

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090385

Please Read Application And Notes, If Any, Attached

This is to certify that PWM LAND LLC /property owner
has permission to install a 8' x 20' x 8' high storage container on a 16' x 16' concrete pad, install a 12' x 12' patio with two concrete walls and benches, and build a deck for a house
AT 202 PHEASANT HILL DR CB# 410 A025001

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 worked-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

Ross M. Marble 5/12/09
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

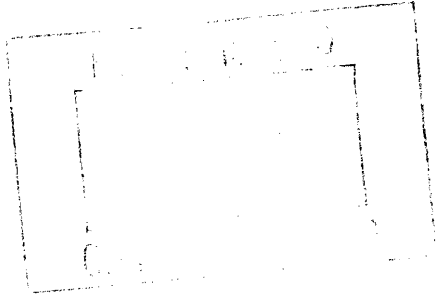
Permit No: 09-0385	Issue Date:	CBL: 410 A025001
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Location of Construction: 202 PHEASANT HILL DR	Owner Name: PWL LAND LLC	Owner Address: 110 MARGINAL WAY PMB 804	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	Zone: R5

Past Use: Vacant Land connected to CBL 411 A024	Proposed Use: install a 8' x 20' x 8' high storage container for a garden that is being established on the vacant land behind 198 Pheasant Hill Drive.	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 4
Proposed Project Description: install a 8' x 20' x 8' high storage container on a 16' x 24' concrete pad, install a 12' x 12' patio with two concrete walls and benches, and build a paths for a garden w/ sculptures.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: Jm 5/12/09	
		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: 04/29/2009	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
OK Date: 5/7/09 <i>ABM</i>	Date: _____	Date: <i>ABM</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



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>202 Pheasant Hill Drive</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>± 500,000 S.F.</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>410 A 25</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Scott Cohen, Mgr.</u> <u>PJM LLC</u> Address <u>110 MARGINAL WAY</u> <u>PMB 804</u> City, State & Zip <u>Portland 04103</u>	Telephone: <u>(405)</u> <u>445-4459</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>50</u>
Current legal use (i.e. single family) <u>VACANT: connected to 411-A-024</u> Number of Residential Units <u>VACANT LAND</u> If vacant, what was the previous use? <u>FOREST + FIELDS</u> Proposed Specific use: <u>GARDEN W/ SCULPTURES</u> Is property part of a subdivision? <u>YES</u> If yes, please name <u>PHEASANT HILL</u> Project description: <u>GARDEN WITH PATHWAYS, BENCHES AND STORAGE CONTAINER</u> <u>8x20' 8ft tall</u>		
Contractor's name: <u>SELF</u>		
Address: _____		
City, State & Zip: _____		Telephone: _____
Who should we contact when the permit is ready: <u>SCOTT COHEN</u>		Telephone: _____
Mailing address: _____		

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: SA Cohen Date: April 29, 2009

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0385	Date Applied For: 04/29/2009	CBL: 410 A025001
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Location of Construction: 202 PHEASANT HILL DR	Owner Name: PWM LAND LLC	Owner Address: 110 MARGINAL WAY PMB 804	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	

Proposed Use: install a 8' x 20' x 8' high storage container for a garden that is being established on the vacant land behind 198 Pheasant Hill Drive.	Proposed Project Description: install a 8' x 20' x 8' high storage container on a 16' x 24' concrete pad, install a 12' x 12' patio with two concrete walls and benches, and build a paths for a garden w/ sculptures.
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Dept: Zoning **Status:** Approved **Reviewer:** Ann Machado **Approval Date:** 05/07/2009

Note: 202 Pheasant Hill Drive (410 A025 & 411 A025) is owned by PWM Land LLC. The manager of the LLC is Scott Cohen. He owns the single family home (198 Pheasant Hill Drive, 411 A024) that abuts 202 Pheasant Hill Drive. It is his personal garden that is being established on 202 Pheasant Hill Drive. **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 05/12/2009

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	410 A025001
Location	202 PHEASANT HILL DR
Land Use	VACANT LAND
 Owner Address	 PWM LAND LLC 110 MARGINAL WAY PMB 804 PORTLAND ME 04101
 Book/Page	 26619/225
Legal	410-A-25 411-A-25 PHEASANT HILL DR 202 435860 SF

Current Assessed Valuation

Land	Building	Total
\$159,800	\$ 0.00	\$159,800

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				10.006	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
02/10/2009	LAND		26619-225
06/22/1995	LAND	\$100,000	11972-319

Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed.](#)

[New Search!](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	411 A024001
Location	198 PHEASANT HILL DR
Land Use	SINGLE FAMILY
Owner Address	COHEN SCOTT A PO BOX 9715-350 PORTLAND ME 04104
Book/Page	12155/139
Legal	411-A-24 PHEASANT HILL DR 198 43220 SF

Current Assessed Valuation

Land	Building	Total
\$99,700	\$247,100	\$346,800

Property Information

Year Built 1995	Style Colonial	Story Height 2	Sq. Ft. 2012	Total Acres 0.992		
Bedrooms 3	Full Baths 2	Half Baths 1	Total Rooms 7	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 10/10/1995	Type LAND	Price \$234,644	Book/Page 12155-139
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Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
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[Click here](#) to view Tax Roll Information.

