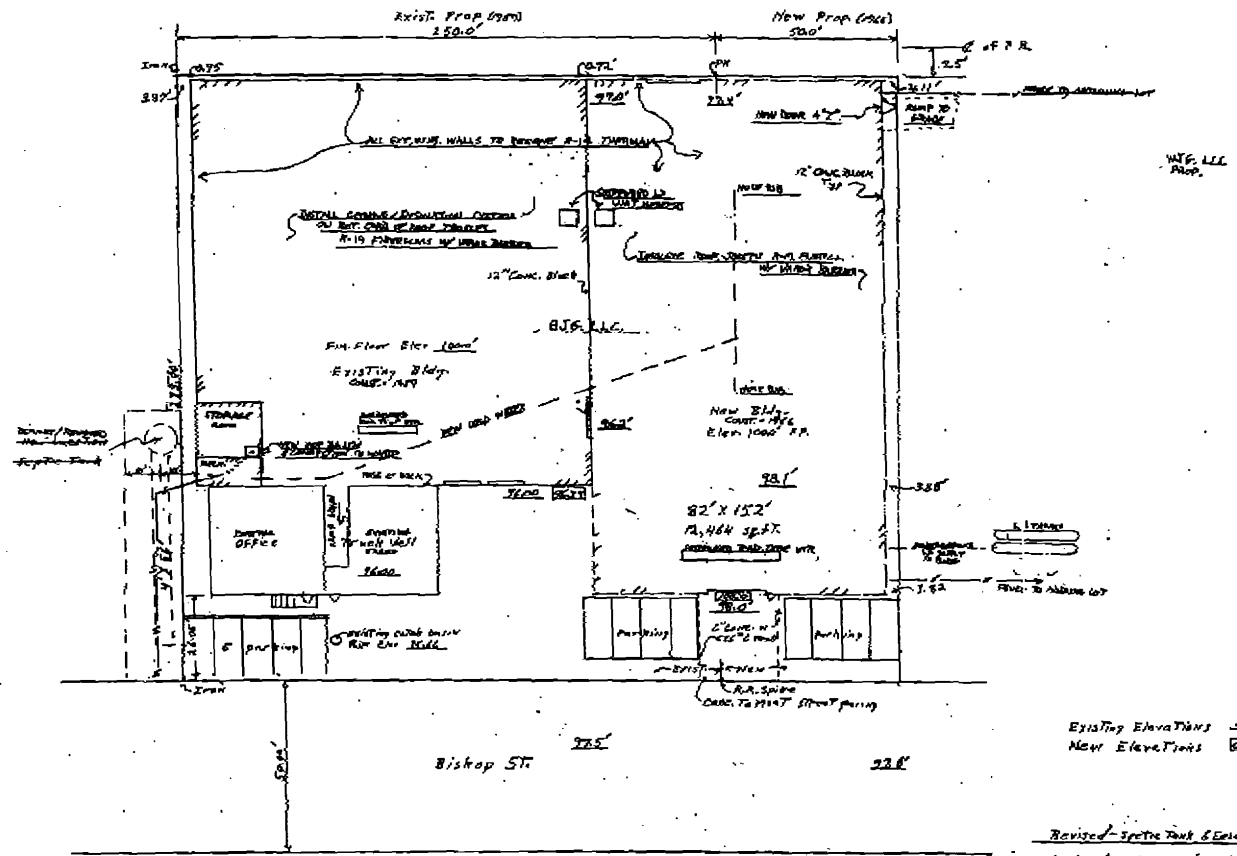


# Attachment 3

No. 0513 P. 5

Southern Maine SportsZone

Feb. 26. 2009 10:28AM



Existing Elevations 000'  
New Elevations 000'

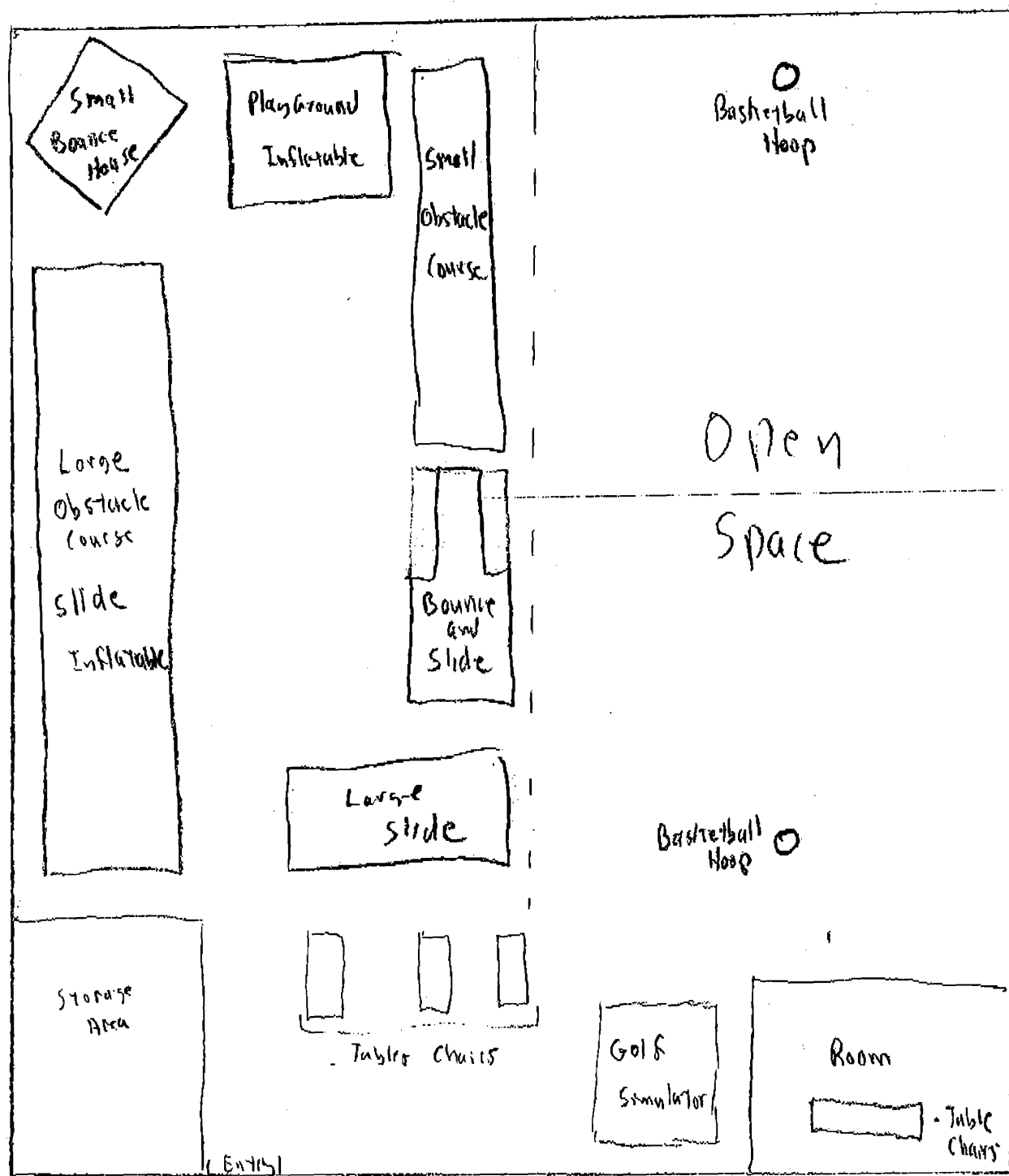
Revised - SITE PLAN 6/24/06  
Revised - CASE NO. 5/27/06  
Revised 5-23-06 224 LLC / DWG/REV

Site Plan	Sheet 1
New Addition	
U. S. Plywood Corp.	
129 Bishop St. Portland.	
K.bler & Storer Inc	
Scale 2"=20' DATE 2/28/06	