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New Search!

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	411 A023001
Location	186 PHEASANT HILL DR
Land Use	VACANT LAND
Owner Address	PWM LAND LLC 110 MARGINAL WAY PMB 804 PORTLAND ME 04101
Book/Page	26619/227
Legal	411-A-23 PHEASANT HILL DR 186 30755 SF

Current Assessed Valuation

Land	Building	Total
\$89,100	\$ 0.00	\$89,100

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.706	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
02/10/2009	LAND		26619-227
04/24/1998	LAND	\$47,500	13765-229

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[New Search!](#)



R-5 Pwd

- Max structure height 35' - 8' siverok
- Setback from external property lines - 25' OK

N/P RAY GARDEN

8' x 20' storage building on 16' x 24' base

U shape will be concrete pathway

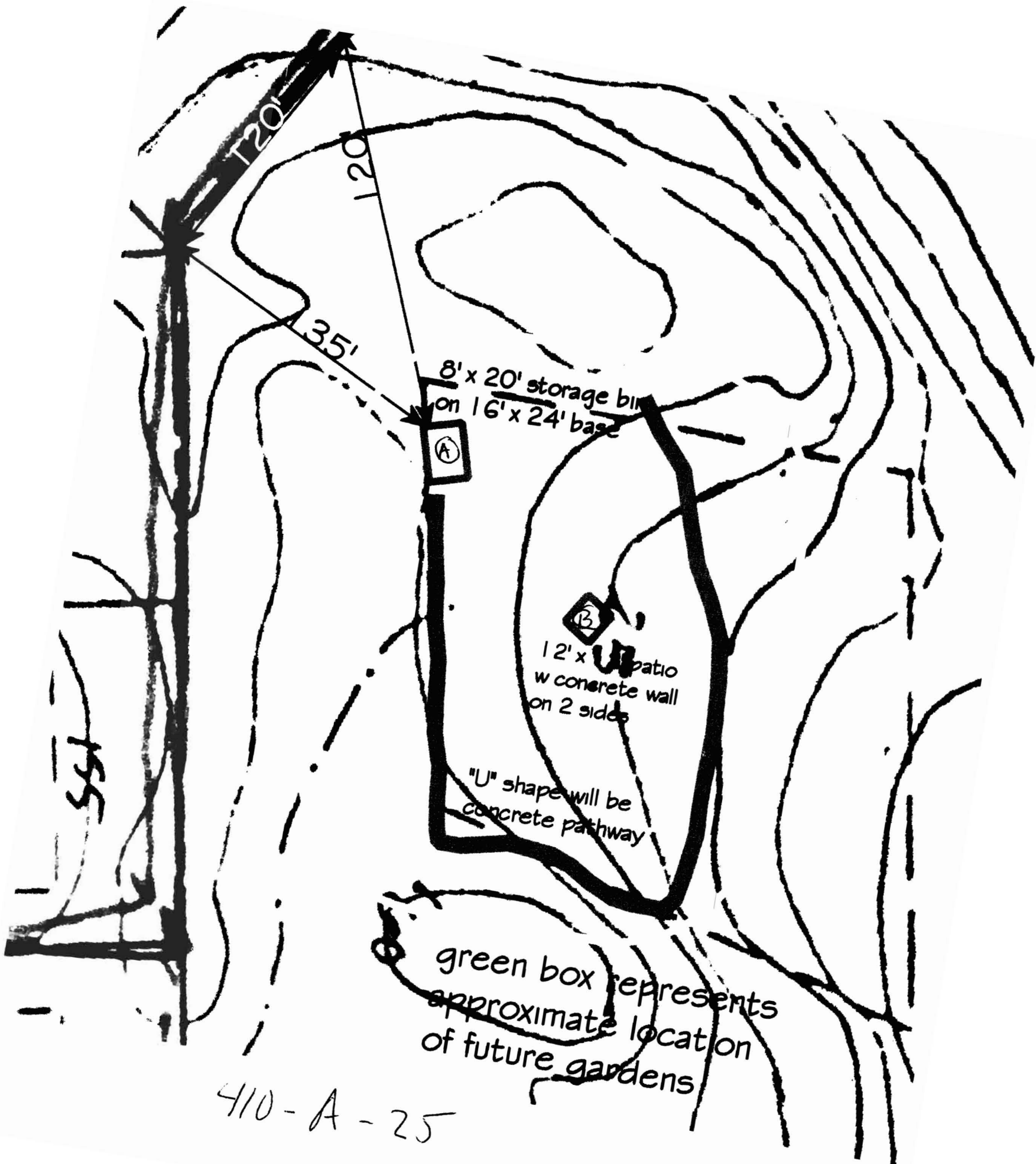
green box represents approximate location of future gardens

410-A-25

EXISTING TRAIL NETWORK

RELOCATED 7

GREENS REGRASS



410-A-25