FEB 26 2009

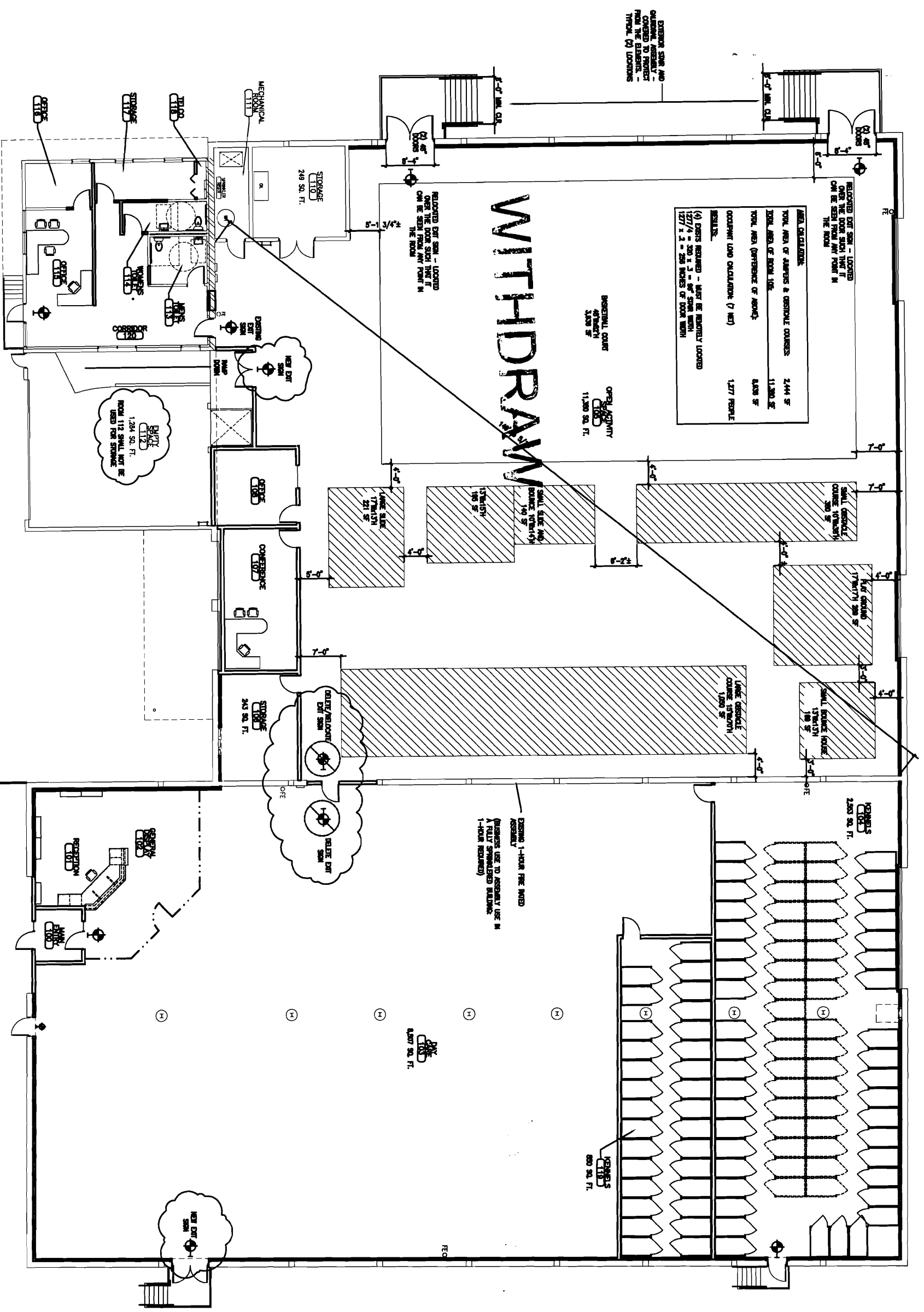
109

120



Feb 26 2009

**WITHDRAW**



SOUTHERN MAINE SPORTSZONE  
 ASSEMBLY USE

HAPPY TAIL DOG CARE  
 BUSINESS USE

ISSUED FOR PERMITTING PURPOSES ONLY - NOT FOR CONSTRUCTION

**LS1**

Drawing Title:  
**EGRESS CODE REVIEW PLAN**

Scale: AS NOTED  
 Date: 03/10/09  
 CWS Proj. No.: 09409

REVISIONS	
Description	Date

Owner:  
**SOUTHERN MAINE SPORTSZONE**  
 400 NORTH STREET  
 SACO, MAINE  
 04072

**EXISTING FACILITY CODES STUDY**  
 119 BISHOP STREET  
 PORTLAND, MAINE 04102

**CWS Architects**

454 Cumberland Avenue  
 Portland, ME 0410  
 Phone: (207) 774-4444  
 Fax: (207) 774-4016  
 www.CWSarch.com